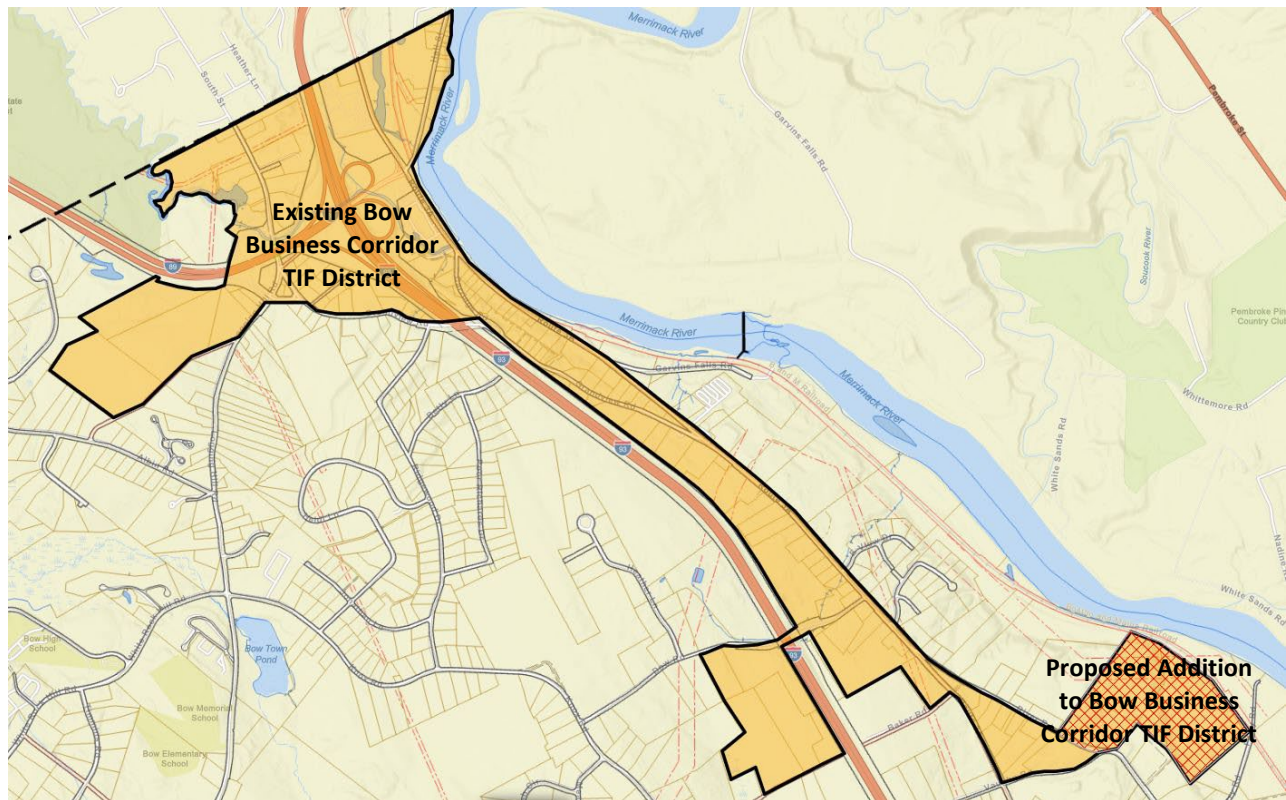


Bow Business Corridor Tax Increment Finance District

Amended March 2024

Town of Bow, NH



I. Introduction

On March 12, 2002, the Town of Bow voted to adopt the provisions of NH RSA 162-K and established the authority to create one or more tax increment finance (“TIF”) districts in town.

In December of 2017, the Town approved the Bow Business Corridor Tax Increment Finance District (“BBC TIF District”).

The following is an amendment to the BBC TIF District Plan (“the Plan”) and shall supersede and replace the original Plan.

II. Purpose of Amendment

This amended Plan seeks to address technical and policy-related matters, including those identified in Section IV.

III. Overview of TIF Districts

A TIF district allows the Town to use future tax revenue from increased assessments in a designated area to fund improvements in that area that are needed for economic development. The TIF district, therefore, is a tool that allows the Town to use future tax revenue from increased assessments in a designated area to fund improvements in that area that are needed for existing needs, and for the community’s development without putting any additional tax burden on the existing taxpayers in the community.

A TIF District Plan identifies how any new – “incremental” – property tax revenues from within the designated TIF District are to be sequestered, and invested within the TIF District, either directly as cash, as payments on debt service, or as grant match. Like the original TIF District Plan – per RSA chapter 162-K – this Plan as amended does not:

- a) Authorize the issuance of bonds, which would require a separate vote of the Town Meeting.
- b) Increase or decrease the tax rate on any property.
- c) Affect any Town Assessor and Treasurer requirements or processes.
- d) Affect any other Town ordinance, including land-use regulations and fee schedules.
- e) Authorize any land uses and developments governed by the Town’s Zoning Ordinance, Site Plan Review Regulations, Subdivision Regulations, or other land-use regulations.
- f) Permit use of these revenues for other Town purposes.

IV. Summary of Amendments from the Original December 2017 Plan

This amended Plan:

- Removes the provision that retires the BCC TIF District after 20 years from its inception in 2017, which, if left in place, annually lowers the possible length of any future bonding, making the annual payments higher;
- Updates engineering and construction cost estimates, some of which are significantly higher than estimated in 2017;
- Clarifies the areas in need of infrastructure and anticipated projects and removes the requirement that any one project must guarantee to provide enough new incremental revenues to pay for all costs in all areas of the District; and
- Clarifies the permitted uses to include other related infrastructure requirements.

V. District Boundaries

The boundaries of the BBC TIF District have been expanded as shown on the map in Appendix A to include lots 31-5-17, 31-5-17-A, and 36-5-19. These lots were added to the BBC TIF District to permit TIF expenditures to fund future municipal well and water treatment plant improvements.

VI. Development Program

a. Allowable Uses

The investments allowed within the BBC TIF District, and to be funded through the BBC TIF District Program, are as follows:

1. Extending public water to Bow Mills, Bow Junction, and the Route 3-A area;
2. Extending public sewer systems to Route 3-A area;
3. Establishing public infrastructure components that will encourage new commercial development and the redevelopment of properties;
4. Funding costs associated with connecting to existing water or sewer systems;
5. Improving any insufficient components of the existing public water or sewer system to facilitate development and safety;
6. Establishing, improving, or extending transportation and road improvements that facilitate development and safety;
7. Grant matching for any of the purposes set forth in the Plan; and

8. Performing necessary administration and funding development costs, such as audit fees, surveys, and engineering costs.

