

City of Fall River
Massachusetts
Office of the Mayor

WILLIAM A. FLANAGAN
Mayor

SHAWN E. CADIME
City Administrator

November 7, 2013

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Council Members:

In accordance with the provisions of Chapter 44, Section 32 of the Massachusetts General Laws, I recommend the following appropriations to your Honorable Body.

1. \$208,512 That the sum of \$208,512 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **ENERGY CONSERVATION, CAPITAL PROJECTS**.
2. \$125,000 That the sum of \$125,000 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **FINANCIAL SERVICES, EXPENSE**.
3. \$388,832 That the sum of \$388,832 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **INSURANCE**.
4. \$3,000,000 That the sum of \$3,000,000 be, and the same is, hereby appropriated from **SURPLUS REVENUE**, to be credited to the **STABILIZATION FUND**.

If you have any questions or concerns regarding this, please feel free to contact me.

Sincerely,

W.A. Flanagan

William A. Flanagan
Mayor

S.C.

CITY CLERK *Corrected*
FALL RIVER, MA

2013 NOV - 8 A 9:50

RECEIVED



City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2013 NOV -7 P 4: 01

WILLIAM A. FLANAGAN
Mayor

CITY CLERK SHAWN E. CADIME
FALL RIVER, MA City Administrator

November 7, 2013

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

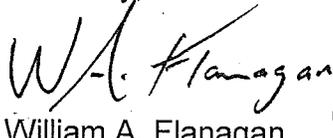
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2. \$125,000 That the sum of \$125,000 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **FINANCIAL SERVICES, EXPENSE**.
3. \$388,832 That the sum of \$388,835 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **INSURANCE**.
4. \$3,000,000 That the sum of \$3,000,000 be, and the same is, hereby appropriated from **SURPLUS REVENUE**, to be credited to the **STABILIZATION FUND**.

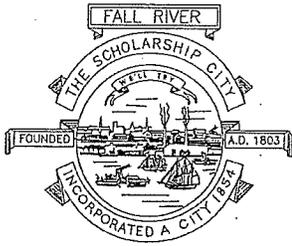
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Sincerely,


William A. Flanagan

Mayor





City of Fall River
Massachusetts
Office of the Mayor

WILLIAM A. FLANAGAN
Mayor

SHAWN E. CADIME
City Administrator

MEMO

TO: William A. Flanagan, Mayor

FROM: Shawn E. Cadime, City Administrator

RE: Financial Appropriations

DATE: November 7, 2013

I am requesting that the following appropriations be made in order for the City to capture and use the additional revenues of \$546,357 received from Energy Rebates and \$176,008 from increases in estimated receipts.

- \$208,512 is appropriated to the Energy Conservation Capital Project, which is for the energy related work that AMERESCO is conducting on City Hall and the Library.
- \$125,000 is appropriated to Financial Services. \$25,000 is to cover the FY 13 Audit services being provided by CliftonLarsonAllen. \$100,000 is to cover additional expenses associated with Tax Title.
- \$388,832 is appropriated to Insurance. These funds will be used to cover the increased costs associated with the Group Insurance Claims for the fiscal year.
- \$3,000,000 from FY 13 Free Cash is appropriated to the Stabilization Fund.

City of Fall River, In City Council

November 12, 2013

1

ORDERED:

That the sum of \$208,512 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **ENERGY CONSERVATION, CAPITAL PROJECTS**.

City of Fall River, In City Council

November 12, 2013

2

ORDERED:

That the sum of \$125,000 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **FINANCIAL SERVICES, EXPENSE**.

City of Fall River, In City Council

November 12, 2013

3

ORDERED:

That the sum of \$388,832 be, and the same is, hereby appropriated from the **TAX LEVY**, to be credited to **INSURANCE**.

City of Fall River, In City Council

November 12, 2013

4

ORDERED:

That the sum of \$3,000,000 be, and the same is, hereby appropriated from **SURPLUS REVENUE**, to be credited to the **STABILIZATION FUND**.

FY 14 Appropriation/Transfer Number Analysis

Line	Original/Revised	Appropriation	Amount Transferred	New Appropriation
Energy Conservation Capital Projects	\$	-	\$ 208,512	\$ 208,512
Financial Services, Expense	\$	554,774	\$ 125,000	\$ 679,774
Insurance	\$	41,659,844	\$ 388,832	\$ 42,048,676
(All Three Above From Tax Levy)				
Surplus Revenue FY 13 (Freecash)	\$	3,414,993	\$ (3,000,000)	\$ 414,993
Gen Fund Stabilization Fund	\$	595,895	\$ 3,000,000	\$ 3,595,895

I certify that there are sufficient funds available for these transfers.



Krishan Gupta, City Auditor

11/6/2013

2



**City of Fall River
Massachusetts
Office of the Mayor**

WILLIAM A. FLANAGAN
Mayor

November 7, 2013

Honorable Linda M. Pereira
President
Fall River City Council
One Government Center
Fall River, MA 02722

RECEIVED
2013 NOV - 7 P 4: 59
CITY CLERK
FALL RIVER, MA

Dear Council President Pereira:

Attached for your information, review and City Council action, please find two Economic Assistance Coordinating Council Applications, one draft Tax Increment Financing (TIF) Agreement and two site specific Economic Opportunity Area (EOA) Applications for Klear Vu Corporation and the Walter A. Furman Company. Please note that Klear Vu Corporation will be seeking Investment Tax Credits through the Economic Assistance Coordinating Council and an Abandoned Building Renovation Deduction through the Department of Revenue. The Walter A. Furman Company is seeking real property tax and personal property benefit approval from the Fall River City Council and Commonwealth of Massachusetts Economic Assistance Coordinating Council. With the approval of the City Council, the Resolutions, draft TIF Agreement, EOA Applications and all other corresponding documents will be forwarded to the State of Massachusetts' Economic Assistance Coordinating Council for final approval.

The Klear Vu Corporation project plan is to purchase and occupy a vacant building in the Fall River Industrial Park. The company expects to increase its production and expand its direct-ship operation at the new facility, which will require an increase in permanent full-time employees. Specifically, Klear Vu Corporation has committed to creating 16 new permanent full-time employees over a five year period.

The Walter A. Furman Company project plan is to purchase 25,000 square feet of land to the south of their existing facility on Liberty Street. The company plans to expand its warehouse and finishing room, which would include a new state of the art spray room, ventilation system and stacks. In addition, Walter A. Furman Company has committed to creating 25 new permanent full-time jobs over a five year period.

The TIF Board, established by City Council ordinance on November 29, 1994, met on October 3, 2013 when it approved these projects and EOAs. I respectfully request that the City Council also look favorably upon these applications and approve them as presented and subject to EACC approval.

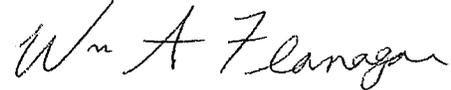
Honorable Linda M. Pereira

November 7, 2013

Page 2

Thank you for your time and attention to this matter. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

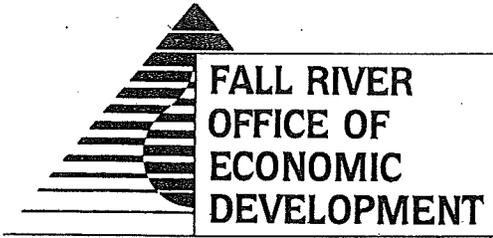
A handwritten signature in cursive script that reads "William A. Flanagan". The signature is written in dark ink and is positioned below the word "Sincerely,".

William A. Flanagan

Mayor

Attachments

cc: City Council Members



RECEIVED

2013 NOV -7 P 4:36

CITY CLERK _____
FALL RIVER, MA

October 24, 2013

Honorable Linda M Pereira
President
Fall River City Council
One Government Center
Fall River, MA 02722

Dear Council President Pereira:

Attached for your information, review and City Council action, please find two Economic Assistance Coordinating Council Applications, one draft Tax Increment Financing (TIF) Agreement and two site specific Economic Opportunity Area (EOA) Applications for Klear Vu Corporation and the Walter A. Furman Company. Please note that Klear Vu Corporation will be seeking Investment Tax Credits through the Economic Assistance Coordinating Council and an Abandoned Building Renovation Deduction through the Department of Revenue. The Walter A. Furman Company is seeking real property tax and personal property benefit approval from the Fall River City Council and Commonwealth of Massachusetts Economic Assistance Coordinating Council. With the approval of the City Council, the Resolutions, draft TIF Agreement, EOA Applications and all other corresponding documents will be forwarded to the State of Massachusetts' Economic Assistance Coordinating Council for final approval.

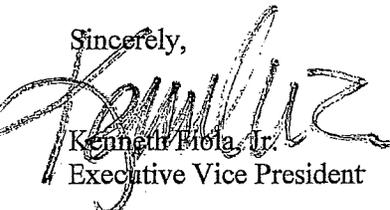
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The TIF Board, established by City Council ordinance on November 29, 1994, met on October 3, 2013 when it approved these projects and EOAs. I respectfully request that the City Council also look favorably upon these applications and approve them as presented and subject to EACC approval.

