



Eric D. Batista
Acting City Manager

CITY OF WORCESTER

cm2022sep14045023

Attachment for Item # 10.4 C

September 20, 2022

TO THE WORCESTER CITY COUNCIL

COUNCILORS:

Attached please find the Semi-annual Tax Increment Financing / Tax Increment Exemption Report for the period ending June 30, 2022, as received from Peter Dunn, Chief Development Officer, and transmitted for the information of your Honorable Body.

The term Tax Increment Financing (TIF) is used for commercial projects under the state's Economic Development Incentive Program. The term Tax Increment Exemption (TIE) is used for residential projects under the state's Housing Development Incentive Program. We have also submitted a report on this agenda to incorporate goals relative to contracting with Minority and Women Business Enterprises (M/WBE) in the TIF/TIE Policy moving forward. A draft, revised TIF/TIE Policy is expected to be submitted to the City Council before the end of the calendar year.

These programs continue to be a critical tool in the toolbox to stimulate economic development, catalyze private investment, expand the local tax base, create and retain jobs for Worcester residents, support new housing production, and benefit the long-term economic goals of Worcester.

Respectfully submitted,

Eric D. Batista
Acting City Manager



To: Eric D. Batista, Acting City Manager
From: Peter Dunn, Chief Development Officer
Date: September 20, 2022
Re: Semi-Annual TIF/TIE Reporting

Please find the following summary of information gathered through the semi-annual reporting for the active Tax Increment Financing (TIF) and Tax Increment Exemption (TIE) projects, including the City of Worcester's efforts to measure and implement updated policies and best practices to best serve our community and diverse workforce.

Economic Development Incentive Program / Tax Increment Financing:

The Economic Development Incentive Program (EDIP) is a meaningful and helpful tool to attract new businesses to Massachusetts and to encourage existing companies to expand in the state. The Program is a three-way partnership between the state, a municipality, and the participating job-creating business. Through the EDIP, the City of Worcester, in partnership with the Commonwealth, can provide 1) tax increment financing, 2) personal property tax exemptions, and 3) investment tax credits to businesses locating to or expanding in the city. The program provides the financial tools and incentives necessary to stimulate development in tandem with other local support programs, which strengthen the City's ability to expand its industry base, generate new tax revenue, retain existing businesses, and create permanent, full-time jobs for Worcester residents.

It is the policy of the City of Worcester to consider the utilization of tax increment financing to provide local property tax exemptions to support existing businesses and pursue new private investment that will achieve components of the following criteria:

- Create permanent, full-time, livable-wage jobs for Worcester residents
- Promote economic and workforce diversity
- Increase the City of Worcester's commercial and industrial base
- Increase property values and tax revenue
- Eliminate blight and/or redevelop an underutilized property
- Directly or indirectly spur additional, unsubsidized private development in Worcester
- Benefit the long-term economic development goals of the City of Worcester

There are currently **17 active post-construction TIF Plans** in Worcester, and these projects are responsible for the following:

- **Total Jobs Created: 896 full-time, permanent jobs**
- **Total Jobs Retained: 746 full-time, permanent jobs**
- **Of those full-time jobs, 778 have been filled by Worcester residents**
- **Total Private Investment: \$362 million in total private investment**
- **\$227 million in new taxable value**
- **\$23 million in real estate taxes**

See ***Attachment A: Combined Semi-annual TIF Reports*** for detailed information on each project. Projects continue to slowly recover from the effects of the COVID-19 pandemic, but a few TIF recipients, such as hotels, are still struggling to maintain their full employment numbers. At this time we have two (2) projects in the pre-construction and construction phases; Wuxi Biologics and Washington Square HomeSuites 2. We have one project that has come to the end of its TIF Plan, the BREIT MA SXC Prescott Street Hotel Hampton Inn & Suites.

