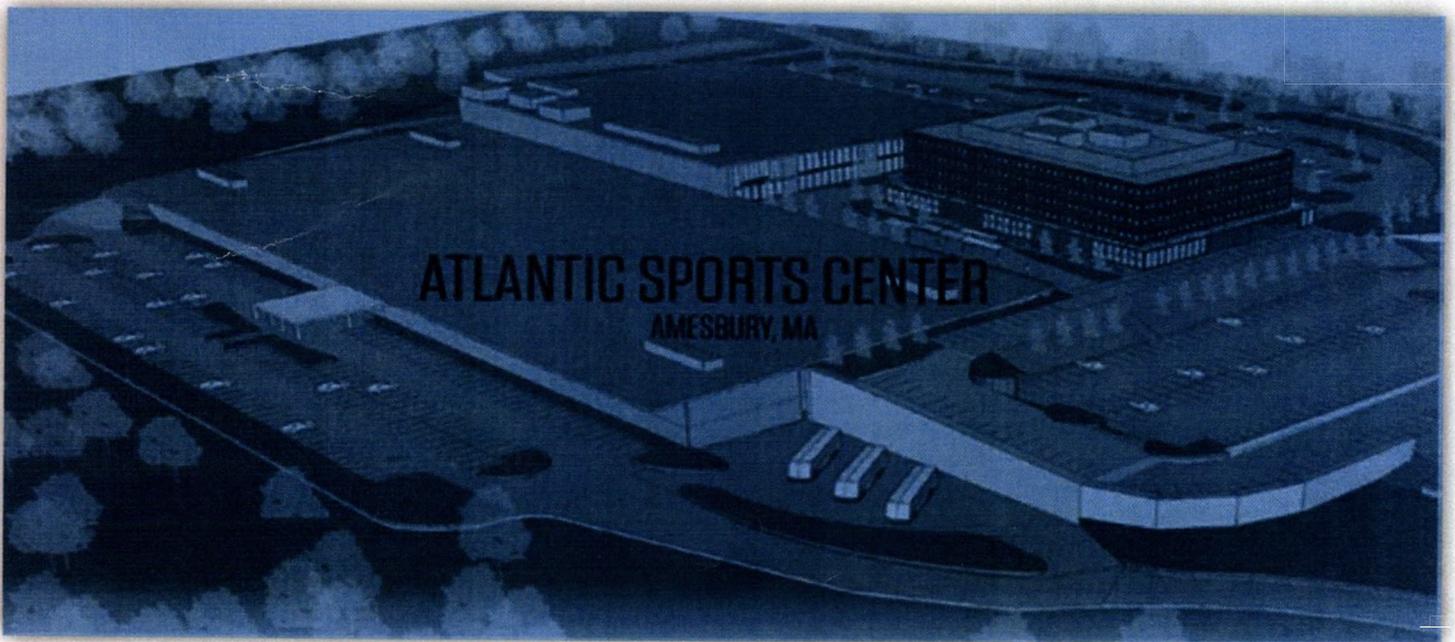


City of Amesbury
South Hunt Area
District Improvement Financing Program
District Designation and Base Value Establishment
Report



Mayor Ken Gray

City of Amesbury Office of Community and Economic Development
William Scott, Director

July 2nd, 2018

Effective Date of Base - July 10, 2018

Contents

Introduction.....	1
About Development Districts and Programs, or "DIF"	2
About the South Hunt Area Development District	4
Description of the Approval Process and Legislative Actions	6
South Hunt Area Development District and Program Information Summary	7
Part I: The South Hunt Area Development District	8
Description of the South Hunt Area Development District.....	8
Statement of Findings	9
Duration of the DIF District and Base Date for Assessment of Parcels.....	9
Parcel Information.....	10
South Hunt Area DIF and Other Special Districts	11
Activities Authorized within a DIF District	11
Part II: DRAFT South Hunt Area Development Program.....	13
Statement of Means and Objectives	13
Duration of the Development Program	15
Projects to be Implemented.....	15
Operation and Management of the DIF District and Development Program.....	16
Invested Revenue District and Invested Revenue District Development Program	18
DRAFT Financial Plan	18
DRAFT Capital Plan.....	19
DRAFT Statement of the Retention of Tax Increment as DIF Revenues.....	20
Tax Increment and DIF Revenue Flow of Funds.....	21
Impact on Taxing Jurisdictions.....	23
DRAFT Estimates of Tax Revenues	23
Appendix A: Definitions	25
Appendix B: Legislative Action.....	29
Appendix C: Map of the DIF District and Parcel List.....	31
Appendix D: Assessor's Certification	42
Appendix E: Guidelines for Entering into Public/Private Partnerships	43
Appendix F: LEAD Resolution	44

Introduction

The City of Amesbury (the "City") designates the South Hunt Area Development District and Invested Revenue District (the "DIF District") and will in the future adopt a South Hunt Area Development Program and Invested Revenue District Development Program (the "Development Program") for the DIF District, as enabled by Massachusetts General Law Chapter 40Q. The establishment and implementation of the DIF District and Development Program will facilitate economic growth through infrastructure improvements that will establish and improve access to development sites, leverage private investments, support employment, encourage business growth, generate increased tax revenues, and create positive economic ripple effects throughout the City. Appendix A includes definitions of terms used in this document.

This *South Hunt Area Development District and Program Report* (the "Report") describes the process by which the DIF District and Development Program will be established, together with the projects to be supported, the expected revenues and financing plans, and the ongoing management of the DIF District. With this Report and the legislative actions undertaken and included in Appendix B, the City establishes:

- ✓ The South Hunt Area Development District, which identifies the part of the City in which projects will be implemented; and
- ✓ The South Hunt Area Invested Revenue District, which identifies the part of the City from which Tax Increment Revenues will be captured, and which is coterminous with the Development District.

The City is continuing to prepare, and therefore includes here in DRAFT form, the following documents that it will adopt at a later date to complete the implementation of the DIF District:

- ✓ The South Hunt Area Development Program, which will describe the capital plan including the type and cost of projects to be undertaken by the City, and the type and costs of projects expected to be undertaken by private entities as a result of the public investments made by the City in the DIF District; and
- ✓ The South Hunt Area Invested Revenue District Development Program, which provides details of the financial plan including the expectations for the generation and collection of Tax Increment Revenue, the percentage of Tax Increment Revenue anticipated to be captured and used for projects in the DIF District, and expectations for borrowing.

A Development District and Development Program may be established at the same time, or a DIF District may be established prior to adoption of a Development Program. In addition, a DIF District or Development Program may be amended, provided that any such amendment be approved by the same legislative process undertaken during the original establishment. The City of Amesbury will adopt its Development Program, including finalizing the capital plan and establishing a schedule for the percentage of Tax Increment to be captured, through the same legislative process that is being undertaken and described in this Report to establish the DIF District. It is anticipated that the Development Program will be adopted during the Fall of 2018.

This *Introduction* first describes the uses of Development Districts and Development Programs, the statutory authority of municipalities to enter into them, and key provisions that must be satisfied. It then sets forth the steps taken to authorize the DIF District and, when it is complete, the accompanying Development Program.

In *Part I: The South Hunt Area Development District*, this report describes the South Hunt Area Development District boundaries, including the boundaries of the Invested Revenue District, which are the same as for the Development District. It provides information about the parcels to be included. Improvements and activities will be implemented within the DIF District to generate economic growth and further the City's strategic goals.

In *Part II: DRAFT South Hunt Area Development Program*, the report presents a DRAFT of the proposed Development Program which is being created to implement the City's development goals within the DIF District. It presents a general description of the projects, the operation and maintenance plan, and the financial plan.

About Development Districts and Programs, or "DIF"

A Development District and accompanying Development Program enable a municipality to identify and capture an anticipated stream of local property tax revenues expected to be generated by new development in a designated district. As economic development investments are made by public and private entities in a district, the assessed value of real property in that district is expected to increase, and tax revenues collected on the *increase* in the assessed value are used to pay for economic development. The method for designating a district and capturing tax revenues associated with increases in assessed value are established by statute.

Massachusetts General Law Chapter 40Q (the "DIF Statute") authorizes towns and cities in Massachusetts to create development districts ("DIF Districts") for the purpose of economic development. A DIF District has a defined boundary and includes commercial and residential real and personal property. All projects included in the Development Program will be implemented within the DIF District.¹

A DIF District and Development Program will usually also be accompanied by an Invested Revenue District ("IRD") from which the town or city will collect and designate future incremental real and personal property tax revenues to support infrastructure investment and economic development within the DIF District. The IRD may include all or a portion of the parcels within the DIF District.

A parcel that is within a DIF District but not the accompanying IRD will not have tax revenues captured for use in the Development Program. However, because it is located within the DIF District, Development Program projects may be implemented on that parcel.

A DIF District and IRD only capture property tax revenue on any New Growth, as determined by Proposition 2 1/2², that occurs after the Invested Revenue District is created. No special assessments or tax rate increases are implemented through the creation of a DIF District, an IRD, or a Development Program. Only property,

¹ As per the statute, water and sewer projects may be implemented on parcels outside of the DIF District depending on the structure and composition of the water and sewer systems.

² For a definition of New Growth and reference to a detailed explanation, please see Appendix A, "Definitions."

real or personal, which is otherwise taxable under law is taxable in a DIF District – no property becomes taxable as a result of inclusion in a DIF District or IRD.³

As New Growth occurs in a DIF District and the IRD which includes all or a portion of the DIF District, incremental revenues generated by taxes collected *only on the assessed value of the New Growth* within the IRD value, are retained for use in the Development Program. The increase in assessed value resulting from New Growth is called the Tax Increment. Taxes collected on the amount of the assessed value prior to the establishment of a DIF District continue to flow to the municipality's General Fund; only taxes attributable to New Growth are retained and designated as DIF Revenues to be used to for projects in the Development Program. If no New Growth occurs, no Captured Assessed Value is created and no Tax Increment is collected; all taxes from the DIF District and IRD flow into the General Fund.

Towns and cities are authorized under the DIF Statute to create DIF Districts, IRDs, Development Programs, and Invested Revenue District Development Programs, and may do so through local legislative processes. Approval by the Massachusetts Economic Assistance Coordinating Council is not required; nor is an application to the Economic Development Incentive Program.⁴ However, a DIF District and IRD, and a Development Program and Invested Revenue District Development Program, are established within state statutory limits and must include certain information, as follows:

- Confirmation that the area of a DIF District does not exceed 25 percent (25%) of the total area of the community.
- The duration of the Development Program, which may not exceed 30 years, either from the date of the designation of its DIF District, or from a stabilization date that is defined in the Development Program.
- Establishment of the percentage of the Tax Increments to be designated as DIF Revenues and applied to the Development Program, either with a set schedule or by describing a method or formula that will be used each year.
- Estimates of the Tax Increments expected to be generated as a result of the creation of the DIF District and Development Program, with a comparison to tax revenues that would be expected to be generated in the absence of such a district and program.
- A plan to conduct an annual evaluation of the needs of the Development Program, the Tax Increments, and the DIF Revenues that are generated from the percentage of the Tax Increment that is retained, and return to the General Fund amounts in excess of those needed for the Development Program.

³ Inclusion in a DIF District does not alter the tax status of property, real or personal. While being included in a DIF District does not make property taxable, inclusion in a DIF District does not *prevent* property from becoming taxable if other statutes make it taxable.

⁴ Prior to 2016, such approvals were required, but Chapter 218 of Sessions Laws, August 9, 2016, updated M.G.L. 40Q and removed that requirement as well as other administrative rules.

DIF and Incentives for Private Investment

The DIF Statute does not specifically authorize municipalities to enter into public/private partnerships or to provide tax abatements or other financial incentives to private parties. However, the DIF Statute does authorize municipalities to “make and enter into all contracts and agreements necessary in order to carry out the development program.”⁵ Such partnerships and agreements can complement the economic development efforts of a municipality, and properties and entities in DIF Districts may be eligible for other federal, state, and local incentives.

