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Brentwood leaders to decide in September on Snee property purchase



JIM SPEZIALETTI ([MAILTO:JSPEZIALETTI@TRIBWEB.COM](mailto:jspezialetti@tribweb.com)?SUBJECT=RE: BRENTWOOD LEADERS TO DECIDE IN SEPTEMBER ON SNEE PROPERTY PURCHASE) jspezialetti@tribweb.com Wednesday, Aug. 30, 2017, 12:39 p.m.



JIM SPEZIALETTI | TRIBUNE-REVIEW

Brentwood Borough officials are once again considering the former Snee Dairy property at 3735 Brownsville Road to construct a new municipal building.

Updated 2 hours ago

Brentwood Borough council members have less than a month to decide if they want to proceed with purchasing the former Snee Dairy property to construct a new borough building.

Council members were presented with conceptual plans of a new municipal building at the Aug. 28 council meeting. Matt Franz of HHSDR presented three options and the associated costs for each plan.

Each plan showed a two-story building at the corner of Brownsville Road and Hillman Street. One plan featured the police department on the first floor and council chambers and administration offices on the second floor. The plans did not include space for Brentwood Emergency Medical Services.



The first option totaled 15,000 square feet and is estimated to cost \$6.2 million. Approximately \$4.7 million would be construction costs. Remaining costs include \$71,000 for the building purchase and \$30,000 for removing a fuel tank that was discovered during the geotechnical study.

The EMS was featured on the second option, which reduced the amount of space for the police department. The second floor plan was the same as the first option. The estimated price would be the same as the first option.

In the third option, a smaller building is designed to reduce construction costs. The third plan did not include the EMS and downsized the police department. The building space would be nearly 13,500 square feet and would cost roughly \$5.5 million. Construction costs is estimated at \$4.2 million.

Council members also were given financing options if they decide to move forward with the new building. Zach Willard of PFM Financial Advisors LLC, based in Harrisburg, said the borough has a borrowing capacity of \$7 million, based on a state formula.

The borough's bond rating has improved over recent years, Willard said.

The municipality's total debt service is \$11.5 million. The borough has a \$3.2 million general obligation bond from 2012 and a \$7.86 million bond from 2015. From the two bonds, the borough has annual payments of nearly \$615,000 through 2034.

If borough officials proceed with the new municipal building and borrow \$5 million, the proposed debt service would increase as much as \$361,000 a year.

Brentwood Council members must decide whether to close on the former Snee Dairy property by Sept. 18, which is their next scheduled public meeting.

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