

Newell Perkins

From: "Newell Perkins" <newellp@perkinsre.com>
Date: Saturday, November 24, 2012 4:32 PM
To: "Helen Horn" <helenhorn@gmail.com>; "Mike Horn" <klaxon@maine.rr.com>
Cc: <barton.private@gmail.com>
Subject: Thank you both for your input on the present sewer plant/ future beach parking.

Helen and Mike:

Thank you for the Woodward and Curran preliminary report of estimated sea rises and 100 year storm predictions. I have to believe that the storm surge estimates put forth in this study will be revised upward in view of the wall of water that storm Sandi unleashed upon the NJ coast as well as flooding of NY City to just below Central Park. The direction of the wind in Sandi was not the usual one and greatly increased the surge height to a level that if we had had the direct hit from Sandi at the plant then the present storm surge of 8.5 would need to be increased by as much as 24 inches to plus or minus 10.5 feet which is the storm surge level expected in the year 2070 as shown on the Woodward and Curran prediction graph.

This report gave an off of the cuff estimate of 20 million to build a new plant on higher ground and any where from 4 million to as much as 12 million to join and expand the Wells plant. If you look at the aerial photo of the Wells plant with the 100 year storm predictions increased by two feet then we will be back in the position of considering a move from that location to higher ground with in 30 to 40 years or perhaps less.

If you look at the Town report for 2010-2011 you will find that the North Beach-Moody beach parking lot yielded \$229,657.50 or say \$230,000.00 in parking fees collected during that period. If that parking area were doubled then the town should expect to pay the Sewer District a annual yearly payment of say \$200,000.00 for twenty years, with \$30,000.00 going to the town to oversee and maintain the expanded parking area or a one time cash payment of say 75 % of the per year amount of 20 times \$200,000.00 equaling \$4,000,000.00 million dollars with a cash one time pay of at least 75% equaling say \$3,000,000.00 and quit frankly either 3 or 4 million is a bargain for 1 .72 acres of beach front real estate in Ogunquit Maine The interest only on a Twenty million bond issue at the current rate of 2.5% annual interest would be \$500,000.00 the interest only and for \$17,000,000.00 the interest would equal \$425,000.00 annually with substantial reductions as the loan is paid down at one million each year or a portion of that amount delayed to a time certain in the future.

There is no question that the voters of Ogunquit will be hesitant to come forward to offer the sums needed to move this plant to safe high ground. If the hospitality and lodging industry in Ogunquit were informed and brought to believe that when, not if, the plant is over whelmed by a catastrophic storm surge then their guests will not be able to flush a toilet or take a shower for as much as one year from the devastation then you will see many influential shoulders bent to the wheel to move the funding forward.

The copy of the Woodward and Curran report is here and ready to be picked up or I will mail it to you if that is better. I think I have extracted what I need from it and will not need a copy for myself.

Again thank you.

Newell

12/10/2012