Tax Increment Financing (“TIF”), which enables a municipality to enter into an agreement to reduce taxes on Real Property, offers incentives for investment in a targeted area. TIF requires approval by the state’s Economic Assistance Coordinating Council (“EACC”). Municipalities may apply for permission to enter into TIF Agreements through the Economic Development Incentive Program. TIF may be used within a DIF District as a tool to encourage private investment but any such TIF is separately authorized by the municipality as well as approved by the EACC.

About the South Hunt Area Development District

The City has experienced growth in the area around South Hunt Road, with the approval of residential developments such as Amesbury Heights (240 apartment units)⁶, Baileys Pond (100 units of townhouses), and Hatters Point (45 condominiums).

In addition to these recently constructed, and under construction, projects, is a transformative sports and recreation center to be built at 24 South Hunt Road. The 50 acre property is the future location of the Atlantic Sports Center, a proposed 410,000 square foot, \$40,000,000 athletic facility, with 5.5 hockey rinks, office space designed to appeal to sports-related business, and a conference center. Additional development potential in the area exists for vacant City land in the form of 46 South Martin Road, 38 acres, and 21 Pond View Road (Route 150) at 6.7 acres.

The combined impact of approved private development and potential public/private partnership development sites warrants an investment in traffic planning by the City. Essentially, in the South Hunt Road / Route 150 area there are multiple ongoing developments under consideration and construction and approximately 90 acres of vacant land, of which 45 acres are owned by the City.

The intent of the South Hunt Area Development Program is to facilitate positive traffic movements for the developments under construction, and in the planning process, and for the vacant land with development potential, all through a coordinated planning and mitigation process. This is a proactive approach that requires current term, near term, and long term actions in a phased approach that mitigates the effects of growth in a timely and appropriate manner.

The use of DIF as an economic development financing tool in the South Hunt Area, where development is both planned and underway, enhances the cyclical relationship between private investment and the use of taxation from new private investment to leverage infrastructure improvements to facilitate the private investment. The infrastructure will mitigate growth impacts and foster opportunities for the new private

⁵ M.G.L. Ch. 40Q §2 (3).

⁶ The higher density of Amesbury Heights is enabled through the use of overlay zoning under M.G.L. Ch. 40R.

investment which will facilitate new employment and tax revenues, and create a positive economic ripple effect. The DIF District creates the vehicle through which private investment can be converted into the infrastructure investment necessary to facilitate the growth.

Description of the Approval Process and Legislative Actions

The South Hunt Area DIF District is established through local approval processes.

The City Council has:

- Held a public meeting on July 10, 2018 to review the proposed South Hunt Area DIF District, and held a First Reading at the same meeting.
- Asked the City's Finance Committee to review and discuss the proposed South Hunt Area DIF District during its meeting on July 24, 2018.
- Held the Second Reading at a City Council Meeting on September 11, 2018 and at the same meeting voted to approve the South Hunt Area Development District. Evidence of the vote is included as Appendix B.
- Received the Assessor's Certification dated July 10, 2018 regarding the Original Assessed Value of parcels, and the percentage of total City acreage, in the Development District. This Assessor's Certification is included as Appendix D.

Documentation of the legislative actions is included in Appendix B.

South Hunt Area Development District and Program Information Summary

Development District Name	South Hunt Area Development District
IRD Name	South Hunt Area Invested Revenue District (IRD) (coterminous with Development District)
Development Program Name	South Hunt Area Development Program – included here in DRAFT form for review, with expectations of establishment in the Fall of 2018
IRDDP Name	South Hunt Area Invested Revenue Development Program (IRDDP) – included here in DRAFT form for review, with expectations of establishment in the Fall of 2018
Date of Development District and IRD Establishment	September 11, 2018
Base Date for Assessed Values in the DIF District and IRD	January 1, 2018
Acceptance of Chapter 653	Yes: New Growth between January 2 and June 30 recognized as of January 1
Certified, Original Assessed Value in the DIF District as of the Base Date	\$ Pending certification July 10
Certified, Original Assessed Value in the IRD as of the Base Date	\$ Pending Certification July 10
Total Acres in the DIF District	509
Term of the DIF Program	To be established with the South Hunt Area Development Program and IRDDP
Tax Increment to be Captured, Years 1 – 5	To be established with the South Hunt Area Development Program and IRDDP
Tax Increment to be Captured, Years 6-10	To be established with the South Hunt Area Development Program and IRDDP
Tax Increment to be Captured, Years 11 – 30	To be established with the South Hunt Area Development Program and IRDDP
DIF District Administrator	Office of Community and Economic Development with the Amesbury Economic Incentives Committee

Part I: The South Hunt Area Development District

This section of the Report describes the DIF District boundaries and parcels, presents the Statement of Findings as required by statute, and lists the activities that a municipality may undertake, under the DIF Statute, to further its goals for the DIF District.

Description of the South Hunt Area Development District

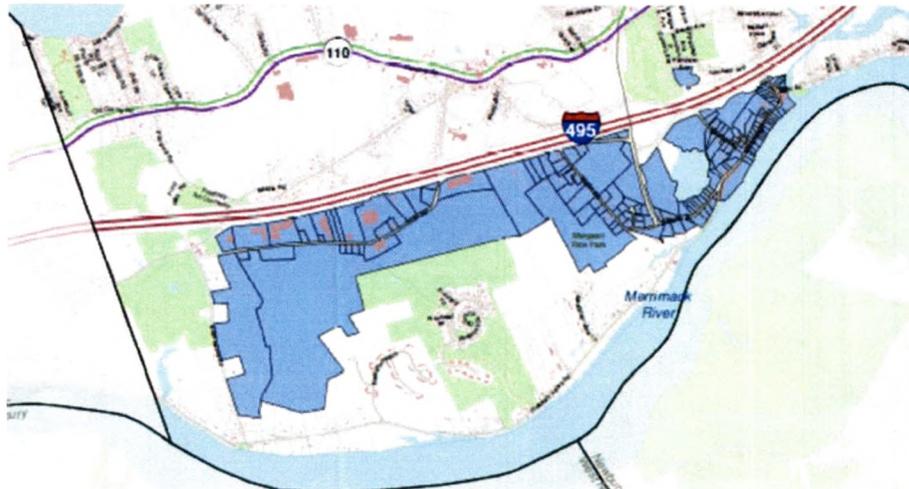
The DIF Statute provides for the establishment of two districts when a development improvement district and program are undertaken:

A *Development District* which includes the parcels on or around which development projects, public or private, will be undertaken. A Development District is established in advance of or at the same time as the Development Program.

An *Invested Revenue District* (“IRD”) which includes the parcels from which a Tax Increment will be calculated and incremental revenues (DIF Revenues) will be collected when New Growth occurs. An IRD may be coterminous with the DIF District, sharing all boundaries and parcels, or it may be smaller than but wholly within the DIF District.

The South Hunt Area Development District and the South Hunt Area Invested Revenue District (the “DIF District”) will encompass 509 acres in the areas as outlined on the map below with the parcels as summarized in “Parcel Information,” below, and attached as Appendix C. The DIF District is meant to serve the needs of economic development and the projects necessary to integrate economic development into the area in a manner that mitigates traffic impacts for the surrounding land uses. Therefore, the DIF District has been extended beyond the new development sites to include roadways and areas which may benefit from mitigation.

The map below illustrates the proposed DIF District. A larger version is attached in Appendix C.



Statement of Findings

According to the DIF Statute, in order to establish a Development District “The city or town shall find that the designation of the development district is consistent with the requirements of this section and will further the public purpose of encouraging increased residential, industrial and commercial activity in the commonwealth.”⁷

The City of Amesbury finds that the designation of the South Hunt Area Development District will further the public purpose of encouraging increased residential, industrial and commercial activity in the commonwealth.

Duration of the DIF District and Base Date for Assessment of Parcels

Duration of the DIF District

The DIF District is established as of the date of its adoption; a record of the legislative action taken is included as Appendix B.

The DIF Statute does not limit the term of a DIF District. However, an accompanying Development Program is limited to a term of thirty (30) years, either from the date the DIF District is established or thirty (30) years from project stabilization as defined in the Development Program.

The term of the South Hunt Area Development Program will be for thirty from the establishment of the DIF District.

Base Date for Assessment of Parcels

A Tax Increment for a DIF District is collected on changes in the assessed value of each parcel in the accompanying IRD when the assessed value is attributable to New Growth, not general market factors or a community wide revaluation. The DIF Statute provides that a community calculate changes in assessed value as a result of New Growth in comparison to an Original Assessed Value, which is the assessed value as of the Base Date for that DIF District. New Growth that results in an increase in assessed value over the Original Assessed Value can be used to calculate and capture the Tax Increment. As a result, establishing a DIF District *and* IRD establishes the Base Date and Original Assessed Values, and therefore the amount of New Growth that is deemed to have occurred since the formation of the DIF District and from which tax revenues, or DIF Revenues, can be captured for purposes of the Development Program.⁸

Under the DIF Statute, the Base Date is the last assessment date of the real property tax immediately preceding the creation of the DIF District. The assessment date for all communities in the Commonwealth

⁷ M.G.L. 40Q §2 (a)

⁸ The DIF Statute allows a community to establish a DIF District first, and then an IRD at a later date. The Base Date and Original Assessed Value are established with the IRD, which generates the revenue. A DIF District alone will only identify where projects are to be implemented. The City of Amesbury establishes this DIF District and IRD at the same time.

of Massachusetts is January 1 of each year. January 1 is therefore the Base Date for the purposes of determining the Original Assessed Value of all parcels in a DIF District.

Certain communities in Massachusetts may add New Growth that occurred on a parcel between January 2 and June 30 of each year to the assessed valuation of that parcel and recognize the value of that New Growth as of the January 1 assessment date. This is enabled by the Act Establishing the Budget and Control and Reform Act of 1989⁹ in which a community may, by vote of its legislative body, accept the legislation and thereafter recognize New Growth occurring between January 2 and June 30 of each year as if it were New Growth as of January 1 of that same year. Communities who have accepted this legislation are sometimes referred to as "653 communities."

The Base Date for the City of Amesbury DIF District is January 1, 2018. The Original Assessed Value of the DIF District is the assessed value as of January 1, 2018. The City of Amesbury is a "653 community." Therefore, while January 1 is and will always be the assessment date for all parcels in the City of Amesbury and the DIF District, New Growth occurring between each January 2 and June 30 will be added to the assessed value as of January 1 of that year.

Parcel Information

The table below summarizes the parcels that will be included in the DIF District and IRD, by current use type. A full list of parcels is included as Appendix C.

Table 1: DIF District Parcels by Use Type		
Use Type	Acres in DIF District	Percent of Acreage in DIF District
Residential	92	18%
Vacant Land	127	25%
Commercial	194	38%
Municipal	7	1%
Tax Exempt, Any Use	89	18%
Totals	509	100%

⁹ Section 40 of Chapter 653 of the Acts of 1989, Amending M.G.L. Chapter 59 § 2A (a).

South Hunt Area DIF and Other Special Districts

The establishment of the DIF District does not impose a special assessment or other increased tax on any parcel. The same property tax rates that are applied to parcels outside of the DIF District are applied within the DIF District. Parcels that are in the DIF District, and also in another special district, are noted in the table included in Appendix C.

The establishment of the DIF District does not prevent the collection and distribution of fees, special assessments, or other monies from parcels in any other special districts. Owners of property in the DIF District will continue to be responsible for all obligations, actions, and payments associated with other special districts.

The DIF Statute establishes that the aggregate area of all development districts within a city or town may not exceed 25% of the total area of that city or town. The City of Amesbury measures its area in acres. As shown in the table below, the acreage in the DIF District and all prior DIF districts is below the state maximum.

