

Jonathan F. Mitchell, Mayor

**CITY OF NEW BEDFORD**  
**TAX INCREMENT FINANCING BOARD**

1213 Purchase Street  
New Bedford, MA 02740

Tel: (508) 991-3122  
Fax: (508) 991-7372

**TIF BOARD ANNUAL REPORT – 2018**  
**01.29.19**

**Overview**

Since the inception of the Tax Increment Financing (TIF) Program in New Bedford in 1996 a total of 114 projects have been certified. These projects ensure a certain level of investment and job creation by the private sector while the Commonwealth and the City have provided a measure of incentive on new short-term taxes.

In 2018, 18 such agreements remained active and compliant with the program's reporting requirements. These projects have added more than \$101 million in new private sector investment, have created more than 279 new jobs, and have ensured that more than 879 jobs have been retained in New Bedford.

In 2018 the TIF Board, City Council, and the Commonwealth have approved one project:

- Plumbers' Supply Company for a 15-year TIF

This project has a value of more than \$18M and will result in the creation of 20 full time jobs (7 at the New Bedford facility) over the first five years of the agreement and the retention of the 43 jobs at the current New Bedford facility.

At the time of this report, we have three projects in the pipeline at various stages of the application process and agreements for project value or job creation/retention have not yet been finalized. These projects include:

- Northern Wind
- Atlantic Red Crab
- Revere Copper & Brass site

**TIF Board Activity**

The TIF Board met once in 2018. Minutes of the March 1<sup>st</sup> meeting are attached. Throughout the year staff interacts with the Assessor on pending applications to determine estimated value of proposed projects to present the most accurate estimate of values possible at the time of presentation to the TIF Board and City Council.

Staff has also conducted site visits for three companies with active agreements. These companies included; Plumbers' Supply Co., New Bedford Urban Renaissance II, LLC (New Hotel), and SERVPRO of Dartmouth. Letters have also been sent to twelve companies that are not up to date with annual reporting for the current year or have not yet met investment/job creation requirements. Copies of all communications are attached.

**Certified Projects List**

Attached is a listing of all 18 active certified projects from FY01 to FY2020.



CITY OF NEW BEDFORD  
TAX INCREMENT FINANCING BOARD

1213 Purchase Street  
New Bedford, MA 02740

Tel. (508) 991-3122  
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Jonathan F. Mitchell, Mayor

**MINUTES OF THE TIF BOARD**

**3.01.18**

**133 William Street  
Ashley Room**

*Members Present:*

Mayor Jonathan F. Mitchell, Chairman  
Ari Sky, City of NB CFO  
Joseph Lopes, City Council Representative  
Derek Santos, NBEDC

*Members Absent:*

Carlos Amado, Assessor's Office

*Guests:*

Brian Jones, CFO for Plumbers Supply

*Staff:*

Ramon Silva, NBEDC

1. Call to order:  
Mayor Mitchell called the meeting to order at 2:25 p.m., calling the role of board members in attendance and confirming a quorum.
2. Approval of minutes:  
The Mayor confirmed that all members received the minutes of the previous meeting with their meeting materials from staff via email. **A motion to approve the minutes of the 9.29.17 meeting as written was moved by Mr. Lopes and seconded by Mr. Sky. The motion passed.** The reading of the minutes was waived.
3. Certified Project Applications:  
Plumbers Supply Company at Lot 10 Business Park—proposed 15-year TIF agreement  
Staff presented all application materials including the hypothetical calculations and project overview—first submitted to the members via email. Mr. Silva reviewed the documents and provided a general overview of the proposal by Plumbers Supply Company to expand and stay in New Bedford with the construction of a new headquarters and distribution facility at Lot 10 in the New Bedford Business Park. Mr. Silvia stated that the company had explored several out-of-state options given they have locations throughout New England, but the Business Park site and the willingness of the City to partner made New Bedford the better fit. The project includes the acquisition of the land, construction, equipment, and moving expenses that will enable a 175,000 square

foot facility to be constructed (20,000 sq. ft. is office/training space and 155,000 of warehouse space.)

