


OFFICE OF THE TOWN ADMINISTRATOR



**TO:** Board of Selectmen

**FROM:** Mel Kleckner, Town Administrator 

**SUBJECT:** Adoption of Override and Debt Exclusion Questions

**DATE:** February 6, 2015

Please be advised that there are two separate Override proposals being submitted for your consideration. The proposal from Selectman Goldstein involves a \$7,953,000 Override while Selectman Wishinsky's proposal is for \$7,665,000. Both proposals are for a single, bundled Question. In addition, Selectman Daly is proposing an additional \$65,000 to cover a program of lease purchasing sidewalk snow clearing equipment.

The Debt Exclusion question to fund the Devotion School project is based upon \$49,876,000, reflecting the net project cost after deducting the estimated MSBA share and \$41 million from the Town's multi-year Capital Improvement Plan (including the \$5 million of increased capacity).

Attached please find materials documenting the tax impact of the two Override proposals and the Debt Exclusion. We have also prepared an analysis that indicates how the impact of these tax increases will occur over time.

Please find below the proposed wording of the Questions;

**OVERRIDE QUESTION**

Shall the Town of Brookline be allowed to assess a total of \$ \_\_\_\_\_ in additional real estate and personal property taxes for the purpose of funding the costs of additional enrollment in the Brookline Public Schools (\_\_\_\_\_) and to fund the costs of expenditures in municipal departments (\$682,000) for the fiscal year beginning July 1, 2015?

OR

Shall the Town of Brookline be allowed to assess a total of \$ \_\_\_\_\_ in additional real estate and personal property taxes for the purpose of funding the costs of additional enrollment in the Brookline Public Schools (\_\_\_\_\_) and to fund the costs of expenditures in municipal departments including the acquisition of sidewalk snow clearing equipment (\$747,000) for the fiscal year beginning July 1, 2015?

**DEBT EXCLUSION QUESTION**

Shall the Town of Brookline be allowed to exempt from the provisions of Proposition Two and one-half, so called, the amounts required to pay for the bond issued to replace and expand the Devotion School?

cc: Richard Benka and Susan Wolf Ditkoff, Co-Chairs, Override Study Committee  
Bill Lupini, Superintendent of Schools  
Harry Bohrs, Chair, Advisory Committee

**Override Amount Grid**

	Chairman Goldstein		Selectmen Wishinsky	
<b>Operating Override</b>	<b>\$7,953,000</b>		<b>\$7,665,000</b>	
<u>Median Tax Impact:</u>	\$	%	\$	%
Single-Family	\$467	4.4%	\$450	4.2%
Condo	\$142	4.4%	\$137	4.2%
Commercial	\$1,023	4.4%	\$986	4.2%
<b>Debt Exclusion - \$49.876M</b>	<b>\$3.54M in Debt Svc</b>		<b>\$3.54M in Debt Svc</b>	
<u>Median Tax Impact:</u>	\$	%	\$	%
Single-Family	\$208	1.9%	\$208	1.9%
Condo	\$63	1.9%	\$63	1.9%
Commercial	\$454	1.9%	\$454	1.9%
<b>TOTAL TAX IMPACT</b>				
<u>Median Tax Impact:</u>	\$	%	\$	%
Single-Family	\$675	6.3%	\$658	6.2%
Condo	\$205	6.3%	\$200	6.2%
Commercial	\$1,477	6.3%	\$1,440	6.2%

Notes:

- (1) Assumes Residential Exemption, FY15 property values, FY15 tax rate and FY15 tax classification.
- (2) Median Assessed Values used: Single-Family (\$1,193,600), Condo (\$496,150), Commercial (\$1,350,600).

**INCREMENTAL IMPACT ON TAX BILLS**

**CHAIRMAN GOLDSTEIN**

	FY16	FY17	FY18	FY19	TOTAL
<b>Operating Override</b>					
Single-Family	\$364 3.4%	\$103 1.0%	\$0 0.0%	\$0 0.0%	\$467 4.4%
Condo	\$111 3.4%	\$31 1.0%	\$0 0.0%	\$0 0.0%	\$142 4.4%
Commercial	\$797 3.4%	\$226 1.0%	\$0 0.0%	\$0 0.0%	\$1,023 4.4%
<b>Debt Exclusion Override</b>					
Single-Family	\$0 0.0%	\$0 0.0%	\$22 0.2%	\$186 1.7%	\$208 1.9%
Condo	\$0 0.0%	\$0 0.0%	\$7 0.2%	\$57 1.7%	\$63 1.9%
Commercial	\$0 0.0%	\$0 0.0%	\$48 0.2%	\$405 1.7%	\$454 1.9%
<b>Total</b>					
Single-Family	\$364 3.4%	\$103 1.0%	\$22 0.2%	\$186 1.7%	\$675 6.4%
Condo	\$111 3.4%	\$31 1.0%	\$7 0.2%	\$57 1.7%	\$205 6.4%
Commercial	\$797 3.4%	\$226 1.0%	\$48 0.2%	\$405 1.7%	\$1,477 6.4%

**Assumes:** (1) \$6.2M of additional taxing capacity from Operating Override is used in FY16, followed by \$1.753M in FY17.

(2) all "CIP Capacity" debt (\$41M) for Devotion is used first, followed by \$5M of "Debt Exclusion Capacity" then \$44.6M.

**SELECTMAN WISHINSKY**

	FY16	FY17	FY18	FY19	TOTAL
<b>Operating Override</b>					
Single-Family	\$364 3.4%	\$86 0.8%	\$0 0.0%	\$0 0.0%	\$450 4.2%
Condo	\$111 3.4%	\$26 0.8%	\$0 0.0%	\$0 0.0%	\$137 4.2%
Commercial	\$797 3.4%	\$189 0.8%	\$0 0.0%	\$0 0.0%	\$986 4.2%
<b>Debt Exclusion Override</b>					
Single-Family	\$0 0.0%	\$0 0.0%	\$22 0.2%	\$186 1.7%	\$208 1.9%
Condo	\$0 0.0%	\$0 0.0%	\$7 0.2%	\$57 1.7%	\$63 1.9%
Commercial	\$0 0.0%	\$0 0.0%	\$48 0.2%	\$405 1.7%	\$454 1.9%
<b>Total</b>					
Single-Family	\$364 3.4%	\$86 0.8%	\$22 0.2%	\$186 1.7%	\$658 6.2%
Condo	\$111 3.4%	\$26 0.8%	\$7 0.2%	\$57 1.7%	\$200 6.2%
Commercial	\$797 3.4%	\$189 0.8%	\$48 0.2%	\$405 1.7%	\$1,440 6.2%

**Assumes:** (1) \$6.2M of additional taxing capacity from Operating Override is used in FY16, followed by \$1.465M in FY17.

(2) all "CIP Capacity" debt (\$41M) for Devotion is used first, followed by \$5M of "Debt Exclusion Capacity" then \$44.6M.