



MOTION TO CERTIFY TAX INCREMENT FINANCING AGREEMENT

Design Werkes, Inc. — Amesbury

- WHEREAS,** the Economic Development Incentive Program (“EDIP”) has been established by Massachusetts General Laws Chapter 23A, Sections 3A through 3F, as amended from time to time (the “EDIP Statute”);
- WHEREAS,** the EDIP is designed to promote increased business development and expansion throughout the Commonwealth;
- WHEREAS,** the Economic Assistance Coordinating Council (“EACC”), established by Section 3B of the EDIP Statute, is charged with administering the EDIP;
- WHEREAS,** Massachusetts General Laws Chapter 40, Section 59, as amended from time to time (the “TIF Statute”) authorizes any city or town, by vote of its town meeting, town council, or city council with the approval of the mayor where required by law, on its own behalf or in conjunction with one or more cities or towns, and pursuant to regulations issued by the EACC, to adopt and execute a tax increment financing agreement (“TIF Agreement”) in accordance with the terms and requirements of the TIF Statute;
- WHEREAS,** the TIF Statute requires that a proposed TIF Agreement must be certified as an approved TIF Agreement by the EACC pursuant to section 3F of EDIP Statute;
- WHEREAS,** the TIF Statute provides that the parcels of land to be included in a TIF Agreement must be wholly within an economic target area or an area presenting exceptional opportunities for increased economic development, as defined by the EDIP Statute, and as may be defined further by regulations adopted by the EACC;
- WHEREAS,** the municipality of Amesbury has been designated by the EACC as an Economic Target Area;
- WHEREAS,** the municipality of Amesbury and Design Werkes, Inc. jointly have proposed to enter into a TIF Agreement pursuant to which (a) Design Werkes, Inc. has committed to create 15 new permanent full-time jobs, retain 25 full-time jobs and invest approximately \$2,203,775 in construction costs and related project expenses; and (b) the municipality of Amesbury has agreed, over a period of fifteen (15) years, in accordance with a schedule set forth in the TIF Agreement, to forgo a portion of the real property tax that otherwise would be assessed and collected on parcels occupied by Design Werkes, Inc. and identified in the TIF Agreement;

NOW, THEREFORE, BE IT RESOLVED by the EACC that:

1. the EACC finds that the form and substance of the proposed TIF Agreement is consistent with the mandatory criteria set forth in the TIF Statute and Section 3F of the EDIP Statute;
2. the EACC finds that the proposed TIF Agreement will further the public purpose of encouraging increased industrial and commercial activity in the Commonwealth;
3. the proposed TIF Agreement shall be and hereby is certified as an approved TIF Agreement.

MOTION duly made, seconded and adopted by a majority vote at the September 23, 2015 meeting of the EACC, at which a quorum was present.



DESIGNATION OF ECONOMIC OPPORTUNITY AREA

2 Industrial Way DesignWerkes Economic Opportunity Area Amesbury

WHEREAS, the Economic Development Incentive Program (“EDIP”) has been established by Massachusetts General Laws Chapter 23A, Sections 3A through 3F, as amended from time to time (the “EDIP Statute”);

WHEREAS, the EDIP is designed to promote increased business development and expansion throughout the Commonwealth;

WHEREAS, Section 3D of the EDIP Statute establishes the process and criteria for designation by the Economic Assistance Coordinating Council (“EACC”) of a limited number of Economic Target Areas (“ETAs”) within the Commonwealth;

WHEREAS, Section 3E of the EDIP Statute establishes the process and criteria for designation by the EACC of Economic Opportunity Areas (“EOAs”) within the Commonwealth’s ETAs;

WHEREAS, the City of Amesbury (the “Municipality”) has applied to the EACC for designation of an EOA to be known as the 2 Industrial Way DesignWerkes Economic Opportunity Area;

WHEREAS, the location and boundaries of the proposed EOA are more specifically described and shown by the Assessors' map submitted with the Municipality’s application;

WHEREAS, the Municipality has represented in its application that the area proposed for designation as an EOA is located wholly within the Northern Essex Regional ETA;

WHEREAS, the Municipality has determined, by a vote of City Council, that the area proposed to be designated as an EOA conforms to the definition of a “substandard area” as set forth in Massachusetts General Laws Chapter 121A, Section 1;

WHEREAS, the Municipality has included in its application the information required by Section 3E (2) of the EDIP Statute;

WHEREAS, the Municipality’s application includes a binding written offer from the Municipality, subject only to acceptance by the EACC through designation of the area proposed as an EOA, to provide to certified projects within the EOA either tax increment financing pursuant to M.G.L. c. 40, section 59, or a special tax assessment consistent with of Section 3F of the EDIP Statute; and

WHEREAS, the Municipality’s application requests that the EOA be designated for a period of twenty (20) years;

NOW THEREFORE BE IT RESOLVED by the Economic Assistance Coordinating Council as follows:

1. the EACC finds that the Municipality's application includes the final, complete and otherwise satisfactory documents required by Section 3E(2) of the EDIP Statute, and otherwise complies in all material respects with the EDIP Statute and its implementing regulations; and
2. the EACC finds, based on the most recent available data, that the area proposed for EOA designation is located wholly within an ETA, meets the definition of a "substandard area" as set forth in Massachusetts General Laws Chapter 121A, Section 1, and otherwise is consistent with the additional mandatory or permissive criteria, if any, established by the EACC;
3. the EACC finds the Municipality's commitment to offer either tax increment financing or a special tax assessment to certified projects within the 2 Industrial Way DesignWerkes EOA complies with the requirements of Section 3E(2) of the EDIP Statute and otherwise is sufficient to grant approval of the proposed EOA;
4. the EACC finds that the designation of the 2 Industrial Way DesignWerkes EOA will have a reasonable probability of inducing businesses to locate or expand within the area, thereby increasing prospects of achieving economic stability and reducing chronic unemployment in said area;
5. the 2 Industrial Way DesignWerkes Economic Opportunity Area shall be and hereby is approved and designated for a twenty year period commencing on the September 23, 2015 and ending on September 22, 2035.

MOTION duly made, seconded and adopted by a majority vote at the September 23, 2015 meeting of the EACC, at which a quorum was present.



Amesbury

Mayor C. Kenneth Gray

Office of the Mayor
City Hall, 62 Friend Street
Amesbury, MA 01913-2884

(978) 388-8121
Fax: (978) 388-6727
mayorgray@amesburyma.gov

August 27, 2015

Annamarie Kersten
EDIP Director
Massachusetts Office of Business Development
10 Park Plaza, Suite 3730
Boston, MA 02116

Dear Ms. Kersten,

Enclosed, please find the completed application with all submittals required for the EDIP process for consideration by the EACC on September 23. The attached materials represent the required filing for incentives to facilitate the relocation and expansion of DesignWerkes, Inc. and the renovation of a 40,000 square foot facility in Amesbury.

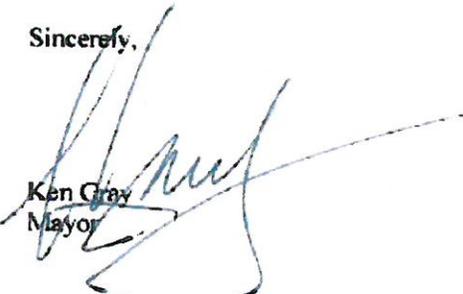
DesignWerkes was founded in Amesbury, Massachusetts in 1995 as a plain paper product design firm. Over the past twenty years, the firm has evolved into a complete product design and manufacturing company. DesignWerkes is proposing to construct and operate a manufacturing plant that will retain the current twenty-five jobs, and create fifteen additional jobs over five years. DesignWerkes, Inc., in partnership with the City of Amesbury, is committed to a good faith effort of employing qualified residents of Amesbury and the Northern Essex Economic Target Area.

On July 24, 2015, I submitted to the City Council my recommendation to consider this TIF proposal. On August 6, 2015, the Council unanimously voted to support this plan.

This is our second TIF in less than one year. The City has the ability to facilitate change by moving forward in collaboration with businesses. Development is an action that will impact the community for decades; conversely, the absence of development would present a potentially devastating consequence. Given the choice between proactively incentivizing growth and passively waiting for economic serendipity, the community responded resoundingly in support of this proposal.

The opportunities presented by the EDIP provide the City with the resources necessary to, through partnership, retain and expand manufacturing in the Commonwealth.

Sincerely,


Ken Gray
Mayor



**TAX INCREMENT FINANCING ZONE AND PLAN
EDIP Submittal 2 Industrial Way
CITY OF AMESBURY, MASSACHUSETTS
and
DESIGNWERKES INC
July 2015**

I. TIF Plan and Zone

A. Site

The site is located within the Northern Essex Regional ETA . The location is within the area known as Industrial Way within 2 miles of an interchange for I-495. The 2 Industrial Way EOA is being submitted to the EACC for their September 23, 2015 meeting. The project is served by municipal sewer, water, and NGRID Gas and Electric. The site contains a 43,000 square foot building which has been abandoned for over three years.



B. City

Amesbury is a city in Essex County, Massachusetts, located on the left bank of the Merrimack River near its mouth, upstream from Salisbury and across the river from Newburyport and West Newbury. The population was 16,283 at the 2010 census.^[1] A former farming and mill town, Amesbury is today largely residential. It is one of the two northernmost towns in Massachusetts (the other being neighboring Salisbury). Amesbury is located at 42°51'29"N 70°55'50"W. According to the United States Census Bureau, the city has a total area of 13.7 square miles (35.5 km²), of which 12.3 square miles (31.8 km²) is land and 1.5 square miles (3.8 km²), or 10.65%, is water.

Industrial Way : Preferred Location for an EOA Industrial Zone

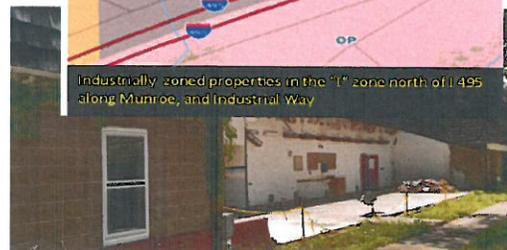
C. TIF Zone and Map

1. Please refer to the map and plans in Appendix A.
2. Description. Specifically the proposed 2 Industrial Way Opportunity Area, located at 2 Industrial Way in Amesbury, Amesbury Assessors Map 56 parcel 19, Essex County Registry of Deeds Book 23806 and Page 285 comprised of 4.65 acres and a building of 43,532 Square feet (hereafter referred to as the PROPERTY)



Industrially zoned properties in the 'I' zone north of I-495 along Munroe, and Industrial Way

3. Narrative of TIF Zone, Needs Problems and Opportunities.



DesignWerkes was founded in Amesbury Massachusetts in 1995 as a plain paper product design firm. Over the past twenty years the company has evolved into a complete product design and manufacturing company. DesignWerkes ability to design and develop products to meet customer specifications is our major strength. This coupled with our state of the art manufacturing capabilities, is how DesignWerkes is able to provide single source solutions to our customers. DesignWerkes serves customers in the Transportation, Aerospace, Medical and Commercial industries.

The company has clearly indicated that in the absence of the incentive proposal that they will not proceed with the project in the City of Amesbury. The 2 Industrial Way site has been vacant for over three years and has not seen a viable proposal other than DesignWerkes. The pipes burst in the unheated building causing loss to the sprinklers system and flooding of the abandoned structure. Snow load from the past winter causer the vestibule to collapse which exposes interior walls and the common area to the outside. The City's TIF incentive package is meant to target the capital needs of the proposed project to tie the incentive to attract uses that the community needs and prefers. The site contains multiple constraints which requires an additional investment of over \$400,000 in building improvements. Without the incentive over the 15 year term of the TIF, assuming the dilapidated site value, the City would receive \$374,014. The building would continue to deteriorate and loose value.