Thank you for your time and attention to this matter. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,


Kenneth Biola, Jr.
Executive Vice President

Attachments

cc: City Council Members

One Government Center, Fall River, Massachusetts 02722-7700
508.324.2620
508.675.1497
Fax: 508.677.2840

RESOLUTION OF LOCAL GOVERNING BODY APPROVING THE FILING OF AN APPLICATION WITH THE STATE ECONOMIC ASSISTANCE COORDINATION COUNCIL REQUESTING APPROVAL ON AN ADDITIONAL ECONOMIC OPPORTUNITY AREA IN THE CITY OF FALL RIVER

WHEREAS, Chapter 23A, Section 3A through 3F of the Acts of 1993, established the Economic Development Incentive Program (EDIP); and

WHEREAS, the EDIP program is designed to promote increased business development and expansion in Economic Target Areas (ETAs) and Economic Opportunity Areas (EOAs) of the Commonwealth; and

WHEREAS, the Economic Assistance Coordinating Council (EACC) established by Section 3B of said Chapter 23A, is charged with administering the EDIP program, including the review and approval of applications from municipalities for the designations of areas as Economic Target Areas and Economic Opportunity Areas; and

WHEREAS, the City Council of Fall River has previously submitted applications to the Economic Assistance Coordinating Council seeking designation as an Economic Target Area as well as the creation of five separate Economic Opportunity Areas in the City and three site specific Economic Opportunity Areas; and

WHEREAS, the Klear Vu Corporation seeks to occupy a building in the City's Industrial Park which has been more than 75% vacant for more than 24 months and is therefore eligible for the Abandoned Building Tax Credit and further seeks to receive Manufacturing Retention Project status through the Massachusetts Office of Business Development Economic Development Incentive Program and has received municipal approval of the same; and

WHEREAS, the City's application for Economic Target Area status and Economic Opportunity Area designation was approved by the Economic Assistance Coordinating Council on December 21, 1994; and

WHEREAS, the existing Economic Opportunity Areas are scheduled to expire, Honorable Mayor William A. Flanagan intends to submit an application to the state Economic Assistance Coordinating Council requesting approval of the proposed site specific Klear Vu Economic Opportunity Area.

NOW THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL THAT: the local governing body does hereby authorize the Mayor to submit an application to the Economic Assistance Coordinating Council requesting approval of the site specific Klear Vu Economic Opportunity Area and also authorizes the Mayor to execute an agreement with the Economic Assistance Coordinating Council to do all the things necessary to comply with the statutory and regulatory guidelines governing the Economic Development Incentive Program.



COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

Economic Development Incentive Program (EDIP)
PRELIMINARY APPLICATION

The following information is required by the Massachusetts Office of Business Development (MOBD) and the Economic Assistance Coordinating Council (EACC) to make a preliminary determination on the eligibility of a project under the Economic Development Incentive Program. This application must be returned in electronic form to your MOBD Regional Director and a hardcopy with original signature(s) mailed to: Bileen Rogan, EDIP Manager, MOBD, 10 Park Plaza, Suite 3730, Boston, MA 02116. Please refer to the EDIP Guidelines, www.mass.gov/dbd/edip and your MOBD Regional Director for assistance with this application.

PART I. COMPANY INFORMATION			
Company Name	Klear-Vu Corporation		
Executive Officer/Company Designee	Robert	Cooper	
	First Name	Last Name	
Contact (if different from above)			
	First Name	Last Name	Title
Email	bccooperenator@gmail.com		
Address	135 Alden St.		
	Fall River	MA	02723
	City	State	Zip
Phone	508-674-5723	Fax	508-672-2027
Company Headquarters Location	135 Alden St. Fall River, MA 02723		
FEIN	13-5613998		
Type of Organization	<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership		
Company Year-End	December 31		
Project Location	600 Airport Road		
	Fall River	MA	02720
	City	State	Zip
Is the site a 43D Preferred Development Site (PDS)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If yes, please name the site	600 Airport Road, Fall River, MA 02720		
Please provide a brief description and history of the company, including NAICS code and whether or not company is a MA DOR-registered manufacturer.			
NAICS code: 314000			
MA Department of Revenue Registered Manufacturer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Company Description/History: The Company began its operations in 1924 in Brooklyn, NY. The Company relocated its manufacturing operation to Fall River, MA in 1965 and maintained its sales office in New York City. It presently manufactures chair pads, rocker sets, bench pads, bar stool covers, decorative pillows and other products at 135 Alden St., Fall River, MA. The Company primarily sells to mass merchandisers and national department and chain stores. It presently occupies in excess of 200,000 square feet at its manufacturing facility at 135 Alden Street, Fall River, MA and ships in excess of \$12,000,000. of manufactured product from such location on an annual basis.			

COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

PART II ECONOMIC DEVELOPMENT PROJECT

A. Please indicate the date a Letter of Intent was sent to the municipality and cc. MOBD Regional Director July 2, 2013

B. When applicable, please identify the Economic Opportunity Area (EOA) within the project municipality

New EOA _____
Existing EOA 600 Airport Road, Fall River, MA

1. Provide a description of the proposed business expansion project including a breakdown of investment required and the associated costs with a breakdown of the types of expense (land, building, construction, equipment, etc.). When does the applicant expect to: (a) to begin the project, (b) to complete construction, and (c) to officially open the facility?

Acquire real estate at 600 Airport Road for \$1,750,000, by newly formed LLC owned by stockholders of Klear-Vu Corporation. Expect to close on real estate in July of 2013 and ready and equip the facility (presently vacant) and commence operations by September 30, 2013 in the new facility. The newly formed LLC is known as True Blue Realty LLC and will take title to the real estate.

2. Does the current public infrastructure meet the proposed certified project's needs?

Yes No

3. Is the applicant new to Massachusetts? No

a. If not, where are the existing Massachusetts facilities? 135 Alden St
Fall River, MA 02723

b. Will the proposed economic development project require and/or trigger the closing or consolidation of any Massachusetts facilities or the elimination of any other jobs currently in Massachusetts? If yes, please explain. No

4. What is the number of (a) full-time jobs to be created (b) full-time jobs to be retained and (c) full-time employees at other Massachusetts facilities? NOTE: These are the numbers that future job compliance will be measured against. (d) Describe how the applicant will create the permanent full-time jobs in Massachusetts within 24 months after receipt of the incentives, and how these jobs will be maintained for at least 5 years.

New Jobs	Jobs Retained at Site	Total Jobs in Massachusetts
10	77	87

(d) The company expects to increase its production and expand its direct-ship operation at the new facility which will require the anticipated increase in permanent full-time jobs, which jobs should continue for at least five years. It is expected that these full-time additional jobs will be filled by Massachusetts residents from the following areas:

5. What actions will you take to recruit employees from among residents of the municipality and/or Economic Target Area?

Presently, 76.62% of employees are presently from Fall River, 19.48% of employees are presently from Bristol County, MA (not including Fall River), and 3.9% of employees presently are from Rhode Island. It is fully expected that additional employees will be primarily from Fall River, given the history of the company's employee base. The Company intends to work with The Bristol Workforce Investment and Economic Development Incentive Program 2 of 5
the Fall River Career Center to assist in the fulfillment of the additional jobs that will be created in conjunction with this project.

**COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT**

6. Is the project likely to result in another substantial and exceptional economic benefit to the Commonwealth? If yes, please explain.

Yes. Protect 77 jobs, add additional jobs, export products manufactured in Massachusetts outside the Commonwealth. In 2012, 97.4% of sales were exported from MA to other states. In 2011, 97.8% of sales were exported outside MA. Net sales from products manufactured in Fall River were \$12,749,000 in 2012 and \$12,382,000 in 2011. It is expected that additional sales will be generated from the new facility resulting in additional benefit to local suppliers, increased employment and increased exports from MA.

7. Will the project result in spin-off activity that will support Massachusetts based suppliers and contractors? If yes, please explain.

By maintaining the operations in MA, other MA suppliers will benefit from rendering services and supplying the company's operations, as many of the suppliers are local. The company utilizes temporary employment agencies that provide supplemental help. Most of the employees of the temporary agencies are MA residents.

8. Please answer the following questions related to the project location.

a. Will the applicant own or lease the facility where the business expansion location will occur?	Lease/Rent
b. If leasing, name the developer/landlord and state who will be the taxpayer thereof for purposes of paying local real estate taxes?	True Blue Realty LLC
c. If owning, will the applicant fully occupy the space?	No
d. If the applicant will not fully occupy the space, does it intend to lease the remaining space?	The Company intends to fully utilize the manufacturing space but use 5,000 of the 40,000 square feet of office space. The Company will develop plans to utilize the additional remaining office space.

9. Certification for Abandoned Buildings

a. Does the proposed project involve the renovation and reuse of an abandoned building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
b. If yes or unsure, how long has the building been vacant or unused? (If unsure, state date)	7-8 years
c. During the period of time that the building has been vacant or unused, what percentage of the building was vacant and unused? If the percentage varied during this time period, provide information for each change in the percent of vacant space and the applicable time period.	100%

10. a. Please indicate the length of Certified Project requested. 10 years estimated

b. Please state which incentives the applicant is seeking:

State Investment Tax Credit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
State Abandoned Building Renovation Deduction	Yes
Local Real Estate Tax Incentive	Yes

11. Please indicate the company's outside of Massachusetts sales as a percentage of total sales and describe how the proposed project will alter the distribution impact.

The proposed project will not significantly alter the company's sales as a percentage to outside of MA. As indicated above, the Company's sales in 2011 and 2012 exceeded \$12,000,000, in each year and, in each year, over 97% of the sales of products manufactured in Fall River, MA were exported outside of MA.

