Let’s Talk About Commercial Development

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Acton Finance Committee

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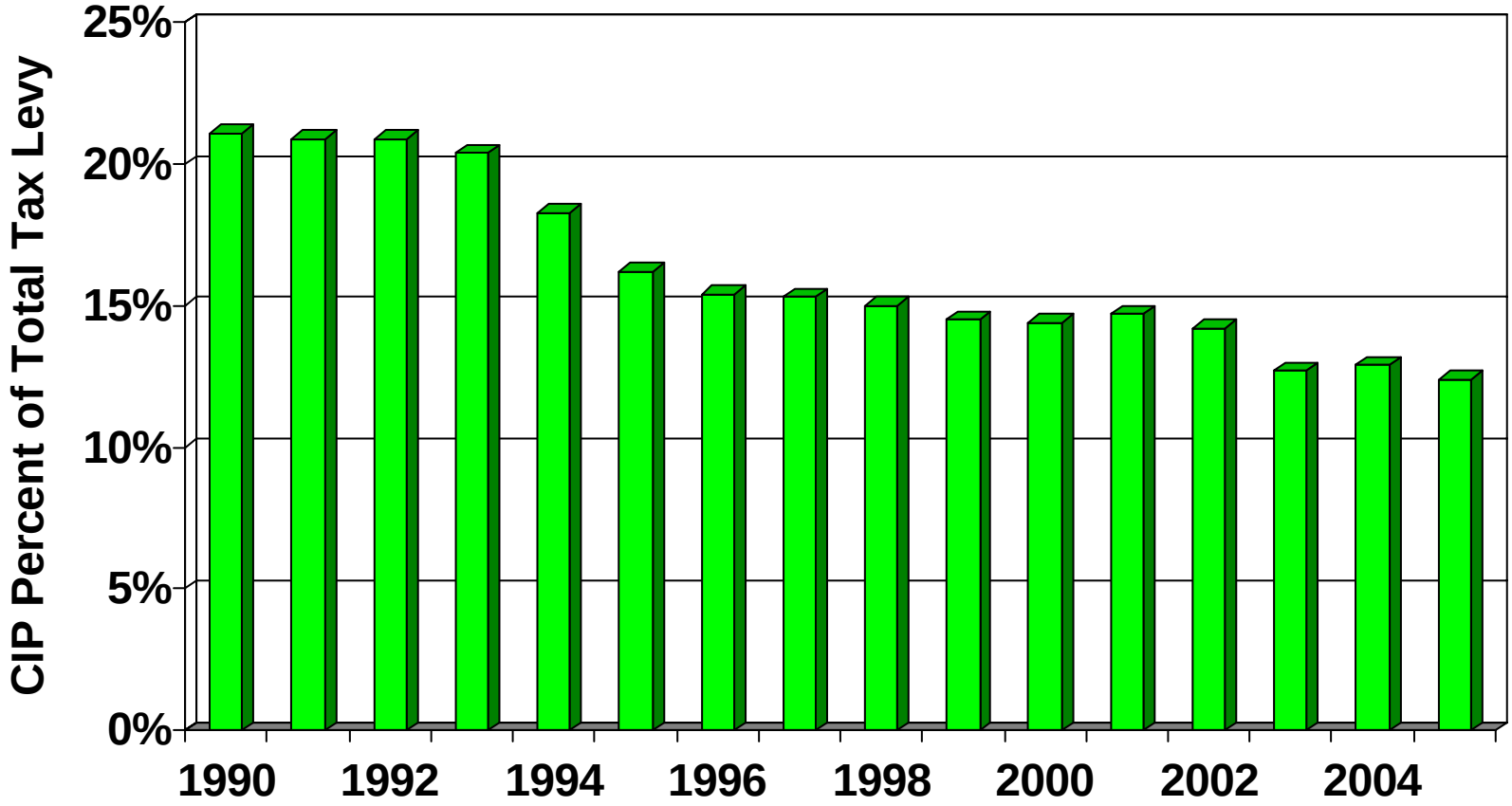
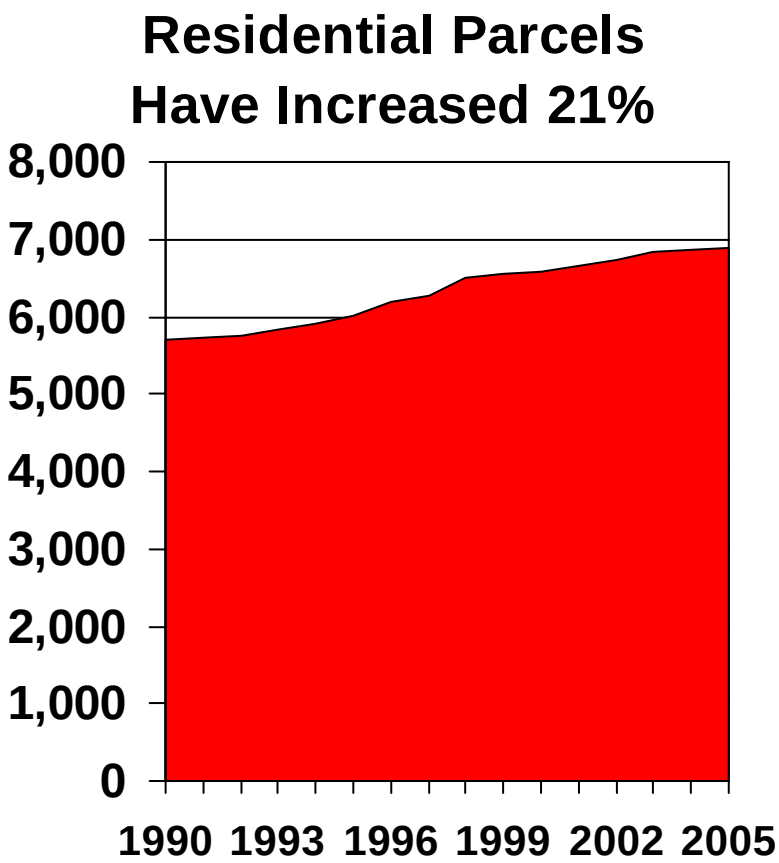
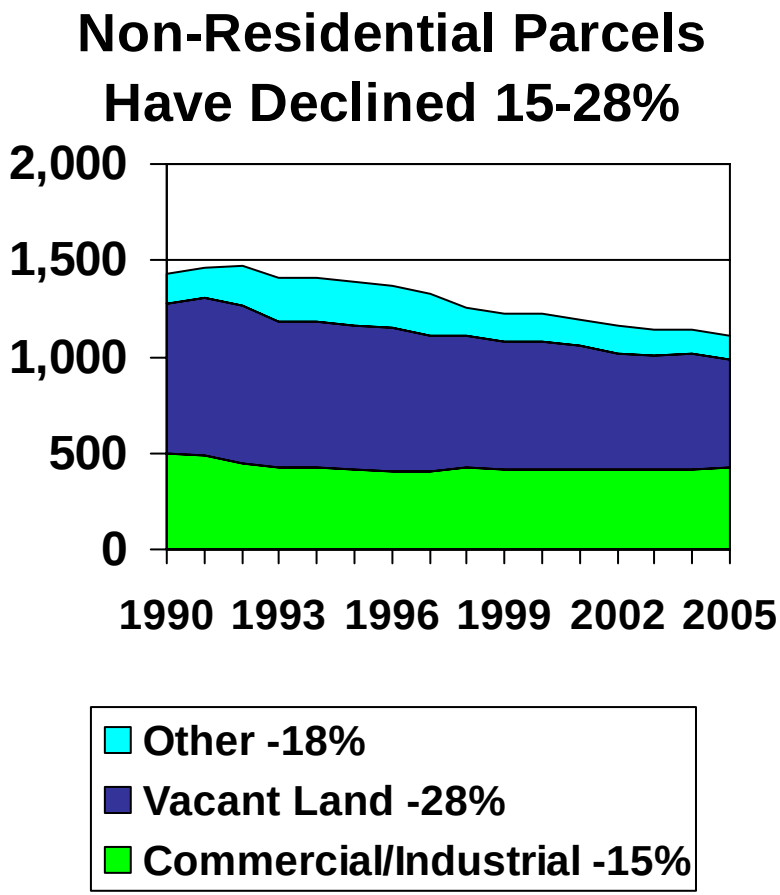
Acton's Commercial Tax Base Has Fallen 41% Since 1990



