

**GLOUCESTER CITY COUNCIL CALENDAR OF BUSINESS**

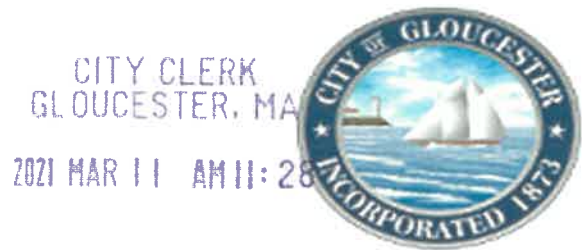
**TUESDAY, March 16, 2021**

**6:00 P.M.**

**REMOTE MEETING**

**SPECIAL CITY COUNCIL MEETING #2021-003**

**MEETINGS ARE RECORDED**



Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time.

Join from Computer, Smart Device: <https://gloucester-ma-gov.zoom.us/j/83893091224>

Join via Phone: 1 929 205 6099 or +1 301 715 8592

Meeting ID: 838 9309 1224

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

1. PH2021-005: Tax Increment Financing Agreement between the City of Gloucester and BC Gourmet, USA

**ROLL CALL – Sean Nolan**

**City Clerk**

Meeting dates are subject to change. Check with City Clerk's Office

**NEXT REGULAR CITY COUNCIL MEETING, March 23, 2021**

**NOTE: The Council President may rearrange the Order of Business in the interest of public convenience.**

The listing of matters is those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



# GLOUCESTER CITY COUNCIL 2021 PUBLIC HEARING

**PUBLIC HEARING NUMBER:** PH2021-005  
**SUBJECT:** Tax Increment Financing Agreement between the City of Gloucester and BC Gourmet, USA

**DATE OPENED:** 3/16/2021  
**CONTINUED TO:**  
**CONTINUED FROM:**  
**COMMITTEE:** B&F 3/4/2021

#### **NOTICE OF PUBLIC HEARING**

Pursuant to Section 17 of Chapter 53 of the Acts of 2020, the Gloucester City Council will hold a remote public hearing on **Tuesday, March 16, 2021, at 6:00 p.m.**, relative to the following:

**A Tax Increment Finance Agreement by and between the City of Gloucester and BC Gourmet, USA, located at 11-15 Parker Street, Assessors Map 53, Lot 20**

Access information for the remote-public hearing will be listed on the agenda at [www.gloucester-ma.gov](http://www.gloucester-ma.gov). The President reserves the right under the law to reschedule the date and/or deadline for this and any other public hearing at any time provided that the applicant and the public are notified as quickly as is reasonably possible.

At the public hearing, all interested persons will have the opportunity to be heard based on the procedures determined by the Council.

**All written communications to the Council must be received by the office of the City Clerk no later than 3 business days (excluding holidays and weekends) prior to the scheduled hearing date or any continuation by the Council of such date in order to be submitted to the Council prior to the public hearing.**

By Vote of the City Council  
Joanne M. Senos, City Clerk  
GT - 3/8/21

→ **12. Memorandum from Community Development Director requesting authorization to negotiate a TIF with BC Gourmet USA**

**Summary of Discussion:** Economic Development Director Sal DiStefano stated BC Gourmet was a pasta sauce and dip manufacturer who was looking to expand their operations from Lynn to Gloucester with a 25,000 sq. ft. space at 11 Parker Street, Gloucester. BC Gourmet, headquartered in Italy, would invest \$1.2 million into buildout and equipment with the creation of 25 jobs moving over from Lynn and creating an additional 8 full-time jobs over the next five years. The City was offering BC Gourmet a 5-year TIF, with a year one discount off the incremental increase in the property tax of 90% in year one, 80% in year two, 70% in year three, 60% in year four and 50% in year five. Also, because the City was aggressively pursuing them with the TIF, the State was considering EDIP tax incentives.

**BC Gourmet CEO, Daniele Diotallevi** stated BC Gourmet was an established Italian company in the high quality segment producing high quality pesto, pasta sauce, dips and fresh pasta. BC Gourmet established production operations in the US in Lynn, Massachusetts in 2017. In 2019, BC Gourmet acquired a company in New York and moved the operation to Lynn. BC Gourmet was also in the final stages of acquiring a company in Florida and planned to move the operations to Gloucester as well. The investment that BC Gourmet would be making was for renovation of the building and the purchase of machinery.