12. Provide detailed information on any other sources of public or quasi-public funding that has been received or will be sought to contribute towards the financing of the

COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

Proposed expansion:
No public or quasi-public funding is anticipated.
13. Is the applicant seeking tax incentives from the Massachusetts Life Science Center? If yes, this may affect the potential EDIP benefits.
No

PART III. LABOR AFFIRMATION

Part A:

<input checked="" type="checkbox"/>	As an applicant requesting Certified Project approval, _____, affirms (check box) that this business will not unlawfully misclassify workers as self-employed or as independent contractors, and certifies compliance with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.
<input checked="" type="checkbox"/>	As an applicant requesting Certified Project approval, _____, affirms (check box) that this business will not knowingly employ developers, subcontractors, or other third parties that unlawfully misclassify workers as self-employed or as independent contractors, or that fail to comply with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.

Part B: Within the past five years, has the applicant or any of its officers, directors, employees, agents, or subcontractors of which the applicant has knowledge, been the subject of (if yes, please provide details):

(a) an indictment, judgment, conviction, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law;	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:
(b) a government suspension or debarment, rejection of any bid or disapproval of any proposed contract subcontract, including pending actions, for lack of responsibility, denial or revocation of prequalification or a voluntary exclusion agreement; or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Details:

Economic Development Incentive Program (c) any governmental determination of a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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COMMONWEALTH OF MASSACHUSETTS
 ECONOMIC ASSISTANCE COORDINATING COUNCIL
 MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

(c) any governmental determination of a violation of any public works law or regulation, or labor law or regulation or any OSHA violation deemed "serious or willful?"	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Details:		

Authorization and Certification

I/We _____ (names and titles) of the applicant business applying for "Certified Project" status from the Commonwealth of Massachusetts, Economic Assistance Coordinating Council hereby certify that I/we have been authorized to file this application and to provide the information within and accompanying this application and that the information provided herein is true and complete and that it reflects the applicant's intentions for investment, job creation and sales. I/we understand that the information provided with this application will be relied upon by the Commonwealth in deciding whether to approve "Certified Project" status and that the Commonwealth reserves the right to take action against the applicant or any other beneficiary of the Certified Project if the Commonwealth discovers that the applicant intentionally provided misleading, inaccurate, or false information. I/we make this certification under the pains and penalties of perjury.

Signed: Robert W. Cooper JULY 22, 2013
 Name Title Date

ROBERT W. COOPER JULY 22, 2013
 Name Title Date

Certification as to accuracy and Public Records Law acknowledgement:

The signatories hereby certify that the answers in this application and the documents submitted in support thereof are accurate and complete representations of the applicant. They also hereby acknowledge that, under the Public Records law of the Commonwealth of Massachusetts, this application and all documents submitted in support thereof are public records under the provisions of Massachusetts G. L., Ch. 4, sec. 7 (26).

Signed: Robert W. Cooper JULY 22, 2013
 Name Title Date

 Name Title Date



MASSACHUSETTS DEPT. OF REVENUE
PO BOX 7066
BOSTON, MA 02204



AMY A. PITTER, COMMISSIONER
ROBERT P. O'NEILL, BUREAU CHIEF



KLEAR VU CORP
135 ALDEN ST
FALL RIVER MA 02723-1801

243C

Notice 80619
T/P ID 135 613 998
Date 07/31/13
Bureau CERTIFICATE

OP

CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

The Commissioner of Revenue certifies as of the above date, that the above named individual or entity is in compliance with its tax obligations payable under M.G.L. c. 62C, including corporation excise, sales and use taxes, sales tax on meals, sales and use tax on Boats/RV, withholding taxes, room occupancy excise and personal income taxes, with the following exceptions.

This Certificate certifies that individual taxpayers are in compliance with income tax obligations and any sales and use taxes, sales tax on meals, withholding taxes, and/or room occupancy taxes related to a sole proprietorship. Persons deemed responsible for the payment of these taxes on behalf of a corporation, partnership or other business entity may not use our automated process to obtain a Certificate.

This Certificate does not certify that the entity's standing as to taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law. Taxpayers required to collect or remit the following taxes must submit a separate request to certify compliance: Alcoholic Beverage Excise, Cigarette Excise, International Fuels Tax Agreement, Smokeless Tobacco or Ferry Embarkation.

THIS IS NOT A WAIVER OF LIEN ISSUED UNDER GENERAL LAWS, CHAPTER 62C,
SECTION 52.

Very truly yours,

Robert O'Neill, Bureau Chief

JOB CREATION AND WORKFORCE ANALYSIS PLAN

 # of Permanent Full-Time Employees at Certified Project Facility in Mass.	CURRENT EMPLOYMENT LEVEL IN MA	TOTAL, Projected New Permanent Jobs	New Jobs: Year One 2014	New Jobs: Year Two 2015	New Jobs: Year Three 2016	New Jobs: Year Four 2017	New Jobs: Year Five 2018
# of Permanent Full-Time Employees in Massachusetts at other sites.	75	0	0	0	0	0	0
# of Permanent Full-Time Employees to be hired at Certified Project Facility	0	16	8	2	2	2	2
# of Permanent Full-Time Employees at Certified Project Location who live in the ETA of the Certified Project	73	16	8	2	2	2	2
JOBS BY CLASSIFICATION	SALARY RANGE	TOTAL FULL-TIME	Year One	Year Two	Year Three	Year Four	Year Five
# of Management Positions	\$75K/YR-\$200,000/YR	4	1	0	0	0	0
# of Professional Positions	\$60,000/YR	1	0	0	0	0	0
# of Skilled Positions	\$10.50/HR-\$25.00/HR	70	7	2	2	2	2
# of Unskilled Positions	\$0 - \$0	0	0	0	0	0	0

JOB CREATION AND WORKFORCE ANALYSIS PLAN

KLEAR VU CORPORATION

Note: Office space is available to be leased to a tenant. Jobs will most likely be added if a tenant is found to lease the space.

September 6, 2013

The Massachusetts Economic Development Incentive Program

APPLICATION FOR DESIGNATION OF ECONOMIC OPPORTUNITY AREA(S)

PART A: Applicant Information

1. **Please check one:**

This is an application for designation of a new EOA within a previously approved ETA.

This is a request to amend an EOA previously approved by the EACC.

2. **Community submitting this application:**

Fall River, MA

3.

4. **Name of proposed EOA(s):**

Klear Vu Site Specific EOA

PART B: MANDATORY REQUIREMENTS FOR THE PROPOSED EOA

1. **Location of Proposed EOA(s):**

Provide a detailed map of each proposed EOA, indicating the existing streets, highways, waterways, natural boundaries, and other physical features, along with a legally binding written description of the EOA boundaries (with parcel numbers if appropriate). If the written description is longer than one paragraph, please submit on 3 1/2" computer disk.

The proposed EOA runs along Airport Road and is outlined by parcel z-3-95. The parcel is surrounded to the west, north and south by commercial and/or industrial uses. Please see attached map for additional detail.

2. **Description of EOA(s):**

Describe why each proposed EOA was chosen for designation. Include a brief, descriptive narrative of each area which helps to explain the particular situations, issues, or reasons why EOA designation is requested.

The City of Fall River has identified the proposed Klear Vu EOA as a Site Specific EOA to facilitate additional economic expansion and development. The Klear Vu EOA is located within the existing Fall River Industrial Park EOA, which was established in 1994. The first Certified Project in the Industrial Park EOA was certified at the EOA's inception in 1994. Establishment of the site-specific Klear Vu EOA will allow the company to be eligible for an Abandoned Building Tax Deduction and Manufacturing Retention Project (MRP) status through the Massachusetts Office of Business Development Economic Development Incentive Program. Tax incentives are critical to this project, which will further develop the industrial park, add jobs to our community and bring activity to an abandoned building located at a key location within our Industrial Park.

3. **Basis for EOA Designation:** Check the applicable category or categories (see definitions in attachment at back of application) for each proposed EOA:

The area proposed for designation as an EOA is a "blighted open area."

The area proposed for designation as an EOA is a "decadent area."

The area proposed for designation as an EOA is a "substandard area."

The area proposed for designation as an EOA has experienced a plant closing or permanent layoffs resulting in a cumulative job loss of 2,000 or more full-time employees within the four years prior to the date of filing this application.

4. **Effective Time Period for EOA Designation:** How long do you propose to maintain the EOA designation? The EOA designation may remain in effect for a minimum of five (5) years and a maximum of twenty (20) years.

20 years

5. **Local Criteria for Designation of EOAs:** Describe how each proposed EOA meets your criteria for designation of EOAs, as specified in your application for designation of the ETA.

The Census tract in which the Klear Vu EOA is located is within the previously approved Fall River Industrial Park EOA. Municipal zoning is presently in place in the EOA to foster business expansion and job creation. The proposed EOA achieves a key economic goal outlined in the City's original ETA application: that of utilizing business incentives to facilitate the retention and expansion of existing companies.

6. **Economic Development Goals:** Describe the economic development goals for each proposed EOA during the first five years of EOA designation.

The proposed Klear Vu EOA is a site-specific EOA. While the proposed location is currently within an established EOA, that EOA is scheduled to expire later this calendar year. Creation of the new EOA will allow the company to take advantage of the Abandoned Building Tax Deduction and receive Manufacturing Retention Project (MRP) status. The package will provide a critical incentive that will facilitate the relocation and expansion by the company.

Klear Vu Corporation relocated its manufacturing operation from New York to Fall River, MA in 1965. It presently manufactures chair pads, rocker sets, bench pads, bar stool covers, decorative pillows and other products. The company primarily sells to mass merchandisers and national department and chain stores and ships in excess of \$12,000,000 of manufactured product on an annual basis.