The site acquisition, construction, equipment, moving, and other capital investment total approximately \$18,000,000. Mr. Silva stated that after reviewing the proposal with the Assessor's office, that a TIF structure is proposed, since these investments are new construction on vacant land.

Mr. Silva continued by stating that the 43 current employees will be retained and 20 new fulltime employees (seven at the New Bedford facility) will be hired by Plumbers Supply over the term of the agreement. The average wage for the retained jobs is \$87,000 per year and the average wage for new hires will be \$58,000 annually.

After a brief Q&A session between board members, Mr. Silva and Mr. Jones, and having no other questions relating the application for the proposed project, Mayor Mitchell asked for a motion on the TIF requested.

**A motion to approve the Plumbers' Supply Company certified project application at Lot 10 in the Business Park for a 15-year TIF agreement, and submit to City Council was moved by Mr. Lopes and seconded by Mr. Sky. All voted in favor and the motion passed.**

Mayor Mitchell thanked Mr. Jones and his family for their expansion in New Bedford as well as their role in being leaders as outstanding corporate citizens, and asked that they continue to demonstrate their leadership by being fully engaged in the ongoing civic development and growth of New Bedford.

4. Old Business:

Staffed presented members with copies of the TIF program annual report submitted to City Council in early February and outlined the previous year's activities outlined in the report. The Mayor thanked staff for the report and there were no questions from the members.

No further old business was discussed and no motions were made at this time.

5. New Business:

No new business was discussed and no motions were made at this time.

6. **There being no further business, a motion to adjourn was moved by Mr. Lopes and seconded by Mr. Sky. All voted in favor and the motion passed. The meeting was adjourned at 2:45pm.**



# City of New Bedford

## Tax Increment Financing Board

Jonathan F. Mitchell, Mayor

### TIF/STA - Active Certified Projects

Certified Projects	Agmt Type	Years	Assessment Schedule	Prvt. Invest. Agmt.	Prvt. Invest. To Date	Jobs Created / Agmt.	Jobs Retained / Agmt.	Jobs Created To Date	Jobs Retained To Date	Jobs Held By NB	Status Of Agmt.
<b>FY2020</b>											
Plumber's Supply Company	TIF	15	95-95-95-90- 80-70-60-50- 40-30-20-15-5- 5-5	\$18,000,000		7	43	0	0	0	New
429 Church St.											
Parcel(s): 114-03											
<b>Subtotals for FY 2020</b>											
				\$18,000,000		7	43	0	0	0	
<b>FY2019</b>											
Quality Custom Packing, Inc.	STA	5	100-75-50-25-0	\$1,400,000		40	0	0	0	0	New
25 Wright											
Parcel(s): 31-268											
Ocean Fleet Fisheries, Inc.	STA	5	100-75-50-25-0	\$1,700,000	\$1,592,000	19	6	0	6	0	Last Reported FY2017
20 Blackmer Street											
Parcel(s): 25A - 46											
<b>Subtotals for FY 2019</b>											
				\$3,100,000	\$1,592,000	59	6	0	6	0	
<b>FY2018</b>											