City of Amesbury Total Square Miles	13.7
City of Amesbury Total Acres	8,768
Prior DIF Districts, Total Acres	26.43
South Hunt Area DIF, Total Acres	509.30
Total Acres in DIF Districts as a Percent of Total Acres in the City:	6%

The Assessor's Certification from which information in the table was drawn is included in Appendix D.

Activities Authorized within a DIF District

According to the DIF Statute, a municipality may "acquire, construct, reconstruct, improve, preserve, alter, extend, operate, maintain or promote development intended to meet the objectives of the development program." In addition to the powers granted by any other law, for the purpose of carrying on a project as authorized by this chapter, a city or town may:¹⁰

(1) incur indebtedness as hereinafter provided and pledge tax increments and other project revenues for repayment thereof;

(2) create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the city or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter;

(3) make and enter into all contracts and agreements necessary in order to carry out the development program;

(4) receive from the federal government or the commonwealth loans or grants for, or in aid of, a project and receive contributions from any other source to defray project costs;

¹⁰ M.G.L. 40A §2 (c)

(5) purchase or acquire by eminent domain pursuant to chapter 79 or chapter 80A, insofar as those laws may be applicable, and pursuant to all preliminary requirements prescribed by law, such property or interests therein within a district as the city or town may deem necessary in order to carry out the development program; provided, however, that any taking of property by eminent domain for any purpose for which the taking by the city or town could not be made in the absence of this chapter shall be authorized by a two-thirds vote as defined in section 1 of chapter 44;

(6) make relocation payments to persons, businesses or organizations that may be displaced as a result of carrying out the development program;

(7) clear and improve property acquired by it pursuant to the development program and construct public facilities thereon, or contract for the construction, development, redevelopment, rehabilitation, remodeling, alteration or repair of such property;

(8) cause parks, playgrounds or schools, water or sewer drainage facilities or any other public improvements that it is otherwise authorized to undertake, to be laid out, constructed or furnished in connection with the development program;

(9) lay out, construct, alter, relocate, change the grade of, make specific repairs upon or discontinue public ways and sidewalks in or adjacent to the development district;

(10) cause private ways, sidewalks, ways for vehicular travel and similar improvements to be constructed within the development district for the particular use of the development district or those dwelling or working therein;

(11) adopt ordinances or by-laws under section 5 of chapter 40A, or repeal or modify the ordinances or by-laws or establish exceptions to existing ordinances and by-laws, regulating the design, construction and use of buildings;

(12) sell, mortgage, lease as lessor, transfer or dispose of any property or interest therein acquired by it pursuant to the project plan for development, redevelopment or rehabilitation in accordance with the development program;

(13) invest project revenue as hereinafter provided; and

(14) do all things reasonably necessary or convenient to carry out the powers granted in this chapter."¹¹

The City of Amesbury will engage in some or all of these activities to further its goals for the DIF District. These are described in the Development Program.

¹¹ Ibid

Part II: DRAFT South Hunt Area Development Program

The DIF Statute requires that each community adopt a Development Program to identify the goals of the DIF District, to describe and govern the implementation of projects to promote those goals, and to describe the management of a financial plan to support funding for the goals. A Development District may be adopted either at the same time as the establishment of the DIF District or at a later time, provided the same legislative and certification methods are used. Once adopted, a Development Program may be altered or amended by the same processes used for adoption of the original DIF District and Development Program.

The DRAFT South Hunt Area Development Program, described below, will, when finalized and adopted, conform to the requirements set forth in the DIF Statute.

Statement of Means and Objectives

The DIF Statute requires “a statement of means and objectives designed to improve the quality of life, the physical facilities and structures and the quality of pedestrian and vehicular traffic control and transportation within a Development District. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a Development Program.” This section of the Report satisfies that requirement.

The City of Amesbury establishes this DIF District and Development Program to enhance the cyclical relationship between private investment and the use of taxation from new private investment to leverage infrastructure improvements to facilitate the private investment. The infrastructure will mitigate growth impacts and create the opportunities for the new private investment which will facilitate new employment, tax revenues, and a positive economic ripple impact. The DIF District creates the vehicle through which private investment can be converted into the infrastructure investment necessary to facilitate the growth. The basis for the DIF District and this relationship to investment is founded in the City policy titled *Leverage Economic Access for Development* or LEAD (see Appendix F for LEAD Resolution). The objectives of the LEAD program are meant to create a clear path to enabling actions which will provide access to prime development sites. Through the LEAD program the City will:

1. Create partnerships with property owners to facilitate access to prime development sites.
2. Create partnerships with prospective development teams to facilitate leverage opportunities to access prime development sites.
3. Identify City-owned property that can enhance access to prime development sites and determine the steps necessary to employ the use of those sites.
4. Create financing plans that will leverage outside funding to develop access opportunities for prime development sites.
5. Work with the City Council and the public to take the required action to facilitate the above.

This DIF District is further supported by the incorporation of the goals of the City's *Economic Incentives Strategy: an Approach to Leverage Positive Economic Growth*, established by the Mayor in March of 2014 and ratified by the City Council in order to:

- Provide a means to stimulate private capital investment in commercial and industrial properties resulting in a substantive increase in net taxable property value.
- Encourage qualifying existing businesses to expand within the City of Amesbury.
- Attract new businesses that are compatible with the City of Amesbury.
- Foster reconstruction and renovation of vacant or underutilized commercial properties.
- Provide private funds to leverage public improvements that are mutually beneficial and necessary for the City and business community.
- Diversify the tax base and reduce the burden on residential properties.
- Stimulate the creation of jobs paying above the area median income for Amesbury.
- Increase the expediency at which redevelopment occurs by changing the financial options to development in a manner that favorably alters the financial feasibility.

The creation of the Development Program will promote the above goals and objectives by:

1. Designating the existing Amesbury Economic Incentives Committee (the "AEIC") to administer the DIF District and IRD and the Development Program and IRDDP and report to the City Council;
2. Capturing a portion of the Tax Increment generated by New Growth in the Invested Revenue District ("IRD") to create an anticipated revenue stream (the DIF Revenues) dedicated to fund these projects. Funding may include both pay-as-you-go funding and the issuance of indebtedness to which DIF Revenues may be pledged;
3. Providing funding for improvements to the DIF District which will encourage new business and commercial activity by making the DIF District a more attractive place to live, work, and engage in leisure activities. This increased activity will generate New Growth and therefore additional (incremental) tax revenues, which may be designated as DIF Revenues as described in this Development Program, and which will fund such improvements in whole or in part;
4. Encouraging businesses to grow or locate in, and make investments in, the DIF District by providing an anticipated revenue stream which can be used to provide financial incentives, for example through public/private partnerships, to such businesses; and
5. Communicating to residents and businesses in the community, the region, and beyond, that the City is encouraging and supporting the revitalization of the DIF District.

The City has identified a set of public improvement and private development projects that are expected to promote the development of the South Hunt Area. The projects and descriptions included in this DRAFT Development Program are preliminary and subject to change before it is finalized. See "Projects to be Implemented," below.

Duration of the Development Program

The South Hunt Area Development Program, including the IRDDP, will be in place for thirty (30) years from the date the South Hunt Area DIF District is established. A record of the legislative action taken is included as Appendix B.

Projects to be Implemented

This DRAFT South Hunt Area Development Program presents an overview of the public facilities and the private facilities that are expected to be constructed. This overview is for informational purposes and is not the final Development Program. The projects, costs, and funding sources are under development and may change before inclusion in the final Development Program.

Public Facilities to be Constructed

The South Hunt Area Development Program is a three-phased approach to providing the mitigation necessary to support the current and future area development. The first phase will address the projects currently under construction and approaching construction by focusing on the connections between Interstate Route 495 North Bound ramps and South Hunt Road with Route 150. The second phase will address growth from currently vacant sites that are projected for development over the next five years by improving local roads that connect the sites to the arterial roads. Phase three will incorporate complete streets connections and improvements to augment the prior phases and, if necessary, improve connections to the Interstate Route 495 South Bound ramp system. Each phase will identify a series of sequential funding sources scheduled based on the availability of the funds, and the duration of time necessary to seek the funds. The City will be a strong advocate in securing funding by exercising the DIF District and Development Program funding option in a manner that leverages the private investments as they occur.

Phase	Years	Improvements	Mitigating	Funding
One	2018 to 2020	Create an intersection at Route 150 and South Hunt Road.	Projects completed, under construction and nearing construction.	MassWorks City DIF
Two	2021 to 2022	Local roads: widening South Hunt Road, Beacon Street, South Martin Road, and creation of new roadway connections to vacant sites.	Projects on Vacant Sites, and augmentation to phase one.	City DIF Chapter 90 TIP
Three	2022 to 2024	Complete Streets improvements on local roads. South Bound Ramp and 150 if necessary.	Creating multimodal connections, enhancing safety. Improving highway access if necessary	TIP City DIF Chapter 90 Complete Streets

Private Facilities to be Constructed and Use of Private Property

The table below lists the private facilities that are expected to be constructed. *As noted above, information presented here about facilities to be constructed is an overview for informational purposes and may change before inclusion in the final Development Program.*

Table 4: Private Facilities to be Constructed				
Project	Location	Description	Status	Est. Value
Hatters Point	60 Merrimac St.	45 Units Condominiums	1 st Phase completed 20 Units	\$ 30,000,000.00
Baileys Pond	Route 150	100 Units Townhouses	Site Construction	\$ 30,000,000.00
City Property	21 Pondview	Vacant Land Commercial	Vacant no proposals	\$ 5,000,000.00
City Property	46 S. Martin	Vacant Land Commercial	Vacant no proposals	\$ 15,000,000.00
Atlantic Center	24 South Hunt Rd.	410,000 sq. ft. Athletic Center	In permitting	\$ 40,000,000.00
Totals				\$ 120,000,000.00

Plans for Relocation of Displaced Persons

The South Hunt Area Development Program will not eliminate any residential units or displace any residents. In fact, the project will facilitate traffic improvements to serve 145 market rate units and 240 affordable units that are within the traffic modeling area of the Program.

Plans for Housing

The South Hunt Area Development Program does not propose to use DIF Revenues or other public funds to add to or renovate any housing structures. However, the housing planned by private development projects expected to be built in the DIF District is supported indirectly by the Development Program's mitigation of the traffic impacts of the existing and proposed developments.

Proposed Regulations and Facilities to Improve Transportation

A major goal of the South Hunt Area Development Program is to improve traffic and transportation in the area. Several publicly-funded infrastructure projects are under development and any associated regulations and facilities to improve transportation will be included in the final, adopted Development Program.

Operation and Management of the DIF District and Development Program

The City of Amesbury will employ the existing Amesbury Economic Incentives Committee, (the "AEIC") and amend the purpose and intent of the AEIC to broaden its role from the oversight of the Tax Increment Financing (TIF) program to include the DIF program. The AEIC will be responsible for the ongoing operation and management of the DIF District and Development Program for the term of the Development Program.

The AEIC shall be designated by the Mayor to review project applications and make recommendations for action. The Mayor's appointments shall consist of the Finance Director, the Assessor, the Director of the Office of Community and Economic Development, or their designee. Two members of the City of Amesbury City Council shall be appointed by the City Council, and a member of the Planning Board shall be appointed by the Planning Board. The AEIC shall create and as required amend its bylaws and administrative forms to

establish operational parameters and rules of order within the context of this DIF District and Development Program and any past or future DIF Districts and related Development Programs.

The AEIC will be responsible for annually reporting to the City of Amesbury about the status and progress of all projects, whether the projects are directly administered by the AEIC or are administered by the City, or are implemented through public/private partnership agreements, including expenditures of DIF Revenues and the compliance of private partners with the terms of such agreements.

