

**TIF Committee Meeting Minutes
October 14, 2021**

Present: Steve Schoonveld, Select Board representative and Chair; Adrian LeCesne, Planning Board representative; Melinda Tarsi, Industrial Development Commission representative; Darlene Pruitt, Zoning Board representative; and Brian Eagle, Finance Committee representative

Also Present: Kevin Dumas, Town Manager; Barry LaCasse, Assistant Town Manager; Dan Brogie, Chief Assessor; Matt Violette, Town Accountant; Steve McClure, President of Opportunity Alliance LLC. and Margaret LaForest, Regional Director - Mass Office of Business Development

1. Call Meeting to Order

Mr. Steve Schoonveld called the meeting to order at 6:32PM. He noted that all members were present along with members from the Select Board and Industrial Development Commission.

2. Request for TIF exemption: Project Nucleus IX for location at 44 Cabot Blvd

o **Discussion and vote to recommend**

Mr. Schoonveld began by summarizing the work that has been done since the last TIF meeting on October 4, 2021. He introduced those that were present at the meeting and which committees the members of TIF represented.

Mr. Rhein called the Select Board meeting to order at 6:36PM and Ms. Krista Cummings called the IDC meeting to order at 6:37PM.

Mr. Schoonveld continued stating that at this point there was not an agreement drafted to opine on. He stated that at Town Meeting on November 4, 2021 there will be an actual agreement for residents to vote on. Mr. Schoonveld went through the questions that were asked and answered by Town employees since the Committees last meeting. He stated that the personal property for this business is very advanced and there is no other business in Town that this one can be compared with. The tax incentive proposed puts this business in line with other personal property taxes that businesses pay and noted that Mansfield's tax structure does not account for any variations and this incentive allows for the variation. Ms. Tarsi stated that she just wanted to note that IDC met prior to this meeting and they voted unanimously to support and recommend the TIF schedule.

Motion: To recommend to the Select Board and to Town Meeting the approval of a Tax Increment Financing exemption between the Town of Mansfield and Project Nucleus IX (pseudonym for company to be named prior to the 2021 Special Town Meeting), for the Town to provide Personal Property Tax Exemptions to such company to be located at 44 Cabot Boulevard, Mansfield, for a term of seven (7) years and in accordance with the percentage schedule provided in the company's Letter of Intent dated September 20, 2021, and as presented to the Tax Increment Financing Advisory Committee, and subject to Town Counsel approval as to legal form. (Tarsi/Eagle)

Roll Call Vote:

Adriene LeCesne – Aye

Darlene Pruitt – Aye

Melinda Tarsi – Aye

Brian Eagle – Aye

Steve Schoonveld – Aye

Passes 5:0

Mr. Neil Rhein then thanked Ms. Laforest and Mr. McClure for their help in bringing this opportunity to Mansfield as well as the IDC and TIF Committee for their review of the information. Mr. Rhein then asked for a motion by the Select Board.

Motion: The Tax Increment Financing Agreement ("TIF Agreement") between the Town of Mansfield and Project Nucleus IX (pseudonym for company to be named prior to the 2021 Special Town Meeting), for the

Town to provide Personal Property Tax Exemptions to such company and the plans, submissions and authorizations related to the TIF Agreement be recommended by the Select Board to the 2021 Special Town Meeting. (DelVecchio/Schoonveld)

Passes 5:0

Members of the Select Board made comments and thanked everyone for their time. The Select Board then took a vote to adjourn their meeting at 6:59PM.

o **Discussion of draft of recommendations to the Select Board**

Mr. Schoonveld stated that the committee would need to wait until there is an actual draft of the agreement to review.

3. Resident Questions and Comments

There were no resident questions or comments.

4. Committee Members Comments

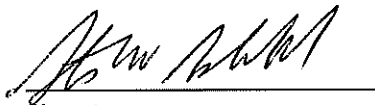
TIF Committee members made some additional comments. Mr. Eagle noted the importance of the Committee members to speak at Town Meeting in support of the agreement because many residents do not like the idea of giving businesses a discount. Mr. Schoonveld recommended that the IDC meet with the TIF Committee when the draft agreement is available and Ms. Cummings suggested a document that is shared with talking points to use at Town Meeting. Ms. Tarsi agreed but stated no deliberation amongst members could happen.

5. Any other items not anticipated 48 hours in advance of the meeting


There were no additional items.

6. Adjourn

Motion: To adjourn the meeting at 7:11PM. (Eagle/Tarsi) **Passes 5:0**



Signature



Date

Minutes prepared by Carrie Champagne