Certified Projects	Agmt Type	Years	Assessment Schedule	Prvt. Invest. Agmt.	Prvt. Invest. To Date	Jobs Created / Agmt.	Jobs Retained / Agmt.	Jobs Created To Date	Jobs Retained To Date	Jobs Held By NB	Status Of Agmt.
Quality Custom Packing, Inc. 25 Wright Parcel(s): 31-268	STA	5	100-75-50-25-0	\$1,000,000	\$870,000	21	5	0	5	5	Last Reported FY2017
Freedom Restoration 1440 Purchase Street Parcel(s): 72-239	STA	5	100-75-50-25-0	\$750,000	\$820,000	6	6	0	6	3	Last Reported FY2017
New Bedford Urban Renaissance II LLC 218-226 Union Street Parcel(s): 46-32	TIF	15	100-100-90-75-75-50-50-25-25-25-25-20-10-5	\$10,000,000	\$3,633,224	24	0	1	0	1	Last Reported FY2017
<b>Subtotals for FY 2018</b>											
<b>FY2017</b>											
Friendly Fruit, Inc. 2301 Purchase Street Parcel(s): 97-09	TIF	10	90-85-75-65-55-50-45-35-25-15	\$11,000,000	\$14,403,127	10	351	38	351	221	Last Reported FY2017
Shuster Corporation 4 Wright Street Parcel(s): 133-36	STA	5	100-75-50-25-0	\$134,500	\$169,592	4	37	0	29	5	Last Reported FY2017
Friendly Fruit, Inc. 2301 Purchase Street Parcel(s): 97-09	STA	5	100-75-50-25-0	\$11,000,000	\$14,403,127	10	351	38	351	221	Last Reported FY2017



Certified Projects	Agmt Type	Years	Assessment Schedule	Prvt. Invest. Agmt.	Prvt. Invest. To Date	Jobs Created / Agmt.	Jobs Retained / Agmt.	Jobs Created To Date	Jobs Retained To Date	Jobs Held By NB	Status Of Agmt.
SERVPRO of Dartmouth/New Bedford South 1476 Purchase Street Parcel(s): 72-134	STA	5	100-75-50-25-0	\$612,000	\$300,000	5	8	4	8	6	Last Reported FY2017
Dam It! Inc. 686 Belleville Ave. Parcel(s): 111-146	STA	5	100-75-50-25-0	\$800,000	\$550,000	2	0	2	0	2	Last Reported FY2017
<b>Subtotals for FY 2017</b>											
				\$23,546,500	\$29,825,846	31	747	82	739	455	
<b>FY2016</b>											
Amt BioProducts 39 Cape Street Parcel(s): 37-322	STA	5	100-75-50-25-0	\$685,000	\$833,800	5	11	4	11	1	Last Reported FY2017
HTP Inc. 272 Duchaine Boulevard Parcel(s): 136-524	STA	5	100-75-50-25-0	\$3,522,000	\$4,089,058	44	55	16	55	20	Last Reported FY2017
<b>Subtotals for FY 2016</b>											
				\$4,207,000	\$4,922,858	49	66	20	66	21	
<b>FY2015</b>											
Coggeshall New Bedford LLC 500 Boylston Street Parcel(s): 93-261	TIF	5	90-80-70-60-50	3,000,000	\$3,406,000	34	0	5	0	3	Last Reported FY2017
<b>Subtotals for FY 2015</b>											
				\$3,000,000	\$3,406,000	34	0	5	0	3	

Certified Projects	Agmt Type	Years	Assessment Schedule	Prvt. Invest. Agmt.	Prvt. Invest. To Date	Jobs Created / Agmt.	Jobs Retained/ Agmt.	Jobs Created To Date	Jobs Retained To Date	Jobs Held By NB	Status Of Agmt.
<b>FY2013</b>											
Standard Times	TIF	8	100-95-95-90- 45-25-15-5	\$6,350,000	\$7,133,395	4	0	4	0	0	Last Reported FY2017
555-557 Pleasant St.											
Parcel(s): 52-286											
<b>Subtotals for FY 2013</b>											
				\$6,350,000	\$7,133,395	4	0	4	0	0	
<b>FY2011</b>											
Waterfront Hospitality LLC	TIF	15	100-100-90-75- 75-50-50-50- 25-25-25-25- 20-10-5	\$11,000,000	\$14,400,510	18	0	54	0	8	Last Reported FY2018
16 Front St											
Parcel(s): 47-129											
<b>Subtotals for FY 2011</b>											
				\$11,000,000	\$14,400,510	18	0	54	0	8	
<b>FY2010</b>											
M&C Café, Inc.	TIF	10	100-90-85-75- 50-25-10-10-5- 5	\$1,750,000	\$1,265,978	1	6	4	6	7	Last Reported FY2018
436 Belleville Ave.											
Parcel(s): 100-49											
<b>Subtotals for FY 2010</b>											
				\$1,750,000	\$1,265,978	1	6	4	6	7	
<b>FY2001</b>											
Star Store (Star Holdings, LP)	TIF	20	Flat Rate of \$50,000 per year	\$18,500,000	\$21,500,000	25	0	37	0	30	Last Reported FY2018
184 Union St.											
Parcel(s): 46-41											
<b>Subtotals for FY 2001</b>											
				\$18,500,000	\$21,500,000	25	0	37	0	30	