WuXi Biologics is a global bio-manufacturing company that provides worldwide clients with solutions for discovery, development and manufacturing of biologics from concept to commercialization. The company was the first to announce a new facility at the Reactory Bio-manufacturing Park, which is the site of the former Worcester State Hospital. Work on the facility began in 2019 and was halted in 2020 as WuXi decided to increase the square footage of the building to better accommodate their global production needs. The company received Planning Board approval in 2021 for the updated site plan increasing size of the building to approximately 200,000 square feet. The total investment from the company is now estimated at \$300 million. Work has resumed onsite in 2022. The company has committed to create at least 150 new jobs and has agreed to provide incentives to encourage its employees to reside in the city by offering up to \$5,000 for first time home buyers purchasing a home in Worcester.

The HomeSuites 2 will be the second of two hotel projects in Washington Square. Once complete, the hotel will consist of approximately 105 rooms on six stories totaling approximately 74,000 square feet. Hotel amenities will include a pool, fitness center and meeting space. The building will also include an at-grade enclosed parking garage within the first floor for approximately 30 cars. Total private investment for this project is \$21 million and it is expected to create 35 new jobs. Prior to construction, site work was needed to clean up the site and demolish an existing structure. Designs for the project have been submitted to the City's Planning Board and a permit to build is expected to be issued before the end of summer. In addition, First Bristol Corporation, the developer of the hotel, has committed \$100,000 of the proceeds of the land sale to the Worcester Jobs Fund. COVID-19 has delayed the initially intended schedule, but the developer maintains committed to the project at this time and hopes to move forward in 2023.

Combined, the two projects are expected to create at least 185 full-time jobs with all of those jobs to be filled by or made available to Worcester residents. In addition, these projects are expected to generate more than \$321 million in private investment and \$26 million in tax revenue during the TIF Plans for the City of Worcester.

The BREIT MA SXC Prescott Hotel is the Hampton Inn & Suites located at 65 Prescott Street. The TIF Plan expired on June 30, 2022, so this is the last time the project will appear on the report. The 60,000 sq. ft. hotel features 100 guest rooms with high-speed internet, business center, a breakfast area, a shop that sells complimentary items, indoor pool, fitness center and a conference room. The total private investment for this project was \$12.7 million. The hotel has struggled to maintain the anticipated number of jobs (30) and received a letter of non-compliance from the state's EDIP staff in 2021. In the final year of the TIF, the hotel had 17 full-time jobs on-

site with eight of those jobs filled by Worcester residents. During the height of the COVID-19 pandemic, the hotel operated as a dorm for Worcester Polytechnic Institute students to support occupancy for the hotel and help the school with its pandemic response.

The Unum Group 1 Mercantile Street project is a 213,000 sq. ft. parcel at the site of the former Worcester Common Outlet Mall. With a total investment of just over \$30 million, the project is a mixed-use office building with space for commercial, retail, medical, and entertainment uses. The Unum Group committed to retaining and relocating 682 full-time employees from their former location, while creating 50 new jobs to be available to Worcester residents. The City approved a 15-year TIF plan that is scheduled to end in 2028. For this semi-annual report, Unum reported a total of 357 full-time jobs with 69 jobs occupied by Worcester residents. In 2020, at the height of the COVID-19 pandemic, Unum made the decision to move all its employees within the building to permanent remote work. The company continues to maintain an office suite in the building with workstations and conference rooms for Worcester-based employees and those traveling to the area. The company has also been successful subleasing some of the space this year to Computer Vault and Paragus IT, among others. The EOED is currently working with the Unum Group on a potential TIF amendment for the City Council's review and consideration.