During the same 15 year period, with the new investment the City could realize over \$654,704 in revenue. These numbers are dependent on several factors such as existing estimated values. The building will be fully occupied and repaired increasing the value. DesignWerkes Inc.'s customer base anticipates that 99% of the manufacturing annual revenues will be derived from sales to out-of-state companies.



4. Property Owners.

DesignWerkes has a purchase and sales agreement subject to the approval of this incentive and other typical predevelopments testing the company will purchase the property.

II Time Duration

The duration of the TIF plan and TIF Zone is 15 years. Beginning in Fiscal Year 2016 and ending with the last year Fiscal year 2031.

III TIF Zone and Economic Development

A. **Discuss how the TIF Zone is poised to provide Economic Development Opportunities.** The TIF Zone is created to facilitate the rehabilitation of an abandon and dilapidated manufacturing building that currently does not meet code requirements for an occupancy permit. The relocation and renovation of the 43,000 square foot facility will provide DesignWerkes space for expansion from their current 12,000 square foot facility. This will allow for the use of new equipment (now in storage) , the retention of 25 jobs, and the creation of 15 jobs. Construction is initially planned for two phases, however the company is investigating a full build in one phase:

- Phase one (January 2016): This phase will be completed by January 1, 2016, the company will renovate the building in a sufficient manner to allow occupancy and the establishment of new production lines with equipment waiting in storage. The company will operate at both facilities while work renovation work continues at 2 Industrial Way. The proposed site has considerable development constraints that add extraordinary costs.
- Phase Two (June 2016): This phase represents the full buildout of the facility to accommodate the operations from the current 12,000 square foot location at 110 Haverhill Road. The full move should be complete by June 2016 and facilitate the company's headquarters and operations at one location in Amesbury Massachusetts.

B. **Discuss how the TIF Zone will benefit the Municipality:**

As per the EDIP Preliminary Application Appendix B, DesignWerkes is proposing to construct and operate a manufacturing plant that will create 15 jobs over five years. DesignWerkes, Inc. with the City of Amesbury is committed to a good faith effort of employing qualified residents of Amesbury and the Northern Essex Economic Target Area. To ensure that qualified residents of Amesbury and the Northern Essex ETA are made aware of job openings, DesignWerkes, Inc. plans to work with the One-Stop Career Center, Valley Works, located at Northern Essex Community College, 100 Elliott Street, Haverhill, MA . In addition, DesignWerkes Hospitality, Inc. plans to advertise job openings in the Haverhill Gazette and the Amesbury weekly area news. The City of Amesbury has created conditions within the TIF Agreement to coordinated and facilitate the above.

The general outcome from the development is:

- Relocation and expansion of the business from 12,000 square feet of leased space.
- Acquisition of a currently dilapidated vacant building of over 40,000 square feet at 2 Industrial Way.
- Renovation of the building and expansion of production lines.
- Purchase of several new pieces of US made equipment totaling, \$803,775.
- Expansion by 15 additional employees over five years.
- The retention of the business and 25 employees in Amesbury.

C. **Analysis of proposed and Potential Land Uses:**

- D. **Zoning in TIF Zone:** The zoning in the TIF zone is Industrial. The project will not be conducting exterior site plan renovations and as such will not need permits beyond those associated with building code construction.
- E. **Hazardous Waste Sites:** This site has been used in manufacturing and the company is conducting studies.

IV TIF Zone Projects

The only project within this zone will be the DesignWerkes Inc renovation and expansion as described herein. The EDIP Preliminary and Supplemental Applications and the information herein provide the necessary information for the development.

V. Financing for TIF Zone projects

No public expenditures are necessary; the applicant is making the private investments as outlined herein. DesignWerkes, will purchase the property, subject to the TIF approval. The company already holds a Purchase and Sale agreement for the property. DesignWerkes has working relationships with a local bank and will finance the project privately. DesignWerkes expects to use Pentucket Bank for conventional financing. The TIF amount is determined by the additional site costs above a typical project. The City is estimating that the TIF will generate approximately \$176,254 in savings for the company to address \$400,000 in additional costs.

DesignWerkes Project Budget	
Land Buildings	\$ 850,000.00
Construction	\$ 400,000.00
Machinery and Equipment	\$ 803,775.00
Other	\$ -
Total Projected Investment:	\$ 2,053,775.00
Total Extraordinary Site Costs	\$ 400,000.00

VI Tax Increment Financing

A. Authorization to use TIF: The City shall grant a tax increment financing exemption to the Applicant in Accordance with Massachusetts General Laws, Chapter 40, section 59; and Chapter 59, section 5. Approval of the TIF Agreement was provided at a public hearing by the City Council on August 6th 2015, and then signed by the Mayor on August 27, 2015.

B. Amount of proposed tax exemption and applicable criteria.
 The exemption shall be granted and only apply to the increased value on the real property with the improvements in place as cited in the TAX INCREMENT FINANCING AGREEMENT CITY OF AMESBURY, MASSACHUSETTS and DESIGNWERKES INC dated August 27, 2015. The local tax benefits will be afforded to the property owner DesignWerkes Inc. who has an agreement to purchase subject to this TIF award. The exemption shall be valid for fifteen years as outlined below. The exemption shall be calculated and remain unchallenged for each fiscal year as follows:

Fiscal / Month Year	Percent	Fiscal / Month Year	Percent	Fiscal / Month Year	Percent
2017 / July 2016	75%	2022 / July 2021	35%	2027 / July 2026	10%
2018 / July 2017	75%	2023 / July 2022	35%	2028 / July 2027	10%

2019 / July 2018	75%	2024 / July 2023	35%	2029 / July 2028	10%
2020 / July 2019	75%	2025 / July 2024	35%	2030 / July 2029	10%
2021 / July 2020	75%	2026 / July 2025	35%	2031 / July 2030	10%

C. Maximum Percentage of public project costs that can be recovered.

Not applicable

D. TIF exemption from property taxes.

1. Term of exemption 15 years
2. Calculation
 - a. Exemption percentage as shown in above table.
 - b. Base valuation \$1,015,700 in FY 2016

VII. Approval of Project

On July 24, 2015, the Mayor forwarded the recommendation to the City Council for a meeting on July 28th, 2015 for a first reading. Subsequent to meetings of the City Council Finance Committee on July 28th 2015, the City Council held a meeting on August 6th, 2015 to consider the TIF as amended. On August 6th the City Council voted the order as attached hereto and forwarded to the Mayor for consideration by the State EACC and eventual execution with the applicant.

See Exhibits for Supporting Materials



Checklist for the Economic Development Incentive Program (EDIP) **Certified Project Application for Submittal to the Economic Assistance** **Coordinating Council (EACC)**

*This checklist is provided for use as a reference in submitting an application. Please contact the appropriate Regional Director for guidance through the application process.

Certified Project Application Includes:

- Completed and Signed Preliminary Application**
- Completed and Signed Supplemental Application Including:**

Required Attachments:

- Company Letter of Intent to Apply for Incentives**
- Due Diligence Letter** (only applicable if company is relocating within MA) or N/A
- Department of Revenue Certificate of Good Standing for all entities receiving tax benefits**
- Department of Unemployment Assistance, Department of Revenue & MA Joint Task Force Releases**
- Exhibit 1: Investment Analysis**
- Exhibit 1A: Machinery & Equipment Investment Breakdown (for Manufacturers Only)** or N/A
- Attachment A: Funding Sources**
- Attachment G: Adherence to Immigration & Nationality Act**
- Attachment H: Equal Opportunity Employment/Affirmation Action Statement**
- Attachment I: Documentation of Signatory Authorization to Complete Application on Behalf of Company**

Required Municipal Documents OR No Local Incentive with this Application

- Attachment B: Economic Opportunity Area (EOA) Application** (only required if the applicant is applying for the Commonwealth's 10% Abandoned Building Deduction) or N/A
- Attachment C: Executed Local Incentive Agreement**
- Attachment E: Municipal Vote by Authoritative Body Approving Incentive**
- Attachment F: Municipal Vote by Authoritative Body Approving Application Submission to the EACC**
- Exhibit 2: Local Incentive Valuation Spreadsheet**

Completed and Signed Preliminary Application



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

Economic Development Incentive Program (EDIP)
PRELIMINARY APPLICATION

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

PART I. COMPANY OVERVIEW					
1. COMPANY INFORMATION					
Company Name:	DesignWerkes, Inc.				
Project Location Address:	Street Address:	2 Industrial Way			
	City:	Amesbury	MA	Zip Code:	01913
Company Headquarters Location:	City:	Amesbury	State:	Mass	
FEIN (Federal Employer Identification Number):	46-1649048				
DUA # (Dept. of Unemployment Assistance #):	22034448				
Type of Organization:	(a) Type of Organization: Corporation				
Company's Taxable Year End:	12/31				
NAICS Code:	331310				
Is the applicant classified as a MA Department of Revenue Manufacturer?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Company's outside of Massachusetts sales as a percentage of total sales: (a) currently (b) projected upon completion of proposed project:	(a) Current Outside of MA sales as of 6/30/2015: 99% (b) Projected Outside of MA sales upon completion of project: 99% Additional Information (if necessary):				
2. COMPANY CONTACT					
Executive Officer/ Company Designee:	Full Name:	Steven M. Kille	Title:	President and CEO	
	Contact (if different from above):	Full Name:		Title:	
Contact Address:	Street Address:	110 Haverhill Road			
	City:	Amesbury	State:	MA	Zip Code: 01913

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ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

Telephone Number:	978-388-7830
Email Address:	skille@designwerkes.net

3. COMPANY DESCRIPTION & HISTORY

Please provide a brief description and history of the company.

Designwerkes was founded in Amesbury Massachusetts in 1995 as a plain paper product design firm. Over the past twenty years the company has evolved into product design and manufacturing company. Designwerkes ability to design and develop products to meet customer specifications is our major strength. This coupled with our state of the art manufacturing capabilities, is how Designwerkes is able to provide single source solutions to our customers. A prime example of this is our PCS system used on Hybrid city transit buses. Which provides a green alternative to traditional buses with a 20% increase in fuel efficiency. Designwerkes serves customers in the Transportation, Aerospace, Medical and Commercial industries looking for leading edge technology solutions for these products.

PART II. ECONOMIC DEVELOPMENT PROJECT

1. PROPOSED BUSINESS EXPANSION PROJECT

(a) Please provide a description of the proposed expansion project.

Relocation and expansion of the business from 12,000 square feet of leased space, to renovate a currently dilapidated vacant building of over 40,000 square feet in Amesbury Ma. at 2 Industrial Way. This additional space will allow Designwerkes to purchase of several new pieces of equipment that are cutting edge technology, and the continual growth of existing employees and the continual addition of new employees.

(b) Does the current public infrastructure meet the proposed certified project's needs? If no, please explain.

Yes No

If no, please explain:

2. PROJECT TIMELINE

(a) Please indicate the date a Letter of Intent was sent to the municipality and cc: MOBD Regional Director:

7/16/2015

(b) Date the applicant expects to begin the project:

9/30/2015

(c) Date the applicant expects to complete the project:

6/30/2016

(d) Date the applicant expects to open the facility:

1/1/2016

Additional Information (if necessary) on Project Timeline:

3. INVESTMENT BREAKDOWN

Please provide a breakdown of the expected investment required and associated costs.