Certified Projects	Agrmnt Type	Years	Assessment Schedule	Prvt. Invest. Agrmnt.	Prvt. Invest. To Date	Jobs Created / Agrmnt.	Jobs Retained/ Agrmnt.	Jobs Created To Date	Jobs Retained To Date	Jobs Held By NB	Status Of Agrmnt.
			Grand Totals	\$101,203,500	\$89,369,811	279	879	207	828	533	

January 29, 2019

Mr. Jeffrey Glassman  
Darn It! Inc.  
90 Hatch Street  
New Bedford, MA 02745

**RE: TIF Compliance Review**

Dear Mr. Glassman,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your investment of \$550,000 is below the required investment of \$800,000, you have however met the job creation requirement to create 2 new jobs. You may have met your investment requirement in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Ira Perry  
AMT Bioproducts Corp.  
33 Cape Street  
New Bedford, MA 02740

**RE: TIF Compliance Review**

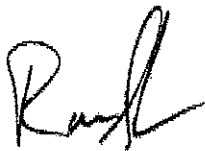
Dear Mr. Perry,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that with your investments of \$833,800 you have reached and exceeded the required investment of \$685,000, however, the requirement to create 5 new jobs has not yet been met with the reporting of 4 jobs being created to date. You may have met your job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Arthur DeMello  
New Bedford Urban Renaissance II, LLC  
555 Pleasant Street  
New Bedford, MA 02740

**RE: TIF Compliance Review – 222 Union Street**

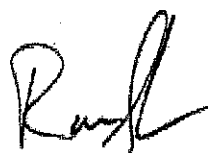
Dear Mr. DeMello,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your investments of \$3,633,224 are below the required investment of \$10,000,000, and the requirement to create 24 new jobs has also not yet been met with the reporting of 1 job being created to date. You may have met your investment and job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Mark Dickerson  
Dickerson Development Corp  
1266 Furnace Brook Parkway, Suite 310  
Quincy, MA 02169

**RE: TIF Compliance Review**

Dear Mr. Dickerson,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see the required investment of \$3,000,000 has been met with your investment of \$3,406,000, however the required creation of 34 jobs has not yet been met with you reporting 5 jobs having been created. The agreement specifies that 34 jobs to be created by Steward St. Anne's. Although no longer being operated by Steward St. Anne's, the Walk-In center is open and operating and these jobs need to be accounted for in the annual reporting, in order to avoid decertification of the TIF. State records show that you have not yet filed your 2018 report and we would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

**January 29, 2019**

Mr. Randy Santerre  
Freedom Restoration  
1440 Purchase Street  
New Bedford, MA 02740

**RE: TIF Compliance Review**

Dear Mr. Santerre,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your required investment of \$750,000 has been met with your investment of \$820,000, however the requirement to create 6 jobs has not yet been met. You may have met your job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Ms. Kate Silva  
Friendly Fruit, Inc. d/b/a Sid Wainer & Son  
2301 Purchase Street  
New Bedford, MA 02746

