



City of New Bedford
IN COMMITTEE

March 11, 2021

CORRECTED REPORT

The Honorable City Council
133 William Street
New Bedford, MA 02740

Dear Honorable Members of the City Council:

The Committee on Finance at a Meeting held on Monday, February 08, 2021, considered a COMMUNICATION, Derek Santos, Executive Director, New Bedford Economic Development Council, to Council President Lopes and Members of the City Council, submitting two proposed STA applications approved by the Tax Increment Financing Board for a five (5) year Agreement for The Atlantic Red Crab Company LLC and Eastern Fisheries, Inc. and one proposed TIE/HDIP application for 2135 and 319 Commercial Street and 10 Front Street – National Downtown Club LLC. (Copies provided and distributed to all Councillors on December 02, 2020.) (Ref'd 12/09/2020)

On motion by Councillor Lopes and seconded by Councillor Markey, the Committee VOTED: To recommend to the City Council ACCEPTANCE of the TAX INCREMENT EXEMPTION/HOUSING DEVELOPMENT INCENTIVE PROGRAM and ADOPTION of the RESOLUTION, for the National Downtown Club LLC 2135 and 319 Commercial Street and 10 Front Street. This motion passed on a Roll Call Vote of Yeas 11, Nays 0.

IN COMMITTEE ON FINANCE

A handwritten signature in cursive script that reads "Linda M. Morad".

Councillor Linda M. Morad, Chairperson

LMM: dmb

Resolution Approving the Tax Increment Exemption Housing Development Incentive Program and Agreement for the Downtown National Club LLC

Whereas, the Downtown National Club LLC has submitted a Housing Development Incentive Program (HDIP) application to the City of New Bedford and is seeking certification under the Massachusetts Housing Development Incentive program created by Chapter 40V of Massachusetts General Laws and promulgated thereunder at 760CMR 66.00, and

Whereas, Downtown National Club LLC proposes to develop 23 market rate residential units, 5 affordable residential units and plans to invest an estimated \$13.2 million in said development located at Eighteen and Union Street, 2135 & 319 Commercial Street and 10 Front Street, New Bedford, Massachusetts, and

Whereas, the project proposed by Downtown National Club LLC meets the minimum requirements of the Housing Development Incentive Program and the local objectives of the City of New Bedford's Housing Development Zone Plan;

Whereas, the proposed project is located at Eighteen and Union Street, 2135 & 319 Commercial Street and 10 Front Street and encompassing parcels, New Bedford, Massachusetts is within the boundaries of the City of New Bedford's designated Housing Development Zone;

Whereas, the Downtown National Club LLC is seeking a Local Tax Increment Incentive as part of the Certified Project approval and Housing Development Tax Credit and meets the minimum requirements of 760 CMR 66.00, and

Whereas, approval of the Downtown National Club Housing Development Incentive Program Application in accordance with the above referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council,

Now Therefore be it Resolved that the City Council of the City of New Bedford approves the Certified Project application of Downtown National Club LLC and forward said application to the Massachusetts Department of Housing and Community Development for its approval and endorsement.

Further, the City Council of the City of New Bedford authorizes the Mayor to execute the Tax Increment Exemption Agreement between the City of New Bedford and Downtown National Club LLC. Said agreement will provide for an exemption on property taxes based on the growth portion in the residential assessed valuation of the property at 100% for the first year, 20% for years 2-5, 10% for years 6-10 of a ten-year agreement according to the requirements and regulations established which govern the implementation of such Tax Increment Exemption Agreements. The Agreement will be in effect as of FY2020 and will extend through FY2029.