**Assessor, Gary Johnstone** explained the TIF was for five years, which would start FY23, with the base year of FY22, with the anticipation that work would start prior to next January 1. This would be a tax exemption of around \$14,167.13.

**Councilors Memhard, McCarthy and Cox** expressed their thanks for the hard work involved in bringing BC Gourmet to the City. **Councilor Cox** stated there would be a Special Public Hearing for this matter on Tuesday, March 16, 2021 at 6:00 p.m. **Mr. Diotallevi** thanked everyone involved in the process.

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Standing Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council approve a Tax Increment Financing exemption between the City of Gloucester and BC Gourmet USA, Inc., in accordance with the Massachusetts Economic Development Incentive Program (EDIP) and Chapters 23A, 40 and 59 of the Massachusetts General Laws to be located at 11 Parker Street, for a term of five (5) years ending in Fiscal Year 2027.

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept the following:

- 1) Adopt the Tax Increment Financing (TIF) Agreement between the City of Gloucester and BC Gourmet USA, Inc., for property located at 11 Parker Street;
- 2) Approve the project application and find that it meets the requirements of MGL c. 23A, §3F in that it provides a reasonable opportunity to create jobs within the City of Gloucester as indicated in the TIF Agreement.
- 3) Authorize the Mayor to execute the TIF Agreement and submit the TIF Agreement and the Certified Project Application and all other necessary documents to the Economic Assistance Coordinating Council of the Commonwealth of Massachusetts (EACC), and take any other actions as necessary and appropriate to implement the provisions of those documents.

***13. Memorandum from City Auditor regarding accounts having expenditures which exceed their authorization & Auditor's Report and other related business***

**Summary of Discussion:** Auditor, Kenny Costa, stated there were 21 accounts that are overdrawn with the biggest change from the last report being snow and ice and the salt account. The overall deficit that the City has processed in snow and ice was \$76,000.

**MOTION:** On a motion by Councilor Cox, seconded by Councilor McCarthy, the Budget and Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to adjourn the meeting at 6:53 p.m.

**Submitted by:** Sherry Karvelas, Clerk of Committees

**Documents submitted at the meeting:** None.

**Meeting Recording:** [https://gloucester-ma.gov.zoom.us/rec/share/g8ZbL5K5bQp3AcekeChC\\_Pm2UKVB4JgGfOWJDX2qMyZm3xTgv7\\_qkoQsA5-GpEOE.OuoF-\\_Oh3qhJ6-4E?startTime=1614897043000](https://gloucester-ma.gov.zoom.us/rec/share/g8ZbL5K5bQp3AcekeChC_Pm2UKVB4JgGfOWJDX2qMyZm3xTgv7_qkoQsA5-GpEOE.OuoF-_Oh3qhJ6-4E?startTime=1614897043000)

**TAX INCREMENT FINANCING AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF GLOUCESTER**

**AND**

**BC GOURMET USA INC.**

AGREEMENT made this \_\_\_ day of \_\_\_\_\_, 2021 by and between the CITY OF GLOUCESTER, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at 9 Dale Avenue, Gloucester, Massachusetts 01930 (CITY) and BC GOURMET USA INC. having a principal place of business at 11-15 Parker Street, Gloucester, Massachusetts 01930.

WITNESSETH

WHEREAS, BC GOURMET USA INC. leases certain real property located at 11-15 Parker Street, Gloucester, Massachusetts 01930 (FACILITY) and detailed in the attached Legal Description (Exhibit A);

WHEREAS, BC GOURMET USA INC. intends to improve and invest in the FACILITY provided that the CITY enters into this AGREEMENT;

WHEREAS, BC GOURMET USA INC. shall make approximately \$1,200,000 in real and personal property improvements of the FACILITY;

WHEREAS, BC GOURMET USA INC. is seeking a Tax Increment Financing Exemption from the CITY for said improvements of the FACILITY, in accordance with the Massachusetts Economic Development Incentive Program (EDIP) and Chapters 23A, 40 and 59 of the Massachusetts General Laws;

WHEREAS, the CITY strongly supports increased economic development in order to expand commercial and industrial activity within the CITY and to develop a healthy economy and a stronger tax base;

WHEREAS, the FACILITY will further the economic development goals and the criteria established by the City Administration;