Housing Development Incentive Program / Tax Increment Exemptions:

In addition to the EDIP/TIF, the EOED utilizes the Housing Development Incentive Program (HDIP) Tax Increment Exemption (TIE) as a way to attract private, market-rate residential development to the city and reduce the financial risk to ensure housing projects move forward and are successful. On behalf of the Commonwealth, the Department of Housing and Community Development reviews projects and awards investment tax credits. Eligible projects must be new construction or substantial rehabilitation of a property that will result in multi-unit residential housing developments, containing a minimum of 80% market rate units. Local objectives include:

- Create market-rate residential housing units for Worcester residents
- Improve the condition and expand the diversity of the housing stock
- Increase property values and tax revenue
- Eliminate blight and/or redevelop an underutilized property
- Directly or indirectly spur additional, unsubsidized private development in Worcester
- Benefit the long-term economic development goals of the City of Worcester

Currently, there are three approved projects under construction: Madison Properties at 1 Green Island Boulevard, Wood Partners/Alta on the Row, and Mission Chapel. At the time of this report, the 340 Main Street project has been put on hold.

The project at 1 Green Island Boulevard is the first of two residential buildings to be developed by Madison Properties. Located directly across from Polar Park, the project consists of 228 market-rate housing units with an initial estimated private investment of \$89 million. The project has been underway for a year and is approximately 25% complete. In June, the Council's Economic Development Committee held a meeting where this project was discussed following information provided in the Executive Office of Economic Development's bi-annual TIF/TIE report. The report indicated that Madison WG Holdings, the developer, and its general contractor Plumb

House have been non-compliant in providing accurate and complete certified payroll information for all workers on the project in accordance with the TIF/TIE policy. The issues related to certified payroll forms were identified in October of 2021, with a letter of non-compliance and a corrective action plan being sent to Madison WG Holdings in December 2021. In addition to frequent communications, a follow up meeting was held in March 2022 between the City, Madison and Plumb House to review the TIF/TIE policy and its requirements regarding certified payroll. A second letter of non-compliance was sent in June 2022 due to continued deficiencies. In July 2022, Madison reported it had acquired the services of Bollus Lynch, a third party certified public accountant, to provide independent verification of the payroll information and the submission of the workforce reports. While there has been some additional reporting information received, there are still some deficiencies we are attempting to correct with Madison. As a result, Council's Economic Development Committee initiated an order requesting the City Manager explore amending the City's TIF and TIE policy to include penalties and fines for failing to comply once the TIF/TIE recipients reach a certain percentage of completion on the project. Our office is working with the City Manager and other stakeholders on an updated TIF/TIE Policy for the City Council's review and consideration. It's expected to be submitted to the City Council before the end of the calendar year. The previous report also remains pending with the Economic Development Committee for further discussion.

The Wood Partners' Alta on the Row project successfully broke ground this reporting period. The project consists of 371 market-rate apartments, including a parking garage, as well as a community center. The project is moving along with the parking garage 45% complete and the foundation of the main building anticipated to be complete before the winter of 2022. The total private investment for this project is estimated at \$106 million.

Located at 205 Summer Street, the Mission Chapel was built in 1854. The proposed, adaptive reuse of this property consists of a substantial restoration and rehabilitation of the approximate 8,000 square-foot historic building, at a total estimated investment of \$4.1 million. The project will create seven market-rate residential apartments. Site work began in August of 2022, with renovations starting this month. Work will continue through the fall with completion of the project in 2023.

Upon completion, these three projects will create 606 market-rate housing units and generate an estimated \$37.4 million in new taxable value over the life of the TIE plans with a total private investment of approximately \$200 million. Similar to the EDIP projects, the EOED has implemented the same construction monitoring practices to ensure compliance with the local policy.

The 340 Main Street is a proposed housing development project that included extensive rehabilitation of a downtown building to include 312 market-rate housing units and 18,000 sq. ft. of commercial space on the first floor with a total private investment of \$55 million. In May 2022, SilverBrick confirmed that the project had not begun and that due to rising costs of materials and construction, the project has been put on hold. SilverBrick will determine if it will move forward with the planned project or consider other options such as a sale and provide an update to the City. We have also informed SilverBrick that in the event of a sale, the TIE plan would not automatically be transferred to the new owner.

