



Town of East Bridgewater

Public Forum

Town Meeting - Articles 14 and 15
Proposed North Bedford Street Sewer District
May 3, 2022

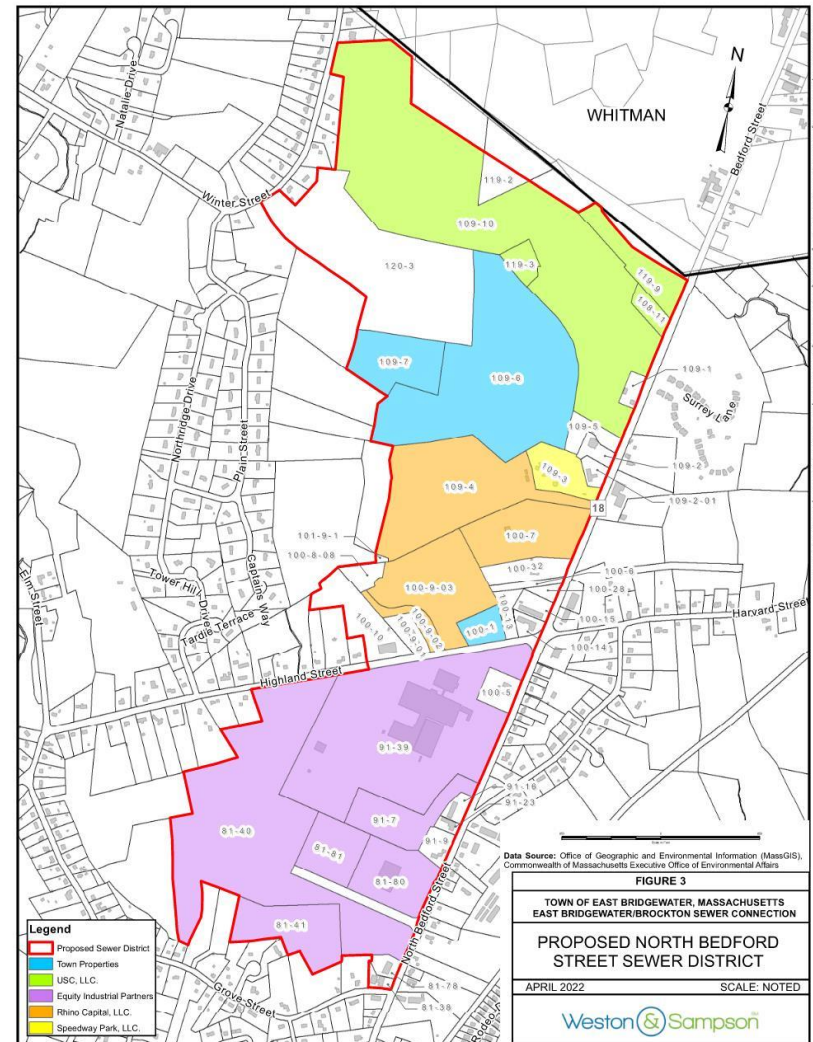
Project Background

- Introductions
 - Peter Spagone, BOS
 - Charlie Seelig, Town Administrator
 - Weston & Sampson
- Project Background
 - History
 - Opportunity for Jobs & Housing
 - Broadened Tax Base
- City of Brockton
 - Intermunicipal Agreement (IMA)
 - Limited Initial Wastewater Flow Capacity



Proposed North Bedford Street Sewer District

- Approx. 365 Acres
- Key Properties
 - USC, LLC
 - Equity Industrial Partners
 - Rhino Capital, LLC
 - Speedway Park, LLC
 - Town of East Bridgewater
- Limited wastewater disposal options



USC, LLC (Multi Family Housing)