The AEIC will be responsible for administering projects and reporting on:

Capital Projects - the AEIC will cause to be constructed and maintained all infrastructure projects included in the Development Program. The AEIC may delegate such construction and maintenance activities to the municipality, except that the AEIC will be responsible for annually reporting to the municipality about the status and progress of the projects, including expenditures of DIF Revenues.

Employment, Public safety, and Economic Development projects – the AEIC may directly administer such projects, or delegate projects to be implemented directly by the municipality, or recommend that the municipality enter into public/private partnerships to implement such projects. The AEIC is not authorized to enter into public/private partnerships but may be authorized by the municipality to oversee, manage, and report on any such partnerships that the municipality has entered into.

Public/Private Partnerships – the AEIC will, within the Guidelines for Entering into Public/Private Partnerships included in this Development Program as Appendix E, develop and implement the process through which the municipality may approve and enter into agreements with private parties, in which the private parties will carry out specific components of the Development Program. Public/private partnerships may include but are not limited to: Tax Increment Financing (TIF) Agreements and other incentives for investment by private entities as well as contractual agreements for the provision of education, training, and other services as described in the Development Program.

Deposit of DIF Revenues - The AEIC will review the Assessor's annual certification¹² of the amount of New Growth adjustment to the levy limit of the City that is attributable to parcels within the DIF District and will calculate the Tax Increment. The AEIC will calculate the dollar amount determined by the percentage of the Tax Increment to be captured for the purposes of the Development Program (the "DIF Revenues") and will deposit, or cause to be deposited, all DIF Revenues to the Development Program Fund and then into the Development Sinking Fund Account and Project Cost Account, including any sub accounts, and then into the General Fund, as provided for in the Financial Plan.

Percentage of Tax Increment retained as DIF Revenues - As described in the Financial Plan, the percentage of the Tax Increment that is allocated to the Development Program Fund will be established at the time of the adoption of the Development Program, either as a stated percentage or as a formula to be applied. The AEIC will review whether there should be revisions to the percentage retained at least every five (5) years, provided that all obligations of the Development Sinking Fund Account and the Project Cost Account subaccounts continue to be met. The AEIC will report any recommended changes to the City for approval as established below in the Financial Plan.

¹² As required by M.G.L. Ch. 40Q §3 (b)

Issuance of Debt – the AEIC will, as part of its management of the Development Program, evaluate the use of debt to finance projects and will make a recommendation to the City. Information about the proposed use of debt is presented below in the Financial Plan.

Annual Audit of Development Program Funds – the AEIC will ensure that all accounts and subaccounts of the Development Program are included in the City's annual financial audit.

Invested Revenue District and Invested Revenue District Development Program

The City of Amesbury established its South Hunt Area Invested Revenue District ("IRD") when it established the South Hunt Area Development District. The legislative action taken to establish these districts is included as Appendix B. The Tax Increment that will provide revenue to support the Development Program will be collected from parcels in the IRD.

The South Hunt Area IRD is coterminous with the South Hunt Area Development District and all parcels within the Development District are therefore within the IRD.

The DIF Statute requires the adoption of an Invested Revenue District Development Program ("IRDDP") when an IRD is used to collect and use Tax Increment revenue for a Development Program. Therefore the City establishes an IRDDP as part of its Development Program. An IRDDP includes information about estimates of tax revenues to be collected, a projection of tax revenues that would be collected in the absence of the Development Program, information about plans for municipal debt, the percentage of Tax Increment to be captured during the term of the Development Program, and estimates of the impact of the collection and use of the Tax Increment on all taxing jurisdictions within the IRD. All information required by the DIF Statute to be included in an IRDDP is presented, together with the information required to be provided as part of a Development Program, in the Financial Plan.

DRAFT Financial Plan

A Financial Plan must be established as part of the Development Program, as required by the DIF Statute. The Financial Plan includes information required for both the Development Program and the IRDDP. This DRAFT Financial Plan sets forth the City's expectations as of the time of the establishment of the DIF District and will be finalized with the adoption of the final Development Program.

The South Hunt Area Development Program includes the construction of an estimated \$3.7 million of public projects in phase one and a \$120,000,000 million private project, as shown in Table 5, below. The City anticipates issuing \$1.2 million of its General Obligation Bonds, to which a portion of Tax Increment Revenue will be dedicated. In addition, the City will request a total of \$2.5 million of grants by MassWorks and expects to use General Fund money for the projects as a gap financing tool to cover borrowing costs to pay bonds prior to the time when the DIF District will generate Tax Increment Revenues, which is expected to be in Fiscal Year 2021.

To support these projects, the City will calculate and collect the Tax Increment and retain a percentage that will be deposited to the Development Program Fund as DIF Revenues. DIF Revenues will be used to repay debt obligations, if any, and to fund projects on a pay-as-you-go basis.

DRAFT Capital Plan

At the time of the completion and adoption of the Development Program, cost estimates and anticipated sources of capital for each project will be included in approximately the form of the table below.

Cost Estimates for the Development Program and Sources of Anticipated Capital

Table 5: Project Costs and Sources of Anticipated Capital						
Project Name	Type of Work	Project Cost Estimate	Grant	G.O. Bond Proceeds	General Fund	Private Partner
	Totals					

Amount of Indebtedness to be Incurred

The City of Amesbury expects to issue General Obligation Bonds in support of the projects in the Development Program and may choose to issue notes in anticipation of a bond issuance. Issuance will not exceed \$_____. DIF Revenues will be used to pay all or some of the debt service on such bonds and notes, with actual amounts of DIF Revenues allocated to debt service depending on actual DIF Revenues and the repayment schedule of the bond issue. As provided by the DIF Statute,¹³ the bonds and notes issued will not be included in the debt of the municipality for the purpose of determining its debt limit.

Additional Sources of Capital

The City of Amesbury is preparing an application to MassWorks for grant funding.

¹³ M.G.L. Chapter 40Q §4, (m)

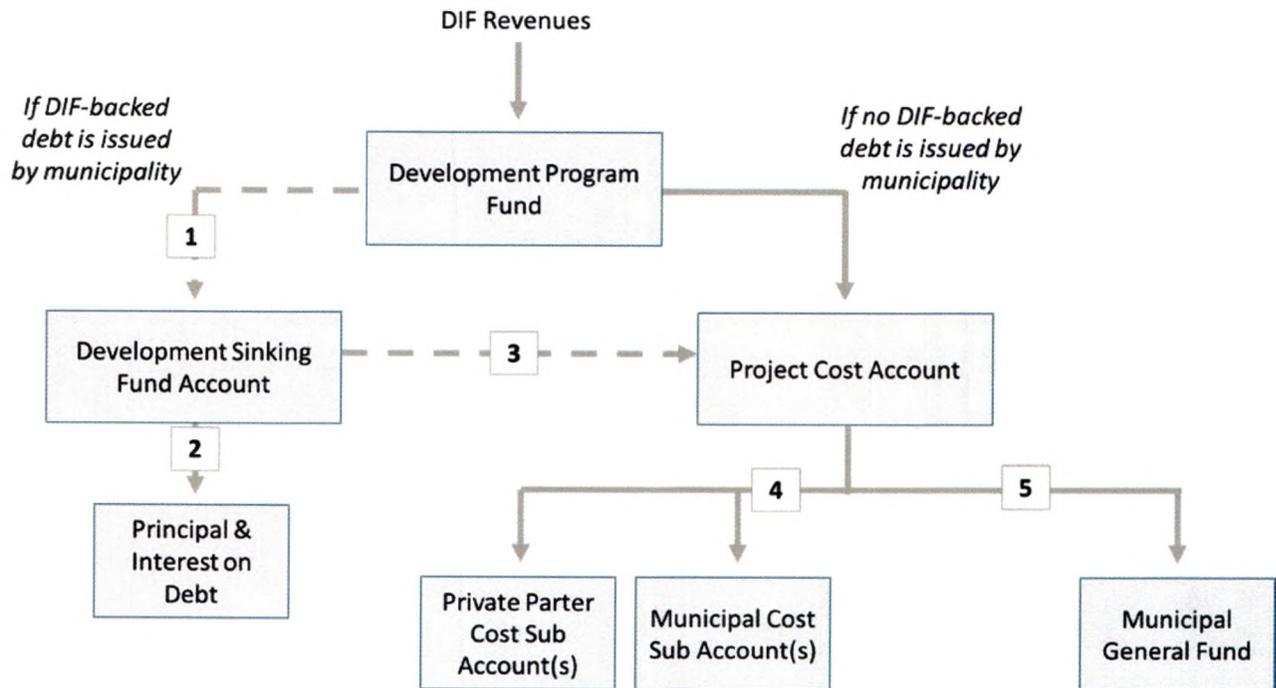
the Municipal Cost Sub Account(s) funds needed to maintain and make improvements to infrastructure within the DIF District for the subsequent year.

- The City will review the costs of employment programs, public safety, and other economic development programs included in the Development Program and will deposit to the Development Program Fund, then to the Project Cost Account, and then to the designated Municipal Cost Sub Account(s), funds needed to maintain and operate such programs within the DIF District for the subsequent year.

Tax Increment and DIF Revenue Flow of Funds

Each fiscal year the Tax Increment will be calculated and, using the percentages of such increment to be captured for that year, the amount of DIF Revenues will be determined.

The Financial Plan establishes a series following funds and accounts, to which DIF Revenues will be deposited and distributed as shown in the graphic below. The priority of funds is established by the DIF Statute. A narrative description of the flow of funds follows the graphic.



Development Program Fund

The Development Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the Financial Plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which DIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account.

DIF Revenues shall be deposited first to the Development Program Fund and then to the:

Development Sinking Fund Account

For as long as any municipal indebtedness to which DIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments in the amount of the pledge, on any such debt issued by the municipality to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the:

Project Cost Account

The Project Cost Account, which shall consist of (1) one or more Private Partner Cost Sub Accounts (the "Private Partner Cost Sub Accounts") pledged to and charged with payment of the costs of payments or reimbursement consistent with each approved public/private partnership agreement, if any, and (2) one or more Municipal Cost Sub Accounts (the "Municipal Cost Sub Accounts") pledged to and charged with the payment of the municipality's project costs. DIF Revenues deposited to the Project Cost Account will be transferred first to the Private Partner Cost Sub Accounts, if any, and then to the Municipal Cost Sub Accounts.

Private Partner Cost Sub Accounts

Should the municipality enter into any public/private partnership agreements in which DIF Revenues are made available through a contractual agreement with a private entity, in which that private entity undertakes the implementation of a project in this Development Program, a Private Partner Cost Sub Account will be established by that agreement. Amounts to be paid to the private entity under the agreement will be deposited into the Private Partner Cost Sub Account and payments to the private entity will be made from the Private Partner Cost Sub Account established by that agreement. The municipality's obligation to make a periodic payment under any agreement will only arise to the extent the municipality receives incremental real property tax revenue (the DIF Revenues) from properties in the Invested Revenue District. In any agreement, the municipality shall not obligate itself to make payments without receiving DIF Revenues, nor shall it be obligated to make payments if there is no New Growth and therefore no Tax Increment.

Municipal Cost Sub Accounts

Expenditures of DIF Revenues, other than for public/private partnership agreements, will be included and approved as part of the municipality's annual capital projects budget, if any, and as part of the municipality's annual budget (for non-capital project costs.) Deposits to the Municipal Cost Sub Accounts will be made only after the municipality meets its obligations of any debt obligations that are secured by DIF Revenues and makes contractual payments on any

public/private partnership agreements. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of DIF Revenues for purposes other than public/private partnership agreements) will be made by payments from the Municipal Cost Sub Accounts.

