



Public Hearing - Potential Acquisition
81 Whittier Highway

No Tax Impact to purchase 81 Whittier Highway Property

- Purchase price of \$3.6 million dollars plus sellers closing costs up to \$148,000 dollars.
- Contingent upon Approval at Town Meeting.
 - **You, the voters (legislative body) decide**
- Board of Selectmen have directed the Town Administrator to place an article on the 2026 Town Meeting Warrant.

Benefits For Purchasing 81 Whittier Highway

- Addresses the need for necessary space for our growing departments
- Town was approached with an offer to buy the building at a reduced rate in July 2025
- The Town has outgrown its current Town Hall & Recreation spaces
 - Additional room is needed to support future growth as the population has increased 24% since 2019
- Preventative maintenance costs for the Town Hall, Function Hall, & Recreation Building are projected to exceed \$1 million over the next ten years
- Existing Town buildings are between 30 - 66 years old
- Expanded facilities would allow more working families access to all Recreation Programs, many of which are currently capped due to limited space
- Improved capacity would enhance support for the Meals on Wheels program for seniors
- Additional space will provide the Town of Moultonborough with room to grow into the future

Benefits of 81 Whittier Highway cont'd

- Significantly Newer & Upgraded Facility
- Improved representation of the Town
 - Up-to-date facility compared to current aging facilities
- Size meets ALL needs of Town Offices and Recreation:
 - *Administration, Board of Selectmen, Tax Collector, Town Clerk, Assessing, Land Use, Code Enforcement, & Recreation*
- Top-Of-The- Line Commercial Kitchen
 - Supports expanded programming, community events, & service needs

What buildings would be affected if 81 Whittier Highway was Acquired?

- Recreation Department Building
- Function Hall Building
- Town Hall Building



Overall Plan for Building

- Consolidate functions from three aging buildings into one facility- Town Offices, Recreation, and Function Hall (Lions Club)
- Modern, energy efficient, state-of- art building
- Larger meeting space
- State of the Art Kitchen to support the Meals on Wheels Program
- Expand Recreation Department space and programming
- Improved Voting/Election Accommodations
- Necessary increased space needed and storage for Land Use, Town Clerk, Tax and other Town Records

Square Foot Space Comparison

Total Current Buildings SF Usage

- Town Hall – Approx. 9,808
- Function Hall – Approx. 5,248
- Recreation – Approx. 5,388

Total: 20,244 SF

81 Whittier Hwy SF (Built 2014)

- Approximately 28,000 SF
- ADA Bathrooms
- Up to date plumbing, heating, AC, energy efficient utilities, on public sewer, major fiber optic lines to building
- More parking

Commercial Renovation Build Out Costs
approx. \$300 SF – not including design
plan. (Modifications will be non-structural)

Assessed Value Comparison

Current Buildings Assessed Values

- Town Hall – \$1,534,800
- Function Hall – \$397,400
- Recreation – \$312,700

81 Whittier Hwy Assessed Building Value

- \$4,517,700

DPW Assessment & Recommendation

Key Findings

- Town facilities require \$1M in minimum maintenance over the next decade
- Function Hall needs substantial additional investment to become a high-quality community space
- Recreation Building, is undersized & outdated for current & future needs
- Existing facilities are aging & increasingly inadequate

DPW Recommendation: *Purchase the CRUCON Property*

- Solves multiple facility challenges in one strategic move
- Provides modern, flexible space for recreation, events, & municipal functions
- Avoids rising maintenance costs tied to aging infrastructure
- Protects the town's interest by securing the property before another buyer does

Approximate Utilities Comparison

Current Buildings (2025)

- Electric:
 - Function Hall- 23,533 kWh, \$4,723.29
 - Recreation- 10,696 kWh, \$2,827.90
 - Town Hall- 43,429 kWh, \$8,479.69
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- Total: 77,658 kWh, \$16,030.88***
- Heating Fuels:
 - Function Hall- #2 Oil = 1,934 gal, \$4,438.33 ; Propane = 643gal, \$1,579.74
 - Recreation- #2 Oil = 1,105 gal, \$4,007.47
 - Town Hall- Propane = 2,764 gal, \$5,553.20

Totals: #2 Oil: 3,039 gal, \$8,445.80

Propane: 3,407 gal, \$7,132.94

Total combined heating fuels: 6,446 gal, \$15,578.74

81 Whittier Highway

- Electric: (*Adjusted to the Town's current 2025 rates*)
 - 2016 - 333,360 kWh, \$73,339
 - These numbers reflect when the building was operating on a 24/7 year-round basis
 - 2023- 229,600 kWh, \$50,512 (not 24/7)
- Heating Fuels:
 - Propane (2016) – 4,903 gal, \$8,924

The higher electric costs in 2016 are primarily due to CruCon's 24/7 business operations, including continuously running computers and servers and the electricity required to cool and maintain.