**RE: TIF Compliance Review**

Dear Ms. Silva,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

While all investment and job requirements have been met for the property located at 2301 Purchase Street, the 2018 report has not yet been submitted. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Dave Martin  
HTP, Inc.  
272 Duchaine Boulevard  
New Bedford, MA 02745

**RE: TIF Compliance Review**

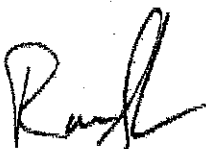
Dear Mr. Martin,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, you reported 16 jobs having been created where as your TIF agreement calls for 44 jobs to be created. This requirement may have been met in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer



January 29, 2019

Mr. Lars Vinjerud II  
Oceans Fleet Fisheries, Inc.  
38 Blackmer Street  
New Bedford, MA 02744

**RE: TIF Compliance Review**

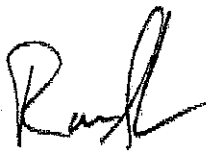
Dear Mr. Vinjerud,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your investments of \$1,592,000 are below the required investment of \$1,700,000, and the requirement to create 19 new jobs has also not yet been met with the reporting of 0 jobs being created to date. You may have met your investment and job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer



**New Bedford  
Economic Development Council**

Open for Business!

1213 Purchase Street  
2nd Floor  
New Bedford, MA 02740  
[www.nbedc.org](http://www.nbedc.org)

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January 29, 2019

Mr. Dennis Saluti  
Quality Custom Packing, Inc.  
25 Wright Street  
New Bedford, MA 02740

**RE: TIF Compliance Review**

Dear Mr. Saluti,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your investments of \$870,000 are below the required investment of \$900,000, and the requirement to create 21 new jobs has also not yet been met with the reporting of 0 jobs being created to date. You may have met your investment and job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,

Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Douglas Glassman  
Glassman Services, Inc. d/b/a Servpro  
1476 Purchase Street  
New Bedford, MA 02740

**RE: TIF Compliance Review**


Dear Mr. Glassman,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that your investments of \$300,000 are below the required investment of \$600,000, and the requirement to create 5 new jobs has also not yet been met with the reporting of 4 jobs being created to date. You may have met your investment and job requirements in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Mr. Justin Bouley  
Shuster Corporation  
55 Samuel Barnet Boulevard  
New Bedford, MA 02745

**RE: TIF Compliance Review**

Dear Mr. Bouley,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

Based on your last report submitted for 2017, we can see that you have met your investment requirement of \$134,500; however the requirements to create (4) and retain (37) jobs has not yet been met with your reporting of only 29 full time jobs at the end of 2017, which is less than the 37 jobs that were to be retained and 4 jobs that were to be created. You may have created those jobs in 2018; however you have not yet filed the 2018 report. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,



Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

January 29, 2019

Ms. Shiawee Yang  
New Bedford Urban Renaissance, LLC  
555 Pleasant Street  
New Bedford, MA 02740

**RE: TIF Compliance Review – 555 Pleasant Street**

Dear Ms. Yang,

As part of our annual review of the City's Tax Increment Financing (TIF) Program, we review each file for compliance with the reporting, investments and jobs as required per the TIF agreement.

While all investment and job requirements have been met for the property located at 555 Pleasant Street, the 2018 report has not yet been submitted. We would ask that you take a few minutes to submit your 2018 report as soon as possible.

Please contact Nancy Durant, our Lending and Compliance Specialist should you have any questions or concerns. Ms. Durant can be reached at 508-971-0223 or 508-991-3122 Ext. 119.

Yours truly,

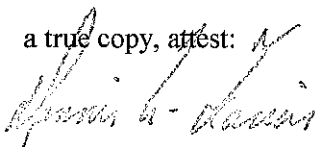


Ramon Silva  
Director of Financial Incentives  
Senior Lending Officer

IN CITY COUNCIL, February 14, 2019  
Dennis W. Farias, City Clerk

Referred to the Committee on Finance.

a true copy, attest:

  
City Clerk