

TOWN COUNCIL MEASURE SUBMITTAL

Date:	04/24/2023	Submitted by:	Town Manager	Telephone #	508-699-0100
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MEASURE DESCRIPTION:

Procurement approval of the building and property located at 451 Elm Street for the purpose of creating a Regional Food Security Distribution Center and to relocate Lenore's Pantry from Town Hall to said property. Additional Town departments may be located at this building as deemed appropriate or necessary.

Signed: _____

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PURPOSE AND JUSTIFICATION:

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There are several strong justifications for the purchase of the Fisher College building located at 451 Elm Street based on its central location, affordability, size, and occupancy status. First, the property's central location in Town provides easy access to major transportation routes, including a GATRA bus route, making it convenient for residents, seniors, employees, vendors to access. The location itself is a standout in the community and will increase the visibility of the Town efforts, calling more attention to Town sponsored activities and events. Second, the property's affordability in comparison to the estimated renovation costs of the property at Allen Ave makes it a more attractive option. With 451 Elm Street, the Town can save money on renovation costs and can renovate 451 Elm Street within the allocated funds available to the Town through the Bristol County American Rescue Act Funds (ARPA). The renovation estimated for the Allen Avenue building is estimated to exceed \$5.2 million by up to \$2 million. Acquisition of 451 Elm Street allows the Town to save the additional costs of renovation that the Allen Ave would have cost. Third, the larger size of 451 Elm Street allows multiple departments to occupy the space, creating a more efficient use of the property. In addition to fulfilling our primary requirement to establish a Regional Food Distribution Center and the relocation of Lenore's Pantry, 451 Elm Street can house additional Town Departments. The potential to establish a one-stop location for Town Health and Human Services merits additional consideration. This can potentially improve collaboration and communication among team members and create a more cohesive work environment. Fourth, Scribble Time Day Care operates from the building currently.

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE:

Finance Sub-Committee

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The Town envisions and encourages that lease arrangement to continue going into the future. After closing, the Town would enter into a lease agreement with Scribble Time to continue their operations and generate revenue as a result. Finally, the fact that the property is ready to occupy the day after closing is a significant advantage and cost savings. Fisher is in the process of replacing the roof that includes a transferable 20-year warranty. Acquiring Fisher College eliminates the need for additional time and money to prepare the property for use and allows the Town to start operations almost immediately.

The purchase price of the building is \$2.3 million. Funding for the property acquisition is provided by North Attlenborough's \$5.2 million of ARPA. This would leave \$2.9 million for building renovations and upgrades to meet Town needs and code compliance. Upon signing the Purchase and Sale Agreement, the Town would deposit \$50,000 as earnest money. The funds are provided by the Non-Entitlement Unit (NEU) ARPA funds received previously by the Town. Additionally, the Town would allocate an additional \$50,000 of NEU ARPA funds to conduct the due diligence investigations and inspections of 451 Elm Street, North Attleborough, MA.

Overall, these factors make a strong case for the Town to purchase 451 Elm Street.

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Finance Sub-Committee