

To: Castleton Select Board Members  
From: Katy Culpo, resident Castleton  
Date: April 25, 2022  
Re: Contract Amendment Sale of Sand Hill Road Property to Hale & Hale

I come before you tonight to ask each of you to vote "No" on Hale and Hale's request for a contract amendment. Or at a minimum, take no action on the request tonight, seek legal advice on how best to move forward, and take time to seriously reconsider this project on Sand Hill Road.

There are many reasons to pause and reconsider the sale of this property and the construction of a four story 99 unit senior living facility on Sand Hill Road. Here are just a few -

1. The purchase price no longer represents Fair Market Value
2. Residential Housing -- which is the majority of this project is not Economic Development. This is a four story rental unit. 49 units rental, 32 units assisted living, 18 units memory care.
3. The Memory Care facility (I believe private pay - not covered by Medicaid/Medicare) will add some jobs, but most will be lower paid positions like: LPNs, cooks, custodians with only a few medical providers like: Nurses, Doctors & Administrator
4. The Castleton Town Plan & the Rutland County Plans have identified affordable housing as a priority - this is NOT AFFORDABLE housing, hence it does NOT support the most recent Rutland County Needs Assessment findings. Yes, there is a need for senior housing, but not this expensive housing.
5. The estimates of taxes generated have been inflated -- take some time to get accurate numbers.
  1. Construction Costs (estimated at 17 million) does NOT represent Assessment Value -- this same project in Berlin of 98 units is at 90% Completion is assessed at \$6,684,300 -- (100% would be \$7,427,000 -- 10 Million less than construction costs)
  2. Castleton Town Taxes represent ONLY about 33% of property tax bills and the other 67% goes to school taxes AND school taxes are not affected by town grand lists and will NOT be reduced by a change/increase in Castleton's Grant List.
6. Hale and Hale have not provided the DRB with anything since last Fall - their attention and commitment to this project and our community should be questioned.
7. Water -- we continue to fear the size and quality of Sand Hill Road Water pipes could not support/sustain this project. There have been 2 water breaks just this spring, requiring road closure, loss of water and homeowner damage (reimbursed/covered by the town).
8. Transparency -- There were many zoning changes to accommodate this project, many occurring during COVID. Castleton residents are not informed on this project, and are shocked when they hear the SIZE of the building on Sand Hill Road -- a residential road/neighborhood.

Please vote 'no' contract amendment tonight, or take no action tonight and take time to reconsider the sale of this land and the worth of this project to the Town of Castleton. If the select board considers an amendment, please seek legal advice and guidance to assure the town's interests are represented before accepting the purchaser's proposed amendment.

Thank you for your time.