Project costs funded by DIF Revenues will be paid from the Municipal Cost Sub Account. To facilitate payment of project costs, the municipality may choose to deposit into any Municipal Cost Sub Account other funds designated for projects it undertakes within the Development Program. For example, if a project is to be paid in part by DIF Revenues through the Project Cost Account and Municipal Cost Sub Account, and in part by grant funds, the municipality may choose to, but is not required to, deposit grant funds to the Municipal Cost Sub Account so that all costs of a project are paid from a single account.

The municipality reserves the right to make transfers between Development Program accounts and sub accounts as required, provided that the transfers do not result in a balance in either the Development Sinking Fund Account or the Project Cost Account, including any subaccounts, that is insufficient to cover the annual obligations of that account.

The municipality will annually return to the General Fund any DIF Revenues in excess of the amount estimated to be required to satisfy the obligations of the Development Sinking Fund Account, including any required reserve funds or other costs of debt, and of the Project Cost Account, including any sub accounts, for that year.

Impact on Taxing Jurisdictions

The establishment of the DIF District and IRD, and the implementation of the Development Program and the IRDDP, will not have an impact on the taxing jurisdictions within the DIF District and the IRD.

DRAFT Estimates of Tax Revenues

Estimates of tax revenues to be derived from the IRD, and of tax revenues that would be derived in the absence of the Development Program, will be included in the final Development Program when it is adopted.

These are estimates and changes in tax rates, in uses of the properties including whether the properties are tax exempt, and in assessed values are also estimates. Actual tax revenues will be different. These estimates do not constitute a guarantee that tax revenues, Tax Increment, or DIF Revenues will be available; nor do they create an obligation by the municipality to collect and allocate tax revenues as shown in this table of estimates..

The table below presents these estimates. *An estimated form of the table is included below. The final table will be included in the finalized Development Program.*

Comparison of Estimated Tax Revenue from the South Hunt Area with and without DIF District and Program

End of FY	No DIF		With DIF & Development Program		Net Benefit of	
	Deposit to General Fund (All Receipts)	Total Receipts	Deposit to General Fund	Tax Increment Captured for DIF Purposes	DIF (Receipts with DIF less No DIF)	
6/30/2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6/30/2020						
6/30/2021						
6/30/2022						
6/30/2023						
6/30/2024						
6/30/2025						
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6/30/2041						
6/30/2042						
6/30/2043						
6/30/2044						
6/30/2045						
6/30/2046						
6/30/2047						
6/30/2048						
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Appendix A: Definitions

Definitions from the DIF Statute¹⁴

The following terms used in this Development District and Program have meanings as defined in Massachusetts General Law Chapter 40Q, Section (§) 1. Capitalization has been added to the statute's defined terms to identify them clearly in the text. (Capitalizations have been added for clarity.)

"Base Date", the last assessment date of the real property tax immediately preceding the creation of the district.

"Captured Assessed Value", the valuation amount by which the current assessed value of an invested revenue district exceeds the original assessed value of the district. If the current assessed value is equal to or less than the original, there is no Captured Assessed Value.

"Development District", a specified area within the corporate limits of a city or town which has been designated as provided in §2 and which is to be developed by the city or town under a Development Program.

"Development Program", a statement of means and objectives designed to improve the quality of life, the physical facilities and structures and the quality of pedestrian and vehicular traffic control and transportation within a development district. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a development program. The statement shall include:

- (1) a Financial Plan;
- (2) a complete list of public facilities to be constructed;
- (3) the use of private property;
- (4) plans for the relocation of persons displaced by the development activities;
- (5) plans, if any, for the development of housing, both affordable and market rate;
- (6) the proposed regulations and facilities to improve transportation;
- (7) the proposed operation of the district after the planned capital improvements are completed; and
- (8) the duration of the program which shall not exceed the longer of: (i) 30 years from the date of designation of the district; or (ii) 30 years from project stabilization, as defined in the development program.

"Financial Plan", a statement of the costs and sources of revenue required to accomplish the development programs which shall include: (1) cost estimates for the development program; (2) the amount of indebtedness to be incurred; and (3) sources of anticipated capital.

¹⁴ M.G.L. Chapter 40Q §1, "Definitions"

"Invested Revenue District", a type of Development District or portion of a district that uses tax increment financing¹⁵ under §3.

"Invested Revenue District Development Program", a statement which, in addition to the information required for a Development Program, shall also include: (1) estimates of tax revenues to be derived from the Invested Revenue District; (2) a projection of the tax revenues to be derived from the Invested Revenue District in the absence of a Development Program; (3) a statement as to whether the issuance of bonds contemplated pursuant to this chapter shall be general or special obligation bonds; (4) the percentage of the tax increment to be applied to the Development Program and resulting tax increments in each year of the program; and (5) a statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the district is located.

"Original Assessed Value", the aggregate assessed value of the Invested Revenue District as of the Base Date.

"Project", a project to be undertaken in accordance with the development program.

"Project Costs", any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city or town which are listed in a project plan as costs of improvements including, but not limited to, public works, acquisition, construction or rehabilitation of land or improvements for sale or lease to residential, commercial or industrial users within a development district plus any costs incidental to those improvements, reduced by any income, special assessments or other revenues, other than tax increments, received or reasonably expected to be received by the city or town in connection with the implementation of this plan.

Project costs shall include, but not be limited to:--

(1) "administrative costs", any reasonable charges for the time spent by city or town employees in connection with the implementation of a project plan;

(2) "capital costs", the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; the acquisition of equipment; and the grading and clearing of land;

(3) "discretionary costs", those payments made by the appropriate body of a city or town that in its discretion are found to be necessary or convenient to the creation of development districts or the implementation of project plans.

(4) "financing costs", including, but not be limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity;

(5) "improvement costs", those costs associated with developing new employment opportunities, promoting public events, advertising cultural, educational and commercial activities, providing public safety,

¹⁵ Note: while the statute uses the term "tax increment financing" it refers here specifically to financings under M.G.L. Chapter 40Q and not to tax increment financing under M.G.L. Chapter 23L or any other program which imposes additional taxes, fees, or assessments a district.

establishing and maintaining administrative and managerial support and such other services as are necessary or appropriate to carry out the development program;

(6) "organizational costs", all reasonable costs relating to the conduct of environmental impact and other studies and informing the public about the creation of development districts and the implementation of project plans;

(7) "professional service costs", including, but not limited to, those costs incurred for architectural, planning, engineering and legal advice or services;

(8) "real property assembly costs", any deficit incurred resulting from the sale or lease by the city or town, as lessor, of real or personal property within a development district for consideration which is less than its cost to the city or town;

(9) "relocation costs", all reasonable relocation payments made pursuant to a condemnation;

(10) "training costs", costs associated with providing skills, development and training for employees of businesses within the development district; provided, however, that these costs shall not exceed 20 per cent of the total project costs and shall be designated as training funds within 5 years of the issuance of bonds pursuant to this chapter for the project or the designation of the district, whichever occurs later; and

(11) "water and sewer line costs", which shall include the costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines or amenities on streets or the rebuilding or expansion thereto so long as required by the project plan for a development district, whether or not the construction, alteration, rebuilding or expansion is within the development district;

Project costs shall not include the cost of a building or a portion of a building used predominantly for the general conduct of government, such as a city hall, courthouse, jail, police or fire station or other state or local government office buildings.

"Project revenues", receipts of a city or town with respect to a project including, without limitation, tax increments, investment earnings and proceeds of insurance or disposition of property.

"Tax Increment", mean revenues from taxes levied on the Captured Assessed Value in a Development District. Tax Increment includes assessed value increases resulting from New Growth. For a complete definition see M.G.L. Ch. 40Q § 1 "Definitions."

Additional Definitions

"Amesbury Economic Incentives Committee" (the "AEIC") means the committee designated by the City and charged with advising and guiding the City on the implementation of the Development Program. The AEIC shall be designated by the Mayor to review project applications and make recommendation for action. The Mayor's appointments shall consist of the Finance Director, the Assessor, Director of the Office of Community and Economic Development or their designee. Two members of the City of Amesbury City Council shall be appointed by the City Council, and a member of the Planning Board shall have appointed by the Planning Board. The AEIC shall create and as required amend its bylaws and administrative forms to establish operational parameters and rules of order within the context of this DIF District and any past or future DIF Districts.

"DIF Revenues" means the portion of the Tax Increment that is collected as a result of New Growth in the DIF District that is deposited to the Development Program Fund and used as provided for in the Development Program. DIF Revenues may be all or a portion of the Tax Increment for any fiscal year and the percentage of each year's Tax Increment that becomes DIF Revenues is established by the Development Program and Invested Revenue District Development Program.

"New Growth" means increases to the assessed value of a property, as a result of development or other changes, as a result of the return of exempt real property to the tax role and new personal property, and new subdivision parcels and condominium conversions. For details of New Growth calculations, Please see *Levy Limits: A Primer on Proposition 2 ½*, Massachusetts Department of Revenue Division of Local Services, available online at <https://www.mass.gov/files/documents/2016/08/oq/levylimits.pdf>.

"Real Property" means all real and personal property that is taxable under M.G.L. Chapter 40Q §3 (b).

"Tax Increment Financing" means a method of creating investment incentives for private entities that is overseen by the Economic Assistance Coordinating Council. Tax Increment Financing may be used in a DIF District.

Appendix B: Legislative Action

The document below is the form of the legislative action expected to be taken by the City of Amesbury:



CITY OF AMESBURY IN THE YEAR TWO THOUSAND EIGHTEEN

SPONSORED BY: MAYOR KEN GRAY **BILL No.** _____

- **WHEREAS**, the developers of Global Property Developers Incorporated are proposing a 410,000 square-foot forty- million-dollar athletic facility, known as the Atlantic Sports Center, off South Hunt Road; and
- **WHEREAS**, beyond the taxation value, the Atlantic Center represents an economic magnet bringing in visitors for tournaments and events from around the nation, representing an economic ripple effect with a positive impact for local businesses supplying goods, services, and accommodations; and
- **WHEREAS**, the City has been fortunate to benefit from new growth, and has new opportunity with vacant City-owned land, in the area of South Hunt Road and Route 150, such as: Amesbury Heights, Hatters Point, Baileys Pond, Arc Technologies, Trader Allens, and Margaret Rice, all of which will create traffic impacts in the South Hunt Area; and
- **WHEREAS**, South Hunt Road is the primary roadway for access to the Atlantic Center, it serves other industrial and commercial properties, and is connected to Route 150 and interchanges off 495, and yet, it has not seen any major improvement by the City in decades; and
- **WHEREAS**, the City established the LEAD program (Leverage Economic Access for Development) to establish a proactive approach to creating access to development sites by addressing off-site constraints; and
- **WHEREAS**, the Mayor recommended and the City Council approved funding for traffic studies for the South Hunt Road Corridor, matched by Global Properties, to facilitate planning which will address the needs for current and future growth in the City; and
- **WHEREAS**, the City has approved Tax Increment Financing for the Atlantic Sports Center initiating the first step in the development financing process; and

- **Whereas:** The City of Amesbury has an opportunity to leverage new growth from development in the South Hunt Road and Route 150 area of the City; and
- **WHEREAS,** the City will apply for funds from the Commonwealth, known as MassWorks, to be augmented by the District Improvement Program as established herein; and
- **WHEREAS,** The District Improvement Program, as outlined in the document cited herein, will provide opportunities to leverage new growth to create traffic mitigation infrastructure which will manage impacts of the new growth; and

Now Therefore: This Order shall establish a District Improvement Program (DIF) and take other actions pursuant to the document titled City of Amesbury South Hunt Area District Improvement Financing Program District Designation and Base Value Establishment, dated July 2, 2018, with the base value set on July 10, 2018. The DIF shall fulfill the purpose of leveraging funds to improve, enhance, expand, or create new, roadway and other improvements pursuant to the above document as maybe amended. This Order is a request of the Municipal Council to vote to:

1. Approve the South Hunt Area Development District (the "District"), a Development District pursuant to Chapter 40Q of the M.G.L., which is approximately 509 acres, comprised of parcels as shown on the map, and as listed in the above referenced document;
2. Approve the South Hunt Area Invested Revenue District (the "IRD"), pursuant to Chapter 40Q of the M.G.L., which is approximately 509 acres, is coterminous with the Development District, and is comprised of parcels as shown on the map, and as listed in the above referenced document;
3. Designate the City of Amesbury Department of Community and Economic Development as the administrator of the District, working in concert with the Amesbury Economic Incentives Committee as outlined in the above document;
4. Request, through the Mayor, that City of Amesbury Assessor Department establish and certify the Original assessed value of the taxable property within the boundaries of the District and, on an annual basis, certify the amount by which the assessed value has increased or decreased from the original value;
5. Authorizes said Department of Community and Economic Development to take other action in connection with the approval of the District.