7. **Local Services:** Describe the manner and extent to which the municipality intends to provide for an increase in the efficiency of the delivery of local services within the proposed EOA(s) (i.e. streamlining permit application and approval procedures, increasing the level of services to meet new demand, changing management structure for service delivery).

The City of Fall River and the Fall River Office of Economic Development have worked closely with officials from Klear Vu on the company's relocation and expansion plans, including providing technical assistance relative to the procurement of economic incentives that will allow the project to move forward. This relationship will continue and the City is prepared to assist the company in all appropriate aspects of the project.

Also, a new interchange was recently constructed on Route 24 that offers a second route of access to the industrial park and the Klear Vu EOA, which will ease traffic restraints in the industrial park and proposed EOA. The City is also building a new water tower to meet the needs of the industrial park which will benefit the proposed EOA.

With regard to local services, the City's original ETA/EOA application noted that the municipality has introduced a total quality initiative to improve the efficiency and quality of service delivery through the entire city ETA. The initiative is intended to improve the level of service within the municipal government. It is also designed to improve the management of public sector service delivery. In addition, the municipality is committed to streamlining the application and approval procedures associated with permitting.

8. **Compliance with Community Reinvestment Act:** Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.

While Fall River does not have a written policy, the City and the Fall River Office of Economic Development regularly conduct business with both major regional and community-based savings banks that comply with the Community Reinvestment Act.

9. **Project Approval:**

(a) Identify the municipal official or group/board which shall be authorized to review project proposals for and on behalf of the municipality.

Coordination responsibility for the review of projects within the proposed EOA will be delegated to Jobs for Fall River, Inc. This organization is a nonprofit development corporation which functions as the Fall River Office of Economic Development.

Project certification responsibility will fall within the auspice of the Tax Increment Financing (TIF) Board. Please refer to (b)2.

(b) Indicate the standards and procedures for review of project proposals, including the application procedures, the timeframe for review and determination, and the criteria and process for approval of project proposals. **If you intend to use supplemental application material (i.e. municipal cover letter with instructions, job commitment signoff sheet, supplemental questions to be required by the municipality, etc.), it must be mentioned here and must be approved by the Economic Assistance Coordinating Council (EACC). Please attach (if appropriate).**

The standards and procedures for review and approval of certified projects will be as follows:

1. Business seeking project certification will be required to complete a project certification form. The City will utilize the project certification form contained within the state EDIP application. A completed project certification form will be submitted to Jobs for Fall River, Inc. Applications will be accepted on an on-going basis.

Jobs for Fall River, Inc. will provide technical assistance to those companies in need of technical assistance to prepare a completed application.

2. Completed applications will be forwarded to a TIF Board which is comprised of the following:
 - Mayor
 - President of the City Council
 - Two members of the City Council
 - Chairman of the Board of Tax Assessors
 - City Administrator
 - President of Jobs for Fall River, Inc.
3. Once the project is approved by the TIF Board it is submitted to the Fall River City Council for approval. Following approval by the Fall River City Council, an application is submitted to the Economic Assistance Coordinating Council for final approval.

10. Intent of Businesses to Locate in EOA:

Identify the names and the nature of businesses, if any, that have indicated an intention

to locate or expand in the proposed EOA(s). If possible, include letters of intent from the businesses, outlining the number of jobs that would likely be created and providing a timetable for development of the projects.

Klear Vu Corporation relocated its manufacturing operation from New York to Fall River, MA in 1965. It presently manufactures chair pads, rocker sets, bench pads, bar stool covers, decorative pillows and other products. The company primarily sells to mass merchandisers and national department and chain stores and ships in excess of \$12,000,000 of manufactured product on an annual basis.

The proposed Klear Vu EOA is a site-specific EOA. While the proposed location is currently within an established EOA, that EOA is scheduled to expire later this calendar year. Creation of the new EOA will allow the company to take advantage of the Abandoned Building Tax Deduction and receive Manufacturing Retention Project (MRP) status. The package will provide a critical incentive that will facilitate the relocation and expansion by the company.

PART C: SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

This section must be completed by any municipality or member of a regional ETA with a population that exceeds fifty thousand (50,000) people. The population threshold should be calculated based on the most recent statistics available from the U.S. Bureau of the Census.

1. Permit Streamlining:

(a) List each officer, board, commission or other decision-making authority in the municipality that issues permits, approvals, and licenses and indicate the type of permit, approval or license issued by each authority.

Listed herein are the boards, commissions and other decision making authorities in Fall River that issue permits, approvals and licenses. Also listed are the types of permits issued by each organization.

Board/Commission	Type of Permit
Conservation Commission	Wetland Determination
Building Department	Building/Occupancy
Board of Health	Site Assignment/Title V
Sewer Commission	Sewer Tie-in
Zoning Board	Sub-Division
Planning Board of Appeal	Variance
Fire Department	Safety Permit/Storage
Water Department	Water Permit
Licensing Board	Liquor License
Police Department	Safety Permit

(b) Provide a proposal and plan to streamline the municipality's permit, approval and license procedures. The plan should reduce the number of steps required to obtain approvals for new development. For example, the municipality could combine two separate application forms into one form, provide for joint review by two or more decision making authorities, and set firm deadlines for final decisions on permits, approvals, or licenses.

If the municipality has already implemented a plan to streamline the permit and approval process, describe that plan, indicating the strengths and weaknesses of the plan and provide a revised plan to improve upon the weaknesses.

In an effort to streamline permitting, the City of Fall River has adopted an integrated application and approval process. The streamlined permit process is as follows:

- Applicant files for municipal permit. Copies of the permit application are distributed to all appropriate licensing boards and commissions.
- Each department head is provided an opportunity to review and comment on the application
- All comments are submitted to the Director of Municipal Service.

2. Municipal Services in Proposed EOAs:

(a) Provide an analysis of the existing infrastructure support and municipal services, including transportation access, water and sewer hook-ups, lighting, and fire and police protection to and for certified projects within the proposed EOA(s). Indicate if the existing level of services and infrastructure is adequate to support the anticipated development in the proposed EOA(s).

Infrastructure in the proposed Klear Vu EOA is more than adequate to accommodate the project plan. There is also access to the Industrial Park and Klear Vu EOA via the newly constructed interchange on Route 24.

(b) Provide a proposal for meeting additional demand for municipal services and infrastructure improvement, including costs and funding sources available for these improvements.

N/A

3. Job Training Programs:

Describe the municipality's plans to secure access to publicly or privately sponsored training programs for employees of certified projects and for residents of the municipality/ETA.

Coordination between economic development and job training programs has a long standing tradition in Fall River. During the late 1970's, Jobs for Fall River, Inc. served as the local Private Industry Council under the Comprehensive Employment and Training Act (CETA). Since its inception, the Board of Directors of Jobs for Fall River, Inc. has included a diverse group of business people as well as the Chairman for the Workforce Investment Board.

Further, loans issued by Jobs for Fall River, Inc. require the commitment to hire individuals from the City of Fall River. Similarly, a portion of the jobs created must be made available to low and moderate income families. Jobs for Fall River, Inc. works closely with the Fall River Career Center to access training funds such as those offered through the On-the-Job-Training Program and the new Workforce Training Fund.

EOA certified projects will be required to integrate available job training programs into the development strategy. Reporting requirements established within the EOA plan will obligate each certified project to document progress on making jobs available to individuals from low and moderate income households and on hiring EOA residents into at least 51% of the jobs created as a result of the project.

4. Local Community Involvement:

Describe the municipality's plans to increase the level of private sector involvement and the level of involvement by community development organizations in the economic revitalization of the area proposed for designation. For example, local involvement could include commitments from private persons to provide jobs and job training to residents or to employees who for certified projects in the proposed EOA(s).

The City of Fall River, through the Fall River Office of Economic Development, has placed a strong emphasis on business retention as part of its comprehensive economic development strategy. As a result, the City works closely with existing businesses to assist with their expansion, job creation and job retention plans. These expansion projects, in almost all cases, involve private investment.

As part of its business expansion effort, the City has maintained ongoing dialogue with Klear Vu Corporation, and has received specific information about the proposed relocation and expansion. The Fall River Office of Economic Development has been assisting the company with these efforts.

For the proposed Klear Vu EOA, since the area is site-specific to facilitate a relocation and expansion, the municipality has already received a commitment for significant private sector investment and involvement. Klear Vu Corporation plans to occupy and abandoned building in

the Fall River Industrial Park, create 16 new permanent full-time jobs and retain 75 permanent full-time jobs. The project will lead to a continuing revitalization of the original EOA.

PART D: COMMITMENT TO PROVIDE LOCAL PROPERTY TAX RELIEF

The municipality completing this application must provide a **binding written offer** to provide either tax increment financing or a special tax assessment to each certified project located within the proposed EOA(s).

Please attach a copy of the municipality's binding written offer.

- In cities, this shall be in the form of a City Council Order or Resolution, along with a Certified Vote by the City Clerk.
- In towns with Town Meeting form of government, this shall be in the form of a Town Meeting Motion, along with a Certified Vote by the Town Clerk.
- In towns with Town Council form of government, this shall be in the form of a Town Council Order or Resolution, along with a Certified Vote by the Town Clerk.