Land: \$850,000.00

Construction: \$400,000.00

Machinery & Equipment: \$803,775.00

Other: \$0

Total Projected Investment: \$2,053,775.00

Additional Information (if necessary) on Investment:

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4. MASSACHUSETTS EMPLOYMENT			
(a) Is the applicant new to Massachusetts?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
(i) If no, where are the existing Massachusetts facilities?	Amesbury	N/A <input type="checkbox"/>	
(ii) If no, what is the applicant's full-time, permanent employment in Massachusetts (total of all MA facilities)?	25 full-time permanent MA employees as of 6/30/2015		N/A <input type="checkbox"/>
(b) Will the proposed economic development project require and/or trigger the closing or consolidation of any Massachusetts facilities or the elimination of any other jobs currently in Massachusetts? If yes, please give location of facility and explain.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please explain:		
5. PROJECT LOCATION EMPLOYMENT			
Please indicate the number of:			
(a) Full-Time Permanent Jobs to be Created (net new to facility and Massachusetts):	(b) Full-Time Permanent Employment to be Retained (number of employees currently at the Project Location, if any):	(c) Full-time Permanent Employees to be transferred from other Massachusetts Locations to Project Location (if any):	(d) Total Full-Time Permanent Existing Jobs to be Retained at Project Location (Sum of questions 5b. and 5c.):
15	0	25	25
Additional Information (if necessary) on Project Location Employment: Expanding and relocating to a new location.			
(e) What action will the applicant take to recruit employees from among residents of the municipality and/or Economic Target Area?			
Local advertising and career centers as applicable			
(f) Will the project result in significant spin off economic benefit and support Massachusetts based suppliers and contractors? Please explain.			
Yes; subcontract work and suppliers from Massachusetts, in Merrimac Valley. A few examples are as follows: Raw material distributors, Hardware Distributors, Plating companies, Sub contract manufacturers, Snow removal, Landscaping, etc.			
6. FACILITY			
(a) Will the applicant own or lease/rent the facility where the business expansion/relocation will occur?	Lease <input type="checkbox"/> Own <input checked="" type="checkbox"/>		

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(i) If leasing/renting , identify the developer/landlord and state who will be the taxpayer of record for purpose of paying local real estate taxes?	The facility will be owned by me through a real estate LLC	N/A <input type="checkbox"/>
(ii) If owning , will the applicants fully occupy the space?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
(iii) If the applicant will not fully occupy the space , does it intend to lease/rent the remaining space? If yes, to whom (if known)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, to whom? TBD	N/A <input type="checkbox"/>
(b) Is the site of the facility a 43D Preferred Development Site? If yes, name site.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, name site:	N/A <input type="checkbox"/>
(c) Does the proposed expansion project involve the renovation and reuse of an abandoned building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
(i) If yes or unsure , how long has the building been vacant or unused (if known, state date)	36 months Vacant since: 6/30/2012	N/A <input type="checkbox"/>
(ii) If yes , during the period of time that the building has been vacant or unused, what percentage of the building was vacant and unused? If the percentage varied during this time period, provide information for each change in the percent of vacant space and the applicable time period.	100% vacant Details:	N/A <input type="checkbox"/>
7. INCENTIVES & FINANCING		
(a) Please indicate which incentives the applicant is seeking in relation to the expansion project.	State Investment Tax Credit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Local Real Estate Tax Incentive	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	State Abandoned Building Renovation Deduction	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(b) Is the applicant seeking tax incentives from the Massachusetts Life Science Center? If yes, please explain as this may affect the potential EDIP benefits.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If, yes please explain:	
(c) Please provide detailed information on any other sources of public or quasi-public funding that has been received or will be sought to contribute towards the financing of the proposed expansion.	None at this time.	

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MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

<p>(d) Has the applicant previously been approved as a "Certified Project" by the Economic Assistance Coordinating Council (EACC)?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>								
<p>If yes, what is the Project (i) name; (ii) municipality; (iii) approval date?</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> <p>(i) Project Name:</p> </td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 5px;"> <p>(ii) Project Municipality:</p> </td> <td style="text-align: right; padding: 5px;">N/A <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;"> <p>(iii) Project Approval Date: <i>Select mm/dd/yyyy</i></p> </td> <td></td> </tr> </table>	<p>(i) Project Name:</p>		<p>(ii) Project Municipality:</p>	N/A <input checked="" type="checkbox"/>	<p>(iii) Project Approval Date: <i>Select mm/dd/yyyy</i></p>			
<p>(i) Project Name:</p>									
<p>(ii) Project Municipality:</p>	N/A <input checked="" type="checkbox"/>								
<p>(iii) Project Approval Date: <i>Select mm/dd/yyyy</i></p>									
<p>(e) Please indicate whether the applicant has utilized other sources of public or quasi-public funding in the past. If applicable, please explain specific uses of funding and amount. If other, please give details on the funding source.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;">None</td> <td style="text-align: right; padding: 5px;">N/A <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">None</td> <td style="text-align: right; padding: 5px;">N/A <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">None</td> <td style="text-align: right; padding: 5px;">N/A <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">If applicable or other, please explain:</td> <td style="text-align: right; padding: 5px;">N/A <input checked="" type="checkbox"/></td> </tr> </table>	None	N/A <input checked="" type="checkbox"/>	None	N/A <input checked="" type="checkbox"/>	None	N/A <input checked="" type="checkbox"/>	If applicable or other, please explain:	N/A <input checked="" type="checkbox"/>
None	N/A <input checked="" type="checkbox"/>								
None	N/A <input checked="" type="checkbox"/>								
None	N/A <input checked="" type="checkbox"/>								
If applicable or other, please explain:	N/A <input checked="" type="checkbox"/>								

PART III. LABOR AFFIRMATION	
1. CERTIFICATION OF STATE & FEDERAL EMPLOYMENT LAWS	
<input checked="" type="checkbox"/>	<p>As an applicant requesting Certified Project approval, <u>Designwerkes, Inc.</u>, affirms (check box) that this business will not unlawfully misclassify workers as self-employed or as independent contractors, and certifies compliance with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.</p>
<input checked="" type="checkbox"/>	<p>As an applicant requesting Certified Project approval, <u>Designwerkes, Inc.</u>, affirms (check box) that this business will not knowingly employ developers, subcontractors, or other third parties that unlawfully misclassify workers as self-employed or as independent contractors, or that fail to comply with applicable state and federal employment laws and regulations, including but not limited to minimum wages, unemployment insurance, workers' compensation, child labor, and the Massachusetts Health Care Reform Law, Chapter 58 of the Acts of 2006, as amended.</p>
2. COMPANY DISCLOSURE	
<p>Within the past five years, has the applicant or any of its officers, directors, employees, agents, or subcontractors of which the applicant has knowledge, been the subject of (if yes, please provide details):</p>	
<p>(a) an indictment, judgment, conviction, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law;</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details:</p>

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<p>(b) a government suspension or debarment, rejection of any bid or disapproval of any proposed contract subcontract, including pending actions, for lack of responsibility, denial or revocation of prequalification or a voluntary exclusion agreement; or</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details:</p>
<p>(c) any governmental determination of a violation of any public works law or regulation, or labor law or regulation or any OSHA violation deemed "serious or willful?"</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details:</p>

<p>IV. AUTHORIZATION & CERTIFICATIONS</p>	
<p>1. CERTIFICATE OF GOOD STANDING</p>	
<p>Provide proof of good tax standing in the Commonwealth of Massachusetts via a <u>Massachusetts Department of Revenue</u> Certificate of Good Standing for each of the businesses intending to take advantage of the state tax incentives.</p> <p><i>*Applications will not advance to the supplemental round until a Certificate of Good Standing is received. The certificate must be dated within 6 months of the anticipated EACC meeting that the project is coming forth for review.</i></p> <p>To obtain a Certificate of Good Standing visit: https://wfb.dor.state.ma.us/webfile/Certificate/Public/WebForms/Welcome.aspx</p>	<p>Attached <input type="checkbox"/></p> <p>Date of DOR Application for Certificate of Good Standing: 7/27/2015</p> <p>Notes:</p>

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2. COMPLIANCE WITH MASSACHUSETTS OBLIGATIONS

The following section will be sent to The Commonwealth of Massachusetts' Joint Task Force on the Underground Economy and Employee Misclassification which will certify that the applicant is in compliance with its obligations to the state of Massachusetts. The Joint Task Force will contact the applicant directly if there is an outstanding issue.

Legal Business Name:	Design Werkes, Inc.				
Doing Business As:	Design Werkes Inc.				
Primary Business Address:	Address:	110 Haverhill Road			
	City:	Amesbury	State:	Ma	ZipCode: 01913
FEIN (Federal Employer Identification Number):	46-1649048				
DUA # (Dept. of Unemployment Assistance #):	22034448				
Type of Organization:	Corporation				
Total Number of MA Employees:	25				
List Address(es) of other Business Locations in MA:	None				

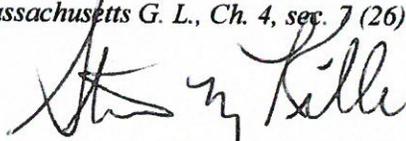
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3. APPLICATION AUTHORIZATION, CERTIFICATION & ACKNOWLEDGEMENT

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

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

Signed:



STEVEN M. KILLE

President and CEO

July 27, 2015

Name

Title

Date

Select mm/dd/yyyy

Name

Title

Date

Completed and Signed Supplemental Application



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**Economic Development Incentive Program (EDIP)
SUPPLEMENTAL APPLICATION**

A complete application with all required attachments must be submitted in electronic form to your MOBD Regional Director by 5:00 P.M. on the [application deadline date](#). A hardcopy with original signatures and attachments must be postmarked no later than 1 day after the submission deadline and mailed to: EDIP Manager, MOBD, 10 Park Plaza, Suite 3730, Boston, MA 02116. **Applications that are incomplete or submitted after the deadline will not be considered at the scheduled Economic Assistance Coordinating Council (EACC) meeting, without exception.**

For assistance with this application please work with your MOBD Regional Director, local municipal officials and refer to the [EDIP Guidelines](#) and [402 CMR 2.00](#).

PART I. APPLICANT OVERVIEW					
1. COMPANY INFORMATION					
Company Name:	Design Werkes, Inc.				
Project Location Address:	Street Address:	2 Industrial Way			
	City:	Amesbury	MA	Zip Code:	01913
Company Headquarters Location:	City:	Amesbury	State:	MA	
FEIN # (Federal Employer Identification Number):	46-1649048				
DUA # (Dept. of Unemployment Assistance Number):	22034448				
Date of Issued Certificate of Good Standing:	8/26/2015				
Level of Interest:	<input checked="" type="checkbox"/> EDIP Investment Tax Credit <input checked="" type="checkbox"/> Local Tax Incentive <input checked="" type="checkbox"/> 10% Abandoned Building Tax Deduction				
2. COMPANY CONTACT					
Executive Officer/Company Designee:	Full Name:	Steven M. Kille	Title:	President & CEO	
Contact (if different from above):	Full Name:		Title:		
Contact Address:	Street Address:	110 Haverhill Road			
	City:	Amesbury	State:	MA	Zip Code: 01913
Telephone Number	978-388-7830				
Email Address:	skille@designwerkes.net				

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PART II. ECONOMIC DEVELOPMENT PROJECT

1. PROJECT TIMELINE & KEY MILESTONES

Please provide a detailed plan for the proposed project outlining the estimated timeline and key milestones.