Summary: The above referenced DIF Program is outlined in the document referenced herein, which is incorporated herein by such reference. The Base Value Establishment is dated July 10, 2018. This DIF Program implements Mass. Gen. Laws Ch. 40Q District Improvement Financing. The above actions do not include the targeting of specific investments, or the request for approval of investments, or a percentage capture rate for the determination of revenue until such time as a capital plan is completed and adopted. Further, the above actions do not include authorizations for expenditures of funds, in any form or manner, without appropriation.

List of Parcels in the DIF District

All parcels are within both the DIF District and the IRD, which are coterminous. No parcels are intended to be acquired by the City.

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data									
Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
4950	2019	39 BEACON ST	0.552	Residential	1010	\$ 375,700.00	\$ 7,134.54		
4976	2019	28 BEACON ST	1.89	Residential	1010	\$ 430,500.00	\$ 8,175.20		
4975	2019	26 BEACON ST	1.23	Residential	1010	\$ 316,300.00	\$ 6,006.54		
4974	2019	22 BEACON ST	1.4	Residential	1010	\$ 314,400.00	\$ 5,970.46		
4956	2019	25 BEACON ST	0.65	Residential	130	\$ 649,800.00	\$ 12,339.70		
5033	2019	29 BEACON ST	0.46	Residential	1010	\$ 441,000.00	\$ 8,374.59		
4955	2019	35 BEACON ST	0.78	Residential	1010	\$ 319,800.00	\$ 6,073.00		
4963	2019	15 BEACON ST	0.5	Residential	1010	\$ 285,900.00	\$ 5,429.24		
4962	2019	17 BEACON ST	0.5	Residential	1010	\$ 344,100.00	\$ 6,534.46		
4959	2019	19 BEACON ST	0.3	Residential	1010	\$ 330,000.00	\$ 6,266.70		
4960	2019	19 BEACON ST #R	0.18	Vacant Land	1320	\$ 5,100.00	\$ 96.85		
4958	2019	21 BEACON ST	0.8896	Residential	1010	\$ 322,200.00	\$ 6,118.58		
4977	2019	20 BEACON ST	1.4	Residential	1010	\$ 313,500.00	\$ 5,953.37		
5024	2019	20 BEACON ST	0.1138	Vacant Land	1320	\$ 4,800.00	\$ 91.15		
4973	2019	16 BEACON ST	0.98	Residential	1010	\$ 360,500.00	\$ 6,845.90		
4972	2019	14 BEACON ST	0.4772	Residential	1010	\$ 562,100.00	\$ 10,674.28		
5011	2019	12 BEACON ST	0.4725	Residential	1010	\$ 600,300.00	\$ 11,399.70		
5013	2019	10 BEACON ST	0.5188	Residential	1010	\$ 458,700.00	\$ 8,710.71		
103921	2019	2 BEACON ST	0	Residential	1021	\$ 264,900.00	\$ 5,030.45		
103922	2019	4 BEACON ST #4	0	Residential	1021	\$ 263,200.00	\$ 4,998.17		
4971	2019	4 BEACON ST	0.2472	Residential	995	\$ -	\$ -		
4968	2019	3 BEACON ST	0.3	Residential	1010	\$ 320,900.00	\$ 6,093.89		
4967	2019	5 BEACON ST	0.3	Residential	1090	\$ 304,300.00	\$ 5,778.66		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
4966	2019	7 BEACON ST	0.3	Residential	1010	\$ 336,100.00	\$ 6,382.54		
4965	2019	11 BEACON ST	0.4683	Residential	1010	\$ 380,900.00	\$ 7,233.29		
4964	2019	13 BEACON ST	0.4421	Residential	1010	\$ 405,700.00	\$ 7,704.24		
5694	2019	25 BUTTONWOOD RD	47.26	Vacant Land	7130	\$ 9,450.00	\$ 179.46		
	2019			Residential			\$ -		
3148	2019	330 MAIN ST	0.1747	Residential	1010	\$ 286,900.00	\$ 5,448.23		
3149	2019	334 MAIN ST	0.3444	Residential	1010	\$ 415,300.00	\$ 7,886.55		
3150	2019	336 MAIN ST	0.4982	Residential	1040	\$ 373,500.00	\$ 7,092.77		
3151	2019	338 MAIN ST	0.3356	Residential	1010	\$ 337,000.00	\$ 6,399.63		
3152	2019	340 MAIN ST	0.1905	Residential	1010	\$ 328,200.00	\$ 6,232.52		
3276	2019	327 MAIN ST	0.1309	Residential	1010	\$ 291,300.00	\$ 5,531.79		
3274	2019	329 MAIN ST	0.1356	Residential	1010	\$ 265,400.00	\$ 5,039.95		
3273	2019	331 MAIN ST	0.466	Residential	1010	\$ 370,100.00	\$ 7,028.20		
3272	2019	333 MAIN ST	0.4511	Residential	1010	\$ 291,600.00	\$ 5,537.48		
3271	2019	335 MAIN ST	0.2916	Residential	1010	\$ 310,700.00	\$ 5,900.19		
				Residential					
4944	2019	19 MARTIN RD SOUTH	1.75	Residential	1010	\$ 446,700.00	\$ 8,482.83		
5004	2019	20 MARTIN RD SOUTH	1.3	Residential	1050	\$ 363,500.00	\$ 6,902.87		
5006	2019	18 MARTIN RD SOUTH	1.14	Residential	1010	\$ 340,400.00	\$ 6,464.20		
4946	2019	23 MARTIN RD SOUTH	17.92	Tax Exempt	9300	\$ 32,100.00	\$ 609.58		Exempt
4995	2019	46 MARTIN RD SOUTH	31.9	Tax Exempt	9300	\$ 378,200.00	\$ 7,182.02		Exempt
5031	2019	24 MARTIN RD SOUTH	1.69	Residential	1010	\$ 524,200.00	\$ 9,954.56		
5003	2019	22 MARTIN RD SOUTH	0.6	Residential	1010	\$ 347,400.00	\$ 6,597.13		
5002	2019	26 MARTIN RD SOUTH	1	Residential	1010	\$ 435,500.00	\$ 8,270.15		
5030	2019	28 MARTIN RD SOUTH	2.76	Residential	1010	\$ 323,000.00	\$ 6,133.77		
4951	2019	39 MARTIN RD SOUTH	0.4671	Residential	1010	\$ 365,200.00	\$ 6,935.15		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
4952	2019	41 MARTIN RD SOUTH	0.4623	Residential	1010	\$ 330,800.00	\$ 6,281.89		
4947	2019	35 MARTIN RD SOUTH	0.79	Residential	1010	\$ 358,400.00	\$ 6,806.02		
4948	2019	37 MARTIN RD SOUTH	2.74	Residential	3380	\$ 537,800.00	\$ 10,212.82		
4996	2019	44 MARTIN RD SOUTH	0.6139	Residential	1010	\$ 311,000.00	\$ 5,905.89		
4997	2019	40 MARTIN RD SOUTH	1.16	Residential	1010	\$ 383,500.00	\$ 7,282.67		
100498	2019	38 MARTIN RD SOUTH	0.6071	Residential	1010	\$ 382,700.00	\$ 7,267.47		
4998	2019	36 MARTIN RD SOUTH	0.9183	Residential	1010	\$ 288,400.00	\$ 5,476.72		
5029	2019	36 MARTIN RD SOUTH #R	1.89	Vacant Land	9300	\$ 77,700.00	\$ 1,475.52		
4999	2019	34 MARTIN RD SOUTH	3.71	Vacant Land	9300	\$ 36,100.00	\$ 685.54		
5001	2019	30 MARTIN RD SOUTH	0.6408	Residential	1010	\$ 270,600.00	\$ 5,138.69		
6670	2019	42 MARTIN RD SOUTH	0.4858	Residential	1010	\$ 303,200.00	\$ 5,757.77		
							\$ -		
3223	2019	38 MERRIMAC ST	0.1228	Vacant Land	4280	\$ 227,300.00	\$ 4,316.43		
3224	2019	40 MERRIMAC ST	0.1589	Residential	1090	\$ 524,000.00	\$ 9,950.76		
3225	2019	42 MERRIMAC ST	0.1549	Residential	1013	\$ 310,900.00	\$ 5,903.99		
3226	2019	44 MERRIMAC ST	0.3645	Residential	1040	\$ 452,000.00	\$ 8,583.48		
3227	2019	46 MERRIMAC ST	0.3485	Residential	1013	\$ 430,300.00	\$ 8,171.40		
3228	2019	50 MERRIMAC ST	0.2261	Residential	1013	\$ 630,500.00	\$ 11,973.20		
3230	2019	52 MERRIMAC ST	0.1377	Residential	1013	\$ 338,900.00	\$ 6,435.71		
3231	2019	54 MERRIMAC ST	0.3085	Residential	1013	\$ 414,000.00	\$ 7,861.86		
3232	2019	56 MERRIMAC ST	0.3464	Residential	1040	\$ 456,300.00	\$ 8,665.14		
3234	2019	63 MERRIMAC ST	0.7874	Residential	1010	\$ 299,800.00	\$ 5,693.20		
3214	2019	2 MERRIMAC ST	1.55	Commercial	310	\$ 1,778,400.00	\$ 33,771.82		
3254	2019	49 MERRIMAC ST	0.1802	Residential	1010	\$ 318,600.00	\$ 6,050.21		
3255	2019	47 MERRIMAC ST	0.1861	Residential	1010	\$ 102,900.00	\$ 1,954.07		
3256	2019	43 MERRIMAC ST	0.2132	Residential	1010	\$ 302,900.00	\$ 5,752.07		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
3258	2019	41 MERRIMAC ST	0.2915	Residential	9300	\$ 99,400.00	\$ 1,887.61		
3259	2019	39 MERRIMAC ST	0.3046	Residential	1040	\$ 354,900.00	\$ 6,739.55		
3261	2019	37 MERRIMAC ST	0.2553	Residential	1010	\$ 362,000.00	\$ 6,874.38		
3215	2019	18 MERRIMAC ST	0.5739	Residential	9300	\$ 308,200.00	\$ 5,852.72		
3284	2019	29 MERRIMAC ST	0	Residential	1021	\$ 328,700.00	\$ 6,242.01		
3285	2019	29.5 MERRIMAC ST	0	Residential	1021	\$ 302,500.00	\$ 5,744.48		
3286	2019	31 MERRIMAC ST	0	Residential	1021	\$ 305,600.00	\$ 5,803.34		
3287	2019	31.5 MERRIMAC ST	0	Residential	1021	\$ 304,400.00	\$ 5,780.56		
3288	2019	33 MERRIMAC ST	0	Residential	1021	\$ 304,500.00	\$ 5,782.46		
3289	2019	35 MERRIMAC ST	0	Residential	1021	\$ 354,300.00	\$ 6,728.16		
103314	2019	29 MERRIMAC ST	0.6199	Residential	995	\$ -	\$ -		
3264	2019	27 MERRIMAC ST	0.2009	Residential	1010	\$ 324,700.00	\$ 6,166.05		
3265	2019	25 MERRIMAC ST	0.1028	Residential	1010	\$ 281,100.00	\$ 5,338.09		
3290	2019	25.5 MERRIMAC ST	0.1577	Residential	1010	\$ 346,000.00	\$ 6,570.54		
3266	2019	23 MERRIMAC ST	0.2264	Residential	1010	\$ 326,400.00	\$ 6,198.34		
3262	2019	15 MERRIMAC ST	6.72	Municipal	9310	\$ 5,896,300.00	\$ 111,970.74		
3216	2019	20 MERRIMAC ST	0.3489	Residential	1013	\$ 435,000.00	\$ 8,260.65		
3217	2019	22 MERRIMAC ST	0.1703	Residential	1013	\$ 402,000.00	\$ 7,633.98		
3218	2019	24 MERRIMAC ST	0.2158	Residential	1013	\$ 496,700.00	\$ 9,432.33		
3219	2019	26 MERRIMAC ST	0.1653	Residential	1013	\$ 651,600.00	\$ 12,373.88		
101682	2019	1 MERRIMAC ST #1	0	Residential	1021	\$ 135,900.00	\$ 2,580.74		
101702	2019	1 MERRIMAC ST #2	0	Residential	1021	\$ 143,000.00	\$ 2,715.57		
101703	2019	1 MERRIMAC ST #3	0	Residential	1021	\$ 130,500.00	\$ 2,478.20		
