



# **Baker Hill Road District (BHRD)**

Official Position on District Dissolution: 5/26/26

# What's at the Core of the Issue?

- Lanesborough currently enjoys a **\$500,000+ annual revenue stream** from the BHRD.
  - Revenue represents **~4%** of the Town budget.
- Town taxpayers currently contribute **\$0** to the BHRD for this funding source.
- **\$140,000** road maintenance cost is covered by the BHRD.

**\$500K+**

Annual Revenue  
To Town

**\$0**

Cost to Town for BHRD  
Funding

**\$140,000/yr**

Maintenance Costs  
Covered

# What Dissolution Would Mean

- The district's commercial property owners would no longer be required to **contribute money**.
- The \$500,000+ annual revenue to the town would be **eliminated**.
- Lanesborough would have to assume full **financial responsibility** for that loss.
- Town taxpayers would face **higher taxes** or **service cuts**.

# Lanesborough Taxpayers Would Bear the Full Financial Burden

Dissolving the BHRD would result in long-term consequences for Lanesborough and its taxpayers. If the district goes away, the costs won't disappear — they simply shift to taxpayers.

**~5%**

Property Tax  
Increase Required

**\$289**

Average Tax Increase  
Per Homeowner/Year

**~4–5%**

Town Budget Cuts  
OR Service Reductions

# Lanesborough Town Services at Risk

Eliminating the BHRD would mean the loss of funding for the following services:

**2**

**Police Officer Salaries**

Town Safety at Risk!

**1**

**DPW Worker Salary**

Infrastructure Maintenance at Risk!

**1**

**Fire Truck Replacement  
Every 10 Years**

Loss of Critical Equipment!

**1**

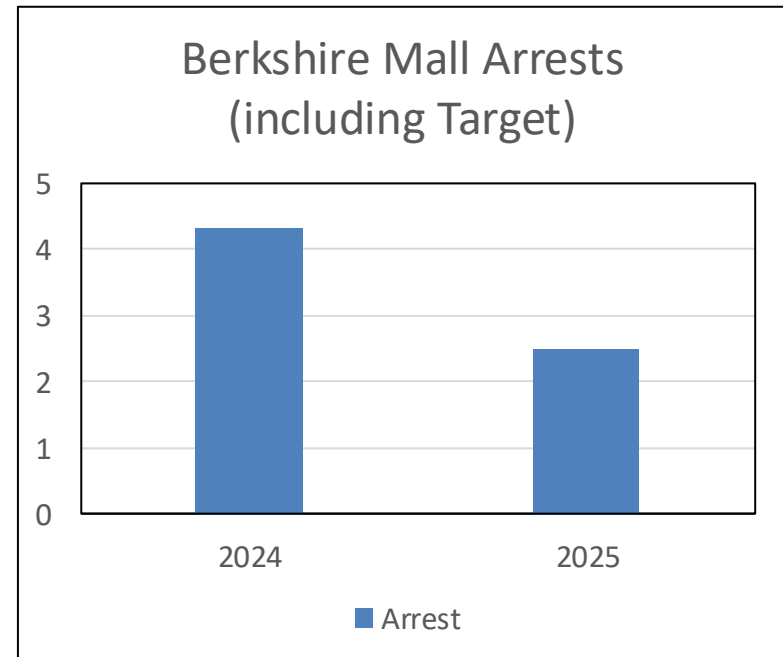
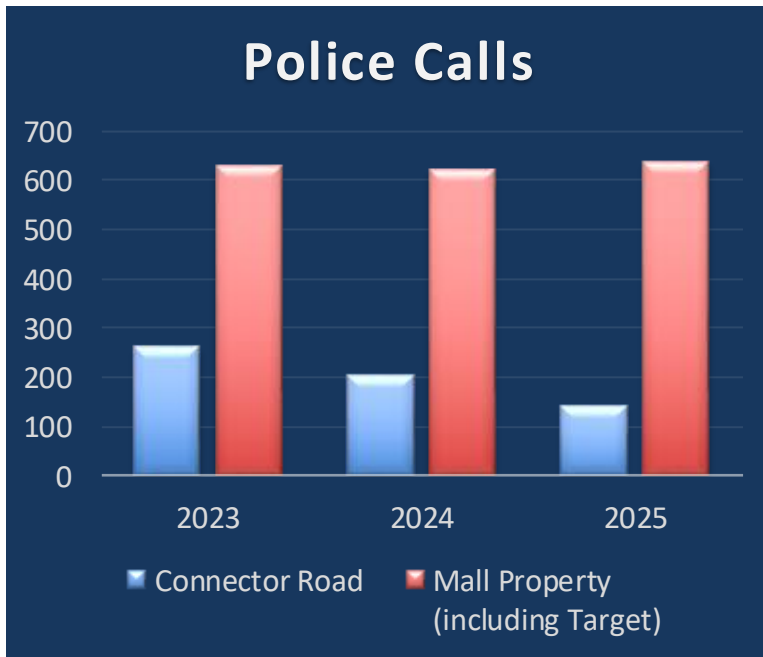
**Dump Truck Replacement  
Every 7 Years**

Loss of Critical Equipment!