1. July 27 EDIP Preliminary Application
2. July 28 City Council and finance committee
3. July 29 Execute purchase and sale agreement
4. August 1 - September 12 Project Due diligence period
5. August 2 AEIC and Ordinance
6. August 2 City Council site visit of current facility
7. August 17 City Council package for hearing
8. August 25 City Council public hearing
9. August 28 EDIP Final Application
10. September 23 EDIP Hearing
11. September 30 Closing on 2 Industrial Way Building
12. October 1 - December 15 Phase I Building renovation
13. October 30 Finalize TIF
14. December 15 Installation of new machinery and equipment
15. January 1, 2016 Occupancy permit for 2 Industrial Way Building
16. January 1 - June 30 Phase II Building renovation
17. January 1- June 30 Begin six phase relocation project from current location into 2 Industrial Way
18. June 30 Phase II Building renovations complete with final Occupancy permit
19. June 30 Designwerkes, Inc relocation complete
20. July 1 2016 Grand Opening of 2 Industrial Way facility

2. EMPLOYMENT, JOB CREATION & WORKFORCE ANALYSIS

Please complete the below sections providing current employment information, a job creation timeline and an analysis of the current workforce and jobs to be created. See: ["Definition of a Permanent Full-Time Employee"](#).

Please note: If project is approved, these job retention and creation numbers and dates will become part of the executed EDIP Tax Incentive contract, and will be used to measure the applicant's future program compliance.

(a) *Design Werkes, Inc.* MASSACHUSETTS & FACILITY EMPLOYMENT

(i) Company-wide Permanent Full-Time Employment in Massachusetts (Total of all MA Facilities) at Date of Supplemental	(ii) Permanent Full-Time Employment at Project Location at Date of Supplemental Application:	(iii) Permanent Full-Time Employees to be transferred from other Massachusetts Locations to Project Site (if any):	(iv) Total Permanent Full-Time Existing Jobs to be Retained at Project Location (Sum of questions 2. (a) ii & iii):
25	0	25	25

Notes on Current Employment:

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(b) *Design Werkes, Inc.* JOB CREATION SCHEDULE AT PROJECT LOCATION

Please indicate the number of Permanent Full-Time Jobs to be created in total and by year. If job creation timeline exceeds five years, please complete the "Extended Job Creation Schedule" and attach as an addendum.

Permanent Full-Time Jobs to be Created (net new to facility and Massachusetts):	2015	2016	2017	2018	2019
15	3	3	3	3	3

Notes on Job Creation:

(c) WORKFORCE ANALYSIS

- | | |
|--|----|
| i) Of the total full-time existing jobs to be retained at the project location, how many employees live within the Economic Target Area (ETA) of the Project? | 12 |
| ii) Of the full-time permanent jobs to be created, please give a brief description of the type of positions (management, professional, skilled labor, unskilled labor, etc.) and the average projected salary ranges.

Designwerkes business model is a promont from within and hire at the lowest possible level. What this means is many of the management and professional jobs will be fulfilled from within which will in turn open positions in the skilled and unskilled labor categories with an average wage of \$15.50 per hour. | |

3. PERMANENT FULL-TIME EMPLOYMENT 5-YEAR HISTORY

Please complete the Permanent Full-Time Employee 5-Year History below.

Calendar Year End	Permanent Full-Time Employee Headcount in Massachusetts	Permanent Full-Time Headcount at Facility
2010	3	9
2011	5	18
2012	6	15
2013	6	11
2014	11	17

Please explain any fluctuation in employment: The 2012 and 2013 dip in employment was due to a business slow down and inventory reduction by our largest customer

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4. PROJECT TIMELINE & INVESTMENT ANALYSIS			
(a) Exhibit 1: Investment Analysis Please complete the EDIP Investment Analysis.			Complete <input checked="" type="checkbox"/>
(i) FOR REGISTERED MANUFACTURERS ONLY: Exhibit 1A: Machinery & Equipment Investment Breakdown If a registered manufacturer with the Massachusetts Department of Revenue (DOR), please complete the Machinery & Equipment Investment Breakdown. Resource: Unsure if you are a MA DOR registered manufacturer? Search the DOR Corporations Book , registered manufacturers are identified by an "M" in the left column.			Complete <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
5. FINANCING			
(a) Attachment A: Funding Sources Please provide information on all sources of funding that have been or will be sought to contribute towards the financing of the proposed expansion/relocation. Provide Evidence (i.e. letters from banks/investors) that if the "Certified Project" status is approved, the economic development project will have adequate funding.			Attached <input checked="" type="checkbox"/>
(i) Indicate and describe any local banking relationship, including those with banks that participate in the Massachusetts Capital Access Program (MCAP) designed to commit a portion of the bank's deposits to fund loans to local businesses. Designwerkes, Inc banking relationship is with: The Provident Bank, 5 Market Street Amesbury Ma 01913 Banking Contact: Marie Wilson 978-824-8550			
6. TWO YEAR SALES REVENUE PROJECTION			
Please complete the below sections providing the company's and facility's most recent and projected total annual sales revenue for the next two years, separately distinguishing the sales revenue generated from outside the Commonwealth.			
(a) COMPANY TWO YEAR SALE REVENUE PROJECTION			
As of Company Year End in <i>Select Month of Company Year End</i>	Total Revenue	Approximate Revenue Generated from <u>Outside</u> the Commonwealth	Approximate Revenue Generated from <u>Within</u> the Commonwealth
2014	\$2,324,938.00	\$2,300,000.00	\$24,938.00
2015	\$3,800,000.00	\$3,750,000.00	\$50,000.00
2016	\$4,750,000.00	\$4,675,000.00	\$75,000.00
(b) FACILITY TWO YEAR SALE REVENUE PROJECTION <input type="checkbox"/> N/A as this is a new facility			
As of Company Year End in <i>Select Month of Company Year End</i>	Total Revenue	Approximate Revenue Generated from <u>Outside</u> the Commonwealth	Approximate Revenue Generated from <u>Within</u> the Commonwealth
2014	\$2,324,938.00	\$2,300,000.00	\$24,938.00
2015	\$3,800,000.00	\$3,750,000.00	\$50,000.00
2016	\$4,750,000.00	\$4,675,000.00	\$75,000.00

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III. ECONOMIC DEVELOPMENT INCENTIVE PROGRAM INVESTMENT TAX CREDITS

1. INVESTMENT TAX CREDIT ALLOCATION

Please indicate the company's projected 50% total state excise tax liability within the selected taxable year. These figures reflect the years in which an Investment Tax Credit (ITC) can be utilized and the amount.

Please consider and consult with the necessary tax professionals on the following:

- (a) Maximum credits allowed are 50% of the total liability due to the state in a taxable year.
- (b) EDIP ITC Awards are made for specific years and MUST be used for those specific tax years only and capped at the amount awarded; they CANNOT be carried forward and any utilized credits in a given calendar year are foregone.
- (c) To utilize the credit, enough assets must be placed in service to offset the credit.
- (d) When making an EDIP ITC Award, the Economic Assistance Coordinating Council (EACC) makes every effort to consider a company's ability to utilize the tax credits.
- (e) For more information on EDIP tax credit limitations, refer to [Department of Revenue TIR 10-1](#).

2015	2016	2017	2018	2019
\$ 25,000.00	\$ 30,000.00	\$ 35,000.00	\$ 40,000.00	\$ 45,000.00

Additional Information:

2. BUSINESS(ES) INTENDING TO TAKE ADVANTAGE OF TAX INCENTIVES

Please complete the below sections for each business intending to take advantage of the tax incentives associated with this project. If this applies to more than 2 businesses, please attach information as an addendum.

(a) BUSINESS ONE	
Business Name:	Designwerkes, Inc
FEIN #:	46-1649048
Address:	110 Haverhill Rd. Amesbury Ma. 01913
Contact Person:	Steven M. Kille
Phone #:	978-388-7830
Email:	skille@designwerkes.net
Type of Organization:	Corporation: S Corp

(b) BUSINESS TWO <input checked="" type="checkbox"/> N/A	
Business Name:	
FEIN #:	
Address:	
Contact Person:	
Phone #:	xxx-xxx-xxxx
Email:	
Type of Organization:	<i>Select Organization Type</i>

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(c) BUSINESS STAKEHOLDERS		
If Organization Type is a:		
<p>(i) Corporation: Please list names and addresses of the officers and directors of said corporation and any person and/or corporation with a financial interest of five percent or greater in said corporation.</p> <p>(ii) Partnership: Please list the names and addresses of all partners and include the proportionate share of each partner.</p> <p>(iii) S-Corporation: Please list the names and addresses of all shareholders of said corporation.</p> <p>(iv) LLC: Please list the names of all the members of said LLC.</p> <p>(v) Business Trust: Please List the Names of all members and beneficiaries of said trust.</p>		
A. STAKEHOLDERS OF BUSINESS ONE		
Name(s)	Title(s)	Address(es)
Steven M. Kille	President and CEO	3 Woodman Road. Amesbury, Ma. 01913
B. STAKEHOLDERS OF BUSINESS TWO		
Name(s)	Title(s)	Address(es)

PART IV. LOCAL INCENTIVE AGREEMENT INFORMATION					
Please work with the local municipality and your MOBD Regional Director in completing the below section.					
1. MUNICIPAL CONTACT					
Municipal Contact:	Full Name:	William Scott	Title:	Community Development Dir	
Contact Address:	Street Address:	62 Friend Street			
	City:	Amesbury	MA	Zip Code:	01913
Telephone Number:	978-388-8110				
Email Address:	scottw@amesburyma.gov				
2. LOCAL INCENTIVE AGREEMENT <input type="checkbox"/> N/A No Local Incentive Received					
(a) Name of Economic Target Area (ETA) Project is Located in:	Northern Essex Regional ETA				
(b) Economic Opportunity Area (EOA):	Name of EOA: 2 Industrial Way				
	Is this a newly designated EOA? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
	(i) If yes, what is the duration of the designation? 20 Years				N/A <input type="checkbox"/>
	(ii) If no, how many years are remaining on the designation? Years				N/A <input type="checkbox"/>
(c) Type of Local Incentive:	<input checked="" type="checkbox"/> Tax Increment Financing (TIF) Agreement <input type="checkbox"/> Special Tax Assessment (STA)				

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i) Duration of Local Incentive:	15 Year Local Incentive	
ii) Exemption Schedule of Local Incentive:	75% for five years, 35% for the next five and 10% for the last five%	
iii) Start & Expiration Date of Local Incentive: If Agreement commences upon certificate of occupancy please check box:	Start Date: Expiration Date: 7/1/2016 <input checked="" type="checkbox"/> Local Incentive Agreement commences upon certificate of occupancy and the dates represent best projections of the start & expiration of the local incentive based on the project timeline.	
iv) Date Municipality Approved Local Tax Incentive or Date of Scheduled Vote:	8/6/2015	
(d) Attachment B: Economic Opportunity Area (EOA) Designation Application (for newly designated EOA's only) Please attached a signed copy of the EOA Designation Application.	Attached <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	
(e) Attachment C: Local Incentive Agreement Please attach a signed copy of the TIF or STA Agreement.	Attached <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	
(f) Attachment D: Local Incentive Zone & Plan Please attach the municipal TIF/STA Zone & Plan.	Attached <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	
(g) Attachment E: Municipal Vote by Authoritative Body Approving Incentive Please attach a copy of the vote approving the local incentive.	Attached <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	
(h) Attachment F: Municipal Vote by Authoritative Body Approving submission of application of the Economic Assistance Coordinating Council (EACC)	Attached <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	
(i) Exhibit 2: Local Incentive Valuation Please complete the attached exhibit detailing the estimated property tax exemption over the life of the agreement.	Complete <input checked="" type="checkbox"/>	
	N/A <input type="checkbox"/>	