Construction Diversity Monitoring:

Key to the continued success of these projects is the EOED's efforts to ensure program compliance on the part of developers, contractors, and employers. To that end, the Construction Diversity Monitoring Committee (CDMC) continues its work to increase diversity in the local construction workforce that is more representative of the Worcester community and help ensure

local economic development translates into community development. In addition to its oversight and advisory efforts, the Committee is working to improve public access to workforce information on each project. Working closely with the City's Office of Urban Innovation, the CDMC has established a portal on the City's website where the projects reports are published and regularly updated. Please see **Attachment B: Active TIF/TIE Construction Projects** for a summary of current project progress toward construction goals. In addition, the CDMC has provided recommendations to the EOED and the City Manager's Office regarding the non-compliance status of the Madison Properties 1 Green Island Boulevard project as well as potential TIF/TIE policy improvements.

The CDMC continues to meet with development project teams and provide guidance as well as assistance. Through the functions of the committee, the EOED is able to continue to provide resources and expand its support to current non-TIF/TIE projects, such as, Doherty Memorial High School, Picket Plaza, the Federal Square Revitalization Project, the Reactory Drive Project as well as the following upcoming initiatives; The Cove at 85 Green Street, the Spruce Street Reconstruction Project and the Worcester Regional Food Hub Project.

The EOED will continue to utilize the EDIP/TIF and HDIP/TIE as appropriate to stimulate economic development, catalyze private investment, expand the local tax base, create and retain jobs for Worcester residents, support new housing production, and benefit the long-term economic goals of Worcester. Please advise if there are any questions or additional information needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Dunn", with a stylized flourish at the end.

Peter Dunn
Chief Development Officer

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

GATEWAY PARK/50 PRESCOTT STREET, LLC 50 PRESCOTT STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2011	
TIF Plan Expiration Date:	June 30, 2027	
Length Of TIF Plan:	16 Years	
Base Value:	\$293,000	
Estimated Incremental Value At Time Of Application:	\$17,750,000	
Average Annual TIF Plan Exemption:	47%	
TIF Plan Years Remaining As Of 6/30/22:	5 Years	
Average Annual Exemption For Remainder Of TIF Plan:	43%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	50	50
Full-Time Jobs Created:	20	15
Total Project Investment:	\$22,000,000	\$26,933,725
New Property Value:	\$18,043,000	\$32,027,500
Taxes Generated To Date During TIF Plan:	\$3,242,062	\$3,331,839
Jobs Taken By Worcester Residents:	N/A	4
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The project has replaced a vacant city corner with attractive, active office/lab building and expanded the occupancy of Gateway Park. Certain tenant improvements support middle and high school STEM Ed.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE, 30 2022

150 BLACKSTONE RIVER ROAD, LLC 150 BLACKSTONE RIVER ROAD		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2032	
Length Of TIF Plan:	15 Years	
Base Value:	\$10,240,400	
Estimated Incremental Value At Time Of Application:	\$21,210,00	
Average Annual TIF Plan Exemption:	44%	
TIF Plan Years Remaining As Of 6/30/22:	10 Years	
Average Annual Exemption For Remainder Of TIF Plan:	47%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	30	30
Full-Time Jobs Created:	300	356
Total Project Investment:	\$26,000,000	\$26,309,416
New Property Value:	\$31,450,400	\$53,766,600
Taxes Generated To Date During TIF Plan:	\$3,416,953	\$4,283,371
Jobs Taken By Worcester Residents:	N/A	232
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
Project is operating as expected with full tenancy. Jobs have continued to grow as we come out of the pandemic.		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

ABSOLUTE MACHINERY CORPORATION/O&S REALTY LLC 33-57 SOUTHGATE STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2027	
Length Of TIF Plan:	10 years	
Base Value:	\$1,016,500	
Estimated Incremental Value At Time Of Application:	\$358,500	
Average Annual TIF Plan Exemption:	50%	
TIF Plan Years Remaining As Of 6/30/22:	5 Years	
Average Annual Exemption For Remainder Of TIF Plan:	50%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	14	14
Full-Time Jobs To Be Created:	6	5
Total Project Investment:	\$750,000	\$2,974,519
New Property Value:	\$1,375,000	\$3,811,400
Taxes Generated To Date During TIF Plan:	\$178,491	\$294,576
Jobs Taken By Worcester Residents:	N/A	8
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>Employees of Absolute Machinery work, eat and shop in the area contributing to the local economy and supporting small businesses. Guests to the facility also contribute to the local economy including hotels. The company has been able to host student interns from WPI and held an employee sponsored outing to Polar Park in support of the new minor league team.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