In facilitating the utilization of any funds associated with the BBC TIF District Program, the Town may enter into a Memorandum of Agreement to jointly build infrastructure in the BBC TIF District with any person or entity, including a private interest, provided that any agreement is approved by either the Town Board of Selectmen or Town Meeting, as applicable, and is in a form and substance acceptable to the Town's legal counsel.

b. Objectives

The objectives of BBC TIF District are to:

1. Bring or enhance public water and sewer to Bow Junction to support existing and new businesses, spur redevelopment and encourage infill development;
2. Meet the need for public water and sewer in Bow Mills and allow for new businesses and encourage expansion of existing businesses and land uses;
3. Improve safety and access to the federal highway system and accommodate economic development near Exit 1 and along 3-A;
4. Add to the community's tax base of residential, commercial, cultural and community facilities by infrastructure investment;
5. Encourage desired and permitted development in a manner consistent with the Town's Master Plan;
6. Improve water and sewer infrastructure within the BBC TIF District as needed; and
7. Improve the operation of the municipal water system by facilitating expansion and upgrades, expanding the customer base, and allowing for the Town's municipal water system to operate in a manner that maximizes the potential for self-sufficiency.

c. Narrative of Anticipated Improvements

Three main improvements are proposed within the BBC TIF District. The highest priority project is to extend a water main north as shown in Appendix B, along with needed water treatment improvements. The second priority is to relocate the southbound ramps for Exit 1 off Interstate 89 and build a new town road to accommodate development just south of the interstate. A conceptual plan for the improvements to Exit 1 is shown in Appendix C. The Town has zoned almost all of the land in the BBC TIF District for commercial/industrial or mixed uses to take advantage of its prime location and highway access, but the lack of public water and the

constraints of Exit 1 impede future development. An additional priority project would be intersection improvements at Dow Road and Route 3-A, as necessitated by new development on Dow Road.

The BBC TIF District Program would extend the water system approximately 15,500 linear feet (lf) to the northern part of town. A cost estimate for the work can be found in Appendix D. The estimated cost for construction of a new town road with a length about 1,300 lf, as well as the construction of new highway ramps at Exit 1 (approximately 1,600 lf) is included in Appendix E. The cost for intersection improvements at Dow Road and Route 3-A is estimated at approximately \$344,000 (Appendix F). The total estimated cost for improvements in the development program is approximately \$22,500,000.

It is anticipated that any water or sewer infrastructure work would be conducted within State and Town rights-of-way and the Town would not use the power of eminent domain to acquire real property without amending this plan at a future Town Meeting.

The Town and any private parties involved in the construction of the proposed improvements shall comply with all applicable environmental controls. These controls may include, but are not limited to:

- Local, state, and federal regulations for the protection of wetlands and floodplains;
- State standards for the design of public water systems;
- State permits for grading and erosion control;
- Local, state, and federal standards for road and highway design;
- Local, state, and federal regulations related to air, water, and noise pollution and stormwater management;
- All relevant zoning, subdivision, and site plan regulations; and
- Grant conditions.

The proposed work will not require the relocation or displacement of any residents or businesses. If the development program is amended in the future and relocation or displacement is necessary, a relocation plan in accordance with RSA 162-K shall be established.

No public buildings, parks or open space are proposed. As part of its land-use approval procedures the Planning Board may require land dedication for open space or future municipal needs as part of any future subdivision or site plan application within the district.

VII. Finance Plan

State law [RSA 162-K:2(XI)] defines the tax increment as “the amount of taxes raised in a development district due to increases in assessed value over the assessed value of the district at the time of its establishment.” The tax increment will be the primary source of funding for the development program. The Town will also seek funding from other available sources. Such funding might include federal, state, or private grants and/or direct contributions from other parties.

The Town shall retain for the BBC TIF District the full tax increment until the cost for improvements in the development program has been fully paid, or once any debt issued in the BBC TIF District is fully paid and any bond retired. Computation of the tax increment shall be in accordance with RSA 162-K:10; baseline values as of April 1, 2017, shall be used to determine the tax increment.

The revenue shall be set aside by the Town in a separate BBC TIF District Fund and may only be used for the improvements specified in the development program, including any debt service for the year. If there is a sufficient balance above annual debt payment requirements, capital improvements and allowable costs may be funded directly from the Fund balance. Subject to Town Meeting approval, general obligation bonds may be issued to fund allowed improvements.

The increment shall include the municipal, school, and county property taxes portions of the property tax. The estimated impact on all tax jurisdictions will be negligible in the short term, due to incremental tax benefits being used to fund the BBC TIF District Program. However, the estimated tax impact will be positive over time as the TIF District accelerates the expansion of the property tax base, which will be realized after the build-out of the BBC TIF District Infrastructure and the retirement of bonds. Once all of the debt is retired and the if the District closes, all property tax revenue will be apportioned to each jurisdiction (i.e. Town, School District, County, and State) according to its adopted tax rate, with the Town and School District portions of the tax rate constituting revenues that will be deposited into those entities’ general funds.

The other tax authorities, the County and the School District, have been provided opportunities to comment on this amended Plan.

If the Town does decide at a future town meeting to bond the improvements needed for these projects, it could result in a significant net gain in tax revenue and would allow the Town to pay the debt off early. Once the debt is retired, all tax revenue would be apportioned to each

jurisdiction according to its tax rate and the municipal taxes collected would go directly into the general fund.

Town voters must decide at a town meeting to bond the improvements needed for any projects. This will require a 2/3 majority vote. As a condition to such bonding, the Select Board may require that there be a development agreement and/or a performance guaranty with a developer related to infrastructure costs.

Estimated bond payment schedules are available in Appendix H, I, and J.

Based upon the Town's 2023 tax rate rounded up, to "break even" in year one (1) of a \$1M bond, new TIF value of \$5.2M is required. That target declines over time, as the principal is reduced.

Managing the cashflow to ensure there is enough new value to cover new debt costs is affected by several factors:

1. Municipal financing differs from mortgage financing. A typical residential mortgage has a fixed payment, and a changing principal and interest amount. In municipal financing the principal due each year is fixed, and the annual payments are variable (declining). Thus, costs are higher early, lower later.
2. Property tax revenues usually increase from year one (1) to full build out, as the assessments are set annually as of April 1st of the assessment year. New value added after April 1st in the beginning at year one is not "picked up" until year two (2), and this catch-up continues until full build-out and the full assessment is reached, or the bond paid.
3. Actual cash flows are also experienced differently over time.
 - New revenues are paid quarterly and based upon the prior year's value.
 - Cash expenditures for infrastructure are paid in stages, as design and construction progress over time.
 - A bond may be issued to a municipality for the full project's construction amount, but "drawn down" (spent) over time, deferring any debt service requirements.

VIII. Administration

The Administrator of the BBC TIF District shall be the Board of Selectmen or its designee. A five-member advisory board for the BBC TIF District shall be established to advise the Board of Selectmen; a majority of members shall be owners or occupants of real property within or adjacent to the BBC TIF District and shall be appointed by the Board of Selectmen. As long as