PART V. DISCLOSURES, AUTHORIZATIONS & CERTIFICATIONS
1. LITIGATION DISCLOSURE, EMPLOYMENT EQUALITY & SIGNATORY AUTHORIZATION
(a) Kindly disclose any pending litigation before the Commonwealth of Massachusetts, its agencies and its municipalities.
None

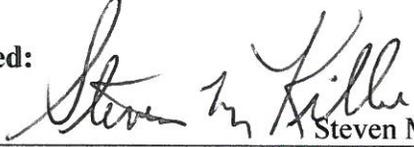
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<p>(b) Attachment G: Adherence to Immigration and Nationality Act Please attach documentation of adherence to the Immigration and Nationality Act (i.e. policy or letter from Human Resources outlining the verification and audit process).</p>	Attached <input checked="" type="checkbox"/>
<p>(c) Attachment H: Equal Opportunity Employment/Affirmative Action Statement or Plan Please attach the company's Equal Opportunity Employment/Affirmative Action Statement or Plan. If the applicant does not have such statement or plan, please attach a statement describing the business' hiring policies and practices.</p>	Attached <input checked="" type="checkbox"/>
<p>(d) Attachment I: Documentation of Signatory Authorization to Complete Application on Behalf of the Company Officers and/or Directors are responsible for the application and consequent obligations if certification is approved. Please attach documentation (i.e. a letter from the company's legal counsel or a resolution from the Board of Directors) specifically authorizing the signatories to complete this application on behalf of the company and to authorize the signatories to make the investment and job creation commitments on behalf of the company. Please include the signatories reporting structure within the organization.</p>	Attached <input checked="" type="checkbox"/>

2. APPLICATION AUTHORIZATION, CERTIFICATION & ACKNOWLEDGEMENT

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

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

Signed:  Steven M. Kille, president and CEO August 28, 2015

Name Title Date

Select mm/dd/yyyy

Name Title Date

COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
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3. DEPARTMENT OF UNEMPLOYMENT ASSISTANCE CONSENT FOR DISCLOSURE OF WAGE REPORTING INFORMATION

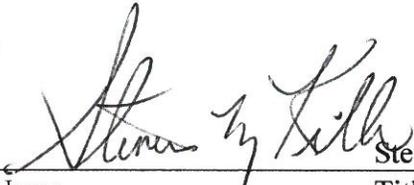
Consent for the Disclosure of Wage Reporting Information for Federal Employment Identification Number (FEIN): # 46-16490448

Division of Unemployment Assistance (DUA) Number: #22034448

I/We, Steven M. Kille, President and CEO, a duly authorized representative of Designwerkes, Inc. and of all the other businesses listed in PART III of this SUPPLEMENTAL APPLICATION (hereinafter "Employer"), hereby releases and gives authority to the Massachusetts Department of Unemployment Assistance, pursuant to G.L. c. 151A, §46(1), to provide the Economic Assistance Coordinating Council, upon its request, with the Employer's information, including but not limited to, wage reporting information, that is (a) necessary to verify the amount and tax year in which the Employer claims any of the Tax Incentives awarded in the Economic Development Incentive Program or Employer's fulfillment of job creation and job retention commitments as indicated in the supplemental application and job chart, or (b) otherwise necessary to ensure the proper operation or enforcement of this Agreement or the Program.

This authorization is effective upon date of signature and will be valid until superseded by a subsequent application or revoked in writing.

Signed:


Name Title Date
Steven M. Kille, President and CEO August 28, 2015

Select mm/dd/yyyy

Name Title Date

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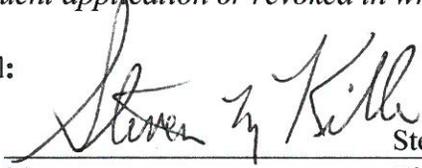
4. DEPARTMENT OF REVENUE CONSENT FOR DISCLOSURE OF TAX RETURN AND WAGE REPORTING INFORMATION

Consent for Disclosure of Tax Return and Wage Reporting Information for Federal Employment Identification Number (FEIN): #-461649048

I/We, Steven M. Kille, President and CEO, a duly authorized representative of Designwerkes, Inc. and of all the other businesses listed in PART III of this SUPPLEMENTAL APPLICATION, hereby authorizes and consents to the Massachusetts Department of Revenue providing the Economic Assistance Coordinating Council with information, including but not limited to tax return and wage reporting information, that is (a) necessary to verify the amount and tax year in which Recipient claims any of the Tax Incentives awarded in the Economic Development Incentive Program or Recipient's fulfillment of job creation and job retention commitments as indicated in the supplemental application and job chart, or (b) otherwise necessary to ensure the proper operation or enforcement of this Agreement or the Program.

This authorization is effective upon date of signature and will be valid until superseded by a subsequent application or revoked in writing.

Signed:



Steven M. Kille, president and CEO

August 28, 2015

Name

Title

Date

Select mm/dd/yyyy

Name

Title

Date

COMMONWEALTH OF MASSACHUSETTS
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Company Letter of Intent to Apply for Incentives

Date: July 16, 2015

Mayor Ken Gray
City of Amesbury
62 Friend Street
Amesbury Massachusetts
01913

***RE: Intent to Apply For Massachusetts Economic Development Program (EDIP) in
The City of Amesbury***

Dear Mayor Gray;

Please consider this correspondence as a letter of intent from DesignWerkes as required pursuant to the Economic Development Incentive Program, (EDIP).

On July 14th 2015, I met with William Scott, Community Development Director, and State Officials, to discuss the EDIP Program and the various incentives available.

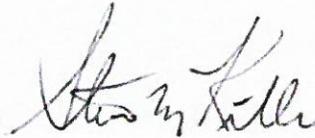
DesignWerkes is in the process of acquiring an industrial site and retrofitting the facility to accommodate our expansion from 12,000 square feet to over 40,000 square feet. The facility requires a considerable amount of work just to get the building back to code compliance. We are requesting assistance to facilitate the continued location in Amesbury.

We are a manufacturer with a continued growth pattern that requires the additional space to facilitate more production and job growth. We have equipment waiting for a new facility and would appreciate any step to expedite the due diligence on incentive programs through the City and State.

DesignWerkes is therefore requesting that you accept this letter as the formal letter of intent required under the Economic Development Incentive Program, (EDIP) to begin the process.

Sincerely,

Steven M. Kille



cc: Maria Nigro Di Stefano, Northeast Regional Director, MOBD

Due Diligence Letter



Amesbury

William Scott
Director Office of Community Development
City Hall, 62 Friend Street
Amesbury, MA 01913-2884

(978) 388-8110 - 313
scottw@amesburyma.gov

Annamarie Kersten
EDIP Director
Massachusetts Office of Business Development
10 Park Plaza, Suite 3730
Boston, MA 02116

August 28, 2015

Dear Ms. Kersten:

This letter is in reference to the "Due Diligence" letter requirement of the EDIP application package. The applicant for the EDIP, DesignWerkes, was founded in Amesbury Massachusetts in 1995 as a plain paper product design firm. Over the past twenty years the company has evolved, in Amesbury, into a complete product design and manufacturing company. The company is moving within the City and will not cause a loss of business for any other community within the Commonwealth.

DesignWerkes ability to design and develop products to meet customer specifications is a major strength. This coupled with state of the art manufacturing capabilities, is how DesignWerkes is able to provide single source solutions to our customers. DesignWerkes serves customers in the Transportation, Aerospace, Medical and Commercial industries.

High tech machine operations allows the company the mobility to select multiple locations within a reasonable distance of their highly trained employee base. The company has clearly indicated that in the absence of the incentive they will not proceed with the project in the City of Amesbury. The 2 Industrial Way site has been vacant for over three years and has not seen a viable proposal other than DesignWerkes.

Given Amesbury is on the New Hampshire border the possibility exists that the company could choose another state.

This application will not result in the loss of the company from another community in Massachusetts, and it will provide the added benefit of preventing the loss of the company from the Commonwealth.

Sincerely

William Scott

DOR Certificate of Good Standing



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

Date: August 26, 2015

To Whom It May Concern :

I hereby certify that according to the records of this office,
DESIGNWERKES, INC.

is a domestic corporation organized on **December 12, 2012** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 15084990990

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: hma



Request for a Certificate of Good Standing and/or Tax Compliance or Waiver of Corporate Tax Lien

Massachusetts
Department of
Revenue

This application may be used to request a Certificate of Good Standing/Letter of Compliance, Waiver of Corporate Tax Lien, Certificate of Good Standing for a Non-Profit Organization or Liquor License.

If this matter is to be discussed with any third parties, complete the Power of Attorney section below. Mail your request as soon as possible to Massachusetts Department of Revenue, PO Box 7066, Boston, MA 02204 or fax to (617) 887-6262. For further information, call (617) 887-6367.

When completing this form, be sure to print legibly.

Name of organization or individual <i>DESIGNWORKIES, INC</i>	Trade name or DBA	Federal ID or Social Security no. (REQUIRED) <i>46-1649048</i>	
Street address (<input type="checkbox"/> CHECK IF NEW ADDRESS) <i>110 HAVORNILL RD</i>	City/Town <i>AMESBURY</i>	State <i>MA</i>	Zip <i>01913</i>
Contact person <i>STEVEN M. KILLE</i>		Daytime telephone (REQUIRED) <i>508-633-0825</i>	
Street address (if different from above)	City/Town	State	Zip

Type of Application

Type of organization (check one):

- Corporation Partnership Sole proprietor Individual LLP LLC Professional license renewal Trust
 Other _____

Social Security number (REQUIRED if sole proprietor or single-member LLC) _____

New business. Date formed _____

Employer Identification number (EIN) of principal reporting corporation if a combined corporate tax filer (REQUIRED) _____

Purpose of application (check one):

- Certificate of Good Standing/Letter of Compliance
 Certificate of Good Standing for a Non-Profit Organization (enclose REQUIRED copy of 501c3 from the IRS)
 Certificate of Good Standing Relating to an ABCC Liquor License Transfer or Operational/Administrative Changes

Transferring liquor license (check one): Yes No. Name of buyer _____

Address of DBA location _____ City/Town _____ State _____ Zip _____

List all tax identification numbers filed for this entity (e.g., meals, sales, withholding, room occupancy or income):

Waiver of Corporate Tax Lien (does not apply to entities not taxed as a corporation)

If requesting Waiver of Corporate Tax Lien, attach price and legal description of assets to be sold and complete the following:

Name of transferee _____ Date of transfer or sale (REQUIRED) _____

Street address _____ City/Town _____ State _____ Zip _____

List assets _____

Affidavit (REQUIRED)

Under the penalties of perjury, I declare that my company is responsible for the following taxes (REQUIRED; check all that apply):

- Withholding Sales/Use Meals Room Occupancy Corporate Other

Signature of taxpayer or corporate officer (REQUIRED) *Steven M. Kille* Date *8/28/15*

See General Information on page 2

Exhibit 1: Investment Analysis

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

EDIP Supplemental Application Exhibit 1: EDIP Investment Analysis

Investment	Calendar Year 1: Enter Year 1	Calendar Year 2: Enter Year 2	Calendar Year 3: Enter Year 3	Calendar Year 4: Enter Year 4	Calendar Year 5: Enter Year 5	Year that Asset will be Placed in Service*	Total
DEPRECIABLE ASSETS:							
Building Purchase:	\$850,000.00						\$ 850,000
New Building Construction:							\$ -
Building Renovation:	\$250,000.00	\$250,000.00					\$ 500,000
Machinery and Equipment:	\$453,775.00	\$350,000.00					\$ 803,775
Furniture and Fixtures:	\$25,000.00	\$25,000.00					\$ 50,000
Other (Please list):							\$ -
Other (Please list):							\$ -
DEPRECIABLE ASSETS TOTAL	\$ 1,578,775	\$ 625,000	\$ -	\$ -	\$ -	N/A	\$ 2,203,775
NON-DEPRECIABLE ASSETS:							
Land							\$ -
Other (Please list)							\$ -
NON-DEPRECIABLE ASSETS TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
TOTAL INVESTMENT	\$ 1,578,775	\$ 625,000	\$ -	\$ -	\$ -	N/A	\$ 2,203,775

*Year Asset is Placed in Service: The year in which an asset can first be depreciated according to Generally Accepted Accounting Principles. For guidance, please see the Internal Revenue Service's resources on depreciation at <http://www.irs.gov/taxtopics/tc704.html>.

