

mayors  
hand out

Here are some of the problems with the structure of the deal as written in the term sheet presented by the Dover Housing Authority at the April 30<sup>th</sup> McConnell Center hearing.

**1. Site Clean-up Costs are Unclear**

No one knows how much it will cost to clean up the 100 year old city dump. Dickinson estimates he will spend \$500,000 for site clean-up but wants the amount he spends as a credit against his purchase price offer of \$4.6 million. If clean-up costs \$4.6 million do the Dover taxpayers deduct this full amount from the price offered by Dickinson? The Tolend Dump clean-up has cost \$12 million so far.

**2. What is the Land Worth?**

Appraisals are incomplete and it makes no sense to consider a term sheet until they are. This is backwards and puts the cart before the horse. The City of Dover should determine what the waterfront parcel is worth and then put it out to bid giving other developers an opportunity to bid on the charrette approved by the City Council.

**3. Nothing in the Term Sheet Precludes Dickinson from Selling the Property before Construction is Complete.**

Upon making Phase 1 improvements, Dickinson could sell the significantly enhanced and more valuable property to another developer that would have no restrictions placed upon him other than current zoning regulations.

**4. The Currently Structured Deal Could Provide No Money to Dover and Result in Higher Taxes.**

It is unclear how much of the infrastructure must be paid for by the Dover taxpayers.

**5. There is No Outside Law Firm Representing the Interests of Dover Taxpayers.**

**If you believe that the Waterfront project is being structured in a way likely to produce higher tax bills, please sign this petition and encourage your neighbors to also sign. Mail back to: David Scott, 220 Middle Road, Dover, NH 03820**

Name	Address	Email	Phone
1.			
2.			
3.			
4.			

# Ward 3 Taxpayer Alert

**\*\*Tax Increase Warning\*\***

## **Waterfront Project**

has an “open- ended” clause in the City’s contract that

**Could Cost You \$Millions**

**This must be determined before we proceed.**

**Add \$100 to your tax bill for every \$1 million the city spends.**

Get the details and

*Help me save your tax dollars*

[www.Dovertaxpayers.org](http://www.Dovertaxpayers.org)

**From David Scott – Ward 3 City Councilor**

Inter 6 @ Comcast.net

Listed on the reverse side are some of the problems with this deal.