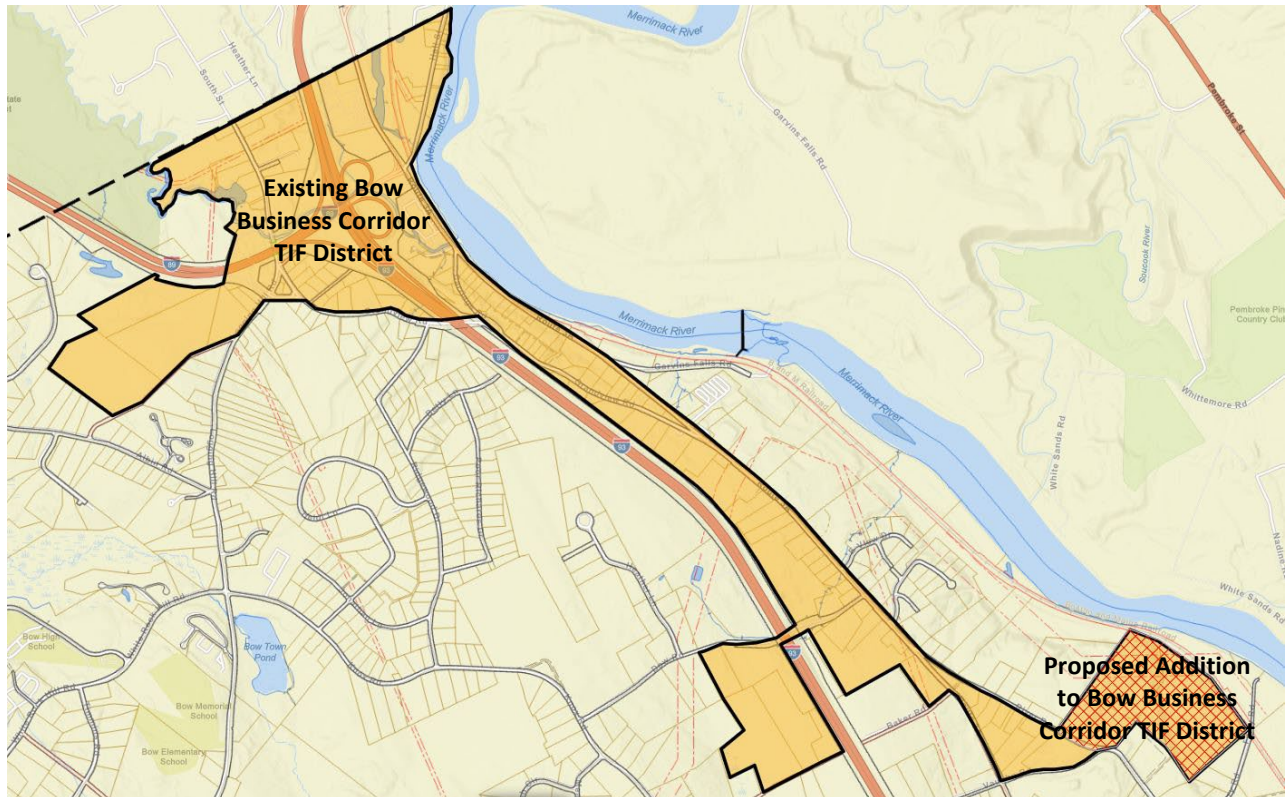
Town lands are included in the BBC TIF District, Town officials may represent property owners in the BBC TIF District. The Board of Selectmen shall delineate the duties of the advisory board and establish rules of procedure in accordance with RSA 162-K:14(III). A financial report for the district conforming to RSA 162-K:11 shall be included in the Annual Town Report.

IX. Amendments

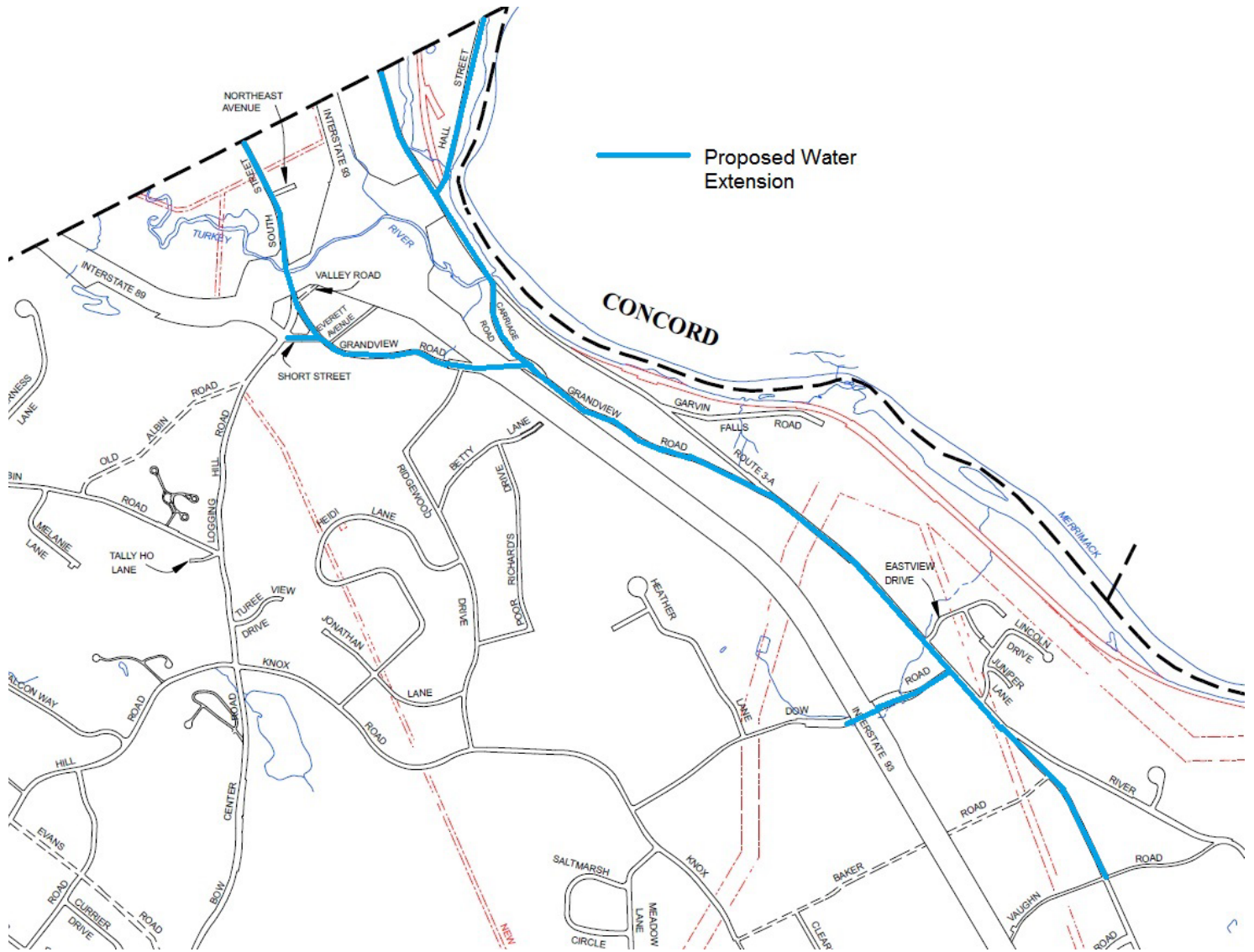
Any amendment to this document, including amendments to the BBC TIF District boundaries, development program, or tax increment finance plan shall require town meeting approval and notices for such proposed changes shall comply with RSA 162-K:4.