Source: http://www.dls.state.ma.us/mdmstuf/proptax.htm

Houses, Condos, Everywhere

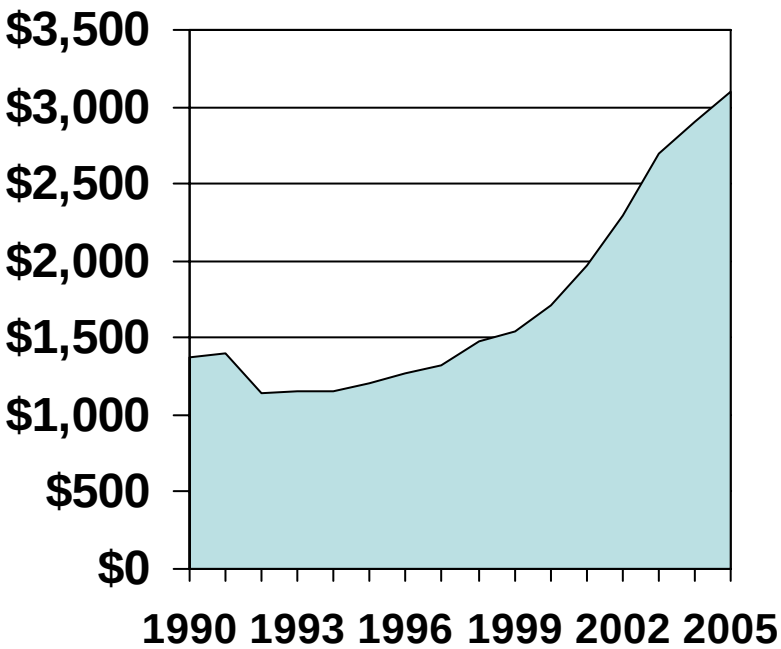




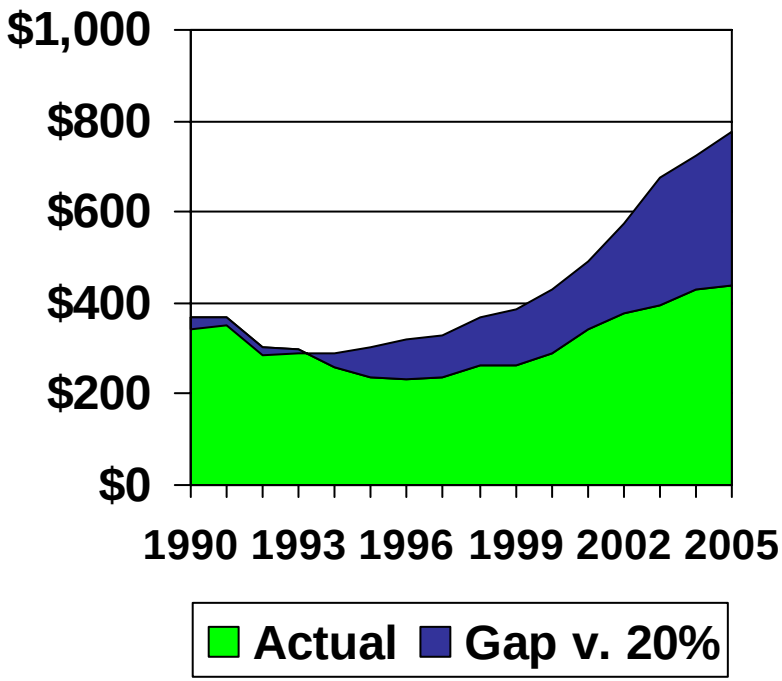
Source: http://www.dls.state.ma.us/mdmstuf/proptax.htm

