

The following is an effort to keep you informed about important issues that come before the Board of Selectman.

The major issue discussed at last Thursday's Board of Selectman meeting was moving forward within the next 60 days in issuing \$10 million in bond for a new water system for our 3A industrial area. The Chair of the Bow Business Development Corporation and a representative from the state regional development office told the select board that we had 30 to 60 days to move forward with a \$10 million plus bond or face losing possible future tax revenues from new businesses. They were clear that at this time there is no identified business or developer interested in this Bow but they have faith that **if we build it they will come.**

Selectman Judd and I raised a number of questions including but not limited to the following.

- What the tax impact would be on home and business taxpayers?
- What types of development (office, light or heavy manufacturing, residential, R&D) would be needed to make an adequate return on our investment.
- What would the density of any new business have to be to make it profitable for a developer to build?
- How about traffic issues associated with each type of development (new access roads...).
- Why would one develop in Bow where the tax rate is approximately \$27/\$1,000 (this rate WILL increase with the issuance of \$10 M in new water sewer bonds) as opposed to Concord with a tax significantly lower tax rate?
- Is the \$10M figure still adequate to get the job done?

The presenters readily admitted that as of today there continues to be no developer(s) currently standing in line to build in Bow but the Corporation and the State Agency believe that there are developers out there who would be interested in buying up significant tracts of land and who would also be willing to pay for access roads and the necessary infrastructure improvements if Bow had an online water system and pipes in the ground for a new sewer system. The proponents clearly stated that the "build it and they will come" approach requires a leap of faith by the Selectman and the voters. As for their return on investment time line. If all goes well (not pun intended) and developers are found in the next 18 months the expected break even point on the \$10 million is expected be 10 to 12 years out.

Here is the background on this issue:

- About 6 years ago the town passed a warrant article to bond \$12 million for water and sewer **PROVIDED there was an identified developer** who would help pay the cost. No developer has ever been identified.
- A couple of years ago there was a new warrant article urging the selectmen to move forward with issuing the bonds even though there was no identified user. This article was defeated at town meeting. This had the effect of upholding the original condition to move forward **only when there was an identified user.**
- Now the Development Corporation tells the selectman they must make a decision to issue the bonds within 60 days and start the project immediately.

At the meeting Leon stated he wants to move forward now. Eric and I have said regardless of how we feel personally we are not willing to go against what the voters have approved in two different town meetings.

Thus the Board will have to vote up or down on moving forward within the next 45 days. The Board meets at 5:30 on the second and fourth Thursday (next meeting next Thursday) of the month and the public is welcome to attend and comment.

Tom