APPENDIX A

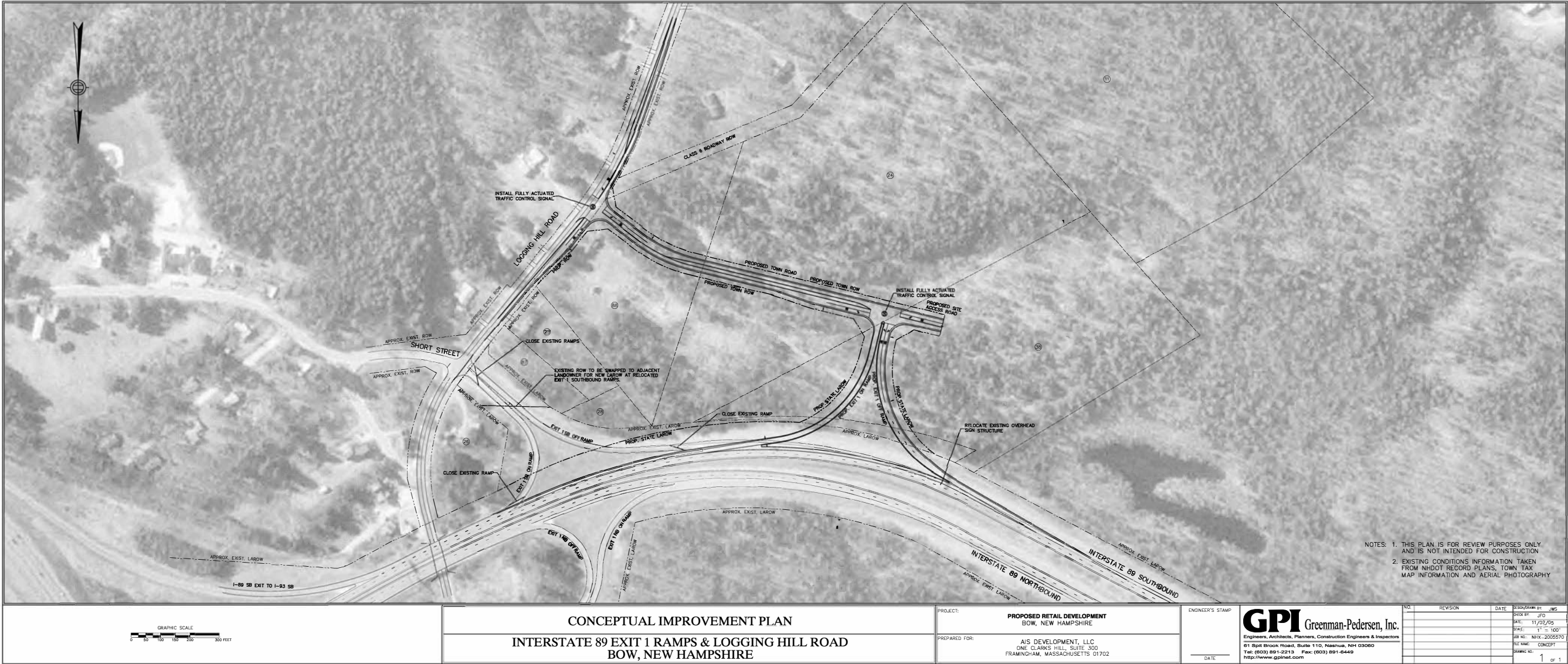
District Boundaries



APPENDIX B



APPENDIX C



APPENDIX D

2022

Bow NH
Water System Expansion To The Bow Junction/Bow Mills Area
Project Number: 226837
60% Opinion of Probable Construction Cost
Submittal To Town Of Bow
Prepared By: NJS
Checked By: JBA



ENGINEERING • PLANNING • MANAGEMENT • DEVELOPMENT

Water System Project Costs	Cost
Preliminary Engineering (Includes Costs Already Incurred)	\$ 173,800
Final Design (See Note 3) (Includes Portion of Costs Already Incurred)	\$ 931,378
Permit Application Fees (Allowance) (See Note 1)	\$ 10,000
Constuction Phase Engineering and Support (See Note 3)	\$ 1,707,526
Construction Costs (See Note 2)	\$ 17,167,135
Acquisition of Permanent Easement or Land Purchase (See Note 4)	
Legal/Administrative (Allowance)	\$ 200,000
SUBTOTAL PROJECT COSTS	\$20,189,839

Notes:

1. Placeholder Number For 60% Estimate
2. Construction Costs include Contracts 1 through 6 (See OPCC for Individual Contract Construction Costs)
3. Engineering Fees are based on Engineering Fee Allowances for similar public works project provided by the State of Vermont
4. Land acquisition costs are unknown at this stage and are not included

NOTE: In providing opinions of probable construction costs, the Client understands that DuBois & King, Inc. has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's methods of pricing, and that our Opinion of Probable Construction Costs is made on the basis of our professional judgment and experience. DuBois & King, Inc. makes no warranty, expressed or implied, that the bids or the negotiated costs of the Work will not vary from the Opinion of Probable Construction Cost provided herein.

APPENDIX E



ENGINEERING • PLANNING • MANAGEMENT • DEVELOPMENT

Project: Bow access road and highway ramps off RT 89

Calculated By: JAA

Date: 12/4/2017

Checked By: _____

Date: _____

NOTE: In providing opinions of probable construction costs, the Client understands that DuBois & King, Inc. has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's methods of pricing, and that our Opinion of Probable Construction Costs are made on the basis of our professional judgment and experience. DuBois & King, Inc. makes no warranty, expressed or implied, that the bids or the negotiated costs of the Work will not vary from the Opinion of Probable Construction Cost provided herein.

OPINION OF PROBABLE CONSTRUCTION COST

UNIT NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	CLEARING & GRUBBING	AC	6.00	\$ 7,000.00	\$ 42,000.00
2	CONSTRUCTION ENTRANCE	EA	1	\$ 1,500.00	\$ 1,500.00
3	UNCLASSIFIED EXCAVATION	CY	9,200	\$ 6.00	\$ 55,200.00
4	EMBANKMENT FILL	CY	9,200	\$ 7.00	\$ 64,400.00
5	6" UNDERDRAIN (with perimeter stone and fabric)	LF	5,200	\$ 30.00	\$ 156,000.00
6	CATCH BASIN	EA	14	\$ 4,000.00	\$ 56,000.00
7	24" RCP Pipe	LF	2,600	\$ 50.00	\$ 130,000.00
8	VERTICAL GRANITE CURB	LF	2,600	\$ 35.00	\$ 91,000.00
9	24" HEADWALLS	EA	2	\$ 1,500.00	\$ 3,000.00
10	TRAFFIC SIGNALIZATION	EA	2	\$ 150,000.00	\$ 300,000.00
11	GUARD RAIL	LF	2,000	\$ 50.00	\$ 100,000.00
12	12" SUBBASE SAND	CY	4,800	\$ 20.00	\$ 96,000.00
13	18" BANKRUN GRAVEL	CY	7,000	\$ 25.00	\$ 175,000.00
14	8" CRUSHED GRAVEL	CY	2,400	\$ 35.00	\$ 84,000.00
15	4" COURSE PAVEMENT	TON	3,000	\$ 100.00	\$ 300,000.00
16	SHOULDER LEVELING GRAVEL	CY	400	\$ 35.00	\$ 14,000.00
17	TOPSOIL	SY	9,300	\$ 3.00	\$ 27,900.00
18	SEEDING	1000SF	84	\$ 125.00	\$ 10,500.00

Sub-Total \$ 1,706,500.00
 20% Contingency \$ 341,300.00
Sub-Total \$ 2,047,800.00

ESTIMATE

\$2,050,000



R.S. AUDLEY, INC.

