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FINANCIAL BENEFITS PROPOSAL FIRM ACTON BUSINESS CENTER PURCHASE

**FINAL VERSION INSERTED REQUIRED FORMS FROM RFP PACKAGE – ONE
SIGNED BY DICKINSON DEVELOPMENT CORP. AND ONE SIGNED BY HOME
DEPOT U.S.A. INC.**

FINANCIAL BENEFITS PROPOSAL

This Home Depot/Dickinson Development Corporation (HDDDC) joint proposal offers the following benefits to the Town of Acton:

Purchase Price:	\$1,500,000.00
Specified Mitigation:	500,000.00
Avoided Costs (capping and monitoring)	<u>2,250,000.00</u>
	\$4,310,000.00
Recurring Benefits- Annual Estimated Taxes:	\$ 270,000.00

Purchase Price

HDDDC is proposing to purchase and develop the Acton Business Center property, which was the Town's former landfill consisting of approximately 17.75 acres for a one-time purchase price of \$1,500,000.00 to the Town of Acton. The closing of the fee simple transfer would occur upon HDDDC's receipt of the permits and approvals necessary for the proposed Acton Business Center.

Specified Mitigation

In addition, HDDDC would agree to fund an additional \$500,000.00 to the Town specifically for transportation improvements on the Route 2 corridor. For example, one potential use of the funds might be to help expedite the Concord Rotary Project, however the Town will have the discretion on the application of the funds for its designated. This of course is in addition to the expenditures required to permit, design and construct the site access improvements (ramps and bridge over Route 2) estimated at \$4 million.

Avoided Costs

Also, we understand that the existing cap constructed in the mid-1980s has not been finally accepted by DEP and there is evidence of offsite contamination. HDDDC would design and permit a new state of the art cap for the landfill in conjunction with the building of the project. We believe the Town would avoid approximately \$2 Million dollars in design, permitting and construction costs. In addition HDDDC would agree to fund up to \$20,000 per year of post closure monitoring costs which would result in approximately \$250,000 (30 yrs, present value at 7%) of additional avoided costs for the Town.

Tax Revenue

We are proposing a program for Acton Business Center of approximately 215,000 square feet of retail development including The Home Depot with attached garden center and a supermarket. This should result in approximately \$270,000.00 per year in new real estate

tax revenue to the Town.

Construction Funds

It is anticipated that the source of funding for the permitting, acquisition and construction costs will be a combination of funds provided by a commercial lending institution (to be determined) and Home Depot. The most recent Annual Report for Home Depot is included in Section 5.

Store Employment

An additional financial benefit to the community is the temporary and permanent employment resulting from the proposed development. The construction phase will bring approximately 400 jobs to the community in a variety of trades.

The proposed Home Depot store would employ about 150 people. About 62 percent of Home Depot's store employees work full time. (*Other large-format retailers' full-time employment is between 25 and 40 percent*). About three-quarters of a Home Depot store's employees are residents of the immediate community. The Home Depot store will provide an above average wage plus an excellent benefits package and a stock ownership plan (Home Depot's average hourly wage is about \$12.00). Additionally, the Home Depot store will have about eight salaried positions, ranging from \$40,000 to more than \$100,000 per year. The Home Depot store would meet an annual payroll of more than \$5 million.

Additionally, approximately 200 positions will be offered by the supermarket. Further, both stores' employment will promote consumer spending, supporting the creation of additional jobs in the community.

Home Depot's Economic Development

Home Depot stores promote spending on a wide variety of home improvement projects, helping people to improve the condition of their homes and increase the value of their property. Because property values rise, assessments increase, providing more money for fire and police protection, schools, parks and public works.

Home Depot Citizenship

Home Depot is recognized as a great asset to its communities. Home Depot is historically ranked among the most respected companies in America by virtue of its community programs, volunteerism and corporate donations. Our charitable budget in 2002 was \$25 million. More than half of that is directed by our store managers, because we believe they know best understand the needs of their own communities. Each store provides volunteer opportunities for its employees through a program called Team Depot. Last year, Team Depot volunteers donated seven million hours of labor – three times more than any other company in North America.

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**OFFER TO PURCHASE REAL ESTATE HERE SIGNED BY DICKINSON
DEVELOPMENT CORP. AND HOME DEPOT U.S.A. INC.**