WHEREAS, by vote of the Gloucester City Council on \_\_\_\_\_, 2021, the City has been authorized to enter into this AGREEMENT with BC GOURMET USA INC. in the form hereof;

WHEREAS, BC GOURMET USA INC. intends to utilize the municipal tax benefits outlined in this Agreement only if the aforementioned real and personal property improvements are made to the FACILITY and BC GOURMET USA INC. hereby agrees to inform the CITY that it will seek decertification of the AGREEMENT from the EACC should such real property

improvements ultimately not occur;

THEREFORE, in consideration of the mutual promises of the signatories' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. The CITY hereby enters into this AGREEMENT with BC GOURMET USA INC. The real property that is the subject of this AGREEMENT shall be the FACILITY.

2. By vote of the Gloucester City Council, the Mayor of the City of Gloucester has been duly authorized to enter into this AGREEMENT.

3. The CITY hereby grants a Tax Increment Financing Exemption, the terms of which are set forth below (hereinafter referred to as the EXEMPTION), to BC GOURMET USA INC. in accordance with Section 59 of Chapter 40 and Clause 51 of Section 5 of Chapter 59 of the Massachusetts General Laws. The EXEMPTION shall be for a period of five (5) years (EXEMPTION PERIOD), commencing with the Fiscal Year 2023 (which begins July 1, 2022) and ending with the Fiscal Year 2027 (which ends June 30, 2027) and shall provide a percentage EXEMPTION from taxation, as described in the table below, on the increased value of the FACILITY, for which BC GOURMET USA INC. is responsible for paying by its lease of the FACILITY. The EXEMPTION shall be calculated for each fiscal year as follows:

<u>YEAR</u>	<u>FISCAL YEAR</u>	<u>TAX EXEMPTION</u>
1	2023 (7/1/2022 – 6/30/2023)	90% of the increase in valuation
2	2024 (7/1/2023 – 6/30/2024)	80% of the increase in valuation
3	2025 (7/1/2024 – 6/30/2025)	70% of the increase in valuation
4	2026 (7/1/2025 – 6/30/2026)	60% of the increase in valuation
5	2027 (7/1/2026 – 6/30/2027)	50% of the increase in valuation

4. The Exemption formula for the FACILITY shall be calculated as prescribed by the above-referenced provisions of the Massachusetts General Laws; the Acts and Resolves of 1993, as amended; 402 CMR 2.00 et seq.; and as regulated by the Department of Revenue. The EXEMPTION formula shall apply to the incremental difference in the assessed valuation of the FACILITY relative to BC GOURMET USA INC.'s improvements in the base year (Fiscal Year 2021), and the assessed valuation of the FACILITY for the next five (5) years. As used herein, the "base year" shall mean Fiscal Year 2022 starting July 1, 2021 and ending on June 30, 2022.

5. The EXEMPTION granted to BC GOURMET USA INC. by the CITY shall be in consideration of the commitments of BC GOURMET USA INC. which BC GOURMET USA INC. hereby affirms and commits:

- A. to invest approximately \$1,200,000 in real and personal property improvements of the FACILITY;

- B. to create 8 permanent (regular), full-time jobs at the FACILITY between July 1, 2022 and June 30, 2027; and
- C. to retain 25 permanent (regular), full-time jobs at the FACILITY.

6. BC GOURMET USA INC. further agrees that, during the EXEMPTION PERIOD, it will not seek or accept from the EACC any material changes to its “Certified Project” application or to this AGREEMENT without approval of the Gloucester City Council.

7. BC GOURMET USA INC. agrees to submit annual reports on new investments at the FACILITY to the CITY on or before February 28<sup>th</sup> of each year during the EXEMPTION PERIOD, except as otherwise provided in this AGREEMENT. BC GOURMET USA INC. also agrees to submit said annual reports to the EACC where said annual reports shall also include information on a) the status of construction; b) the current value of the FACILITY; and c) the jobs created to date. In accordance with the laws of the Commonwealth of Massachusetts, the annual report shall include the value of capital investments made with respect to the FACILITY annually.