GENERAL CONTRACTORS

1113 Route 3A • Bow, New Hampshire • 03304-4025

(603) 224-7724 • fax (603) 225-7614

www.audleyconstruction.com

APPENDIX F

March 6, 2023

Mr. Peter Levine
Amber Bow Associates, LLC
1333A North Avenue, Box 765
New Rochelle, NY 10804

RE: GSIC – Dow Road / Route 3A Intersection, Bow NH, Budget pricing

R.S. Audley's (RSA) opinion on budget pricing for the above referenced project, with the accompanied list of assumptions and limitations.

WORK	PRICE
1 - Erosion Control, clearing and grubbing	\$39,500
2 – Remove existing drives, pipe	\$4,400
3 – Excavate roadway	\$41,500
4 – New drive aprons, pipe	\$11,800
5 – Select materials and paving	\$168,000
6 – Loam and seed disturbed areas	\$7,500
7 - Striping and Signage	\$13,500
8 – Maintenance of traffic	\$57,800
Total Price =	\$344,000

SCOPE:

1. Install intersection improvements at the Dow Road – Route 3A intersection in Bow NH, as shown in the Bernier plan set dated December, 2022.
2. We are replacing a drive pipe under the southern driveway, but no other drainage work is contemplated.
3. We assume a roadway section that is 4" of bituminous pavement, 6" crushed gravel, 12" of gravel, and 12' of sand.
4. We carried a police officer and 2 flaggers.

LIMITATIONS AND ASSUMPTIONS

1. It is assumed that this work will be done in 2023.
2. Pricing does not include ledge excavation.
3. We are an open-shop organization and have priced this site accordingly.

General Contractors Since 1955

4. We have not carried costs for bonds or any project-specific insurance.
5. It is assumed that we are working on a fully permitted site. No permitting fees have been carried.
6. No costs were carried for encountering and handling contaminated materials.
7. We have not carried any fees for material testing, quality control, etc.
8. Landscaping was not carried in the price, other than loam and seed of disturbed areas.

The pricing is subject to the scope and limitations/assumptions listed above. RSA can provide prices for any items not included in the scope of work upon request. We appreciate the opportunity to quote this work and look forward to working together.

Please feel free to contact me with any questions.



Fred Kenison, P.E.
Vice President
R.S. Audley, Inc.

APPENDIX G

Map	Block	Lot	Unit	Location	Owner (as of 2017)	ACRES	2017 TTL AV	2023 TTL AV
10	1	38		OFF LOGGING HILL ROAD	COLBY KURT L +	15.00	\$925	\$ 765
11	1	31		518 SOUTH STREET	RICHARDS TT LYMAN T	0.50	\$73,600	\$ 81,000
11	1	32		518 SOUTH STREET	RICHARDS TT LYMAN	1.12	\$157,500	\$ 175,300
11	1	33		510 SOUTH STREET	CONCORD GENERAL MUTUAL INS CO	2.57	\$666,800	\$ 751,300
11	1	34		504 SOUTH STREET	CONCORD GENERAL MUTUAL INS CO	18.00	\$934,900	\$ 1,056,700
11	1	39		501 SOUTH STREET	ROSENFELD GRANDLIDEN LTD	3.50	\$1,805,800	\$ 2,171,300
11	1	41		503 SOUTH STREET	MERRIMACK COUNTY SAVINGS BANK	1.10	\$1,278,200	\$ 1,535,100
11	1	42		505 SOUTH STREET	BOW MILLS METHODIST CHURCH	6.73	\$946,900	\$ 1,007,000
11	1	43		507 SOUTH STREET	NH AUTOMOBILE DEALERS ASSOC	4.00	\$1,440,700	\$ 1,758,200
11	1	44		509 SOUTH STREET	TOWN OF BOW	0.91	\$2,025,500	\$ 2,240,400
11	1	46		511 SOUTH STREET	GORDON TTS VERNON + URSULA	3.36	\$245,000	\$ 270,700
11	1	52		506 ROUTE 3-A	IRVING OIL LIMITED	1.70	\$1,805,500	\$ 2,171,800
11	1	33-A		514 SOUTH STREET	LANFEN REALTY LLC	1.40	\$685,800	\$ 799,200
11	1	34-A		508 SOUTH STREET	CONCORD GENERAL MUTUAL INS CO	2.00	\$669,500	\$ 731,600
11	1	34-B		500 SOUTH STREET	GAZAWAY REALTY LLC	1.00	\$391,700	\$ 406,500
11	1	43-A		4 NORTHEAST AVENUE	GINTZLER DAVID L	4.15	\$972,400	\$ 1,032,800
15	1	4		LOGGING HILL ROAD	FOOTE JEFFREY B 50%	0.35	\$7,200	\$ 7,900
15	1	11		OFF ALBIN ROAD	VAN DYKE MICHAEL + SANDRA	23.00	\$552	\$ 368
15	1	24		OFF LOGGING HILL ROAD	COLBY KURT I +	21.00	\$1,431	\$ 1,202
15	1	25		8 LOGGING HILL ROAD	SWENSON TTS JOHN E + MONICA B	1.40	\$223,400	\$ 273,700
15	1	26		2 LOGGING HILL ROAD	COLBY LINDA S	1.60	\$147,500	\$ 168,800
15	1	28		OFF LOGGING HILL ROAD	SWENSON JOHN E	0.70	\$3,500	\$ 3,300
15	1	49		521 SOUTH STREET	W900	0.31	\$224,800	\$ 232,400
15	1	87		6 LOGGING HILL ROAD	FOOTE ANTHONY COLBY	1.23	\$226,900	\$ 265,000
15	1	88		12 LOGGING HILL ROAD	COLBY KURT L +	6.30	\$211,202	\$ 240,116
15	1	90		4 VALLEY ROAD	W900	0.56	\$26,300	\$ 26,300
15	1	91		2 VALLEY ROAD	BLEVENS KENNETH + HORTENSIA	0.45	\$212,600	\$ 244,900
15	1	92		1 GRANDVIEW ROAD	SWENSON TT SARA H	2.00	\$328,200	\$ 379,600
15	1	93		3 GRANDVIEW ROAD	BELANGER JR P + SARAH L	0.94	\$214,600	\$ 245,400
15	1	94		5 GRANDVIEW ROAD	SAVELL KENNETH G + EUNAE L	0.95	\$291,400	\$ 366,200
15	1	95		7 GRANDVIEW ROAD	CHENEY CHRIS R	0.59	\$184,200	\$ 208,300
15	1	96		9 GRANDVIEW ROAD	RESLING HENRY G + CHERYL A +	1.00	\$76,700	\$ 369,500
15	1	97		11 GRANDVIEW ROAD	SANDZ CHUCK S + DANYEL N	1.39	\$212,800	\$ 245,400
15	1	98		15 GRANDVIEW ROAD	MOWRY BROOKE + CATHERINE	3.18	\$335,800	\$ 364,700
15	1	148		2 GRANDVIEW ROAD	MOODY HARVEY + SWENSON SARA	0.46	\$130,700	\$ 151,900
15	1	94-A		1 EVERETT AVENUE	CROWELL JR MICHAEL E + KRISTA	1.00	\$190,200	\$ 255,500
15	1	94-B		3 EVERETT AVENUE	CHALK BRUCE W + DEBRA L	1.00	\$237,600	\$ 294,000
15	1	94-E		2 EVERETT AVENUE	RICHARDS CASEY S + MELISSA M	0.85	\$197,700	\$ 258,300
16	1	30		520 SOUTH STREET	JCW REAL ESTATE LLC	3.53	\$957,200	\$ 1,067,600
16	1	45		515 SOUTH STREET	CONCORD HOTEL INVESTORS LLC	3.95	\$6,315,300	\$ 6,222,000
16	1	47		519 SOUTH STREET	GLOBAL COMPANIES LLC	0.50	\$770,400	\$ 977,100
16	1	48		552 ROUTE 3-A	CLOVERLEAF PROPERTIES INC	5.21	\$2,248,000	\$ 2,538,000
16	1	50		GRANDVIEW ROAD	ROBERTS TAMAR + RANDALL	1.50	\$7,500	\$ 9,400
16	1	51		514 ROUTE 3-A	HLF ATS LLC	10.40	\$6,612,000	\$ 7,396,200
16	1	57		519 ROUTE 3-A	HLF CORPORATION	9.25	\$4,226,700	\$ 4,508,000
16	1	58		553 ROUTE 3-A	CLOVERLEAF PROPERTIES INC	1.40	\$1,472,000	\$ 1,550,600
16	1	59		520 HALL STREET	BLUE SEAL FEEDS INC	3.70	\$2,183,500	\$ 2,447,400
16	1	59	BO	520 HALL STREET	VERIZON WIRELESS	0.00	\$171,000	\$ 171,000
16	1	61		516 HALL STREET	STEVENS ROBERT L	0.25	\$113,500	\$ 138,500
16	1	62		514 HALL STREET	STEVENS ROBERT L	1.10	\$168,700	\$ 172,500
16	1	65		506 HALL STREET	AMOSKEAG REALTY LLC	9.34	\$4,440,800	\$ 5,233,900
16	1	67		502 HALL STREET	AMOSKEAG REALTY LLC	0.90	\$80,100	\$ 80,100
16	1	68		500 HALL STREET	CHASE TTS KENNETH W + ALICE L	0.46	\$224,000	\$ 230,400
16	1	69		501 HALL STREET	FLEURY TTS ROBERT A + DAPHNE W	0.24	\$138,600	\$ 105,400
16	1	70		503 HALL STREET	BOURRIE KELLY JO	0.14	\$132,000	\$ 169,300
16	1	71		505 HALL STREET	ALLQUIST TT MARY F	0.14	\$114,300	\$ 161,700
16	1	72		507 HALL STREET	RIDER JOSEPH	0.23	\$117,200	\$ 144,100
16	1	73		509 HALL STREET	DRATNER WALTER	0.12	\$129,400	\$ 154,000
16	1	74		511 HALL STREET	DENNISON DOUGLAS J + MARILYN	0.33	\$147,900	\$ 184,700
16	1	75		513 HALL STREET	QUARTOCHI LEANNE J	0.18	\$140,400	\$ 178,200