Armory Business Center/49 Canterbury Street		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2037	
Length Of TIF Plan:	20 Years	
Base Value:	\$75,000	
Estimated Incremental Value At Time Of Application:	\$1,675,000	
Average Annual TIF Plan Exemption:	70%	
TIF Plan Years Remaining As Of 6/30/22:	15 Years	
Average Annual Exemption For Remainder Of TIF Plan:	70%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	N/A	N/A
Full-Time Jobs Created:	32	55
Total Project Investment:	\$1,590,000	\$2,700,000
New Property Value:	\$1,675,000	\$2,213,000
Taxes Generated To Date During TIF Plan:	\$89,464	\$90,482
Jobs Taken By Worcester Residents:	0	27
Compliance Status As Of June 30, 2022		
Category	Compliance	
Retained Full-time Jobs:	No	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
The formerly vacant brownfields site is now contributing to the vitality of the South Worcester Industrial Park.		

***Reflects the taxable value after the TIF Plan exemption is applied.**

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

BREIT MASS TRS, LLC/Hampton Inn 65 PRESCOTT STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2015	
TIF Plan Expiration Date:	June 30, 2022	
Length Of TIF Plan:	7 Years	
Base Value:	\$550,000	
Estimated Incremental Value At Time Of Application:	\$10,000,000	
Average Annual TIF Plan Exemption:	35%	
TIF Plan Years Remaining As Of 6/30/22:	0 Years	
Average Annual Exemption For Remainder Of TIF Plan:	5%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	N/A	N/A
Full-Time Jobs To Be Created:	30	17
Total Project Investment:	\$10,175,000	\$12,740,101
New Property Value:	\$10,550,000	\$10,297,000
Taxes Generated To Date During TIF Plan:	\$1,470,156	\$1,833,906
Jobs Taken By Worcester Residents:	N/A	8
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>Staff levels are slowly recovering as we come through the COVID-19 pandemic. A soft goods furniture renovation is scheduled for early 2023 with upgrades to guest rooms and public spaces.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

FARGO MANAGEMENT, LLC AND COLUMBUS HOTEL II, LLC HILTON GARDEN INN – 35 MAJOR TAYLOR BOULEVARD		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2004	
TIF Plan Expiration Date:	June 30, 2024	
Length Of TIF Plan:	20 Years	
Base Value:	\$1,000,000	
Estimated Incremental Value At Time Of Application:	\$9,000,000	
Average Annual TIF Plan Exemption:	50%	
TIF Plan Years Remaining As Of 6/30/22:	2 Years	
Average Annual Exemption For Remainder Of TIF Plan:	25%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	N/A	N/A
Full-Time Jobs To Be Created:	100	65
Total Project Investment:	\$20,000,000	\$24,731,310
New Property Value:	\$10,000,000	\$22,718,600
Taxes Generated To Date During TIF Plan:	\$2,770,650	\$5,128,256
Jobs Taken By Worcester Residents:	N/A	51
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>There was a slight increase in employment levels, however, levels continue to be lower than usual as a result of the ongoing pandemic.</p>		

*Reflects the taxable value after the TIF Plan exemption is applied.