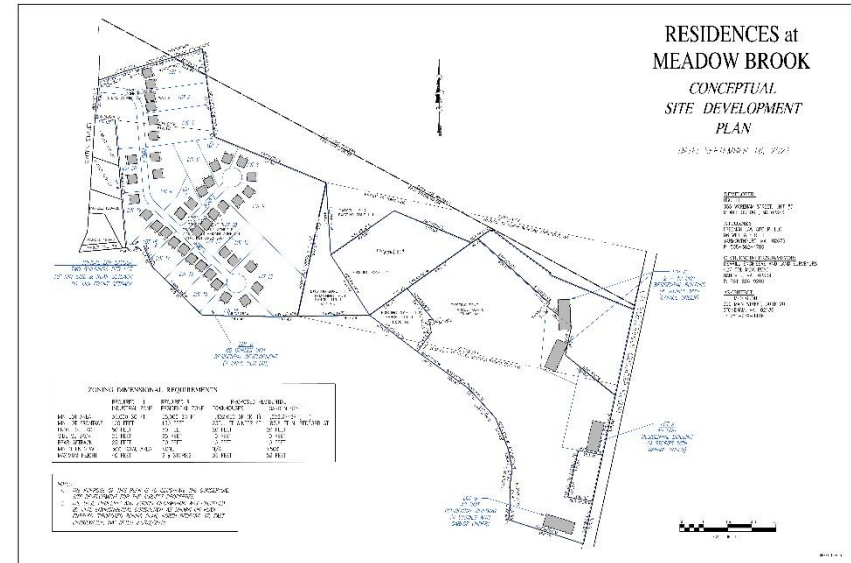
80 Town House Units



160 Rental Apartments Four Buildings - 320 Bedrooms



PROPOSED GARDEN STYLE BUILDING - LOTS A, B AND C

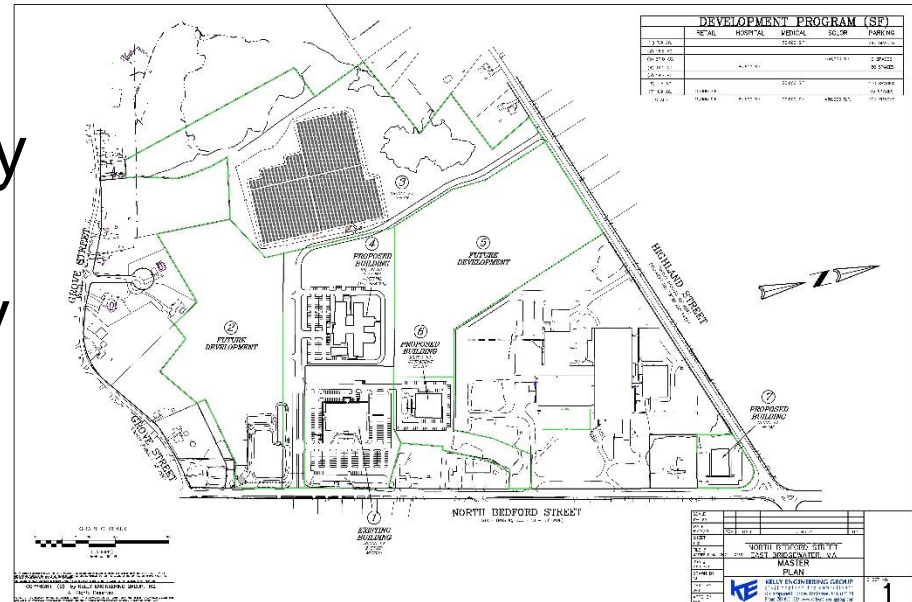


- Proposed LIP
- 25% Affordable Housing
- Occupancy Preference Provisions
- Close Proximity to Existing 40B

