

Bonenfant, Janice

From: Herschlag, Allan
Sent: Friday, August 9, 2019 4:36 PM
To: Bonenfant, Janice
Subject: Fwd: Employment Security building project

Janice,

Please include this with correspondence for the DES project in our agenda for Monday night - Allan

Sent from my iPad

Begin forwarded message:

From: Charlie Cline <charlie.clinenh@gmail.com>
Date: August 9, 2019 at 9:51:19 AM EDT
To: aherschlag@concordnh.gov
Subject: **Employment Security building project**

Hello,

I strongly feel that the employment security redevelopment project is a waste of tax payer money and those monies could be allocated more wisely and specifically towards the citizens of our great city. Thank you.

- Charlie Cline 20 McKee Drive

Bonenfant, Janice

From: Jim Bouley <jpbouley@comcast.net>
Sent: Monday, August 12, 2019 12:44 PM
To: Bonenfant, Janice
Subject: Fwd: Employment Security Building concerns

Begin forwarded message:

From: mysticdreams91@aol.com
Subject: **Employment Security Building concerns**
Date: August 11, 2019 at 3:17:17 PM EDT
To: jpbouley@comcast.net, mcoen@concordnh.gov, agradysexton@concordnh.gov,
fkeach@concordnh.gov, chamby@comcast.net, lkenison@concordnh.gov,
aherschlag@concordnh.gov

Dear Mayor and Councilors,

I am writing to object to the proposal to give Dol-Soul Properties request for an additional \$ \$3.5 million in incentives towards the Employment Security building. This company already has a purchase and sale agreement, there is always a risk on investments and they wouldn't have done so if they weren't going to be making a profit. Concord taxpayers have been losing money on this scheme. This is nothing but another handout while the City tries and fails at playing developer.

From the start this has been an ill-fated and wasteful use of taxpayer money that just continues to suck millions more away from doing the services and upkeep that we as taxpayers pay for and expect. We have paid \$1.575 million for the purchase of this property, we paid hundreds of thousands for the weatherization of the vacant building, and we paid \$2 million to bury the lines out in front. Now we are looking to pay for a \$ 1 million loss in the final sale price, we will have to pay to demolish it for \$300,000, we will pay \$25,000 for the discounted impact fees. We will pay for yet another sweetheart deal on 82 municipal parking spaces for 20-30 years, as the proposed plan does not even come close to having enough on-site parking. We have just paid money for 5 years in lost tax revenue as the city waits for their "right fit". Is the Dolben Company, the parent company Dol-Soul LLC required to have a letter of credit, performance bond as a type of guarantee?

It is indisputable that the City of Concord needs more affordable housing, but taxpayers should not be subsidizing developers to such an extent that it becomes unaffordable to own a house and live here. We are already going to see tax increases from the need for more city services and school enrollments. We will need more parking options as the city continues to make deals with our municipal parking spaces for the developments that don't ever come close to having adequate parking themselves. I will be paying attention to how you vote on this important issue and I will remember when the time comes for me to vote in the next election.

Suzanne Isabelle
Homeowner
Concord, Ward 6

Bonenfant, Janice

From: Jim Bouley <jpbouley@comcast.net>
Sent: Monday, August 12, 2019 12:45 PM
To: Bonenfant, Janice
Subject: Fwd: Monitor Letter to Editor
Attachments: Scan_2672.pdf

Begin forwarded message:

From: carussell76@myfairpoint.net
Subject: Monitor Letter to Editor
Date: August 10, 2019 at 11:21:05 AM EDT
To: mcoen@concordnh.gov, agradys Sexton@concordnh.gov, chamby@comcast.net
Cc: jpbouley@comcast.net, brenttoddconcord@gmail.com, jkretovic@concordnh.gov,
aherschlag@concordnh.gov, mhatfield@concordnh.gov, rwerner@concordnh.gov, lkenison@concordnh.gov,
knyhan@concordnh.gov, gmatson@concordnh.gov, cwbouchard@concordnh.gov,
zricehawkins@concordnh.gov

Mayor and Councillors, here is my letter to Editor for Concord Monitor. Some Councilors might remember back in mid-1990's when the City desperately wanted a new conference center, a developer proposed the City tax payers pick up and pay the annual operating deficit for that facility. When put to the voters in a non-binding vote, that proposal was resoundingly defeated. That developer moved on, and along came another one to build Grappone center without that taxpayer subsidy. If a developer in our free market economy can put together a \$20+ million dollar project and still can't make it work without a \$3.5 million subsidy from the tax payers, then it's time to sharpen pencils and go back to the drawing board. Perhaps, its the wrong size project for that site, or the wrong developer. The currently vacant Employment Security bldg is hardly the long term eyesore that the old Sear's block became in the 1990's. What's the rush? Let's get it right the first time. Eight revisions to a Purchase and Sale agreement, perhaps a record, is another indication of potential troubles. Your role as representatives of the Concord taxpayers and voters is to ask the city and developer the tough questions. How could several other new South Main Street buildings be erected without City subsidies? Is this the right size project for that location? How is the City protected if economy or project goes off track? Does City still own property, or have lien/mortgage on property in first position, if problems arise? How secure and stable are developers finances ? Has the council reviewed them first? Too many questions remain unanswered, and many doubt remain at this time. I'm sure I speak for many taxpayers when I ask you to not approve this \$3.5 million subsidy? Finally, are there better uses for these taxpayer funds throughout the City than this ?Charlie Russell 081019 11:19 am edt

CORPORATE WELFARE IN CONCORD ?

No money to keep seven City neighborhood pools open through end of school vacation.

No money to hire a School resource, I.e. police officer, for Rundlett Middle School.

Yet on Monday August 12th, the Concord City Council will vote on giving a \$3.5 million dollars to an out of town developer of the old Employment Security building .

Has the Council lost their focus on who they represent, and elected them? This money comes from TIF district funds (new taxes generated) which should be returned to City and Concord School District general funds to help hold the line and stabilize local property taxes.

Over 100 new housing units there will require more City Services. School enrollments will increase.

Undoubtedly, Concord taxes will need to be raised by this project.

More than half of that \$3.5 million would go to Concord schools and support local education.

Is this economic development subsidy to a developer more important than adequately funding our Concord schools and educating our students? I think not.

You can't vote directly on this proposal, but you can contact your City Councilor to give your opinion on this before Monday night's vote. With Fall municipal elections upcoming in November 2019, this \$3.5 million dollar corporate subsidy will most certainly be an issue for candidates to discuss and councilors explain their vote. Will corporate welfare be more important than local taxpayer issues ?

Make your voice heard.

By Charles A. Russell 33 Columbus Avenue, Concord, N.H. 03301 603-369-0113