DEFINITIONS, as specified in 402 CMR 2.03:

Blighted Open Area - a predominantly open area which is detrimental to the safety, health, welfare or sound growth of a community and which is predominantly open because it is unduly costly to develop it soundly through the ordinary operations of private enterprise. Factors which might make an area unduly expensive to develop include, but are not limited to, existence of hazardous materials or other contaminants; existence of ledge, rock, unsuitable soil, or other physical conditions; need for unduly expensive excavation, fill or grading; need for unduly expensive foundations or retaining walls, need for unduly expensive waterproofing, drainage or flood prevention measures; need for unduly expensive measures to protect adjacent areas and the water tables therein; need for unduly expensive measures incident to building around or over rights-of-way through the area; existence of obsolete, inappropriate or otherwise faulty platting or subdividing; deterioration of site improvements or facilities; division of the area rights-of-way; diversity of ownership; inadequate transportation facilities; inadequate utility systems; tax and special assessment delinquencies; a substantial change in business or economic conditions or practices; an abandonment or cessation of work begun on improvements; any combination of the above; or any other condition or conditions which are detrimental to the safety, health, or sound growth of a community.

Decadent Area - an area which is detrimental to safety, health, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair; or because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon foreclosure of mortgages; or because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced; or because of a substantial change in business or economic conditions; or because of inadequate light, air, or open space; or because of excessive land coverage; or because diversity of ownership, irregular lot sizes, or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise; or by reason of any combination of the foregoing conditions.

Substandard Area - an area wherein dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light, or sanitation facilities, or any combination of these factors, are detrimental to safety, health, welfare or sound growth of a community.

**RESOLUTION
APPROVING
ECONOMIC DEVELOPMENT INCENTIVE
LOCAL TAX INCENTIVE
CERTIFIED PROJECT
OF
WALTER A. FURMAN COMPANY**

WHEREAS, the Walter A. Furman Company has submitted an Economic Development Incentive Program (EDIP) Local Tax Incentive Application to the City of Fall River and is seeking Certified Project Status under the Massachusetts Economic Development Incentive Program created by Chapter 23A of the Massachusetts General Laws; Chapter 166 of the Acts of 2009 and 402 CMR 2.00, and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and the Walter A. Furman Company plans to invest an estimated \$2,000,000 in an expansion of its current facility located at 180 Liberty Street, Fall River, Massachusetts. Said investment will result in the creation of 25 new manufacturing and manufacturing related jobs and the retention of 50 manufacturing and manufacturing related jobs, and

WHEREAS, the Walter A. Furman Company is seeking a Local Tax Incentive as part of the Certified Project approval a EDIP-Investment Tax Credit and meets the minimum requirements of 402 CMR 2.00 and the project described in the Economic Assistance Coordinating Council Local Tax Incentive Only Project Application and will have a reasonable chance of creating employment opportunities for residents of the Economic Target Area, and

WHEREAS, the proposed Local Tax Incentive Certified Project is located at 180 Liberty Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River, and

WHEREAS, approval of the Walter A. Furman Company Economic Assistance Coordinating Council Local Tax Incentive Only Project 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 Fall River approves the Walter A. Furman Company Economic Assistance Coordinating Council Local Tax Incentive Only Project Application and Certified Project status and forwards said application for final project certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement.



**Economic Assistance Coordinating Council
LOCAL TAX INCENTIVE ONLY PROJECTS**

1. APPLICANT(S) INFORMATION			
Business Names of Applicant(s):		Walter A. Furman Co., LLC New 180 Liberty St., LLC	
Business Address of Applicants:		180 Liberty Street Fall River MA 02724	
FEIN #:		27-2703097	
Executive Officer:		Timothy Manny	
Contact Person (If different):		Timothy Manny & Jason Rosati	
Email:	tim@walterafurman.com / jrosati@walterafurman.com		
Phone:	(508) 674-7751	Fax:	(508) 679 - 1244
2. NATURE AND HISTORY OF THE APPLICANT BUSINESS			
Please provide a general description of the applicant's business, history and reason for the project (for example, the company outgrew its existing space).			
Since 1954, the Walter A. Furman Company has produced premium quality architectural millwork for financial institutions, law offices, corporate headquarters, and select private residences throughout the Northeast. We have outgrown our existing facility. The business plan is to expand our facility to accommodate expected future growth of the business.			
3. PROJECT and LOCAL TAX INCENTIVE INFORMATION			
Project Name:		Walter A. Furman Co. Expansion	
Economic Opportunity Area and Project Address:		180 Liberty Street	
Municipality:		Fall River	
Local Tax Incentive: Please identify whether Tax Increment Financing or Special Tax Assessment Agreement, the duration of the incentive and percentage exemption (for example, 5 Year TIF (50-40-30-20-10)):			
7 Years <input checked="" type="checkbox"/> TIF <input type="checkbox"/> STA Exemption Schedule: Yr 1-3=100%, Yr 4=75%, Yr 5=50%, Yr 6=25%, Yr 7=25%			
Base Taxable Value of Property:		\$178,900	
Projected total value of local real estate tax exemption:		\$2,000,000	
Projected total value of local personal property tax exemption:		\$500,000	
Start of TIF / STA:		July 1, 2014	
If applicable, has the building been 75% vacant for 24 months or more?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Project Job Creation (Full Time, Permanent):		Full Time	
Project Job Retention (Full Time, Permanent):		Full Time	
Project Investment:		\$2,000,000	

As a result of the project, will there be any consolidation, relocation or closing of Massachusetts' facilities? If yes, please explain.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the project facility be owned or leased by the applicant? If leased, please identify property owner and confirm that property tax savings will be provided to the EDIP applicant.	Owned <input type="checkbox"/> Leased <input checked="" type="checkbox"/>	Property Owner: New 180 Liberty LLC All local property tax savings provided to EDIP applicant business <input checked="" type="checkbox"/>
4. NATURE AND PURPOSE OF PROPOSED PROJECT		
Please provide a summary description of the applicant's project including (a) detail and the proposed timeline of a purchase / lease and / or construction and occupation, (b) equipment purchases, (c) skills needed for new employees and hiring methods. Please explain why local incentives are necessary for the project to move forward.		
Our business plan is to increase our volume 5 to 10% per year over the next 5 years. The future growth will provide more jobs to skilled cabinetmakers and finishers in the greater Fall River area, experienced finish carpenters in the Boston area and additional office staff in Fall River. Currently we have approximately 31,500 square feet of manufacturing space and 3,500 square feet of office space. We will need more space.		
The future plan is to: Purchase 25,000 square feet of land to our south side. Work with City officials to have the paper streets surrounding our facility discontinued and obtain variance from the City to eliminate setback requirements so we can build to the perimeter of the land. 2014: expand our warehouse and finish room - which would include a new state of the art spray room, ventilation system and stacks.		
The alternative is to move out of our existing facility to a larger facility in Rhode Island that is already set up for our type of business.		
Financially, local incentives will play a role in our decision making of whether to stay or move.		
5. MUNICIPAL INFORMATION		
Municipal Contact:	Ken Fiola Jr.	
Municipal Address:	One Government Center Fall River MA 02722	
Municipal Email:	kenfiolajr@aol.com	
Municipal Phone:	(508) 324 - 2620	Municipal Fax: (508) 677-2840
6. LOCAL APPROVAL and CERTIFICATE OF GOOD STANDING		
Date Municipality Approved Local Tax Incentive:		
Approving Authority:		
Attach Municipal Vote Approving Incentive:	<input type="checkbox"/>	
Attach TIF/STA Agreement	<input type="checkbox"/>	

Certificate of Good Standing - Provide proof of good tax standing in the Commonwealth of Massachusetts via a Massachusetts Department of Revenue Certificate of Good Standing for each of the businesses intending to take advantage of tax incentives. To obtain a Certificate of Good Standing go to <https://wfb.dor.state.ma.us/webfile/Certificate/Public/WebForms/Welcome.asp>

X

Attached

MASSACHUSETTS DEPT. OF REVENUE
P.O. BOX 7066
BOSTON, MA 02204



AMY PITTER, COMMISSIONER
ROBERT O'NEILL, BUREAU CHIEF

WALTER A FURMAN CO LLC
180 LIBERTY ST.
FALL RIVER, MA 02724

T/P ID 272703097
Date 9/13/2012
Bureau CERTIFICATE

CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

The Commissioner of Revenue certifies as of the above date, that the above named individual or entity is in compliance with its tax obligations payable under M.G.L. c. 62C, including corporation excise, sales and use taxes, sales tax on meals, withholding taxes, room occupancy excise and personal income taxes, with the following exceptions.

This Certificate certifies that individual taxpayers are in compliance with income tax obligations and any sales and use taxes, sales tax on meals, withholding taxes, and/or room occupancy taxes related to a sole proprietorship. Persons deemed responsible for the payment of these taxes on behalf of a corporation, partnership or other business entity may not use our automated process to obtain a Certificate.

This Certificate does not certify that the entity's standing as to taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law. Taxpayers required to collect or remit the following taxes must submit a separate request to certify compliance: Alcoholic Beverage Excise, Cigarette Excise, Sales Tax on Boats, International Fuels Tax Agreement, Smokeless Tobacco or Ferry Embarkation.

THIS IS NOT A WAIVER OF LIEN ISSUED UNDER GENERAL LAWS, CHAPTER 62C,
SECTION 52.

Very truly yours

A handwritten signature in black ink, appearing to read "Robert O'Neill".

Robert O'Neill, Bureau Chief

PART II. LABOR AFFIRMATION

Part A:

As an applicant requesting Certified Project approval, Timothy Manny, affirms (check box) that this business will not unlawfully misclassify workers as self-employed or as independent contractors, and certifies compliance with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.