Equity Industrial Properties

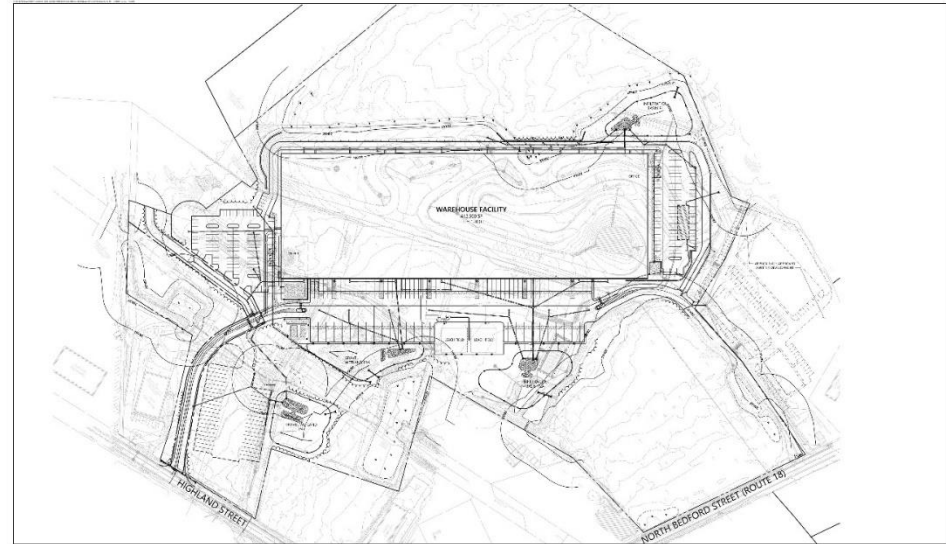


- Medical In-Patient Facility
 - 80,000 sq. ft. / 120 beds
- Future Outpatient Facility
- Compass Medical
- Harte Hanks



Other Key Properties

- Rhino Development, LLC
 - 400,000 sq. ft. Warehouse/Industrial Building Space
 - Sewer Easement
- Speedway Park, LLC
 - Commercial/Industrial Development
- Vacant Town Land
 - Future Use TBD



Layout and Utility Exhibit
North Bedford Street (Route 18)
East Bridgewater, MA



Proposed Sewer Facilities

- Approximately 8,300 linear feet of gravity sewer
- One Pump Station
 - Adjacent to North Bedford Street
 - Near the Whitman Town Line
- Approximately 14,300 linear feet of dedicated force main
 - Winter Street to Summer Street to Thatcher Street
 - Connects to Existing Brockton Interceptor Sewer



Budgeted Project Costs

- Total Requested Amount = \$11M
 - Estimated Construction Cost
 - Construction Contingency
 - Public Safety (Police Details)
 - Construction Oversight
 - Land & Legal
 - Administrative Costs

Project Cost Financing Summary

- Total Budgeted Project Cost - \$11M
- Less Estimated Sewer Betterments
 - Up to \$5M to \$6M
 - Paid by Properties Fronting on the Sewer Based on Flow
- Net Town of East Bridgewater Share – \$5M to \$6M
- Less Mass Works Infrastructure Grant – \$2M to \$3M
 - Grant Criteria – Jobs & Housing
- Estimated Net Bond Amount - \$4M to \$5M
 - Assume \$1M in grant monies allocated to Town costs

Anticipated Project Bond Payments

- Assume Borrowing at 4% on 20-year Note
 - On \$11M – First Year Principal & Interest - \$990,000
 - On \$5.5M – First Year Principal & Interest - \$500,000
- Expected Tax Revenue from Sewered Development
 - Estimated at more than \$1,700,000 in year one
 - Project more than pays for itself, even at \$11M

Other Impacts/Factors to Consider

- Projected Annual School Enrollment Increase
 - Total of 60 to 70 students
 - 5 to 6 students per grade
- Flow Limitations in Brockton IMA
 - Initial Allocation – 75,000 gpd
 - Current Proposed Development Flow – Approx. 60,000 gpd

Project Schedule

- Funding Authorization – May 9 Annual Town Meeting
- File Legislation to Form North Bedford Street Sewer District (following Town Meeting Approval)
- Completion of Design and Permitting – Summer 2022
- Estimated Start of Construction – Fall 2022
- Estimated End of Construction – December 2023 (excluding final paving)