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

NEW GARDEN PARK, INC./ 20 FRANKLIN QALICB CORP 18 FRANKLIN STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2014	
TIF Plan Expiration Date:	June 30, 2034	
Length Of TIF Plan:	20 Years	
Base Value:	\$2,500,000	
Estimated Incremental Value At Time Of Application:	\$4,755,000	
Average Annual TIF Plan Exemption:	50%	
TIF Plan Years Remaining As Of 6/30/22:	12 Years	
Average Annual Exemption For Remainder Of TIF Plan:	44%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	N/A	N/A
Full-Time Jobs To Be Created:	46	104
Total Project Investment:	\$32,000,000	\$43,583,244
New Property Value:	\$7,255,000	\$14,777,200
Taxes Generated During TIF Plan:	\$627,934	\$724,040
Jobs Taken By Worcester Residents:	N/A	23
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The redevelopment of the 20 Franklin Street facility has placed, a once-vacant, non-contributing property back into active use within Downtown Worcester. The property includes Quinsigamond Community College, Worcester Idea Lab & Accelerator, Worcester PopUp, WGBH, the BrickBox Theatre, JMAC Art Center. The final component of the improvements is Allen court and was completed as a private way and exit for the theatre. In addition, Shawarma Palace is a popular restaurant that now calls 20 Franklin Street home.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

KMRN INVESTMENT, LLC AND THE OASIS AT DODGE PARK, LLC 102 RANDOLPH ROAD – PHASE I		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2016	
TIF Plan Expiration Date:	June 30, 2028	
Length Of TIF Plan:	12 Years	
Base Value:	\$1,034,100	
Estimated Incremental Value At Time Of Application:	\$5,500,000	
Average Annual TIF Plan Exemption:	40%	
TIF Plan Years Remaining As Of 6/30/22:	6 Years	
Average Annual Exemption For Remainder Of TIF Plan:	40%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	N/A	N/A
Full-Time Jobs To Be Created:	78 (Phase I & II)	68
Total Project Investment:	\$14,690,34 – 2 Phases	\$16,810,432 (Phase I & II)
New Property Value:	\$6,534,100	\$3,956,200
Taxes Generated To Date During TIF Plan:	\$770,264	\$433,942.87
Jobs Taken By Worcester Residents:	N/A	62
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	No	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
Phase I incurred more expenses then projected. In addition, the COVID-19 pandemic and increasing costs for supplies and materials continue to delay the start of Phase II.		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

POOR FARM BROOK DEVELOPMENT, LLC AND IBS COMMODITIES, INC. 722 PLANTATION STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2006	
TIF Plan Expiration Date:	June 30, 2026	
Length Of TIF Plan:	20 Years	
Base Value:	\$210,900	
Estimated Incremental Value At Time Of Application:	\$535,400	
Average Annual TIF Plan Exemption:	40%	
TIF Plan Years Remaining As Of 6/30/22:	4 Years	
Average Annual Exemption For Remainder Of TIF Plan:	40%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	3	3
Full-Time Jobs To Be Created:	5	42
Total Project Investment:	\$795,000	\$7,215,000
New Property Value:	\$746,300	\$1,671,600
Taxes Generated To Date During TIF Plan:	\$77,062	\$298,142
Jobs Taken By Worcester Residents:	N/A	27
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
Total investment includes Schoelly Inc., who has been purchased by Intuitive Surgical of CA. Intuitive is investing significant capital improvements to the property.		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

SAINT-GOBAIN PERFORMANCE PLASTICS CORPORATION 717 PLANTATION STREET – PHASE I		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2009	
TIF Plan Expiration Date:	June 30, 2024	
Length Of TIF Plan:	15 Years	
Base Value:	\$3,135,100	
Estimated Incremental Value At Time Of Application:	\$1,138,900	
Average Annual TIF Plan Exemption:	61%	
TIF Plan Years Remaining As Of 6/30/22:	2 Years	
Average Annual Exemption For Remainder Of TIF Plan:	50%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	57	57
Full-Time Jobs To Be Created:	41	24
Total Project Investment:	\$17,800,000-Phase I	\$14,200,000
New Property Value:	\$4,274,000	\$7,113,400
Taxes Generated To Date During TIF Plan:	\$1,252,249	\$1,717,771
Jobs Taken By Worcester Residents:	N/A	31
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	No	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>Due to foreign competition and a shift in electronic technology, there are no plans to continue with the original Phase II. However, one manufacturing line was sold and plans are in process to retrofit another existing line to begin production of an alternative material. Total investment for the production line is \$0.6M-\$1M. The project is expected to be completed before the end of 2022.</p>		