Exhibit 1A: Machinery and Equipment Investment Breakdown

Attachment A: Funding Sources



June 11, 2015

To: Mr. Steve Kille, Designwerkes, Inc.

Fr: Kevin Schaefer, Machinery Finance Resources

Re: Equipment Financing Options

Your request for financing has been Approved. One option has been outlined below for your review.

The following payment plan is based on these assumptions:

Haas EC-400PP		\$280,000.00
Less 10% Down Payment		(\$28,000.00)
Sales Tax @	0.00%	<u>0.00</u>
Total Estimated Purchase Price		<u>\$252,000.00</u>

Plan A : Finance Lease

Term:

84 months

Monthly Payments #1 - 84

\$3,574.80

Purchase Option

\$1.00

Next Payment Due:

30 Days After Delivery & Acceptance

Feel free to call with any questions. You may reach me at the following numbers:

Fax (630) 922-1352

Phone (630) 922-2418

Thank you for considering Machinery Finance Resources



June 11, 2015

To: Mr. Steve Kille, Designwerkes, Inc.

Fr: Kevin Schaefer, Machinery Finance Resources

Re: Equipment Financing Options

Your request for financing has been Approved. One option has been outlined below for your review.

The following payment plan is based on these assumptions:

Haas DS-30SSY		\$140,000.00
Haas VF-2		\$80,000.00
Sales Tax @	0.00%	<u>0.00</u>
Total Estimated Purchase Price		<u>\$220,000.00</u>

Plan A : Finance Lease

Term:	84 months
Advance Payments	First
Monthly Payments #1 - 84	\$3,107.70
Purchase Option	\$1.00
Next Payment Due:	30 Days After Delivery & Acceptance

Feel free to call with any questions. You may reach me at the following numbers:

Fax (630) 922-1352

Phone (630) 922-2418

Thank you for considering Machinery Finance Resources

Attachment G: Adherence to Immigration and Nationality Act

8/28/15

To whom it may concern,

With respect to adherence to Immigration & Nationality Act. It is Designwerkes policy that all new employees provide as a minimum an original Social Security Card as well as a Photo ID. ie: Drivers license. Whenever possible our staffing service companies utilize the Federal E-verify system.

Best Regards,

Steven M. Kille

A handwritten signature in black ink, appearing to read "Steven M. Kille". The signature is written in a cursive style with a large, stylized initial "S".

Attachment H: Equal Opportunity Affirmative Action Statement

Confidentiality Agreement

Information that pertains to DesignWerkes business, including all nonpublic information concerning the Company, its vendors and suppliers, is strictly confidential and must not be given to people who are not employed by Designwerkes.

Please help protect confidential information - which may include, for example, trade secrets, customer lists and company financial information - by taking the following precautionary measures:

- 1 Discuss work matters only with other Designwerkes employees who have a specific business reason to know or have access to such information.
- 2 Do not discuss work matters in public places.
- 3 Monitor and supervise visitors to Designwerkes to insure that they do not have access to company information.
- 4 Destroy hard copies of documents containing confidential information that is not filed or archived.
- 5 Secure confidential information in desk drawers and cabinets at the end of every business day.

Your cooperation is particularly important because of our obligation to protect the security of our clients' and our own confidential information. Use your own sound judgment and good common sense, but if at any time you are uncertain as to whether you can properly divulge information or answer questions, please consult a Designwerkes officer.

Anti Discrimination & Harassment

Equal Opportunity Policy

Designwerkes provides equal opportunity in all of our employment practices to all qualified employees and applicants without regard to race, color, religion, gender, national origin, age, disability, marital status, military status or any other category protected by federal, state and local laws. This policy applies to all aspects of the employment relationship, including recruitment, hiring, compensation, promotion, transfer, disciplinary action, layoff, return from layoff, and training, social, and recreational programs. All such employment decisions will be made without unlawfully discriminating on any prohibited basis.

Employment at Will

Unless expressly proscribed by statute or contract, your employment is "at will." All Designwerkes employees are at will, which means they may be terminated at any time and for any reason, with or without advance notice. Employees are also free to quit at any time. Any employment relationship other than at will must be set out in writing and signed by DesignWerkes CEO, Steven Kille

**Attachment I: Documentation of Signatory
Authorization to Complete
Application on Behalf of the
Company.**

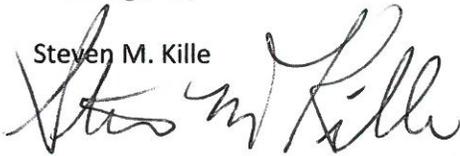
8/28/15

To whom it may concern,

I am the sole owner of Designwerkes, Inc as well as the only stakeholder. I have complete Signatory authorization on behalf of the corporation.

Best Regards,

Steven M. Kille

A handwritten signature in black ink that reads "Steven M. Kille". The signature is written in a cursive style with a large, stylized initial "S".

Attachment B: Economic Opportunity Area (EOA) Application



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

Economic Development Incentive Program (EDIP)
ECONOMIC OPPORTUNITY AREA (EOA) DESIGNATION APPLICATION

A complete application with all required attachments must be submitted in electronic form to your MOBD Regional Director by 5:00 P.M. on the [application deadline date](#). A hardcopy with original signatures and attachments must be postmarked no later than 1 day after the submission deadline and mailed to: EDIP Manager, MOBD, 10 Park Plaza, Suite 3730, Boston, MA 02116. **Applications that are incomplete or submitted after the deadline will not be considered at the scheduled Economic Assistance Coordinating Council (EACC) meeting, without exception.**

PART I. PROPOSED EOA	
1.	DESIGNATION OVERVIEW
Name of Proposed EOA:	2 Industrial Way DesignWerkes
Municipality:	City of Amesbury
EOA Designation is for:	<input checked="" type="checkbox"/> New EOA within a previously approved Economic Target Area <input type="checkbox"/> Amendment to a previously approved EOA
The area is being proposed for designation as the applicable parcels meet the eligibility criteria (see definitions as defined in M.G.L. Chapter 121A, §1 and M.G.L. Chapter 23A §3E):	<input type="checkbox"/> Blighted Open Area <input type="checkbox"/> Decadent Area <input checked="" type="checkbox"/> Substandard Area <input type="checkbox"/> Cumulative Job Loss
Effective Time Period for EOA Designation (Designation must remain in effect for a minimum of 5 Years and Maximum of 20 Years)	20 Years
2. EOA BOUNDARIES	
(a) Attachment A: Map of Proposed EOA Please attach a detailed map of the proposed EOA, indicating the existing streets, highways, waterways, natural boundaries and other physical features.	<input checked="" type="checkbox"/> Attached
(i) Please provide a detailed description of the EOA boundaries including parcel numbers and how said area conforms to the definition of either “Blighted Open Area”, “Decadent Area”, “Substandard Area and/or “Cumulative Job Loss” as marked in section 1.	
Specifically the proposed 2 Industrial Way Opportunity Area, located at 2 Industrial Way in Amesbury, Amesbury Assessors Map 56 parcel 19, Essex County Registry of Deeds Book 23806 and Page 285 comprised of 4.65 acres and a building of 43,532 Square feet.	

3.

REASON FOR DESIGNATION

(a) Please describe the reason for the proposed EOA Designation. Please include:

- (i) A brief narrative of why the EOA designation is important to the community.
- (ii) If a business has indicated an intention to locate or expand within the proposed EOA, please provide the name and brief description of the company. If applicable, attach the letter of intent.

(i) The designation will facilitate the development as outlined below and in the City of Amesbury TIF Plan, and TIF Agreement,

(ii) The TIF Zone is created to facilitate the rehabilitation of an abandon and dilapidated manufacturing building that currently does not meet code requirements for an occupancy permit. The renovated facility will provide space for expansion from the current 12,000 square foot facility. This will allow for the use of new equipment, the retention of 25 jobs, and the creation of 15 jobs. Construction is in two phases, however the company is investigating the possibility of a full build within one phase:

- Phase one (January 2016): This phase will be completed by January 1, 2016, the company will renovate the building to a sufficient state to allow occupancy and the establishment of new production lines with equipment waiting in storage. The company will operate at both facilities while work continues on the renovated facility at 2 Industrial Way. The proposed site has considerable development constraints that add extraordinary costs.
- Phase Two (June 2016): Is comprised of the full buildout of the facility to accommodate the operations from the current 12,000 square foot location at 110 Haverhill Road. The full move should be complete by June 2016 and facilitate the full operations of the company at one location in Amesbury Massachusetts.

(b) Please describe the economic development goals for the proposed EOA during the first five years of EOA designation.

- 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.

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

PART II. MUNICIPAL DESIGNATION PROCESS					
1. MUNICIPAL AUTHORITATIVE REVIEW					
EOA Authoritative Review Municipal Official or Board/Council/Etc.	City Council City of Amesbury				
Municipal Contact:	Full Name:	William Scott	Title:	Community Development Director	
Contact Address:	Street Address:	62 Friend Street			
	City:	Amesbury	MA	Zip Code:	01913
Telephone Number:	978-388-8110				
Email Address:	scottw@amesburyma.gov				
<p>(a) Indicate the local standards and procedures for review of project proposals including:</p> <ul style="list-style-type: none"> (i) the application procedures, (ii) the timeframe for review and determination (iii) and the criteria and process for approval of project proposals (iv) Attachments of any additional documentation required (if applicable) <p>The project only requires a building permit and compliance with the previously approved permits.</p>					
2. LOCAL APPROVAL STREAMLINING					
<p>(a) Provide a proposal and plan (or attach existing plan) to increase the ease of doing business by streamlining delivery of local services within the EOA such as the municipality's permit, approval and license procedures. See: "Best Practice Model for Streamlined Local Permitting"</p> <p>The City has begun the predevelopment process by coordinating departments toward facilitating an expeditious Building process.</p>					
<p>(b) Compliance with Community Reinvestment Act: Include a copy of a municipal plan or policy, if any exists, which links the municipality's choice of banking institutions to the bank's compliance with the requirements of the Community Reinvestment Act.</p>					<input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A

PART III. SPECIAL REQUIREMENTS FOR LARGE MUNICIPALITIES

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

Please check appropriate selection:

Municipality or regional ETA population exceeds 50,000 people (if checked, please complete the below Part III.)

Municipality or regional ETA population is less than 50,000 people (if checked, Part III. is not required, please skip to Part IV.)

1. MUNICIPAL INFRASTRUCTURE SUPPORT

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

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

The project is served by municipal sewer, water, and NGRID Gas and Electric.