As an applicant requesting Certified Project approval, Timothy Manny, affirms (check box) that this business will not knowingly employ developers, subcontractors, or other third parties that unlawfully misclassify workers as self-employed or as independent contractors, or that fail to comply with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.

Part B: Within the past five years, has the applicant or any of its officers, directors, employees, agents, or subcontractors of which the applicant has knowledge, been the subject of (if yes, please provide details):

(a) an indictment, judgment, conviction, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law;

Yes No

Details:

(b) a government suspension or debarment, rejection of any bid or disapproval of any proposed contract subcontract, including pending actions, for lack of responsibility, denial or revocation of prequalification or a voluntary exclusion agreement; or

Yes No

Details:

(c) any governmental determination of a violation of any public works law or regulation, or labor law or regulation or any OSHA violation deemed "serious or willful?"

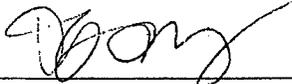
Yes No

Details:

I/We Timothy Manny (names and titles) of the applicant business applying for approval of tax incentives from the Commonwealth of Massachusetts, Economic Assistance Coordinating Council hereby certify that I/we have been authorized to file this application and to provide the information within and accompanying this application and that the information provided herein is true and complete and that it reflects the applicant's intentions for investment and job creation. I/we understand that the information provided with this application will be relied upon by the Commonwealth in deciding whether to approve tax incentives and that the Commonwealth reserves the right to take action against the applicant or any other beneficiary of the tax incentives if the Commonwealth discovers that the applicant intentionally provided misleading, inaccurate, or false information. I/we make this certification under the pains and penalties of perjury.

AND Certification as to accuracy and Public Records Law acknowledgement:

The signatories hereby certify that the answers in this application and the documents submitted in support thereof are accurate and complete representations of the applicant. They also hereby acknowledge that, under the Public Records law of the Commonwealth of Massachusetts, this application and all documents submitted in support thereof are public records under the provisions of Massachusetts G. L., Ch. 4, sec. 7 (26).

Timothy Manny	Partner	
September 24, 2013		
_____ Name	_____ Title	_____ Date
_____ Name	_____ Title	_____ Date

9/25/13

Walter A. Furman Co., LLC
Schedule of Projected Growth
Years Ending 2013 to 2018

	Shop	New Shop Jobs	Total Shop	Field	New Field Jobs	Total Field	Office	Total	% Increase
2013	28	0	28	6	0	6	16	50	
2014	28	3	31	6	1	7	17	55	10.0%
2015	31	3	34	7	1	8	18	60	9.1%
2016	34	3	37	8	2	10	19	66	10.0%
2017	37	3	40	10	1	11	20	71	7.6%
2018	40	3	43	11	1	12	20	75	5.6%

Estimated Value of EDIP Local Tax Incentives for

FY	Municipal Tax Rate Per Thousand	Incremental Assessed Value	Projected Annual RE Property Tax Bill for Incremental Assessed Value	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual Personal Property Taxes	Total Yearly Value of Local Tax Incentives
2011	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2015	\$25.43	\$2,000,000.00	\$50,860.00	100%	\$50,860.00	\$100,000.00	\$150,860.00
2016	\$25.43	\$2,000,000.00	\$50,860.00	75%	\$38,145.00	\$100,000.00	\$138,145.00
2017	\$25.43	\$2,000,000.00	\$50,860.00	50%	\$25,430.00	\$100,000.00	\$125,430.00
2018	\$25.43	\$2,000,000.00	\$50,860.00	25%	\$12,715.00	\$100,000.00	\$112,715.00
2019	\$25.43	\$2,000,000.00	\$50,860.00	1%	\$508.60	\$100,000.00	\$100,508.60
2020	\$25.43	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2021	\$25.43	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2022	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2023	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2024	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2025	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2026	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2027	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2028	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2029	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
2030	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
				TOTALS	\$127,658.60	\$500,000.00	\$627,658.60

Notes: 1. The information presented in this table is based on the information provided by the applicant. 2. The information presented in this table is based on the information provided by the applicant. 3. The information presented in this table is based on the information provided by the applicant.

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes may increase much more or much less than the municipality's total taxes. As a result, this spreadsheet does not include an assumed increase in either the tax rate or the assessed value. This spreadsheet is intended to provide an estimate of the total value of property tax exemption as a result of the yearly TIF or STA exemption percentage negotiated between a company and a municipality.

TAX INCREMENT FINANCING AGREEMENT

CITY OF FALL RIVER, MASSACHUSETTS

and

WALTER A. FURMAN COMPANY

This Agreement is made this ____ day of _____, 2013, by and between: **City of Fall River** (hereinafter called the "CITY"), a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at One Government Center, Fall River, Massachusetts, 02722, acting through its Tax Increment Financing (TIF) Board (hereinafter called the "CITY"); and **Walter A. Furman Company**, a corporation with a principal place of business at 180 Liberty Street, Fall River, Massachusetts, 02724, acting through Timothy Manny, Trustee (hereinafter called the "COMPANY"); and 180 Liberty Street LLC a Massachusetts corporation with a principal place of business at 180 Liberty Street, Fall River, Massachusetts, 02724 (hereinafter called the "LANDLORD"). This Agreement shall take effect immediately upon final approval by the Massachusetts Economic Assistance Coordinating Council on _____, 2013.

WHEREAS, the COMPANY has operated in Fall River since 1954 and has produced premium quality architectural millwork for financial institutions, law offices and select private residences throughout the Northeast; and

WHEREAS, the COMPANY intends to invest \$2,000,000 to expand its current facility by building an addition to its existing facility in Fall River at a site to be acquired by the owned by the LANDLORD at 180 Liberty Street and located within Fall River's Economic Opportunity Area (hereinafter called the "FACILITY"), and

WHEREAS, the COMPANY expects to increase business volume 5 - 10% per year over the next five years and create job opportunities for skilled cabinet makers, experienced finish carpenters and additional office space is a small family-owned business specializing in retailing; and

WHEREAS, the COMPANY will be the sole lessee concerning a lease agreement entered into with the LANDLORD and all local property tax savings shall be provided to lessee through said lease; and

WHEREAS, the COMPANY is seeking real property tax and personal property tax exemptions from the CITY for said FACILITY and the COMPANY shall embark upon a strategy of significant capital investment in plant equipment and job creation at its FACILITY in Fall River, the CITY shall grant said tax exemptions in return for a guarantee of capital investment at the FACILITY and employment opportunities for local workers; and

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties do mutually agree as follows:

A. THE COMPANY'S OBLIGATIONS

1. The COMPANY shall invest approximately \$2,000,000 in the FACILITY for expansion purposes at 180 Liberty Street, Fall River, Massachusetts. The COMPANY further agrees to retain fifty (50) permanent full time existing jobs and create and retain twenty-five (25) new permanent full-time jobs within sixty months (60) months of the CITY issuing the COMPANY a Certificate of Occupancy, in accordance with the job creation schedule submitted by the COMPANY.
2. The COMPANY agrees to operate its business at its FACILITY so long as this Agreement is in force. The COMPANY further agrees to continuously maintain the level(s) of jobs required under this Agreement from the date(s) such level(s) is/are first required to be maintained and/or achieved until the expiration or termination of this Agreement.
3. The COMPANY shall cooperate with the Bristol County Training Consortium and other local and state agencies, as appropriate, in seeking to fill vacancies at the COMPANY from the local community.
4. If the COMPANY plans to change its business plan as provided in the previous paragraphs, it may request to amend this agreement to amend its commitment. Said request for amendment shall be reviewed by the TIF Board and City Council. If the said amendment to the business plan results in a reduced commitment, the amended exemption shall be calculated in such a fashion that the total exemption provided under this Agreement for the project shall be reduced by the corresponding percentage.
5. If the COMPANY and/or LANDLORD decide(s) to sell the FACILITY and/or the business or to otherwise transfer control of the FACILITY and/or business and the operations therein, the COMPANY and/or LANDLORD shall make all good faith efforts to give the CITY at least six (6) months notice of said sale or transfer but no less than sixty (60) days shall be required. This Agreement is non-transferable without the consent of the TIF Board and City Council. Said notice shall be given by certified mail, return receipt requested, to the Mayor of the City of Fall River, One Government Center, Fall River, Massachusetts, 02722.

Further, in the event that the LANDLORD discontinues or otherwise alters its relationship with the COMPANY, it is agreed that the LANDLORD and the COMPANY shall be jointly and severally liable for any obligations or liabilities incurred by, or due from, the LANDLORD and/or COMPANY under the terms and conditions set forth in this Agreement

6. The COMPANY shall provide the CITY with a Quarterly Report, to be supplied by the City, within thirty (30) days from the end of the quarter immediately following Project Certification and for each subsequent quarter thereafter until the expiration or termination of this Agreement. Said report shall contain, at a minimum, the following information: (1) employment levels at the COMPANY at the beginning and end of the reporting period; (2) number of Fall River residents employed at the COMPANY at the beginning and end of the

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reporting period; (3) utilization of local contractors during the reporting period; (4) supplies/materials purchased locally during the reporting period; and (5) the COMPANY's financial contribution to the city (i.e., property taxes, motor vehicle excise taxes, water and sewer fees) for the reporting period.

Said quarterly report shall be forwarded to the Mayor of the City of Fall River, President of the Fall River City Council, Fall River City Clerk, Fall River Assessor, and Jobs for Fall River, Inc. (d/b/a Fall River Office of Economic Development), One Government Center, Fall River, MA, 02722. Jobs for Fall River, Inc. shall be responsible for monitoring job creation activities and compliance with the terms and conditions set forth in this Agreement. The COMPANY also shall notify Jobs for Fall River, Inc. of its receipt of a Certificate of Occupancy for its FACILITY within ten (10) days of such receipt.