Acton's Commercial Valuation Gap Is $337M or 77% of FY05 Value

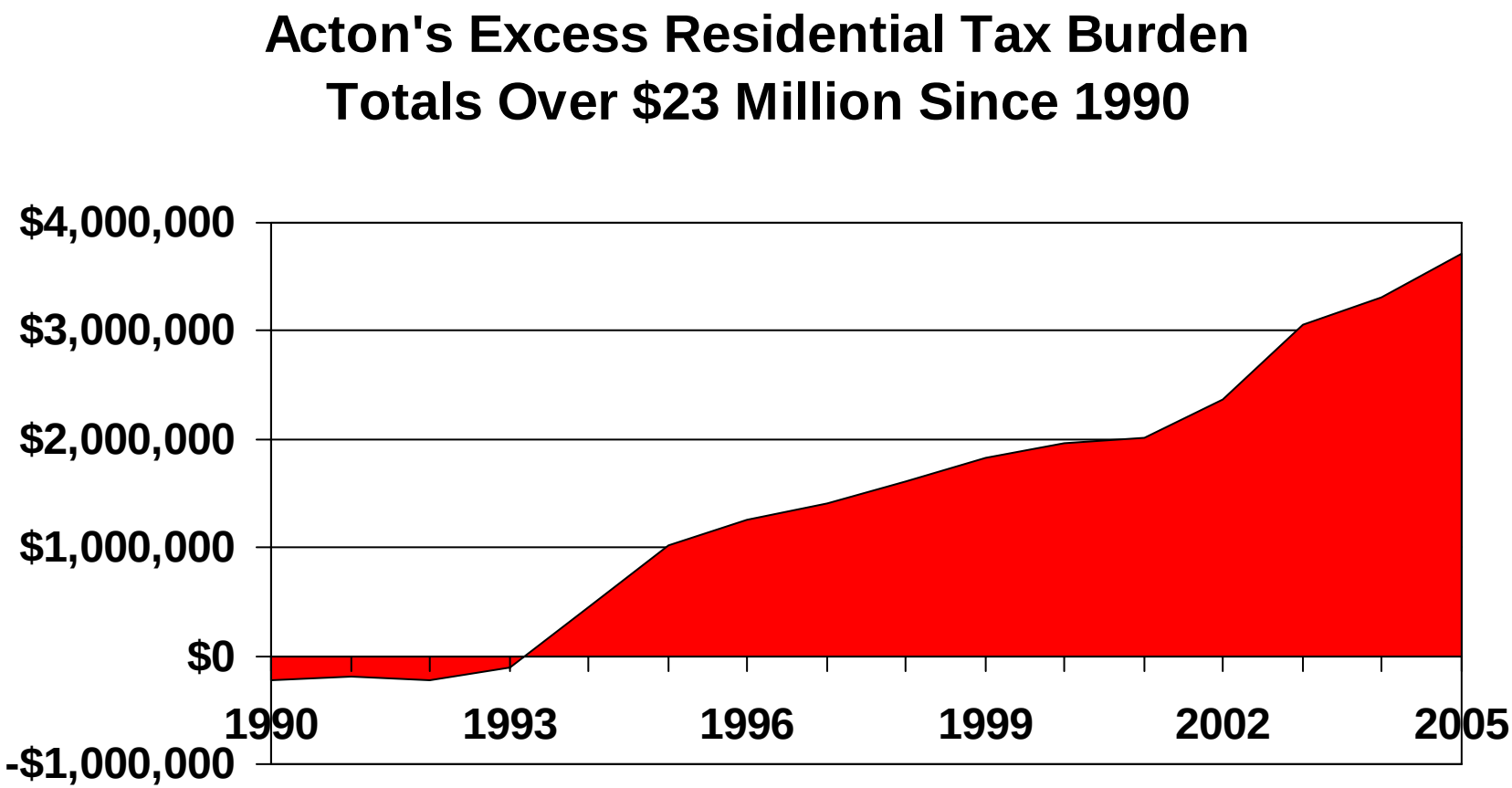
Residential Real Estate Valuation ($M)



Commercial Real Estate Valuation ($M)



Lack of Commercial Development Costs More Than The FY06 Override



Commercial Development Conclusions

- We Face A Severe Shortage of Commercial Real Estate
- Current Policies Have Failed to Correct This Problem
- Re-Development of the Landfill and Auto Auction Sites Could Address 20-25% of the Tax Revenue Shortfall
- Further Study is Needed to Determine Whether this is Feasible in a Manner Acceptable to the Voters
- The Selectmen Have Proposed a Working Group, but Constructive Citizen Engagement is a Key Challenge