2. JOB TRAINING PROGRAMS

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

As per the EDIP Preliminary Application, DesignWerkes is proposing to construct and operate a manufacturing plant that will retain 25 and create 15 jobs over five years. DesignWerkes, Inc. with the City of Amesbury is committed to a good faith effort of employing qualified residents of Amesbury and the Northern Essex Economic Target Area. To ensure that qualified residents of Amesbury and the Northern Essex ETA are made aware of job openings, DesignWerkes, Inc. plans to work with the One-Stop Career Center, Valley Works, located at Northern Essex Community College, 100 Elliott Street, Haverhill, MA . In addition, DesignWerkes, Inc. plans to advertise job openings in the Haverhill Gazette and the Amesbury weekly area news. The City of Amesbury has created conditions within the TIF Agreement to coordinated and facilitate the above.

3. LOCAL COMMUNITY INVOLVEMENT

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

The City of Amesbury has established a planning and implementation relationship with the Amesbury Chamber of Commerce through the Chamber Economic Development Committee. The City worked directly with the committee and property owners to establish the Amesbury Economic Incentive Guidelines. The guidelines have framed the opportunity for this proposal. The Chamber of Commerce has provided a letter of support for this EOA application. The EOA requested is the lot on which the development will occur.

PART IV. MUNICIPAL BINDING WRITTEN OFFER

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

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

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

Attached

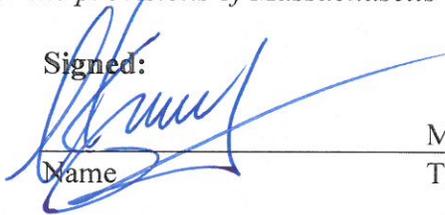
COMMONWEALTH OF MASSACHUSETTS
ECONOMIC ASSISTANCE COORDINATING COUNCIL
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

PART V. APPLICATION AUTHORIZATION, CERTIFICATION & ACKNOWLEDGEMENT

I/We Mayor Ken Gray (fill in name and title) of the applicant municipality applying for “Economic Opportunity Area” Designation from the Commonwealth of Massachusetts, Economic Assistance Coordinating Council hereby certify that I/we have been authorized to file this application and to provide the information within and accompanying this application and that the information provided herein is true and complete. I/we understand that the information provided with this application will be relied upon by the Commonwealth in deciding whether to approve “Economic Opportunity Area” Designation and that the Commonwealth reserves the right to take action against the applicant or any other beneficiary of the Economic Opportunity Area if the Commonwealth discovers that the applicant intentionally provided misleading, inaccurate, or false information. I/we make this certification under the pains and penalties of perjury.

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

Signed:



Name	Mayor	August 27, 2015
	Title	Date

Name	Mayor	August 27, 2015
	Title	Date

Attachment C: Executed Local Incentive Agreement



**TAX INCREMENT FINANCING AGREEMENT
CITY OF AMESBURY, MASSACHUSETTS
and
DESIGNWERKES INC.**

This document and all attachments hereto and incorporated herein, hereinafter referred to as "AGREEMENT" is made this 27TH day of August 2015 by and between the CITY OF AMESBURY, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at City Hall, 62 Friend Street, Amesbury, Massachusetts, 01913, acting through the Mayor Ken Gray (hereinafter referred to as "CITY") and DesignWerkes, a Massachusetts corporation with a principal place of business at 110 Haverhill Road, Amesbury Ma., 01913 represented by President and CEO Steven Kille (hereinafter referred to as "COMPANY"). The exemptions associated with this AGREEMENT will take effect beginning in the year the COMPANY receives the certificate of occupancy for the COMPANY's proposed expansion.

WHEREAS, the COMPANY wishes to improve the land and buildings thereon, and thereby increase the value of the property located at 2 Industrial Way, Amesbury, hereafter known as PROPERTY as shown in Attachment "Exhibit A"; and

WHEREAS, pursuant to the City of Amesbury Guidelines for Incentives the CITY is willing to grant a tax concession to off-set the project's site-specific development constraints in return for guarantees by the COMPANY as cited herein; and,

WHEREAS, the COMPANY is seeking a Tax Increment Financing Exemption from the CITY (the "EXEMPTION") in order to enhance the financial viability of the proposed project to be established at the PROPERTY, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23A of the Massachusetts General Laws;

WHEREAS, the COMPANY by construction, occupancy, and operations of the proposed project will create employment opportunities.

WHEREAS, the proposal by the COMPANY will create additional taxation above the current values of the PROPERTY; and

WHEREAS, the Amesbury City Council voted to adopt the Amesbury Incentive Guidelines, contained in the report titled "The City of Amesbury Economic Incentives Strategy An Approach to Leverage Positive Economic Growth March 2014", as a means to support the use of Tax Increment Financing as a tool to encourage economic development within the Northern Essex Regional Economic Target Area; and

WHEREAS, The COMPANY has taken the initial steps and filed both a letter of interest, EDIP Preliminary Application, in "EXHIBIT B", and Final application which is incorporated herein by reference.

WHEREAS, the Amesbury City Council resolved on August 6th, 2015 to endorse this AGREEMENT, the Economic Opportunity Area Designation, and the Tax Increment Financing Plan, and to provide the authorization to submit to the EACC, as negotiated by the CITY and the COMPANY (See Exhibit C).

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

- A. **THE COMPANY'S OBLIGATIONS:** The EXEMPTION granted to the COMPANY by the CITY is in consideration the COMPANY'S commitments stated hereafter as follows:
1. The COMPANY shall purchase the property within 90 days of the approval by the EACC, and within eight months improve the buildings on the PROPERTY, with a proposed estimated property investment value of an additional \$600,000, for which the COMPANY will make use of a minimum 30,000 square feet of the 43,532 square feet building for manufacturing by DesignWerkes (hereafter the "FACILITY"). The FACILITY is located on Assessor's Parcel ID Map 56 Lot 19. For an exact location of the FACILITY, refer to "EXHIBIT A."
 2. The COMPANY shall retain the existing 25 permanent full time employees for the full term of this AGREEMENT under the Massachusetts Economic Development Incentive Program.
 3. The COMPANY shall create an additional 15 permanent full time employees, within five (5) years from the date of the award under the Massachusetts Economic Development Incentive Program, and retain the employees for the term of this agreement.
 4. Subject to any applicable laws or regulations, and assuming equal qualification, the COMPANY shall use best efforts to afford priority to local contractors, vendors and suppliers, in connection with the construction of the FACILITY.
 5. In the form and manner as mutually agreed to by the COMPANY and CITY, the COMPANY shall advertise locally for employment to Amesbury residents and hold a local job fair for the initial project applicants. The COMPANY must illustrate that at least 51% of the new jobs must be afforded the opportunity to be filled by City of Amesbury residents with the employer working through established public and quasi-public employment service entities within the City of Amesbury.
 6. The COMPANY shall submit annual reports of job creation, retention and new investment at the FACILITY to the State of Massachusetts and Community Development Office, of the City of Amesbury, for which the tax benefits granted herein, are enjoyed. Reports shall be submitted in the time frame and with the information as required by the State of Massachusetts and forwarded to the CITY fourteen days prior to such submittal. The annual report shall include:
 - a. the number of permanent full time jobs created and the number of people hired from within the ETA for the annual time period and on a cumulative basis;
 - b. the value of the improvements invested by the COMPANY in the FACILITY annually on a cumulative basis; and
 - c. The number of construction jobs created and the number of residents hired from the ETA during the construction period as applicable.
 - d. Other information as maybe required by the Commonwealth of Massachusetts and the City of Amesbury.

7. To pay all real estate taxes and utility fees owed the CITY relating to the PROPERTY and FACILITY in a timely fashion.
8. To comply with any and all local and State permits as required to obtain an eventual occupancy permit. To further continue such compliance as required to sustain occupancy and operations.
9. During the life of the Agreement, if the COMPANY decides to sell the FACILITY or the business or to otherwise transfer control of the FACILITY or business and/or operations thereof, the COMPANY shall give the CITY at least 90 days written notice of said sale or transfer. Said notice shall be given by certified mail, return receipt requested, to the Office of the Mayor, City Hall, 62 Friend Street, Amesbury, Massachusetts, 01913.
10. Additionally the COMPANY shall use its best efforts to give the CITY ninety (90) days prior notice of any corporate decision to (i) change the nature and/or character of their business operations at the FACILITY to one other than the originally proposed herein, or (ii) cease their business operations at the FACILITY.

B. THE CITY'S OBLIGATIONS

1. The CITY shall grant a tax increment financing exemption to the COMPANY in accordance with Massachusetts General Laws, Chapter 23A, Section 3E, Chapter 40, Section 59, and Chapter 59, Section 5. The exemption shall be for the period of ten (15) years (the "EXEMPTION PERIOD"), commencing with Fiscal Year 2017 (which begins July 1, 2016) and ending with Fiscal Year 2031 (which ends June 30, 2030) and shall provide a percentage EXEMPTION from taxation, as described in the table below, on the increased value of the FACILITY resulting from the FACILITY improvements.
2. The agreed base valuation of \$1,015,700 for FY 2016 is established as the assessed value of the FACILITY (see Exhibit D). The Tax Increment Financing Exemption formula for the FACILITY will be calculated as prescribed by Massachusetts General Laws and regulated by the Department of Revenue, and shall apply to the incremental difference in the above assessed real property tax valuation of the PROPERTY, and its assessed valuation for each of the next ten (15) fiscal years.
3. The Base Valuation is adjusted annually by an adjustment factor which reflects increased commercial and industrial property values within the community, as defined in Massachusetts General Laws. Any increase in the assessed value of the PROPERTY over the Base Valuation, or "increment", attributable to the renovations and/or improvements made in connection with the FACILITY is that amount eligible for exemption from taxation (the "Tax Increment Financing Exemption").
4. The EXEMPTION becomes effective on the July 1st following the both of the following; the date on which the EACC approves the TIF Plan pursuant to which this AGREEMENT is executed, as provided in 760 CMR 22.05 (4)(d), and the issuance of the occupancy permit for the FACILITY use as outlined herein.
5. The CITY finds that the development costs of the site requires a term in excess of five years and hereby affords a term of fifteen years. The exemption schedule on the value of the FACILITY is as follows: for the fifteen years of this AGREEMENT, the COMPANY will be granted a Real Estate exemption of the approved percentage of the full value of the FACILITY and pay taxes on the non-exempt value of the FACILITY. In

Fiscal Year 2032, the COMPANY will pay taxes on the full value of the FACILITY. The EXEMPTION shall not include Personnel Property taxes. The EXEMPTION shall be calculated and remain unchallenged for each fiscal year as follows:

Fiscal / Month Year	Percent	Fiscal / Month Year	Percent	Fiscal / Month Year	Percent
2017 / July 2016	75%	2022 / July 2021	35%	2027 / July 2026	10%
2018 / July 2017	75%	2023 / July 2022	35%	2028 / July 2027	10%
2019 / July 2018	75%	2024 / July 2023	35%	2029 / July 2028	10%
2020 / July 2019	75%	2025 / July 2024	35%	2030 / July 2029	10%
2021 / July 2020	75%	2026 / July 2025	35%	2031 / July 2030	10%

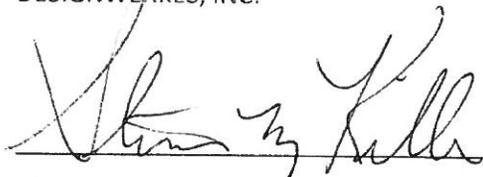
C. OTHER CONSIDERATIONS

1. If after 30 days written notice to the COMPANY by the CITY, the COMPANY fails to meet the job creation and investment commitments specified herein, or fails to comply with all reporting requirements specified in this agreement, the CITY, acting through its Mayor, may, at its sole discretion, take action to request decertification of the project by the Economic Assistance Coordinating Council (EACC). Upon decertification, the CITY shall discontinue the Tax Increment Financing Exemption benefits described herein, commencing with the fiscal year for which the COMPANY did not meet its commitments. The above is notwithstanding any independent actions by the Commonwealth of Massachusetts as allowed by law.
2. This Tax Increment Financing Agreement shall be binding on all subsequent owners of the property. The CITY reserves the right to review and negotiate the Tax Increment Financing Agreement if the business activity ceases to be fully operational during the life of the Tax Increment Financing Agreement.
3. If the COMPANY decides to expand the FACILITY at any time during the life of the Tax Increment Financing Agreement, the CITY and the COMPANY may renegotiate the Tax Increment Financing Agreement to exempt all or part of the expansion from property taxes. The exact amount of that exemption will be determined at the time of the expansion.