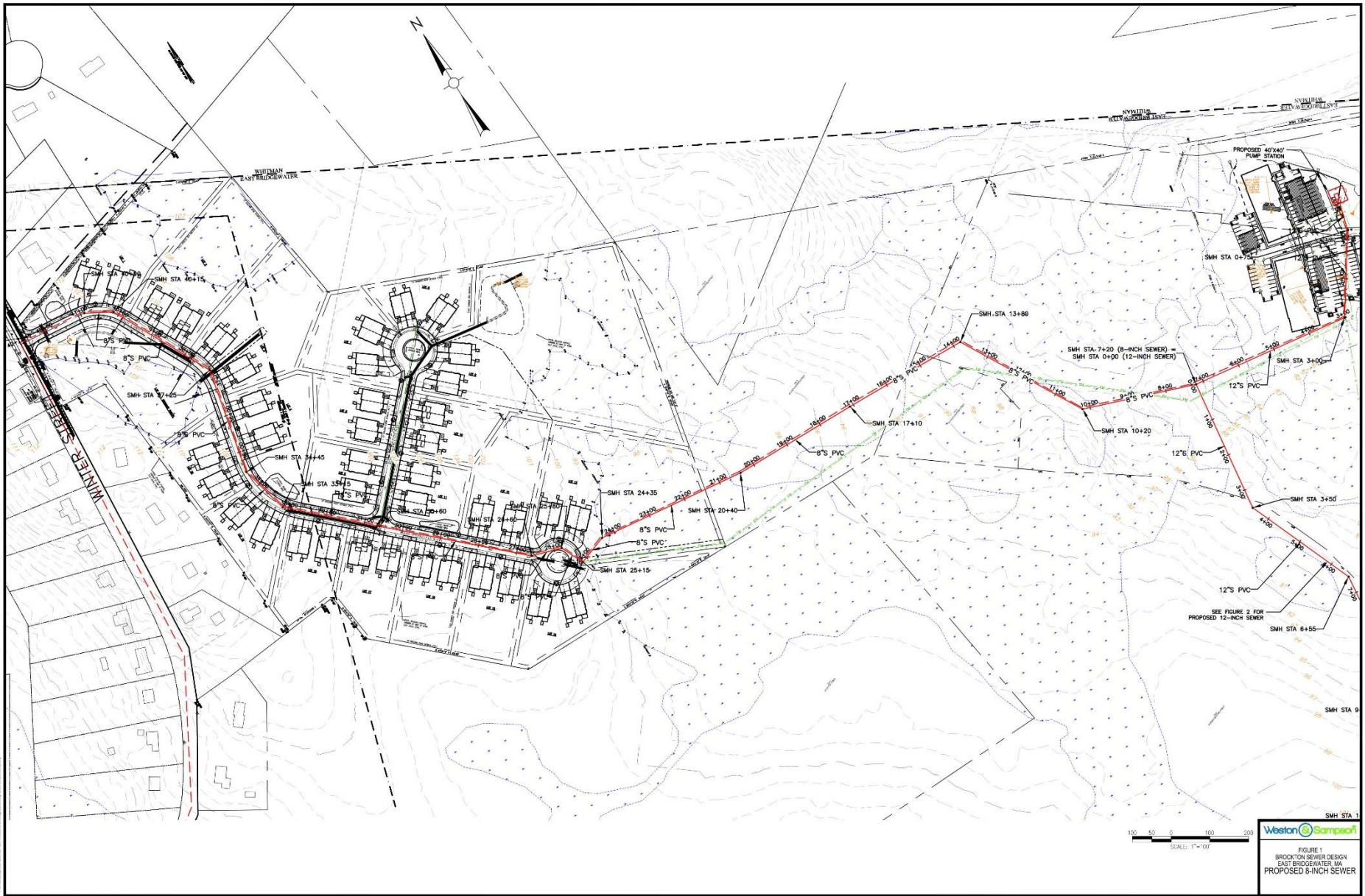
Why Approve Sewer Articles?

- Unique/Significant Opportunity
- Benefits the entire Town and Project Area properties
 - Sewer Service to Town's main commercial corridor serving undeveloped and under-developed properties
 - Enhanced property values and expanded tax base
- Delay could impact short and long-term costs
- Major Developments already ongoing or in final planning stages
 - Housing
 - Multiple Employment Opportunities
- Opens up 39+ acres of Town Properties for use
- Builds on recently executed Brockton IMA

Questions?



Thank You!