8. If BC GOURMET USA INC. fails to comply with the terms of this AGREEMENT, the CITY, acting through its City Council and with Mayoral approval, may take action to request decertification of the FACILITY by the EACC after giving written notice to BC GOURMET USA INC. by certified mail, return receipt requested, and after providing a reasonable opportunity to cure such non-compliance. If BC GOURMET USA INC. fails to cure such non-compliance and the FACILITY is thereafter decertified, as its sole remedy hereunder, the CITY shall discontinue the EXEMPTION benefits provided to BC GOURMET USA INC. as set forth herein, commencing with the fiscal year immediately following such failure and BC GOURMET USA INC. shall have no further obligations hereunder.

9. This AGREEMENT shall be binding upon all parties to it, and shall be binding upon and inure to the benefit of subsequent owners of the FACILITY, so long as the FACILITY has not been decertified by the EACC.

10. A personal property tax exemption is not part of the TIF agreement.

WITNESSETH the execution and delivery of this AGREEMENT by the undersigned as an instrument under seal as of the date first above written.

BC GOURMET USA INC.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Daniele Diotallevi  
Title: President

CITY OF GLOUCESTER

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Sefatia Romeo Theken  
Title: Mayor



**EXHIBIT A**  
**Legal Description**

See the attached Quitclaim Deed (Southern Essex District Registry book 11082, page 212).

See  
B.11082  
P 212

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87347300

LOCUS: Lots 5 and 6, Head of the Harbor Seafood Industrial Park, Gloucester, MA

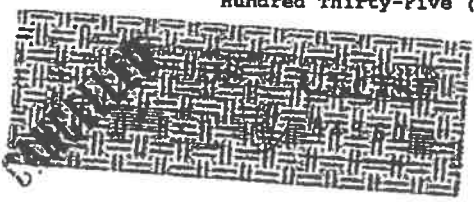
GLOUCESTER REDEVELOPMENT AUTHORITY, a body politic and corporate, duly organized and existing under the provisions of Chapter 121 of the General Laws of the Commonwealth of Massachusetts, and having its usual place of business at Dale Avenue, Gloucester, Essex County of said Commonwealth (herain with any successor in interest which is a public body, whether by act of a party hereto or by operation of law or otherwise, collectively referred to as "GRANTOR") in consideration of Three Hundred Seventy Thousand (\$370,000.00) Dollars paid, hereby grants to JAMES V. MONTAGNINO and MARY JO MONTAGNINO, Trustees of the Head of the Harbor Realty Trust, under declaration of Trust dated 1986, to be recorded with the Essex South District Registry of Deeds herewith, (herinafter referred to as "GRANTEE") and having an office for the transaction of business at 150 Eastern Avenue, Gloucester, Essex County, Massachusetts 01930, with QUITCLAIM COVENANTS, all that certain parcel located in the City of Gloucester, Essex County, Massachusetts, more particularly described as follows:

ESSEX REC 31 11 4 02

001580

Lot 5:

- EASTERLY by Parker Street, One Hundred Thirty-Six and Twenty-Eight Hundredths (136.28) feet;
- SOUTHERLY by Lot 6 as shown on plan entitled "Sub-division Plan of 'Head of the Harbor' in Gloucester, Mass." dated August 11, 1983, recorded in the Essex South District Registry of Deeds in Plan Book 183, Plan 91, One Hundred Eighty-Six and Eighty Hundredths (186.80) feet;
- WESTERLY by Lot 9, along the edge of the wharf/deck, One Hundred Thirty-Five (135.00) feet;



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NORTHERLY by Lot 4 on said plan, One Hundred Ninety-Six and Forty-Five Hundredths (196.45) feet.

Said lot being shown as Lot 5 on said plan and containing 26,476 square feet, more or less, according to said plan.

Lot 6:

EASTERLY by Parker Street, One Hundred Twenty and Ten Hundredths (120.10) feet;  
SOUTHERLY by Lot 7 and Lot 8 on said plan, One Hundred Twelve and Sixty-Five Hundredths (112.65) feet;  
SOUTHWESTERLY by a line, Eighty-One and Sixty-One Hundredths (81.61) feet;  
WESTERLY by Lot 9 along the edge of the wharf/deck, One Hundred Thirteen and Fifty-Three Hundredths (113.53) feet;  
NORTHERLY by Lot 5, One Hundred Eighty-Six and Eighty Hundredths (186.80) feet.

Said lot being shown as Lot 6 on said plan and containing 23,864 square feet, more or less, according to said plan.

