

September 19, 2011

To: Members of the Dover Warrant Committee

From: Rich Forté

Re: Prior Notice- Building Maintenance Caryl Community Center (CCC)

We are asked to recognize and approve funding for \$160K to remove the oil tanks and construct an outside, above ground 3,000 gallon replacement tank.

I think the committee should consider the following:

- Income from current tenants (three private not-for-profit businesses) is ~\$85K
  - CDC
  - Parent Talk
  - Erin's School of Dance
- Operating Expenses total ~\$85K
- Capital Expenses
  - Repair from statement of June 30, 2010 = \$165,567.50
  - Capital Budget Committee projection for FY'16 for boilers = \$450K
  - Unknown amount for "paint" to make it more attractive to prospective tenants

CCC's income covers the operating costs BUT does not cover any of the Capital expenses. These capital expenses are being spent on a building that has no appeal to any other tenants. It is my concern that the Town is spending money on a building that will have to be either replaced or totally renovated to be adequate to attract tenants or serve as a true community center for the Town. There needs to be a plan for this building and property rather than continuing the decade-long Band-Aid approach.

I am opposed to the request for \$160K.