

From: Kim & Kye Ford

Tax Payers, City Residents, local real estate developers

Developed over \$7million in assessed property value in the City

To City Council Members, Mayor, Members of the Community Development Office, and all others concerned,

We have the following concerns with the proposed GEIS for the downtown projects:

1) One way northbound traffic on Durkee St

- the proposed parallel parking on the West side blocks 2 operating garage bays of an existing successful downtown business (owned by a volunteer Planning Board member), Big Apple Audio
- the proposed one way lane of traffic will be blocked several times a week during work hours by trucks delivering to the existing business that access their stores/restaurants from Durkee St.
- the proposed new parking on the west side will also block JCEO's access for their food delivery truck for their clients in need.
- the traffic direction proposal seems to be hurting local existing business more than helping them

2) Farmers Market relocation

- You are proposing moving a main food source away from a densely populated residential area to a "no-man's" land with no residences within 500ft of the building, requiring walking over the pedestrian bridge past a HAZARDOUS NEEDLE WAST RECEPICLE or walking over FEDERAL RAIL ROAD TRACKS or walking around a SEWAGE TREATMENT PLANT to access a local food source.
- You are giving away a perfectly good building and replacing it with a like-kind metal building with asbestos, contaminated ground water, and investing \$250,000 additional money (grant or no grant, not a good investment). If the City could have used that \$250,000 for the existing building along with the Streetscapes/riverfront projects – the existing Farmers Market could have been a wonderful Community Centered pavilion.
- You're giving our Farmers Market building to Prime for FREE that was built with tax payer \$

3) Cost to Tax Payers

- On page 180 Table 46: Municipal Fiscal Costs; the bottom line is that Prime Co.'s proposed development of the Durkee St lot will cost the City \$71,509.24 per year with no tax recouped for the first 3 years and only a 34% assessed value after that – the first 20 years the **City will be in DEBT** for associated Municipal costs. At the 20 year PILOT end the City is only receiving \$58,359.82 in tax revenue. After the 20 year PILOT, the City will receive \$834,400 in tax revenue but Prime's development will have cost the City \$1,430,184.80; that is a **loss to the City of \$595,784.80**. All of this loss just for the "potential economic impact" of the project and complete loss of downtown character.

4) Inadequate parking

- Please review the parking replacement once again. Your replacement numbers are off from what we are losing as a total. We lost all 289 spots in Durkee St, 4 spaces in Westelcom park, 3-4 spaces on Court St,
- The angled parking on the proposed Durkee St has already proven not to work (Court St)

5)Zoning Prime Development

- The proposed building would be the tallest habited structure downtown exceeding the height restriction in the current zoning.