Motor Vehicle Accident Data from MPD January 1, 2020, to December 31, 2025

- Whittier Highway (Route 25) at Holland Street (Route 109 North)
 - 5 motor vehicle accidents
- Whittier Highway (Route 25) at CruCon Cruise Outlet/Pine Hill Plaza
 - 6 motor vehicle accidents

Town Clerk

- Improved Voting & Elections Accommodations
- Improved Necessary Vault Security
- Expanded & Improved Customer Service Windows
- Increased Safety for staff & visitors
- Reduced wait times

Tax Collector

- Improved Necessary Vault Security
- Expanded office space
- Future Proofing
 - Growing with our community

Land Use & Assessing Departments

- Dedicated Customer Service and Private Consultation Areas
 - Ensures confidentiality, reduces congestion at service counter, and improves service delivery during constant peak demand
- Expanded Workspace for Planning Reviews, Staff, and Consultants
 - Supports increased development activity, allows efficient plan review & collaboration, and prevents delays caused by shared or temporary work areas
- Proper Records Storage & Document Management
 - Provides secure, compliant storage for permanent & active records while improving accessibility & long-term preservation
- Adequate Meeting and Collaboration Space
 - Accommodates staff coordination, training, board & committee meetings, & public engagement without disrupting daily operations
- Improved Acoustics and Work Environment
 - Creates a professional, quieter workspace that supports focused work, confidential discussions, and improved employee productivity

Recreation Department

- *Game-Changing Opportunity* for the department
- **Expands capacity of high demand afterschool program enabling more families access. *The program is currently capped with a waitlist due to space limitations***
 - Saves families costs on rising day care prices
- Consolidates programs that are currently spread across 4 buildings
- Enables approx. 75% of programs to operate from one centralized facility
- Improves efficiency- Reduces staff time transporting equipment & flipping rooms
 - Space would provide safer storage & decreases wear & tear on equipment
- Provides dedicated space for active programs, passive programs, offices, & storage
- Creates flexibility to expand and add future programing
- Provides an adequate large space for Summer Camp programing on inclement weather dates

Meals on Wheels

Why This Kitchen & Dining Space Matters

- Clean, commercial, and thoughtfully designed layout
- Supports efficient meal preparation and service
- Significant improvement over the current location

Impact on Community Programs

- Strengthens Meals on Wheels and congregate meal programs
- Expands our ability to reach more older adults
- Provides a welcoming space that reflects the dignity of our seniors

Broader Community Benefits

- Deepens our connection with the community
- Creates more opportunities for engagement, wellness, and socialization
- Offers a place people can be proud to come to



Financing for Potential Acquisition

No Tax Impact

Financing Mechanism

- Capital Reserve Fund CR 134 – Property Acquisition up to \$500,000
- Capital Reserve Fund 104 – Municipal Building Fund up to \$900,000
- Unassigned Fund Balance for remainder

Explanation of the benefit

- Could be used for down payment to reduce amount of unassigned fund balance needed
- For renovations needed to retrofit the building
- No Tax Rate Impact!
- Keeps unassigned fund balance to DRA requirements (puts us at approx. 8% per DRA)
 - *Note: The DRA Recommendation is between 5-17%*

QUESTIONS?

PUBLIC HEARING RULES

To ensure a fair, respectful, and orderly public hearing, the following rules apply to all speakers:

- Please **come to the podium** when recognized by the Chair
- **State your name & address** clearly for the record
- Each speaker is limited to **TWO (2) minutes**
- A **timer will be used** to ensure equal time for everyone
- Each person may **speak ONE TIME** only to allow others the opportunity to speak
- Please **be respectful at all times** towards the Board, Town Staff, and other residents
- **No outbursts, interruptions, or shouting** will be permitted
- Please **stay on topic** and avoid repeating comments already made
- The **Chair may enforce these rules** and end comments if necessary