Map	Block	Lot	Unit	Location	Owner (as of 2017)	ACRES	2017 TTL AV	2023 TTL AV
16	1	76		515 HALL STREET	AMOSKEAG BEVERAGES LLC	0.47	\$74,700	\$ 74,700
16	1	77		517 HALL STREET	AMOSKEAG REALTY LLC	0.25	\$36,200	\$ 36,200
16	1	79		521 HALL STREET	AMOSKEAG REALTY LLC	0.96	\$80,700	\$ 80,700
16	1	80		523 HALL STREET	AMOSKEAG REALTY LLC	1.12	\$83,100	\$ 84,600
16	1	83		594 ROUTE 3-A	BOW JUNCTION ASSOCIATES INC	6.60	\$6,829,600	\$ 7,381,900
16	1	85		622 ROUTE 3-A	TOWN OF BOW	2.38	\$168,900	\$ 191,300
16	1	99		19 GRANDVIEW ROAD	ROBERTS TAMAR + RANDALL	1.50	\$190,900	\$ 218,400
16	1	100		21 GRANDVIEW ROAD	LACOURCIERE STACY L + DEREK	1.30	\$177,600	\$ 197,000
16	1	101		GRANDVIEW ROAD	STATE OF NEW HAMPSHIRE	0.32	\$7,500	\$ 8,400
16	1	107		30 CARRIAGE ROAD	AVERILL PETER M + FLAMAND PAMELA	2.30	\$43,800	\$ 321,800
16	1	108		4 CARRIAGE ROAD	JJDB ASSOCIATES	0.92	\$30,900	\$ 30,900
16	1	109		13 CARRIAGE ROAD	HUSTON DANIEL C + DANIELLE N	0.35	\$174,400	\$ 196,900
16	1	110		21 CARRIAGE ROAD	CORNEY DANA R	0.32	\$94,000	\$ 105,800
16	1	111		31 CARRIAGE ROAD	KETCHAM SHAWN + THOW STEPHANIE	0.79	\$175,900	\$ 191,700
16	1	112		GRANDVIEW ROAD	STATE OF NEW HAMPSHIRE	1.30	\$43,500	\$ 47,400
16	1	131		672 ROUTE 3-A	COLBY GREGORY A + ELEANA M	0.42	\$164,100	\$ 196,400
16	1	132		668 ROUTE 3-A	ST GERMAIN TTS MAURICE R + KAREN R	0.56	\$184,200	\$ 189,900
16	1	133		664 ROUTE 3-A	MDR REHAB & DEVELOPMENT	0.88	\$136,900	\$ 191,700
16	1	134		656 ROUTE 3-A	HAMMOND TTS LESLIE G + JOYCE A B	0.92	\$75,300	\$ 16,000
16	1	135		642 ROUTE 3-A	RAMOS JULIE A + ISAAC L	0.50	\$145,200	\$ 171,400
16	1	136		638 ROUTE 3-A	MCDONALD AMBER J	0.45	\$131,200	\$ 156,700
16	1	137		3 CARRIAGE ROAD	DELO LLC	0.63	\$230,300	\$ 246,900
16	1	68-A		500-A HALL STREET	CHASE TTS KENNETH W + ALICE L	0.44	\$120,600	\$ 139,500
16	1	79-A		HALL STREET	AMOSKEAG REALTY LLC	0.10	\$15,600	\$ 14,700
16	1	81-B		525 HALL STREET	BLUE SEAL FEEDS INC	0.77	\$285,200	\$ 330,900
16	1	94-C		5 EVERETT AVENUE	GALLAGHER TTS ROBERT D + JANICE E	1.00	\$212,000	\$ 242,300
16	1	94-D		4 EVERETT AVENUE	BLAIR STEPHEN + MONICA	1.10	\$203,400	\$ 235,900
16	1	101-A		CARRIAGE ROAD	STATE OF NEW HAMPSHIRE	0.29	\$700	\$ 700
16	1	101-B		618 ROUTE 3-A	JJDB ASSOCIATES	3.20	\$753,800	\$ 872,800
16	1	108-A		8 CARRIAGE ROAD	AVERILL PETER M +	1.00	\$148,400	\$ 169,600
16	1	110-A		27 CARRIAGE ROAD	CORNEY DANA R	0.37	\$162,300	\$ 180,000
16	1	113-A		GRANDVIEW ROAD	STATE OF NEW HAMPSHIRE	1.30	\$44,900	\$ 49,300
16	1	135-1		650 ROUTE 3-A	BLEVENS KENNETH + HORTENSIA	0.50	\$38,800	\$ 42,700
16	1	101-A1		18 CARRIAGE ROAD	LABRIE IRIS	0.30	\$212,000	\$ 241,200
21	1	117		25 GRANDVIEW ROAD	KING TTS DOUGLAS E + JUDITH A	0.98	\$202,500	\$ 238,400
21	1	118		27 GRANDVIEW ROAD	SPAULDING JUSTIN E + AMBER A	0.58	\$160,800	\$ 193,400
21	1	119		29 GRANDVIEW ROAD	LAFLEUR MICHELLE L + COLBY WILLIAM N IV	0.53	\$172,800	\$ 206,100
21	1	120		31 GRANDVIEW ROAD	MURRAY GEORGE E	0.53	\$133,800	\$ 181,900
21	1	121		33 GRANDVIEW ROAD	NAULT DAVID R +	0.53	\$169,500	\$ 193,400
21	1	122		35 GRANDVIEW ROAD	LACROIX CATHERINE	0.51	\$101,500	\$ 198,600
21	1	123		706 ROUTE 3-A	CITIFINANCIAL SERVICING LLC	0.73	\$18,100	\$ 18,100
21	1	125		702 ROUTE 3-A	NESBITT KENNETH + MARJORIE	1.10	\$69,400	\$ 69,900
21	1	127		694 ROUTE 3-A	MURPHY STEPHEN A	1.28	\$165,300	\$ 187,200
21	1	128		686 ROUTE 3-A	TOWN OF BOW	0.25	\$56,300	\$ 62,000
21	1	130		682 ROUTE 3-A	SOMERS KEITH D	0.94	\$132,200	\$ 159,300
21	5	54		824 ROUTE 3-A	WRIGHT DIANNE O	0.64	\$111,100	\$ 137,200
21	5	55		814 ROUTE 3-A	NHDP LLC C/O AIR DISTRIBUTION CORP	4.23	\$1,001,400	\$ 1,184,300
21	5	56		50 GRANDVIEW ROAD	BURTON IV JOHN R	4.10	\$450,200	\$ 483,400
21	5	57		44 GRANDVIEW ROAD	AUDET CAMERON	2.80	\$181,800	\$ 209,500
21	5	58		42 GRANDVIEW ROAD	BRISSETTE LOUIS W + PATRICIA	0.55	\$237,400	\$ 266,800
21	5	60		40 GRANDVIEW ROAD	LANK AARON D + LINDA B	0.97	\$193,000	\$ 223,600
21	5	61		51 GRANDVIEW ROAD	KNIGHT ANDREW + CHRISTOPHER	0.52	\$129,400	\$ 151,600
21	5	62		746 ROUTE 3-A	BGE, LLC	1.10	\$147,100	\$ 174,100
21	5	56-A		48 GRANDVIEW ROAD	ASSOC GENERAL CONTRACTORS OF NH INC	2.00	\$517,300	\$ 611,700
21	5	57-A		46 GRANDVIEW ROAD	LOZEAU ROLAND U + MARIE A	3.40	\$214,100	\$ 247,600
21	5	60-A		38 GRANDVIEW ROAD	GOODWIN MARK E + BRENDA	0.82	\$189,200	\$ 216,600
21	5	62-A		49 GRANDVIEW ROAD	THOMPSON ANDREW J + ELIZABETH R	1.00	\$174,200	\$ 215,200
21	5	62-B		37 GRANDVIEW ROAD	FORMAN, CLARK & ASSOCIATES, PA TT	1.00	\$289,900	\$ 335,900
21	5	62-C		47 GRANDVIEW ROAD	ROBERGE STEPHANIE + JEFFREY	1.25	\$354,900	\$ 396,500
21	5	62-E		730 ROUTE 3-A	BEN VASCO LLC	1.01	\$314,000	\$ 337,800