B. THE CITY'S OBLIGATIONS

1. The CITY shall grant a Tax Increment Financing exemption to the COMPANY in accordance with Massachusetts General Laws, Chapter 23A, Section 3E, Chapter 40, Section 59, and Chapter 59, Section 5. Said exemption shall be granted on the building to be constructed and/or redeveloped, as described above. Said exemption shall be valid for a period of seven (7) fiscal years, beginning July 1, 2015 (FY16) and ending June 30, 2022 (FY23). Said exemption shall also apply to any supplemental real estate tax bills issued by the CITY within the aforesaid time period.

The exemption schedule is as follows:

<i>Term</i>	<i>Exemption</i>	<i>Taxes Due</i>
Year 1	100%	0%
Year 2	75%	25%
Year 3	50%	50%
Year 4	25%	75%
Year 5	25%	75%
Year 6	10%	90%
Year 7	1%	99%

2. If the CITY determines, after a hearing before, and determination from, the CITY'S Tax Increment Financing Board, that the COMPANY has failed to meet or maintain employment goals, including its obligations to retain fifty (50) permanent full time existing jobs and create and retain twenty-five (25) new permanent full-time jobs within sixty months (60) months of the CITY issuing the COMPANY a Certificate of Occupancy, in accordance with the job creation schedule submitted by the COMPANY, the Tax Increment Financing exemption pertaining to real property and personal tax exemptions shall be revoked.

The parties hereto hereby expressly agree that the actual loss to the CITY as a result of the

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failure of the COMPANY to comply with the provisions hereof are incapable of precise quantification due to the imprecise nature of secondary losses resulting from the COMPANY's breach of this Agreement. Therefore, upon decertification of the project, the total amount of tax that would otherwise have been due and payable to the CITY but has otherwise been exempted pursuant to Section B, paragraph 1 hereof shall be paid as a Payment In Lieu of Tax and as the CITY's sole remedy at law and equity for damages as a result of a breach of this agreement. Said Payment In Lieu of Tax shall be due and payable to the Treasurer of the City of Fall River within sixty (60) days of the date this project is decertified. All amounts due under the TIF Agreement will be collectable pursuant to the provisions of Massachusetts General Laws Chapter 60.

C. OTHER CONSIDERATIONS

1. If the COMPANY fails to meet or maintain employment goals or comply with the other terms of this Agreement, the CITY may request revocation of the TIF Agreement by the Economic Assistance Coordinating Council, in accordance with Commonwealth of Massachusetts Regulations 402 CMR, sections 2.01 - 2.22, as amended.

Executed as a sealed instrument.

***Tax Increment Financing Board,
City of Fall River***

Walter A. Furman Company

Mayor William A Flanagan, Chairman

Name

Title

Date

Date

180 Liberty Street, LLC

Name

Title

Date

RESOLUTION OF LOCAL GOVERNING BODY APPROVING THE FILING OF AN APPLICATION WITH THE STATE ECONOMIC ASSISTANCE COORDINATION COUNCIL REQUESTING APPROVAL ON AN ADDITIONAL ECONOMIC OPPORTUNITY AREA IN THE CITY OF FALL RIVER

WHEREAS, Chapter 23A, Section 3A through 3F of the Acts of 1993, established the Economic Development Incentive Program (EDIP); and

WHEREAS, the EDIP program is designed to promote increased business development and expansion in Economic Target Areas (ETAs) and Economic Opportunity Areas (EOAs) of the Commonwealth; and

WHEREAS, the Economic Assistance Coordinating Council (EACC) established by Section 3B of said Chapter 23A, is charged with administering the EDIP program, including the review and approval of applications from municipalities for the designations of areas as Economic Target Areas and Economic Opportunity Areas; and

WHEREAS, the City Council of Fall River has previously submitted applications to the Economic Assistance Coordinating Council seeking designation as an Economic Target Area as well as the creation of five separate Economic Opportunity Areas in the City and three site specific Economic Opportunity Areas; and

WHEREAS, the City Council of Fall River, as part of that application, voted to offer qualified projects either tax increment financing or a special tax assessment within the City's Economic Opportunity Areas; and

WHEREAS, the City's application for Economic Target Area status and Economic Opportunity Area designation was approved by the Economic Assistance Coordinating Council on December 21, 1994; and

WHEREAS, the Honorable Mayor William A. Flanagan intends to submit an application to the state Economic Assistance Coordinating Council requesting approval of the proposed site specific Furman Company Economic Opportunity Area.

NOW THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL THAT: the local governing body does hereby authorize the Mayor to submit an application to the Economic Assistance Coordinating Council requesting approval of the site specific Furman Company Economic Opportunity Area and also authorizes the Mayor to execute an agreement with the Economic Assistance Coordinating Council to do all the things necessary to comply with the statutory and regulatory guidelines governing the Economic Development Incentive Program.

The Massachusetts Economic Development Incentive Program

APPLICATION FOR DESIGNATION OF ECONOMIC OPPORTUNITY AREA(S)

PART A: Applicant Information

1. Please check one:

This is an application for designation of a new EOA within a previously approved ETA.

This is a request to amend an EOA previously approved by the EACC.

2. Community submitting this application:

Fall River, MA

3. Name of proposed EOA(s):

Furman Company Site Specific EOA

PART B: MANDATORY REQUIREMENTS FOR THE PROPOSED EOA

1. Location of Proposed EOA(s):

Provide a detailed map of each proposed EOA, indicating the existing streets, highways, waterways, natural boundaries, and other physical features, along with a legally binding written description of the EOA boundaries (with parcel numbers if appropriate). If the written description is longer than one paragraph, please submit on 3 1/2" computer disk.

The proposed EOA is located at 180 Liberty Street and includes land to the south. It is parcels H-7-27 and H-7-19. While the area was initially designated for industrial use, recent variance have allowed for the inclusion of residential in the area. As such the proposed EOA is surrounded to the north and east by residential property. To the west and south are undeveloped parcels. Please see attached map.

2. Description of EOA(s):

Describe why each proposed EOA was chosen for designation. Include a brief, descriptive narrative of each area which helps to explain the particular situations, issues, or reasons why EOA designation is requested.

The City of Fall River has identified the proposed Furman Company EOA as a Site Specific EOA to facilitate additional economic expansion and development. Establishment of the site-specific Furman Company EOA will allow the City to offer a 5-year Tax Increment Financing (TIF) Agreement to the Walter A. Furman Company, a Fall River based manufacturing company planning an expansion. Tax incentives are critical to this project, which will keep the Walter A. Furman Company located within the City of Fall River as opposed to moving to an existing out of state to a facility. The Walter A. Furman Company is an excellent corporate citizen to the City of Fall River and their expansion will not only bring jobs to an area of high unemployment, but also spur additional economic activity through our region.

3. **Basis for EOA Designation:** Check the applicable category or categories (see definitions in attachment at back of application) for each proposed EOA:

_____ The area proposed for designation as an EOA is a "blighted open area."

_____ The area proposed for designation as an EOA is a "decadent area."

X_____ The area proposed for designation as an EOA is a "substandard area."

_____ The area proposed for designation as an EOA has experienced a plant closing or permanent layoffs resulting in a cumulative job loss of 2,000 or more full-time employees within the four years prior to the date of filing this application.

4. **Effective Time Period for EOA Designation:** How long do you propose to maintain the EOA designation? The EOA designation may remain in effect for a minimum of five (5) years and a maximum of twenty (20) years.

5 years

5. **Local Criteria for Designation of EOAs:** Describe how each proposed EOA meets your criteria for designation of EOAs, as specified in your application for designation of the ETA.

Municipal zoning is presently in place in the proposed EOA to foster business expansion and job creation. The proposed EOA achieves a key economic goal outlined in the City's original ETA application: that of utilizing business incentives to facilitate the retention and expansion of existing companies.

6. **Economic Development Goals:** Describe the economic development goals for each proposed EOA during the first five years of EOA designation.

The proposed Furman Company EOA is a site-specific EOA. Creation of the new EOA will allow the City to offer a 5-year TIF package to the Walter A. Furman Company of Fall River. The package will provide a critical incentive that will facilitate a major expansion by the company.

The project plan is to purchase 25,000 square feet of land to the south side of the facility to expand the company's warehouse and finish room, which would include a new state of the art spray room, ventilation system and stacks.

Construction on the property is expected to begin in 2014 and conclude by June 30, 2013. Local incentives are necessary to make this project move forward as the company has out-of-state building prospects, which can accommodate their growth.

7. **Local Services:** Describe the manner and extent to which the municipality intends to provide for an increase in the efficiency of the delivery of local services within the proposed EOA(s)
(i.e. streamlining permit application and approval procedures, increasing the level of services to meet new demand, changing management structure for service delivery).

The City of Fall River and the Fall River Office of Economic Development will work closely with officials from the Walter A. Furman Company on the company's expansion plans, including permitting and providing technical assistance relative to the procurement of economic incentives that will allow the project to move forward. This relationship will continue and the City is prepared to assist the company in all appropriate aspects of the project.

With regard to local services, the City's original ETA/EOA application noted that the municipality has introduced a total quality initiative to improve the efficiency and quality of service delivery through the entire city ETA. The initiative is intended to improve the level of service within the municipal government. It is also designed to improve the management of public sector service delivery. In addition, the municipality is committed to streamlining the application and approval procedures associated with permitting.