101704	2019	1 MERRIMAC ST #4	0	Residential	1021	\$ 186,600.00	\$ 3,543.53		
101706	2019	1 MERRIMAC ST #5	0	Residential	1021	\$ 211,900.00	\$ 4,023.98		
3292	2019	1 MERRIMAC ST	0.3049	Residential	995	\$ -	\$ -		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
3270	2019	5 MERRIMAC ST	0.1187	Residential	1010	\$ 310,400.00	\$ 5,894.50		
3268	2019	13 MERRIMAC ST	0.36	Residential	1040	\$ 253,000.00	\$ 4,804.47		
104145	2019	13.5 MERRIMAC ST #1	0	Residential	1021	\$ 218,600.00	\$ 4,151.21		
104146	2019	13.5 MERRIMAC ST #2	0	Residential	1021	\$ 251,500.00	\$ 4,775.99		
104147	2019	13.5 MERRIMAC ST #3	0	Residential	1021	\$ 260,800.00	\$ 4,952.59		
3267	2019	13.5 MERRIMAC ST	0.1986	Residential	995	\$ -	\$ -		
3221	2019	30 MERRIMAC ST	0.2755	Residential	1013	\$ 544,100.00	\$ 10,332.46		
3222	2019	36 MERRIMAC ST	0.2475	Residential	1013	\$ 412,200.00	\$ 7,827.68		
105279	2019	60 MERRIMAC ST #101	0	Residential	1021	\$ 544,700.00	\$ 10,343.85		
105280	2019	60 MERRIMAC ST #102	0	Residential	1021	\$ 256,400.00	\$ 4,869.04		
105281	2019	60 MERRIMAC ST #103	0	Residential	1021	\$ 256,400.00	\$ 4,869.04		
105282	2019	60 MERRIMAC ST #104	0	Residential	1021	\$ 480,900.00	\$ 9,132.29		
3233	2019	65 MERRIMAC ST	0.3644	Residential	1040	\$ 301,900.00	\$ 5,733.08		
105283	2019	60 MERRIMAC ST #201	0	Residential	1021	\$ 544,700.00	\$ 10,343.85		
105284	2019	60 MERRIMAC ST #202	0	Residential	1021	\$ 256,400.00	\$ 4,869.04		
105299	2019	60 MERRIMAC ST #203	0	Residential	1021	\$ 512,800.00	\$ 9,738.07		
105300	2019	60 MERRIMAC ST #204	0	Residential	1021	\$ 240,400.00	\$ 4,565.20		
103425	2019	60 MERRIMAC ST #REAR	0	Commercial	3842	\$ 576,200.00	\$ 10,942.04		
103285	2019	60 MERRIMAC ST	4.49	Residential	995	\$ -	\$ -		
5023	2019	60 MERRIMAC ST	0	Vacant Land	1320	\$ -	\$ -		
3278	2019	73 MERRIMAC ST	0.6784	Commercial	410	\$ 486,300.00	\$ 9,234.84		
105301	2019	60 MERRIMAC ST #301	0	Residential	1021	\$ 272,400.00	\$ 5,172.88		
105302	2019	60 MERRIMAC ST #302	0	Residential	1021	\$ 256,400.00	\$ 4,869.04		
105304	2019	60 MERRIMAC ST #303	0	Residential	1021	\$ 256,400.00	\$ 4,869.04		
105305	2019	60 MERRIMAC ST #304	0	Residential	1021	\$ 240,400.00	\$ 4,565.20		
101982	2019	60 MERRIMAC ST #901	0	Residential	1021	\$ 403,300.00	\$ 7,658.67		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
101983	2019	60 MERRIMAC ST #902	0	Residential	1021	\$ 346,800.00	\$ 6,585.73		
101984	2019	60 MERRIMAC ST #903	0	Residential	1021	\$ 354,700.00	\$ 6,735.75		
101985	2019	60 MERRIMAC ST #904	0	Residential	1021	\$ 366,900.00	\$ 6,967.43		
101986	2019	60 MERRIMAC ST #905	0	Residential	1021	\$ 406,600.00	\$ 7,721.33		
101987	2019	60 MERRIMAC ST #906	0	Residential	1021	\$ 368,300.00	\$ 6,994.02		
101988	2019	60 MERRIMAC ST #907	0	Residential	1021	\$ 352,600.00	\$ 6,695.87		
101989	2019	60 MERRIMAC ST #908	0	Residential	1021	\$ 369,900.00	\$ 7,024.40		
101990	2019	60 MERRIMAC ST #909	0	Residential	1021	\$ 661,800.00	\$ 12,567.58		
101991	2019	60 MERRIMAC ST #910	0	Residential	1021	\$ 395,100.00	\$ 7,502.95		
4970	2019	75 MERRIMAC ST	0.3322	Vacant Land	3900	\$ 132,600.00	\$ 2,518.07		
105306	2019	60 MERRIMAC ST #401	0	Residential	1021	\$ 272,400.00	\$ 5,172.88		
105307	2019	60 MERRIMAC ST #402	0	Residential	1021	\$ 512,800.00	\$ 9,738.07		
105308	2019	60 MERRIMAC ST #403	0	Residential	1021	\$ 512,800.00	\$ 9,738.07		
105309	2019	60 MERRIMAC ST #404	0	Residential	1021	\$ 240,400.00	\$ 4,565.20		
101993	2019	60 MERRIMAC ST #912	0	Residential	1021	\$ 557,500.00	\$ 10,586.93		
101995	2019	60 MERRIMAC ST #801	0	Residential	1021	\$ 437,200.00	\$ 8,302.43		
101996	2019	60 MERRIMAC ST #802	0	Residential	1021	\$ 405,200.00	\$ 7,694.75		
101997	2019	60 MERRIMAC ST #803	0	Residential	1021	\$ 431,600.00	\$ 8,196.08		
101998	2019	60 MERRIMAC ST #804	0	Residential	1021	\$ 602,100.00	\$ 11,433.88		
101999	2019	60 MERRIMAC ST #805	0	Residential	1021	\$ 440,100.00	\$ 8,357.50		
102000	2019	60 MERRIMAC ST #806	0	Residential	1021	\$ 398,600.00	\$ 7,569.41		
102001	2019	60 MERRIMAC ST #807	0	Residential	1021	\$ 863,900.00	\$ 16,405.46		
103343	2019	60 MERRIMAC ST #702	0	Residential	1021	\$ 310,500.00	\$ 5,896.40		
4969	2019	77 MERRIMAC ST	17.53	Vacant Land	3370	\$ 253,800.00	\$ 4,819.66		
105310	2019	60 MERRIMAC ST #501	0	Residential	1021	\$ 758,700.00	\$ 14,407.71		
105311	2019	60 MERRIMAC ST #502	0	Residential	1021	\$ 718,500.00	\$ 13,644.32		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
105312	2019	60 MERRIMAC ST #503	0	Residential	1021	\$ 359,300.00	\$ 6,823.11		
105313	2019	60 MERRIMAC ST #504	0	Residential	1021	\$ 672,200.00	\$ 12,765.08		
103344	2019	60 MERRIMAC ST #704	0	Residential	1021	\$ 507,900.00	\$ 9,645.02		
103345	2019	60 MERRIMAC ST #705	0	Residential	1021	\$ 385,300.00	\$ 7,316.85		
103346	2019	60 MERRIMAC ST #706	0	Residential	1021	\$ 380,700.00	\$ 7,229.49		
103347	2019	60 MERRIMAC ST #707	0	Residential	1021	\$ 381,700.00	\$ 7,248.48		
103348	2019	60 MERRIMAC ST #608	0	Residential	1021	\$ 376,300.00	\$ 7,145.94		
103349	2019	60 MERRIMAC ST #609	0	Residential	1021	\$ 362,700.00	\$ 6,887.67		
103350	2019	60 MERRIMAC ST #610	0	Residential	1021	\$ 373,000.00	\$ 7,083.27		
103351	2019	60 MERRIMAC ST #701	0	Residential	1021	\$ 406,500.00	\$ 7,719.44		
103352	2019	60 MERRIMAC ST #703	0	Residential	1021	\$ 435,500.00	\$ 8,270.15		
103542	2019	60 MERRIMAC ST #601	0	Residential	1021	\$ 409,700.00	\$ 7,780.20		
103543	2019	60 MERRIMAC ST #602	0	Residential	1021	\$ 375,400.00	\$ 7,128.85		
103544	2019	60 MERRIMAC ST #603	0	Residential	1021	\$ 362,600.00	\$ 6,885.77		
103545	2019	60 MERRIMAC ST #613	0	Residential	1021	\$ 536,100.00	\$ 10,180.54		
103546	2019	60 MERRIMAC ST #611	0	Residential	1021	\$ 375,400.00	\$ 7,128.85		
103547	2019	60 MERRIMAC ST #604	0	Residential	1021	\$ 373,800.00	\$ 7,098.46		
103548	2019	60 MERRIMAC ST #605	0	Residential	1021	\$ 375,400.00	\$ 7,128.85		
103549	2019	60 MERRIMAC ST #606	0	Residential	1021	\$ 369,400.00	\$ 7,014.91		
103550	2019	60 MERRIMAC ST #607	0	Residential	1021	\$ 390,100.00	\$ 7,408.00		
103562	2019	60 MERRIMAC ST #612	0	Residential	1021	\$ 370,700.00	\$ 7,039.59		
103863	2019	60 MERRIMAC ST #617	0	Residential	1021	\$ 486,300.00	\$ 9,234.84		
103864	2019	60 MERRIMAC ST #615	0	Residential	1021	\$ 540,400.00	\$ 10,262.20		
103882	2019	60 MERRIMAC ST #614	0	Residential	1021	\$ 474,900.00	\$ 9,018.35		
103923	2019	60 MERRIMAC ST #616	0	Residential	1021	\$ 480,200.00	\$ 9,119.00		
103989	2019	60 MERRIMAC ST #618	0	Residential	1021	\$ 474,000.00	\$ 9,001.26		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
5022	2019	24 POND VIEW AVE	13.94	Tax Exempt	1300	\$ 396,900.00	\$ 7,537.13		Exempt
100164	2019	17 POND VIEW AVE	0.0551	Tax Exempt	9602	\$ 9,000.00	\$ 170.91		Exempt
100163	2019	15 POND VIEW AVE	0.5	Tax Exempt	1320	\$ 6,200.00	\$ 117.74		Exempt
4957	2019	21 POND VIEW AVE	6.77	Tax Exempt	9300	\$ 157,500.00	\$ 2,990.93		Exempt
5020	2019	4 S HUNT RD	0.9963	Commercial	4022	\$ 248,500.00	\$ 4,719.02		
5018	2019	1 S HUNT RD	0.9041	Vacant Land	3920	\$ 21,600.00	\$ 410.18		
5690	2019	64 S HUNT RD	1	Residential	1010	\$ 495,000.00	\$ 9,400.05		
5686	2019	63 S HUNT RD	1.71	Commercial	4010	\$ 862,900.00	\$ 16,386.47		
5704	2019	61 S HUNT RD	7.39	Commercial	4000	\$ 2,264,200.00	\$ 42,997.16		
5210	2019	51 S HUNT RD	0.3444	Residential	1010	\$ 393,600.00	\$ 7,474.46		
5121	2019	49 S HUNT RD	3.75	Commercial	4022	\$ 2,749,500.00	\$ 52,213.01		
5122	2019	47 S HUNT RD	1.49	Residential	1010	\$ 313,800.00	\$ 5,959.06		
5211	2019	45 S HUNT RD	1.54	Residential	1010	\$ 287,700.00	\$ 5,463.42		
5123	2019	39 S HUNT RD	6.3	Commercial	9310	\$ 1,691,900.00	\$ 32,129.18		
5127	2019	37 S HUNT RD	10.6	Commercial	4022	\$ 8,054,000.00	\$ 152,945.46		
5854	2019	36 S HUNT RD	0.3786	Commercial	1060	\$ 60,400.00	\$ 1,147.00		
5785	2019	38 S HUNT RD	0.4683	Residential	1010	\$ 293,600.00	\$ 5,575.46		
5855	2019	40 S HUNT RD	0.4571	Residential	1010	\$ 324,500.00	\$ 6,162.26		
5786	2019	42 S HUNT RD	0.4591	Residential	1010	\$ 332,300.00	\$ 6,310.38		
104839	2019	60 S HUNT RD	3.71	Tax Exempt	9300	\$ 247,800.00	\$ 4,705.72		Exempt
105319	2019	24 S HUNT RD	50.74	Vacant Land	4400	\$ 718,100.00	\$ 13,636.72	Atlantic Center	
5787	2019	56 S HUNT RD	117.55	Commercial	4400	\$ 1,141,700.00	\$ 21,680.88		
5687	2019	57 S HUNT RD	6.07	Commercial	4000	\$ 3,934,700.00	\$ 74,719.95		
5209	2019	55 S HUNT RD	0.7197	Tax Exempt	9311	\$ 171,300.00	\$ 3,252.99		Exempt