Map	Block	Lot	Unit	Location	Owner (as of 2017)	ACRES	2017 TTL AV	2023 TTL AV
21	5	62-F		39 GRANDVIEW ROAD	BLANCHETTE ROBERT R + LISA M	1.00	\$187,400	\$ 238,400
21	5	62-G		41 GRANDVIEW ROAD	PARKERSON BRIAN C + KRIS M	1.00	\$316,300	\$ 371,300
21	5	62-H		43 GRANDVIEW ROAD	HITTLE JENNIFER J +	1.20	\$268,600	\$ 285,000
21	5	62-I		45 GRANDVIEW ROAD	CUNNINGHAM JAMES E + JUDY L	1.00	\$294,800	\$ 328,400
21	5	62-J		35-A GRANDVIEW ROAD	SONG KWAN S + YOUNG H	1.20	\$224,800	\$ 264,600
21	5	62-K		720 ROUTE 3-A	THREE AMIGOS AUTO SALES LLC	2.30	\$359,300	\$ 402,200
25	5	42		75 DOW ROAD	AMBER BOW ASSOCIATES LLC	11.40	\$1,918,800	\$ 2,183,943
25	5	47		BAKER ROAD	SANTY SARAH ESTATE ET AL	20.00	\$432	N/A
25	5	48		BAKER ROAD	HOLDEN SHIRLEY ET AL	12.60	\$378	N/A
25	5	42-B		97 DOW ROAD	LANDFORMS II LLC	4.92	\$386,300	\$ 441,600
25	5	49-A		BAKER ROAD	STATE OF NEW HAMPSHIRE	3.40	\$48,700	\$ 52,600
26	5	38		974 ROUTE 3-A	STOWELL MERWIN H	1.36	\$111,500	\$ 387,100
26	5	40		948 ROUTE 3-A	KHAN SEAN M + FOURNIER SIMONE M	2.29	\$192,300	\$ 221,900
26	5	41		15 DOW ROAD	NYLEN PATRICK	4.10	\$129,500	\$ 148,600
26	5	50		4 DOW ROAD	LACROIX TTS RONALD P + NANCY G	0.94	\$173,900	\$ 199,300
26	5	51		34 DOW ROAD	ALLEN W LINDQUIST REV TRUST 50%	18.87	\$453	\$ 302
26	5	52		860 ROUTE 3-A	ADDARIO ROBERT O + BONNIE I	2.99	\$283,700	\$ 301,500
26	5	53		840 ROUTE 3-A	FRIDAY NIGHT LIGHTS INVESTMENTS LLC	9.02	\$440,500	\$ 491,300
26	5	40-A		3 DOW ROAD	JOHNSTON JENNIFER E	1.10	\$196,700	\$ 317,000
26	5	40-B		960 ROUTE 3-A	CHAMBERLAIN BRADLEY S +	14.85	\$355	\$ 313
26	5	50-A		926 ROUTE 3-A	CANNIZZARO WALTER	0.69	\$193,500	\$ 220,200
26	5	50-B		914 ROUTE 3-A	LAPLANTE JOHN	0.90	\$203,600	\$ 240,600
26	5	50-C		912 ROUTE 3-A	SALERNO JR VINCENT J	1.01	\$169,400	\$ 209,400
26	5	50-D		904 ROUTE 3-A	CAIN JR TTS NORMAN/MARGARET/KRISTIN	1.10	\$196,300	\$ 239,300
26	5	50-E		898 ROUTE 3-A	OLDENBURG WILLIAM + TAMMY	1.10	\$279,300	\$ 322,700
26	5	50-F		890 ROUTE 3-A	ALLEN W LINDQUIST REV TRUST 50%	2.28	\$580,200	\$ 706,600
26	5	51-B		16 DOW ROAD	LINDQUIST MICHAEL D	2.37	\$238,500	\$ 272,400
26	5	52-A		870 ROUTE 3-A	KETCHAM EILEEN C + JOHN A	3.10	\$229,000	\$ 259,900
26	5	53-C		852 ROUTE 3-A	JJP REALTY LLC	3.47	\$215,500	\$ 243,300
31	5	21		108 RIVER ROAD	BOONE TT JENNIE + BOONE TT DANIEL	7.40	\$213,400	\$ 235,200
31	5	23		14 VAUGHN ROAD	WHEELER STEPHEN W + DEBORAH A	3.60	\$227,800	\$ 254,400
31	5	24		74 RIVER ROAD	MORASH AMY + AUBE JAMES M	3.50	\$244,000	\$ 255,800
31	5	25		58 RIVER ROAD	BARIL CHAD	1.79	\$179,500	\$ 273,700
31	5	26		36 RIVER ROAD	FIRST CHURCH OF CHRIST SCIENTIST	1.78	\$623	\$ 680
31	5	27		24 RIVER ROAD	ANDERSON ERIC E JR + CHERILYN	0.96	\$216,400	\$ 242,200
31	5	37		1000 ROUTE 3-A	ANDERSON JR EDITH F + ERIC	5.70	\$228	\$ 257
31	5	24-A		84 RIVER ROAD	WANTUCK STEVEN A + KATHRYN M	1.30	\$220,800	\$ 245,200
31	5	25-A		50 RIVER ROAD	AUDLEY JUSTIN	1.17	\$387,100	\$ 419,700
31	5	25-B		62 RIVER ROAD	CHACON WALTER + MERCEDES	1.16	\$344,100	\$ 390,200
31	5	25-C		72 RIVER ROAD	LASHON JOSLIN TRUDY ANN + MICHAEL K	1.11	\$312,500	\$ 352,800
31	5	25-D		66 RIVER ROAD	LOOMIS ROBERT J + GAIL F	2.03	\$247,100	\$ 273,900
New Parcels					Owner (as of 2023)			
31	5	17		113 RIVER ROAD	ERIC E & CHERILYN ANDERSON JOINT REVOCABLE TRUST	11.43	N/A	\$ 1,589
31	5	17-A		RIVER ROAD	TOWN OF BOW	19.28	N/A	\$ 4,916
36	5	19		7-9 FERRY ROAD	KELLER PRODUCTS INC	34.00	N/A	\$ 272
TOTAL						486.90	\$86,689,523	
Town Acreage & Town Valuation						17568	\$ 1,401,527,583	
Percentage of Town Land						3%		
Percentage of Total Town Valuation							6%	