**And so much more!**

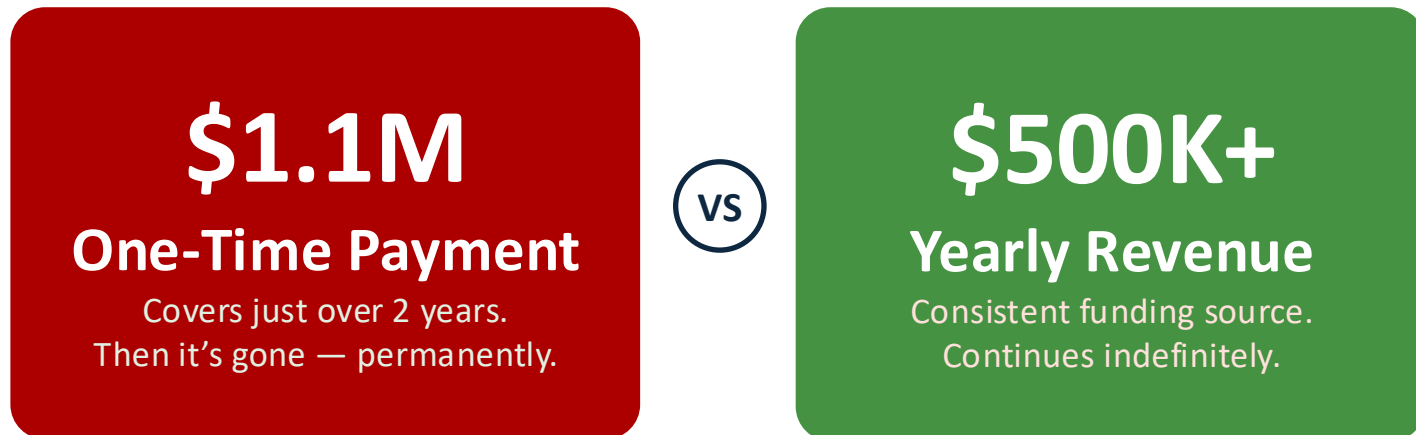
# Must Retain Level Of Police Presence!

Over the last three years, Lanesborough police officers have responded to more than 2,400 emergency calls to the mall, Target and the Route 7/8 Connector Road.



# JMJ's One-Time \$1.1M Payment Proposal

- Would cover just over two years of costs— THEN IT'S GONE!
- Would eliminate all future payment obligations for the Route 7/8 Connector Road!
- Would result in the loss of Target's annual contributions!



# The BHRD Supports Redevelopment — Just Not at the Town's Expense

- The BHRD **fully supports redevelopment.**
- Current delays are **legal and logistical** — not BHRD related.
- The BHRD has always been an **active partner in redevelopment.**
  - Helped identify infrastructure needs.
  - Helped evaluate redevelopment opportunities.
  - Helped coordinate regional and state resources.
  - Sought and obtained financial assistance for redevelopment.
- Any plan **must** maintain or **improve** Town funding.

# Redevelopment Alone Cannot Replace What the BHRD Provides

- Target is currently assessed at **~\$5.8M**
- The mall property is **~5×** larger than Target
  - (671,000 GLA. vs. 126,000 sq. ft.)
- The redeveloped property's assessed value would be **~\$29M**  
(*If* redevelopment performed equally as well as Target)
- The projected annual tax revenue after redevelopment would be **~\$629,000**
  - Based on current tax rate (\$21.70/\$1,000)

# No Matter What, the Town Would Lose Revenue without the BHRD

In comparison, the Town's actual annual tax revenue from this property, with the BHRD in place, is \$643,000.

- \$143,000 in real estate taxes from JMJ.
- \$500,000+ from the BHRD.

# Ongoing Road Maintenance Costs Would Remain Even Without the BHRD and a State Takeover Is Not Guaranteed

- The possibility of Massachusetts taking over ownership of the Route 7/8 Connector Road **is not guaranteed**.
- If approved, the transition **could take 3 to 5 years**.
- If completed, the State will not contribute the \$500,000+ that the BHRD has provided annually to Lanesborough.

# The Bottom Line

- Dissolving the BHRD would:
  - Remove a proven, consistent funding source
    - Over the past 35 years the BHRD has **always honored its commitments.**
  - Create a **permanent financial burden** on Lanesborough residents
  - Force a choice: **higher taxes** or **fewer services**
- REMEMBER: The existence of the BHRD protects Lanesborough residents from absorbing these costs.

**Thank you for your time.**