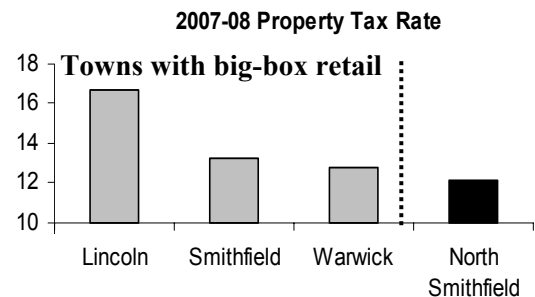


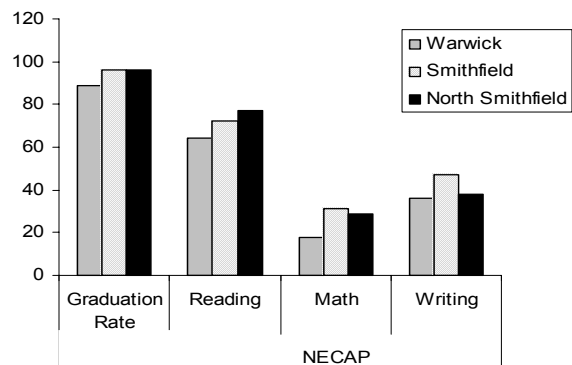
**FACTS ABOUT DOWLING VILLAGE THEY DON'T WANT YOU TO KNOW**

***It's not a done deal.*** The 580,000 square feet of stores has yet to have had an environmental and traffic Site Plan Review by the town. Such a review is required before a Special Use Permit is granted. At the Master Plan stage, the project obtained a waiver on this review, with the promise that it would be done at the Preliminary Plan phase. Both phases could be rejected completely by the Planning Board with evidence of environmental or traffic problems. There is considerable evidence.

- ***Towns with excessive retail do not have lower property taxes.*** Due to increased infrastructure costs due to big-box retail development, property taxes are higher in the RI towns with increased development, as noted in a 2006 Providence Journal editorial, and as confirmed nationwide. Property tax rates in 2007-2008 show that Warwick, Lincoln, and Smithfield all have higher property taxes than North Smithfield! The numbers are: Lincoln \$16.72; Smithfield: \$13.23; Warwick: \$12.75; North Smithfield \$12.16. (Source: RI Economic Development Corporation: <http://www.riedc.com/data-and-publications/municipal-tax-rates>).



- ***Towns with excessive retail do not have better schools.*** In RI, Warwick has the most retail along the big-box heavy route 2. Yet Warwick schools are worse than North Smithfield's. Warwick had a lower graduation rate, lower reading and math test scores for 11<sup>th</sup> graders, and roughly similar writing test scores (36 vs 38%) compared to North Smithfield (for NECAP test scores 2007). Smithfield, with Smithfield Crossings, is no better than North Smithfield. (Source: RI Dept. of Education: <http://www.ride.ri.gov/Assessment/Results.aspx>)



- ***The town's immediate fiscal problems will not be solved with Dowling Village.*** Even if Dowling Village was built, we would not see much tax revenue until build-out, projected for 2016. The Valley Alliance advocates office, light industrial, and small-scale retail as our best revenue options.

- ***Our state's budget problems are not helped with big-box.*** The book, "The Big Box Swindle," describes an outrageous loophole, "the Geoffrey Loophole," that lets retail chains get away with not paying their share of state income tax. The chains set up subsidiaries in Delaware or Michigan, which do not tax profits from trademarks, or Nevada, which does not tax corporate income. The companies pay their subsidiaries large fees, and deduct the fees as business expenses elsewhere. The consequences are unfair to small businesses and taxpayers alike. Vermont Governor Jim Douglas cites 3 VT chains which earned \$6 billion in revenue in 2003, but paid only \$250 each in state taxes, in contrast to small businesses which earned \$700 million but paid \$7 million in state taxes. Twenty states have closed the loophole by requiring combined reporting; Rhode Island has not. RI's Division of Taxation estimates the state would obtain an additional \$8 million in tax revenue per year if this tax loophole was closed!

- ***Dowling Village would destroy any chances of building retail in Branch Village.*** We are proud members of the Branch Village Revitalization task force. There is not enough market share in town for both types of retail to survive.