APPENDIX H

ESTIMATED BOND PAYMENT SCHEDULE, Waterline Extension

Principal: \$20,189,839
Term: 20
Interest Rate: 4.0%

Year	Principal	Interest		Total	Balance
		July	January		
1	-	-	403,797	403,797	20,189,839
2	1,009,000	403,797	383,617	1,796,414	19,180,839
3	1,009,000	383,617	363,437	1,756,054	18,171,839
4	1,009,000	363,437	343,257	1,715,694	17,162,839
5	1,009,000	343,257	323,077	1,675,334	16,153,839
6	1,009,000	323,077	302,897	1,634,974	15,144,839
7	1,009,000	302,897	282,717	1,594,614	14,135,839
8	1,009,000	282,717	262,537	1,554,254	13,126,839
9	1,009,000	262,537	242,357	1,513,894	12,117,839
10	1,009,000	242,357	222,177	1,473,534	11,108,839
11	1,009,000	222,177	201,997	1,433,174	10,099,839
12	1,009,000	201,997	181,817	1,392,814	9,090,839
13	1,009,000	181,817	161,637	1,352,454	8,081,839
14	1,009,000	161,637	141,457	1,312,094	7,072,839
15	1,009,000	141,457	121,277	1,271,734	6,063,839
16	1,009,000	121,277	101,097	1,231,374	5,054,839
17	1,009,000	101,097	80,917	1,191,014	4,045,839
18	1,009,000	80,917	60,737	1,150,654	3,036,839
19	1,009,000	60,737	40,557	1,110,294	2,027,839
20	1,009,000	40,557	20,377	1,069,934	1,018,839
21	1,018,839	20,377	-	1,039,216	-
Totals	20,189,839	4,241,740	4,241,740	28,673,319	

APPENDIX I

ESTIMATED BOND PAYMENT SCHEDULE, Exit 1 Improvements

Principal: \$2,050,000
Term: 20
Interest Rate: 4.0%

<u>Year</u>	<u>Principal</u>	<u>Interest</u>		<u>Total</u>	<u>Balance</u>
		<u>July</u>	<u>January</u>		
1	-	-	41,000	41,000	2,050,000
2	103,000	41,000	38,940	182,940	1,947,000
3	103,000	38,940	36,880	178,820	1,844,000
4	103,000	36,880	34,820	174,700	1,741,000
5	103,000	34,820	32,760	170,580	1,638,000
6	103,000	32,760	30,700	166,460	1,535,000
7	103,000	30,700	28,640	162,340	1,432,000
8	103,000	28,640	26,580	158,220	1,329,000
9	103,000	26,580	24,520	154,100	1,226,000
10	103,000	24,520	22,460	149,980	1,123,000
11	103,000	22,460	20,400	145,860	1,020,000
12	103,000	20,400	18,340	141,740	917,000
13	103,000	18,340	16,280	137,620	814,000
14	103,000	16,280	14,220	133,500	711,000
15	103,000	14,220	12,160	129,380	608,000
16	103,000	12,160	10,100	125,260	505,000
17	103,000	10,100	8,040	121,140	402,000
18	103,000	8,040	5,980	117,020	299,000
19	103,000	5,980	3,920	112,900	196,000
20	103,000	3,920	1,860	108,780	93,000
21	93,000	1,860	-	94,860	-
Totals	2,050,000	428,600	428,600	2,907,200	

APPENDIX J

ESTIMATED BOND PAYMENT SCHEDULE, DOW ROAD INTERSECTION

Principal: **\$344,000**
Term: **20**
Interest Rate: **4.0%**

Year	Principal	Interest		Total	Balance
		July	January		
1	-	-	6,880	6,880	344,000
2	17,000	6,880	6,540	30,420	327,000
3	17,000	6,540	6,200	29,740	310,000
4	17,000	6,200	5,860	29,060	293,000
5	17,000	5,860	5,520	28,380	276,000
6	17,000	5,520	5,180	27,700	259,000
7	17,000	5,180	4,840	27,020	242,000
8	17,000	4,840	4,500	26,340	225,000
9	17,000	4,500	4,160	25,660	208,000
10	17,000	4,160	3,820	24,980	191,000
11	17,000	3,820	3,480	24,300	174,000
12	17,000	3,480	3,140	23,620	157,000
13	17,000	3,140	2,800	22,940	140,000
14	17,000	2,800	2,460	22,260	123,000
15	17,000	2,460	2,120	21,580	106,000
16	17,000	2,120	1,780	20,900	89,000
17	17,000	1,780	1,440	20,220	72,000
18	17,000	1,440	1,100	19,540	55,000
19	17,000	1,100	760	18,860	38,000
20	17,000	760	420	18,180	21,000
21	21,000	420	-	21,420	-
Totals	344,000	73,000	73,000	490,000	