

Paul McQuade - citizens Forum

6-27-2007

June 27, 2007

*Hand Delivered*

City Council  
City of Dover

Re: Floral Garden Apartments  
Tax Maps 28025-000000 and 28019-A00000  
McQuade Realty, Inc.

Dear Councilors:

I am the President of McQuade Realty, Inc., owner of the above property on Floral Avenue. The combined assessed values of the above properties is over \$3,349,000.00, with over \$62,000.00 in taxes annually paid to the City. Copies of the most recent tax bills are attached. Over the last three years I have been attempting to rectify a drainage issue on Floral Avenue that has damaged these properties.

After my initial attempts to resolve the issues with the Public Works were not successful, I contacted the City Manager who referred me to Douglas Steele in that Department. At Mr. Steele's suggestion I was before this Council in April supporting the Public Works budget.

Recently, I was informed that the project to correct the drainage problems would cost approximately \$750,000.00, based upon the pricing model used by the City and the reconstruction of Floral Avenue. I was told it was not a priority and would not be addressed for more than a decade.

Those statements concerned me so much that I wrote a letter to Mr. Steele to try to have him meet with me to find a way to resolve the drainage problems at a significantly lower cost to the City. A copy of my letter is attached. Unfortunately, he never contacted me.

My solution would be to make Floral Avenue a street for local traffic only, thereby removing the need to reconstruct it. In addition, I would be willing to provide the necessary easements for the City to construct the needed drainage improvements over my property. I estimate the cost to be \$100,000.00, saving the City \$650,000.00.

If we cannot accomplish this solution, I assume that you will support my tax abatement request that will follow due to the losses I have suffered since 2005 (at least \$40,000.00) which have devalued my property.

Very truly yours,

Paul R. McQuade, Pres.  
Please contact me at 207-646-5213

May 7, 2007

*Hand Delivered*

Douglas W. Steele, II  
Superintendent  
Public Works & Utilities  
Community Services Department

COPY

Re: Floral Garden Apartments  
McQuade Realty, Inc.

Dear Doug:

I am writing because I would like to meet with you to follow up on our discussions regarding Floral Avenue and Floral Garden Apartments. As you may know, on April 19<sup>th</sup> I came to your department to request some sandbags to deal with the flooding caused by the drainage on Floral Avenue.

David Quint and Joe Bushey came to my property later that day and instead of bringing any sandbags, they engaged in a number of unsolicited statements about Floral Avenue funding and Floral Garden Apartments.

Those unsolicited statements were alarming, to say the least, and have caused me to have significant concerns regarding the possibility of solving the drainage issues.

I look forward to hearing from you with a meeting time that is convenient for you. I can be reached at 207-646-5213.

Very truly yours,

*Paul*

Paul R. McQuade, Pres.  
PO Box 1409  
Dover, NH 03821-1409  
207-646-5213



# City of Dover

P.O. Box 818  
Dover, N.H. 03821-0818

Reference No. 2007-2-2188901

Map-Lot 28025-000000

Location:  
7 FLORAL AVE

Mailing Date: 04/30/07

## PROPERTY TAX REMINDER FOR TAX YEAR 2006

MCQUADE REALTY INC

PO BOX 1409

DOVER, NH 03821-1409

### Tax Rate Information

City	6.72
County	2.06
State School	2.38
Local School	7.56
<b>TOTAL</b>	<b>18.72</b>

TAX RATE PER \$1,000 OF NET ASSESSED VALUE

Make checks payable to: Tax Collector, City of Dover

Important Information Located on Back

Unpaid balances accrue interest at 12% per annum after due date.

### ASSESSED VALUE AND EXEMPTIONS

Land	446,300.00
Building	1,683,000.00
Gross Value	<u>2,129,300.00</u>

Net Assessed Value 2,129,300.00

### PROPERTY TAX AND CREDITS

Total Property Tax	39,860.50
Net Property Tax	<u>39,860.50</u>
Less Prior Amounts Due	(19,930.25)
2nd Half Due 06/01/07	<u>19,930.25</u>

Balance of 2nd Half Due 19,930.25



# City of Dover

P.O. Box 818  
Dover, N.H. 03821-0818

## PROPERTY TAX REMINDER FOR TAX YEAR 2006

Reference No. 2007-2-2188895

Map-Lot 28019-A00000

Location:  
OAK ST

Mailing Date: 04/30/07

MCQUADE REALTY INC

PO BOX 1409

DOVER, NH 03821-1409

### Tax Rate Information

City	6.72
County	2.06
State School	2.38
Local School	7.56
<b>TOTAL</b>	<b>18.72</b>

TAX RATE PER \$1,000 OF NET ASSESSED VALUE

Make checks payable to: Tax Collector, City of Dover

Important Information Located on Back

Unpaid balances accrue interest at 12% per annum after due date.

### ASSESSED VALUE AND EXEMPTIONS

Land	474,000.00
Building	746,300.00
Gross Value	<u>1,220,300.00</u>

Net Assessed Value 1,220,300.00

### PROPERTY TAX AND CREDITS

Total Property Tax	22,844.02
Net Property Tax	<u>22,844.02</u>
Less Prior Amounts Due	(11,422.01)
2nd Half Due 06/01/07	<u>11,422.01</u>

Balance of 2nd Half Due 11,422.01