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
5120	2019	53 S HUNT RD	3.4	Residential	1010	\$ 332,800.00	\$ 6,319.87		
5212	2019	19 S HUNT RD	0.3131	Residential	1010	\$ 255,800.00	\$ 4,857.64		
5065	2019	16 S HUNT RD	6.92	Commercial	4000	\$ 4,258,100.00	\$ 80,861.32		
5783	2019	34 S HUNT RD	4.23	Commercial	4000	\$ 2,368,600.00	\$ 44,979.71		
5124	2019	33 S HUNT RD	1.47	Residential	1040	\$ 422,700.00	\$ 8,027.07		
5125	2019	31 S HUNT RD	0.76	Commercial	3760	\$ 503,900.00	\$ 9,569.06		
5130	2019	27 S HUNT RD	3.98	Commercial	3320	\$ 785,900.00	\$ 14,924.24		
101002	2019	25 S HUNT RD	3.09	Tax Exempt	9300	\$ 323,400.00	\$ 6,141.37		Exempt
5128	2019	21 S HUNT RD	2	Residential	1030	\$ 165,400.00	\$ 3,140.95		
5068	2019	10 S HUNT RD	1.92	Vacant Land	9300	\$ 229,900.00	\$ 4,365.80		
5069	2019	8 S HUNT RD	1.81	Commercial	4210	\$ 528,500.00	\$ 10,036.22		
5062	2019	14 S HUNT RD	19.8	Commercial	3880	\$ 1,892,400.00	\$ 35,936.68		
5067	2019	12 S HUNT RD	1.59	Vacant Land	4400	\$ 22,700.00	\$ 431.07		
3281	2019	14 SUMMIT AVE	0.5592	Residential	1010	\$ 268,500.00	\$ 5,098.82		
3247	2019	22 SUMMIT AVE	5.48	Residential	1010	\$ 383,700.00	\$ 7,286.46		
3282	2019	16 SUMMIT AVE	0.3893	Residential	1010	\$ 263,900.00	\$ 5,011.46		
3283	2019	18 SUMMIT AVE	0.3827	Residential	1010	\$ 285,600.00	\$ 5,423.54		
3248	2019	20 SUMMIT AVE	0.6038	Residential	9610	\$ 377,500.00	\$ 7,168.73		
3245	2019	24 SUMMIT AVE	0.6655	Residential	1010	\$ 383,300.00	\$ 7,278.87		
3244	2019	26 SUMMIT AVE	0.7713	Residential	1010	\$ 398,600.00	\$ 7,569.41		
5015	2019	SUMMIT AVE	10.57	Tax Exempt	1300	\$ 328,700.00	\$ 6,242.01		Exempt
3293	2019	11 SUMMIT AVE	0.4591	Residential	1010	\$ 380,800.00	\$ 7,231.39		
3241	2019	15 SUMMIT AVE	0.1148	Residential	1010	\$ 261,400.00	\$ 4,963.99		
3280	2019	17 SUMMIT AVE	1.65	Residential	1010	\$ 323,300.00	\$ 6,139.47		
3242	2019	19 SUMMIT AVE	0.5798	Residential	1010	\$ 282,600.00	\$ 5,366.57		

City of Amesbury - South Hunt Area District DIF Parcels – Preliminary Data

Cama ID	Fiscal Year	Address	Acres	Use Type	Use Code	Total Value	Levy for Parcel	TIF Name	Tax Status
3243	2019	21 SUMMIT AVE	0.5798	Residential	1010	\$ 317,000.00	\$ 6,019.83		
3197	2019	30 SUMMIT AVE	3.8	Residential	1010	\$ 561,300.00	\$ 10,659.09		
100499	2019	12 SWETTS HILL	1.42	Residential	1010	\$ 542,200.00	\$ 10,296.38		
100500	2019	14 SWETTS HILL	0.2856	Vacant Land	1320	\$ 5,500.00	\$ 104.45		
3235	2019	9 SWETTS HILL	0.8869	Residential	1010	\$ 407,100.00	\$ 7,730.83		
3236	2019	5 SWETTS HILL	0.4489	Residential	1010	\$ 257,100.00	\$ 4,882.33		
3238	2019	3 SWETTS HILL	0.2507	Residential	1010	\$ 402,300.00	\$ 7,639.68		
3237	2019	1 SWETTS HILL	0.1837	Residential	1010	\$ 356,500.00	\$ 6,769.94		
3253	2019	2 SWETTS HILL #A	2.7	Residential	1010	\$ 335,200.00	\$ 6,365.45		
3257	2019	2 SWETTS HILL	1.06	Residential	1010	\$ 513,600.00	\$ 9,753.26		
3251	2019	4 SWETTS HILL	0.096	Residential	1010	\$ 293,300.00	\$ 5,569.77		
3250	2019	6 SWETTS HILL	0.2101	Residential	1010	\$ 303,200.00	\$ 5,757.77		
3249	2019	8 SWETTS HILL	0.1396	Residential	1010	\$ 256,300.00	\$ 4,867.14		
3252	2019	4.5 SWETTS HILL	0.5367	Residential	1010	\$ 278,800.00	\$ 5,294.41		
3240	2019	10 SWETTS HILL	0.6113	Residential	1010	\$ 312,500.00	\$ 5,934.38		
4953	2019	1 WOODRIDGE LN	0.4631	Residential	1010	\$ 430,100.00	\$ 8,167.60		
6710	2019	6 WOODRIDGE LN	0.6835	Residential	1010	\$ 439,800.00	\$ 8,351.80		
6711	2019	8 WOODRIDGE LN	0.5592	Residential	1010	\$ 399,100.00	\$ 7,578.91		
6712	2019	7 WOODRIDGE LN	0.9064	Residential	1010	\$ 401,700.00	\$ 7,628.28		
6713	2019	5 WOODRIDGE LN	0.6566	Residential	1010	\$ 365,300.00	\$ 6,937.05		
6714	2019	3 WOODRIDGE LN	0.5122	Residential	1010	\$ 341,900.00	\$ 6,492.68		
4954	2019	4 WOODRIDGE LN	0.4758	Residential	1010	\$ 361,900.00	\$ 6,872.48		
			Acres			Value	Levy Est.		
Totals			509.3315			\$ 118,135,450.00	\$ 2,243,392.20		

Appendix D: Assessor's Draft Certification – Final July 10, 2018



**City of Amesbury
Board of Assessors
Assessor's Certification**

South Hunt Area Development District and Invested Revenue District

Under the requirements of M.G.L. Chapter 40Q, §2, Development districts (a) the municipality must certify that all development districts, both current and proposed, do not exceed 25% of the total area of the municipality.

The City of Amesbury contains an area of X.XXX square miles, or X,XXX.XX acres. There is one other existing development district. The proposed South Hunt Area Development District will contain 509 acres for a total of ___ acres in all development districts.

As a result, I certify that the City's existing and proposed districts (DIF) do not exceed 25% of the City's total area.

It is further certified that the South Hunt Area Development District had a fiscal year of 20XX base value and taxes as follows:

Commercial Value	\$	Commercial Taxes	\$
Residential Value	\$	Residential Taxes	\$
Total Value	\$	Total Taxes	\$

[Assessor Name]
[Assessor Title]

Date

City of Amesbury
62 Friend Street
Amesbury, MA, 01913
www.amesburyma.gov

Appendix E: Guidelines for Entering into Public/Private Partnerships

The City of Amesbury has developed its *Economic Incentives Strategy: an Approach to Leverage Positive Economic Growth*, established by the Mayor in March of 2014 and ratified by the City Council in order to:

- Provide a means to stimulate private capital investment in commercial and industrial properties resulting in a substantive increase in net taxable property value.
- Encourage qualifying existing businesses to expand within the City of Amesbury.
- Attract new businesses that are compatible with the City of Amesbury.
- Foster reconstruction and renovation of vacant or underutilized commercial properties.
- Provide private funds to leverage public improvements that are mutually beneficial and necessary for the City and business community.
- Diversify the tax base and reduce the burden on residential properties.
- Stimulate the creation of jobs paying above the area median income for Amesbury.
- Increase the expediency at which redevelopment occurs by changing the financial options to development in a manner that favorably alters the financial feasibility.

The full text of the strategy may be accessed on the City's website at <https://www.amesburyma.gov/home/news/amesbury-economic-incentives-strategy>

Appendix F: LEAD Resolution

The objectives the City policy titled Leverage Economic Access *for* Development or LEAD are meant to create a clear path to enabling actions which will provide access to prime development sites. Through the LEAD program the City will:

1. Create partnerships with property owners to facilitate access to prime development sites.
2. Create partnerships with prospective development teams to facilitate leverage opportunities to access prime development sites.
3. Identify City-owned property that can enhance access to prime development sites and determine the steps necessary to employ the use of those sites.
4. Create financing plans that will leverage outside funding to develop access opportunities for prime development sites.
5. Work with the City Council and the public to take the required action to facilitate the above.

The presentation made to the City Council on LEAD can be accessed at:

https://www.amesburyma.gov/sites/amesburyma/files/u191/lead_fincom_2.pdf