Executed as sealed instrument on the day and year first above written.

CITY OF AMESBURY

DESIGNWERKES, INC.

Ken Gray, Mayor

Steven Kille,

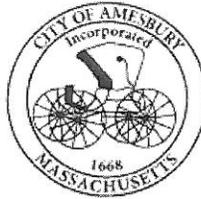
Date: 8/27/15

Date: 8/27/15

**Attachment E: Municipal Vote by Authoritative
Body Approving Incentive**

**Attachment F: Municipal Vote by Authoritative
Body Approving Application
Submission to EACC**

Votes combined in one Council Order.



**CITY OF AMESBURY
IN THE YEAR TWO THOUSAND FIFTEEN**

SPONSORED BY: C. Kenneth Gray, Mayor BILL No. 2015-061

At the Special meeting of the Amesbury City Council on August 6, 2015, the following action was taken:

An Order that the Amesbury City Council hereby takes the following actions as individually cited below for the purpose of collectively approving a Tax Increment Financing incentive for DesignWerkes as described herein and further described in the attachments which are incorporated herein by reference.

Be it Ordained by the City Council of the City of Amesbury, assembled, and by the authority of the same, as follows: that the Amesbury City Council hereby votes to approve and authorize the Mayor to take action on the following: Designation of the 2 Industrial Way Opportunity Area, located at 2 Industrial Way in Amesbury, Amesbury Assessors Map 56 parcel 19, Essex County Registry of Deeds Book 23806 and Page 285 comprised of 4.65 acres and a building of 43,532 Square feet (hereafter referred to as the PROPERTY), a Tax Increment Financing Zone Application and Tax Increment Financing ("TIF") Plan, a Tax Increment Financing Agreement, by and Between the City of Amesbury and DesignWerkes Inc, a Massachusetts corporation with a current principal place of business at 110 Haverhill Road, represented by President and CEO Steven Kille (hereinafter referred to as" COMPANY").

WHEREAS, the COMPANY wishes to improve and thereby increase the value of the PROPERTY Exhibit A; and,

WHEREAS, pursuant to the City of Amesbury Guidelines for Incentives the CITY is willing to grant a tax concession to off-set the project's site-specific development constraints in return for guarantees by the COMPANY as cited herein; and,

WHEREAS, the COMPANY is seeking a Tax Increment Financing Exemption from the CITY through the execution of the agreement as provide in Exhibit B, in order to enhance the financial viability of the proposed project to be established at the PROPERTY, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23A and Chapter 19 of the Acts of 1993 and 402 CMR 2.00;

WHEREAS, the COMPANY by construction, occupancy, and operations of the proposed project will create employment opportunities.

WHEREAS, the proposal by the COMPANY will create additional taxation above the current values of the PROPERTY; and

WHEREAS, the Amesbury City Council voted to adopt the Amesbury Incentive Guidelines, contained in the report titled "The City of Amesbury Economic Incentives Strategy An Approach to Leverage Positive Economic Growth March 2014", as a means to support the use of Tax Increment Financing as a tool to encourage economic development within the Northern Essex Regional Economic Target Area; and

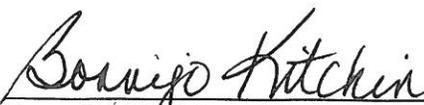
WHEREAS, The COMPANY has taken the initial steps and filed both a letter of interest and EDIP Preliminary Application as provided in "EXHIBIT C"

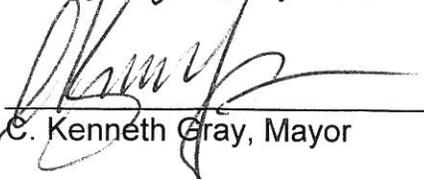
NOW, THEREFORE BE IT Ordered by the City Council and the City of Amesbury that:

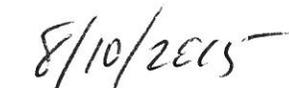
1. The City Council hereby authorizes the Mayor of the City of Amesbury to file an application and seek approval with the state Economic Assistance Coordinating Council (EACC) to establish an Economic Opportunity Area (EOA) for the PROPERTY, to be known as the 2 Industrial Way Economic Opportunity Area;
2. The City Council hereby approves the TAX INCREMENT FINANCING ZONE AND PLAN CITY OF AMESBURY, MASSACHUSETTS and DESIGNWERKES July 2015 which is attached hereto and incorporated herein by reference.
3. The City Council hereby authorizes and requests the Mayor to execute on behalf of the City a TIF Agreement and submit the TIF Zone and Plan to the EACC for its approval and certification pursuant to 402 CMR 2.18 and 751 CMR 11.06.
4. The City Council hereby designates the area known the PROPERTY as a TIF Zone pursuant to M.G.L. c.40 Sec. 59 and 751 CMR 11.04.
5. The Mayor shall be authorized to submit any and all required materials to the Commonwealth of Massachusetts Economic Assistance Coordinating Council and take such other action and execute any such documents on behalf of the City as may be necessary to carry out this order, the TIF Plan and the TIF Agreement.

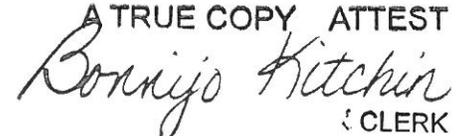
Councilor Ferguson moved 2015-061 for approval and that the Amesbury City Council hereby approves the following actions as individually cited below for the purpose of collectively approving a Tax Increment Financing incentive for DesignWerkes as described herein and further described in the attachments which are incorporated herein by reference. Councilor Sickorez seconded. Roll Call Vote – 7- Yes (7 members present)

Witness my hand and seal for the City of Amesbury this 10th day of August, 2015


Bonnijo Kitchin, City Clerk


C. Kenneth Gray, Mayor


Date

A TRUE COPY ATTEST

CLERK



**Amesbury Economic Incentive Committee
Recommendation to the Mayor
CITY OF AMESBURY, MASSACHUSETTS and
DESIGNWERKES INC.
Tax Increment Financing Proposal
August 25, 2015**

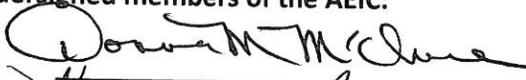
The Amesbury Economic Incentives Committee (AEIC) of the City of Amesbury, assembled on August 25 at 3 pm, pursuant to the Economic Incentive Guidelines, in response to the proposal titled Tax Increment Financing Proposal 2 Industrial Way DesignWerkes City of Amesbury July, 2015 for the property located at 2 Industrial Way in Amesbury, Amesbury Assessors Map 56 parcel 19, Essex County Registry of Deeds Book 23806 and Page 285 comprised of 4.65 acres and a building of 43,532 Square feet (hereafter referred to as the PROPERTY) voted as follows:

The AEIC hereby votes to accept the above referenced report and recommend to the Mayor to take action as follows:

1. Concur with the August 6th vote of the City Council to authorize the Mayor to file an application and seek approval with the state Economic Assistance Coordinating Council (EACC) to establish an Economic Opportunity Area (EOA) for the PROPERTY, to be known as the 2 Industrial Way Economic Opportunity Area; and
2. Concur with the approval by the City Council to approve the TAX INCREMENT FINANCING ZONE AND PLAN EDIP Submittal 2 Industrial Way CITY OF AMESBURY, MASSACHUSETTS and DESIGNWERKES INC July 2015; and
3. Request the Mayor to execute on behalf of the City a TIF Agreement and submit the TIF Zone and Plan to the EACC for its approval and certification pursuant to 402 CMR 2.18 and 751 CMR 11.06.
4. Concur that the City Council hereby designate the area known the PROPERTY as a TIF Zone pursuant to M.G.L. c.40 Sec. 59 and 751 CMR 11.04.
5. Concur with the City Council authorize the Mayor to submit any and all required materials to the Commonwealth of Massachusetts Economic Assistance Coordinating Council and take such other action and execute any such documents on behalf of the City as may be necessary to carry out this order, the TIF Plan and the TIF Agreement.

This recommendation is based on the information contained in the attached document titled **TAX INCREMENT FINANCING ZONE AND PLAN EDIP Submittal 2 Industrial Way CITY OF AMESBURY, MASSACHUSETTS and DESIGNWERKES INC July 2015**, and any attachments therein, which clearly demonstrates that the criteria as set forth in the City of Amesbury Economic Incentive Guidelines are met and/or exceeded by the proposal.

Undersigned members of the AEIC:



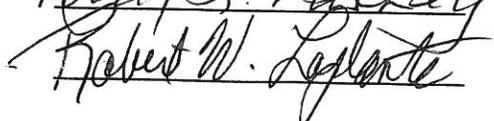



Exhibit 2: Local Incentive Valuation Spreadsheet

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

EDIP Local Incentive Only Application Exhibit 1: Local Incentive Valuation

FY	Municipal Tax Rate Per Thousand	Incremental Assessed Value	Projected Annual RE Property Tax Bill for Incremental Assessed Value	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual Personal Property Taxes	Total Yearly Value of Local Tax Incentives
2017	\$20.54	\$1,234,300.00	\$25,352.52	75%	\$19,014.39	\$0.00	\$19,014.39
2018	\$20.54	\$1,234,300.00	\$25,352.52	75%	\$19,014.39	\$0.00	\$19,014.39
2019	\$20.54	\$1,234,300.00	\$25,352.52	75%	\$19,014.39	\$0.00	\$19,014.39
2020	\$20.54	\$1,234,300.00	\$25,352.52	75%	\$19,014.39	\$0.00	\$19,014.39
2021	\$20.54	\$1,234,300.00	\$25,352.52	75%	\$19,014.39	\$0.00	\$19,014.39
2022	\$20.54	\$1,234,300.00	\$25,352.52	35%	\$8,873.38	\$0.00	\$8,873.38
2023	\$20.54	\$1,234,300.00	\$25,352.52	35%	\$8,873.38	\$0.00	\$8,873.38
2024	\$20.54	\$1,234,300.00	\$25,352.52	35%	\$8,873.38	\$0.00	\$8,873.38
2025	\$20.54	\$1,234,300.00	\$25,352.52	35%	\$8,873.38	\$0.00	\$8,873.38
2026	\$20.54	\$1,234,300.00	\$25,352.52	35%	\$8,873.38	\$0.00	\$8,873.38
2027	\$20.54	\$1,234,300.00	\$25,352.52	10%	\$2,535.25	\$0.00	\$2,535.25
2028	\$20.54	\$1,234,300.00	\$25,352.52	10%	\$2,535.25	\$0.00	\$2,535.25
2029	\$20.54	\$1,234,300.00	\$25,352.52	10%	\$2,535.25	\$0.00	\$2,535.25
2030	\$20.54	\$1,234,300.00	\$25,352.52	10%	\$2,535.25	\$0.00	\$2,535.25
2031	\$20.54	\$1,234,300.00	\$25,352.52	10%	\$2,535.25	\$0.00	\$2,535.25
				TOTALS	\$152,115.13	\$0.00	\$152,115.13

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes may increase much more or much less than the municipal