

CSX Rail Corridor Acquisition

STATE/PRESIDENTIAL ELECTION – NOVEMBER 3, 2020

BALLOT QUESTION 3

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to acquire the parcel of land shown as Mile Post QBS 3.40 to QBS 4.80 on a Railroad Map dated July 22, 2020, prepared by CSX Transportation, Inc., and a Plan dated July 20, 2020, copies of which are on file with the Town Clerk, consisting of 11.26 acres of land, more or less and any and all incidental and related costs associated therewith?

The CSX Corridor is a former railroad corridor which is 1.4 miles in length and runs north-south in south Sudbury. It is a linear corridor of approximately 60 feet wide that crosses Route 20, Boston Post Road and then extends through conservation and Sudbury Water District lands to the Framingham City line. The property is adjacent to abundant natural resources, is connected to other Town-owned properties, and offers a potential southward extension to the Bruce Freeman Rail Trail (BFRT). It is a priority for conservation and recreation identified in the Town's Master Plan and Open Space and Recreation Plan.

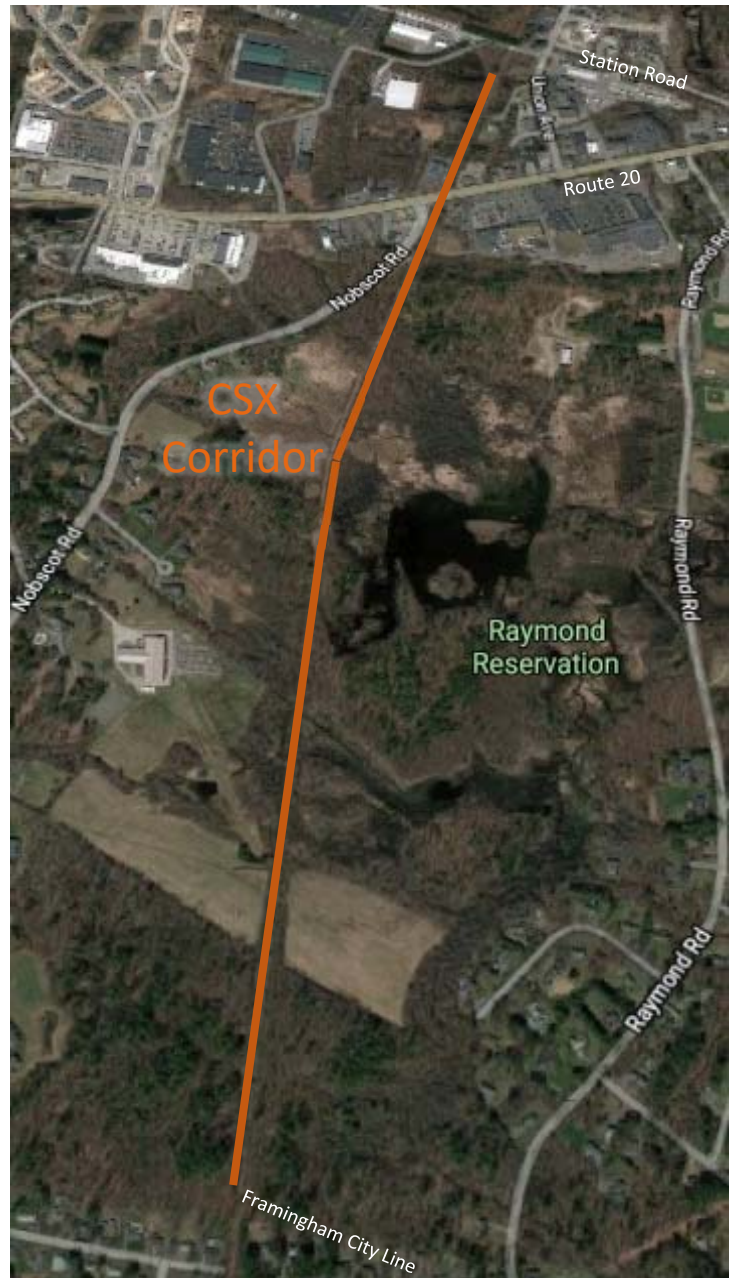
8/25/20: Purchase & Sale Agreement negotiated.

9/12/20: 2020 Annual Town Meeting voted to approve Article 17, authorizing a borrowing of \$1,220,500 for the acquisition.

11/3/20: 2020 State Election Ballot Question 3 seeks to authorize spending for the land purchase. Bonds issued to pay for this land purchase would be a Prop 2 1/2 debt exclusion.

COST

The anticipated bond will be for \$820,500 (\$1,220,500 reduced by \$400,000 in expected state grant funds). The tax impact on the 2020 average home value of \$746,260 is estimated to average approximately \$14/year during a 10-year bonding period.



A **“yes” vote** on this question will authorize the Town to purchase the land and to exclude from the levy limit the debt service required to repay the loan for the land purchase.

A **“no” vote** will mean that the September 12, 2020 appropriation for the purchase will be null and void, and the Town cannot purchase the property at this time.

LEARN MORE: <https://sudbury.ma.us/csx>