8. **Compliance with Community Reinvestment Act:** Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.

While Fall River does not have a written policy, the City and the Fall River Office of Economic Development regularly conduct business with both major regional and community-based savings banks that comply with the Community Reinvestment Act.

9. **Project Approval:**

(a) Identify the municipal official or group/board which shall be authorized to review project proposals for and on behalf of the municipality.

Coordination responsibility for the review of projects within the proposed EOA will be delegated to Jobs for Fall River, Inc. This organization is a nonprofit development corporation which functions as the Fall River Office of Economic Development. Project certification responsibility will fall within the auspice of the Tax Increment Financing (TIF) Board. Please refer to (b)2.

(b) Indicate the standards and procedures for review of project proposals, including the application procedures, the timeframe for review and determination, and the criteria and

process for approval of project proposals. **If you intend to use supplemental application material (i.e. municipal cover letter with instructions, job commitment signoff sheet, supplemental questions to be required by the municipality, etc.), it must be mentioned here and must be approved by the Economic Assistance Coordinating Council (EACC). Please attach (if appropriate).**

The standards and procedures for review and approval of certified projects will be as follows:

1. Business seeking project certification will be required to complete a project certification form. The City will utilize the project certification form contained within the state EDIP application. A completed project certification form will be submitted to Jobs for Fall River, Inc. Applications will be accepted on an on-going basis.

Jobs for Fall River, Inc. will provide technical assistance to those companies in need of technical assistance to prepare a completed application.

2. Completed applications will be forwarded to a TIF Board which is comprised of the following:

Mayor

President of the City Council

Two members of the City Council

Chairman of the Board of Tax Assessors

City Administrator

President of Jobs for Fall River, Inc.

3. Once the project is approved by the TIF Board it is submitted to the Fall River City Council for approval. Following approval by the Fall River City Council, an application is submitted to the Economic Assistance Coordinating Council for final approval.

10. Intent of Businesses to Locate in EOA:

Identify the names and the nature of businesses, if any, that have indicated an intention to locate or expand in the proposed EOA(s). If possible, include letters of intent from the businesses, outlining the number of jobs that would likely be created and providing a timetable for development of the projects.

The proposed Furman Company EOA is a site-specific EOA, which will benefit the Walter A. Furman Company. Creation of the new EOA will allow the City to offer a 5-year TIF package to

the Walter A. Furman Company of Fall River. The package will provide a critical incentive that will facilitate a major expansion by the company.

The project plan is to purchase 25,000 square feet of land to the south side of the facility to expand the company's warehouse and finish room, which would include a new state of the art spray room, ventilation system and stacks.

Construction on the property is expected to begin in 2014 and conclude by June 30, 2013. Local incentives are necessary to make this project move forward as the company has out-of-state building prospects, which can accommodate their growth.

PART C: SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

This section must be completed by any municipality or member of a regional ETA with a population that exceeds fifty thousand (50,000) people. The population threshold should be calculated based on the most recent statistics available from the U.S. Bureau of the Census.

1. Permit Streamlining:

(a) List each officer, board, commission or other decision-making authority in the municipality that issues permits, approvals, and licenses and indicate the type of permit, approval or license issued by each authority.

Listed herein are the boards, commissions and other decision making authorities in Fall River that issue permits, approvals and licenses. Also listed are the types of permits issued by each organization.

Board/Commission	Type of Permit
Conservation Commission	Wetland Determination
Building Department	Building/Occupancy
Board of Health	Site Assignment/Title V
Sewer Commission	Sewer Tie-in
Zoning Board	Sub-Division
Planning Board of Appeal	Variance
Fire Department	Safety Permit/Storage
Water Department	Water Permit
Licensing Board	Liquor License
Police Department	Safety Permit

(b) Provide a proposal and plan to streamline the municipality's permit, approval and license procedures. The plan should reduce the number of steps required to obtain approvals for new development. For example, the municipality could combine two separate application

forms into one form, provide for joint review by two or more decision making authorities, and set firm deadlines for final decisions on permits, approvals, or licenses.

If the municipality has already implemented a plan to streamline the permit and approval process, describe that plan, indicating the strengths and weaknesses of the plan and provide a revised plan to improve upon the weaknesses.

In an effort to streamline permitting for business development, the City of Fall River offers cross-departmental meetings for all businesses looking to engage in major construction. This ensures all city personnel understand the project and are able to coordinate to most effectively and efficiently assist in business development.

2. Municipal Services in Proposed EOAs:

(a) Provide an analysis of the existing infrastructure support and municipal services, including transportation access, water and sewer hook-ups, lighting, and fire and police protection to and for certified projects within the proposed EOA(s). Indicate if the existing level of services and infrastructure is adequate to support the anticipated development in the proposed EOA(s).

The existing level of services and infrastructure is adequate to support the Walter A. Furman expansion within the proposed EOA.

(b) Provide a proposal for meeting additional demand for municipal services and infrastructure improvement, including costs and funding sources available for these improvements.

Additional municipal services and infrastructure improvements are not necessary to accommodate the Walter A. Furman expansion.

3. Job Training Programs:

Describe the municipality's plans to secure access to publicly or privately sponsored training programs for employees of certified projects and for residents of the municipality/ETA.

Coordination between economic development and job training programs has a long standing tradition in Fall River. During the late 1970's, Jobs for Fall River, Inc. served as the local Private Industry Council under the Comprehensive Employment and Training Act (CETA). Since its inception, the Board of Directors of Jobs for Fall River, Inc. has included a diverse group of business people as well as the Chairman for the Workforce Investment Board.

Further, loans issued by Jobs for Fall River, Inc. require the commitment to hire individuals from the City of Fall River. Similarly, a portion of the jobs created must be made available to low and moderate income families. Jobs for Fall River, Inc. works closely with the Fall River Career Center to access training funds such as those offered through the On-the-Job-Training Program and the new Workforce Training Fund.

EOA certified projects will be required to integrate available job training programs into the development strategy. Reporting requirements established within the EOA plan will obligate each certified project to document progress on making jobs available to individuals from low and moderate income households and on hiring EOA residents into at least 51% of the jobs created as a result of the project.

4. Local Community Involvement:

Describe the municipality's plans to increase the level of private sector involvement and the level of involvement by community development organizations in the economic revitalization of the area proposed for designation. For example, local involvement could include commitments from private persons to provide jobs and job training to residents or to employees who for certified projects in the proposed EOA(s).

The City of Fall River, through the Fall River Office of Economic Development, has placed a strong emphasis on business retention as part of its comprehensive economic development strategy. As a result, the City works closely with existing businesses to assist with their expansion, job creation and job retention plans. These expansion projects, in almost all cases, involve private investment.

As part of its business expansion effort, the City has maintained ongoing dialogue with the Walter A. Furman Company, and has received specific information about the proposed expansion. The Fall River Office of Economic Development has been and will continue assisting the company with development and permitting issues, economic incentives, and infrastructure requirements.

For the proposed Furman Company EOA, since the area is site-specific to facilitate a major renovation, the municipality has already received a commitment for significant private sector investment and involvement. The Walter A. Furman Company plans to invest approximately \$2 million, retain 50 permanent full-time jobs and create 25 new permanent full-time jobs.

PART D: COMMITMENT TO PROVIDE LOCAL PROPERTY TAX RELIEF

The municipality completing this application must provide a **binding written offer** to provide either tax increment financing or a special tax assessment to each certified project located within the proposed EOA(s).

Please attach a copy of the municipality's binding written offer.

- In cities, this shall be in the form of a City Council Order or Resolution, along with a Certified Vote by the City Clerk.
- In towns with Town Meeting form of government, this shall be in the form of a Town Meeting Motion, along with a Certified Vote by the Town Clerk.
- In towns with Town Council form of government, this shall be in the form of a Town Council Order or Resolution, along with a Certified Vote by the Town Clerk.

DEFINITIONS, as specified in 402 CMR 2.03:

Blighted Open Area - a predominantly open area which is detrimental to the safety, health, welfare or sound growth of a community and which is predominantly open because it is unduly costly to develop it soundly through the ordinary operations of private enterprise. Factors which might make an area unduly expensive to develop include, but are not limited to, existence of hazardous materials or other contaminants; existence of ledge, rock, unsuitable soil, or other physical conditions; need for unduly expensive excavation, fill or grading; need for unduly expensive foundations or retaining walls, need for unduly expensive waterproofing, drainage or flood prevention measures; need for unduly expensive measures to protect adjacent areas and the water tables therein; need for unduly expensive measures incident to building around or over rights-of-way through the area; existence of obsolete, inappropriate or otherwise faulty platting or subdividing; deterioration of site improvements or facilities; division of the area rights-of-way; diversity of ownership; inadequate transportation facilities; inadequate utility systems; tax and special assessment delinquencies; a substantial change in business or economic conditions or practices; an abandonment or cessation of work begun on improvements; any combination of the above; or any other condition or conditions which are detrimental to the safety, health, or sound growth of a community.

Decadent Area - an area which is detrimental to safety, health, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair; or because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon foreclosure of mortgages; or because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced; or because of a substantial change in business or economic conditions; or because of inadequate light, air, or open space; or because of excessive land coverage; or because diversity of ownership, irregular lot sizes, or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise; or by reason of any combination of the foregoing conditions.

Substandard Area - an area wherein dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light, or sanitation facilities, or any combination of these factors, are detrimental to safety, health, welfare or sound growth of a community.