Said Lots 5 and 6 are subject to an easement over the wharf/deck for the benefit of Lot 4 as shown on said plan, as set forth in deed from the Grantor to Matthew S. Parisi, Jr., Trustee, dated June 23, 1986, and recorded in said Deeds in Book 8352, Page 288.

GRANTEE shall have the perpetual right to tie vessels alongside its wharf within the waters extending fifty (50) feet Westerly from the edge of its wharf deck into the waters of Gloucester Harbor. It shall be the GRANTEE's responsibility to perform any dredging that may in GRANTEE's judgment be desirable at its own cost and all in conformity with applicable law. GRANTEE, by acceptance of the benefits hereunder, hereby releases and agrees to hold GRANTOR harmless from any liability of whatever nature arising out of GRANTEE's use of such waters.

Reference is made to Permit No. MA-GLOU-81-183 issued by the Department of the Army, Corps of Engineers and recorded in said Deeds. GRANTEE agrees to comply with all terms and conditions of said permit.

The property hereby granted is with the benefit of and subject to the provisions of the Urban Renewal Plan (which, together

with all modifications thereof is hereinafter referred to as the "Plan" and which Plan is recorded in said Deeds Book 6524, Page 119), and provisions of Parts I and II of an AGREEMENT (hereinafter referred to as the "AGREEMENT") for sale of this PROPERTY between the parties dated November 17, 1986, which provisions are not intended to be merged or foreclosed by this Deed. A copy of said AGREEMENT is on file at the office of the GRANTOR.

THIS DEED IS GIVEN AND ACCEPTED WITH THE FOLLOWING COVENANTS AND AGREEMENTS:

- I. GRANTEE for itself, its successors and assigns, covenants and agrees to devote the PROPERTY, or any part thereof:
  - (a) only to and in accordance with the uses specified for the urban renewal project known as the Second Water-front Urban Renewal Project (hereinafter referred to as "Project") the purposes and uses for which are set forth in the Plan;
  - (b) without discrimination upon the basis of race, color, religion, sex or national origin, in the sale, lease, or rental, or in the use or occupancy of same or any improvements erected or to be erected thereon;
  - (c) in accordance with the uses set forth in the AGREEMENT, said uses and purposes as they may be lawfully amended.

II. It is intended and agreed that the covenants in Section I, immediately preceding this Section II, shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the AGREEMENT, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns, the City and any successor in interest to the PROPERTY, or any part thereof, and the owner of any other land (or of any interest in such land) in the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan and the United States in the case of the covenant provided in subsection (b) above against the Redeveloper, its successors and assigns and every successor in interest to the PROPERTY, or any part thereof or any interest therein, and any party in possession or occupancy of the

BOOK 8734K303

PROPERTY or any part thereof. It is further intended and agreed that the agreement and covenant provided in Section I(a) and I(c), above, shall remain in effect for the period of time, or until the date, specified or referred to in Section 6 of Part I of the AGREEMENT (Period of Duration of Certain Covenants), June 23, 2001, and that the agreements and covenants provided in Subdivision (b) of said Section I shall remain in effect without limitation as to time;

Provided, that such agreements and covenants shall be binding on the Redeveloper itself, each successor in interest to the PROPERTY, and every part thereof, and each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the PROPERTY or part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan, or similar language, in the AGREEMENT shall include the land and all building and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

III. In amplification, and not in restriction of, the provisions of the preceding Section, it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in this Deed, and the United States shall be deemed a beneficiary of the covenant provided in Subsection (b) of preceding Section I hereof, both for and in their or its own right and also for the purposes of protecting the interest of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided.

Such agreements and covenants shall run in favor of the Agency and the United States, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The Agency shall have the right, in the event of any breach of any such agreement or covenant, and the United States shall have the right in the event of any breach of the covenant provided in said Subsection (b) to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

8734P304

IV. GRANTEE covenants and agrees that construction and completion of the improvements on the PROPERTY according to the dates and plans specified in the AGREEMENT will be so carried out and completed.

V. These agreements and covenants shall be covenants running with the land and shall, except as otherwise provided in the AGREEMENT itself, be, to the fullest extent permitted by law and equity, binding for the benefit of the City and of the GRANTOR against GRANTEE and its successors and assigns to the PROPERTY or any part thereof or interest therein.