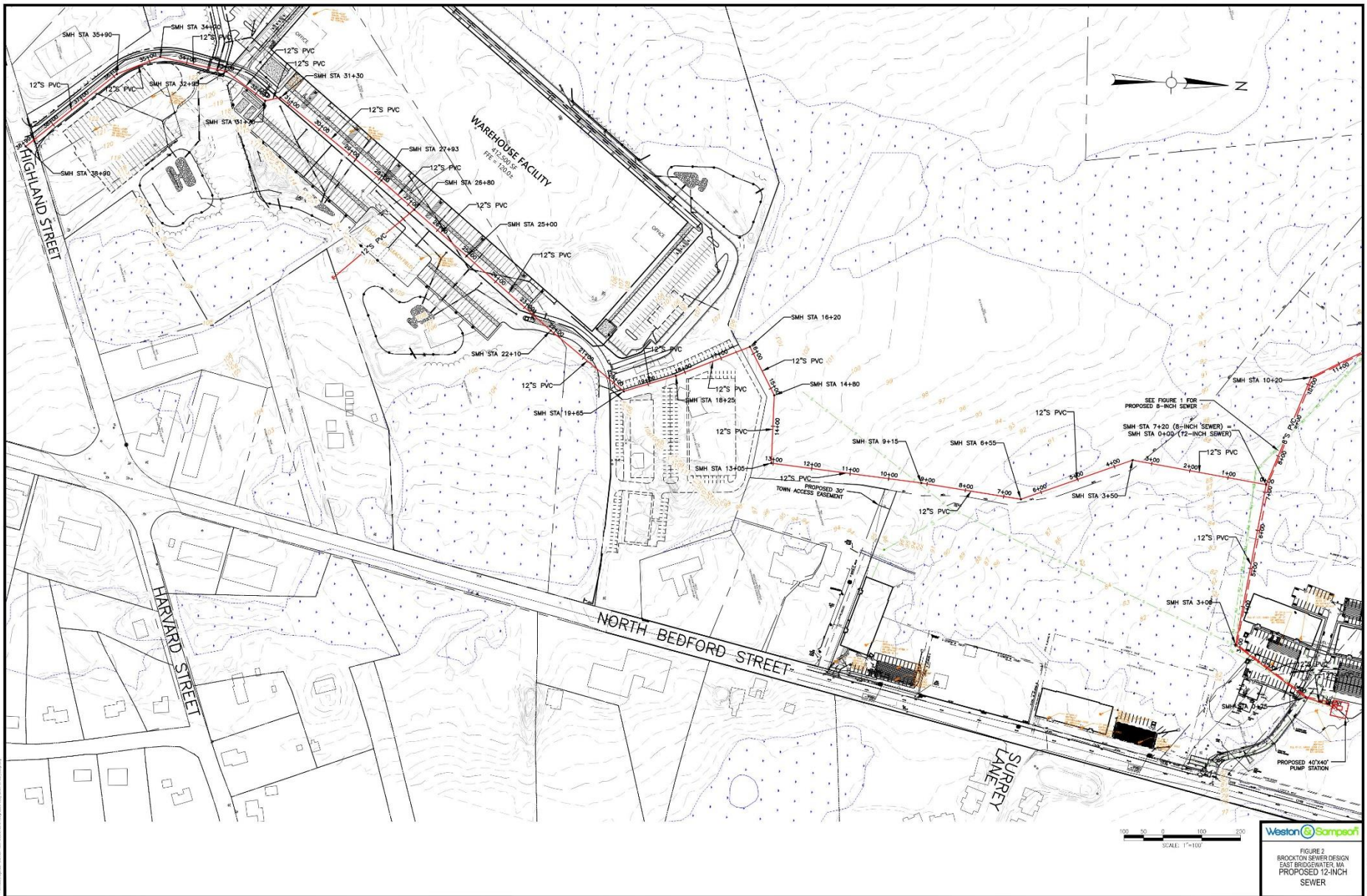



 FIGURE 2
 BROOKTON SEWER DESIGN
 EAST BROOKFIELD, MA
 PROPOSED 12-INCH
 SEWER