REVESTING OF TITLE FOR SUBSEQUENT BREACHES OR DEFAULTS:

If, subsequent to conveyance of the PROPERTY to GRANTEE, and before completion of the improvements as certified by the GRANTOR, the GRANTEE shall default or violate the provisions of the AGREEMENT with respect to:

1. Construction and completion of the Improvements;
2. Payment of real estate taxes, suffering liens, levies or attachments thereon, other than mortgage financing;
3. Transfer of the PROPERTY or change of interests therein;

all as provided in Section 704 of Part II of the AGREEMENT, and shall fail to correct said default or violation as therein provided, then and in that event GRANTOR may at its option declare a termination in favor of said GRANTOR-Authority of the title, and of all the rights and interests in and to the PROPERTY conveyed by the Deed to GRANTEE, and that such title and all rights and interests of GRANTEE and any assigns or successors in interest shall revert to the GRANTOR.

PROVIDED, HOWEVER, that such CONDITION SUBSEQUENT and re-vesting of title shall be subject to the rights under any mortgage or financing authorized by the AGREEMENT.

CERTIFICATE OF COMPLETION

Promptly after completion of the improvements in accordance with the terms of the AGREEMENT relating to such construction and

BOOK 8734P305

the dates thereof, GRANTOR will furnish GRANTEE with an appropriate instrument so certifying. This certificate shall be and shall indicate that it is a conclusive determination of satisfaction and termination of the Agreements and Covenants in the AGREEMENT and this Deed with respect to the obligations of the GRANTEE, its or their successors and assigns, to construct the improvements, and the dates of beginning and completion thereof.

IN WITNESS WHEREOF, the GRANTOR AUTHORITY has caused this Deed to be executed in its name and behalf by its Vice-Chairman, thereunto duly authorized, and its corporate seal to be hereunto duly affixed this 31st day of December, 1986

GLOUCESTER REDEVELOPMENT  
AUTHORITY

By Alan Hagstrom  
Alan Hagstrom, Vice-Chairman

ATTEST:

RCR

ASSENTED TO:

James V. Montagnino  
James V. Montagnino, Trustee of  
Head of the Harbor Realty Trust  
as aforesaid

Mary Jo Montagnino  
Mary Jo Montagnino, Trustee of  
Head of the Harbor Realty Trust  
as aforesaid

1004 8734/308

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

Dec 31, 1986

Then personally appeared the above-named Alan Hagstrom, Vice-Chairman, and acknowledged the foregoing instrument to be the free act and deed of the GLOUCESTER REDEVELOPMENT AUTHORITY, before me,

Al C. Pao  
Notary Public  
My commission expires: July 1, 1988

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

Dec 31, 1986

Then personally appeared the above-named James V. Montagnino and Mary Jo Montagnino, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me,

Al C. Pao  
Notary Public  
My commission expires: July 1, 1988



**EDIP Supplemental Application Exhibit 2: Local Incentive Valuation for BC Gourmet USA, Inc. (Gloucester)**

<b>FY</b>	<b>Municipal Tax Rate Per Thousand</b>	<b>Incremental Assessed Value</b>	<b>Projected Annual RE Property Tax Bill for Incremental Assessed Value</b>	<b>TIF/STA Yearly Exemption %</b>	<b>Exempted Annual RE Property Taxes</b>	<b>Exempted Annual Personal Property Taxes</b>	<b>Total Yearly Value of Local Tax Incentives</b>
<b>FY2023</b>	\$12.85	\$315,000.00	\$4,047.75	90%	\$3,642.98	\$0.00	\$3,642.98
<b>FY2024</b>	\$12.85	\$315,000.00	\$4,047.75	80%	\$3,238.20	\$0.00	\$3,238.20
<b>FY2025</b>	\$12.85	\$315,000.00	\$4,047.75	70%	\$2,833.43	\$0.00	\$2,833.43
<b>FY2026</b>	\$12.85	\$315,000.00	\$4,047.75	60%	\$2,428.65	\$0.00	\$2,428.65
<b>FY2027</b>	\$12.85	\$315,000.00	\$4,047.75	50%	\$2,023.88	\$0.00	\$2,023.88
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
<b>Enter Year</b>	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00
				<b>TOTALS</b>	<b>\$14,167.13</b>	<b>\$0.00</b>	<b>\$14,167.13</b>

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