***Reflects the taxable value after the TIF Plan exemption is applied.**

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

VHS ACQ. SUBSIDIARY NUMBER 7, INC/ST. VINCENT CANCER CENTER 1 EATON PLACE		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2013	
TIF Plan Expiration Date:	June 30, 2028	
Length Of TIF Plan:	15 Years	
Base Value:	\$750,000	
Estimated Incremental Value At Time Of Application:	\$13,000,000	
Average Annual TIF Plan Exemption:	Tax Target Payment	
TIF Plan Years Remaining As Of 6/30/22:	6 Years	
Average Annual Exemption For Remainder Of TIF Plan:	Tax Target Payment	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	26	26
Full-Time Jobs To Be Created:	22	37
Total Project Investment:	\$22,000,000	\$29,642,563
New Property Value:	\$13,750,000	\$14,031,200
Taxes Generated To Date During TIF Plan:	\$1,770,334	\$2,175,365.35
Jobs Taken By Worcester Residents:	N/A	22
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The Cancer Center project has been an anchor employment and healthcare service within the CitySquare area. In addition, employees who work at the cancer and wellness centers support businesses in the CitySquare area.</p>		

*Reflects the taxable value after the application of the TIF Plan exemption.

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

TABLE TALK PIES, INC./PIECO HOLDINGS/SOUTHGATE ST. REALTY LLC 25 SOUTHGATE STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2037	
Length Of TIF Plan:	20 Years	
Base Value:	\$210,800	
Estimated Incremental Value At Time Of Application:	\$3,218,200	
Average Annual TIF Plan Exemption:	80%	
TIF Plan Years Remaining As Of 6/30/22:	15 Years	
Average Annual Exemption For Remainder Of TIF Plan:	80%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	30	30
Full-Time Jobs To Be Created:	50	57
Total Project Investment:	\$4,600,000	\$21,342,000
New Property Value:	\$3,429,000	\$4,633,400
Taxes Generated To Date During TIF Plan:	\$136,588	\$150,793
Jobs Taken By Worcester Residents:	N/A	80
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>As of October 2021 work on the 58 Gardner St. facility has been completed and pie production is up and running. Decreased production due to supply chain issue led to the first significant decrease in the number of full-time employees for the company. Production has increased and in June 2022 the company held an onsite job fair and took part in other career events in an effort to identify full-time workers with a focus on Worcester residents. It is anticipated these efforts will increase the number of full-time employees during the coming year.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

TABLE TALK / SOUTHGATE REALTY LLC 65 ARMORY STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2032	
Length Of TIF Plan:	15 Years	
Base Value:	\$139,200	
Estimated Incremental Value At Time Of Application:	\$445,800	
Average Annual TIF Plan Exemption:	40%	
TIF Plan Years Remaining As Of 6/30/22:	10 Years	
Average Annual Exemption For Remainder Of TIF Plan:	40%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	0	0
Full-Time Jobs Created:	12	6
Total Project Investment:	\$600,000	\$600,000
New Property Value:	\$585,000	\$3,895,100
Taxes Generated To Date During TIF Plan:	\$65,010	\$155,117
Jobs Taken By Worcester Residents:	0	2
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>Decreased production due to supply chain issue led to the first significant decrease in the number of full-time employees for the company. Production has increased and in June 2022 the company held an onsite job fair and took part in other career events in an effort to identify full-time workers with a focus on Worcester residents. It is anticipated these efforts will increase the number of full-time employees during the coming year.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

CP 58 GARDNER STREET LLC/TABLE TALK PIES 95 GRAND STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2022	
TIF Plan Expiration Date:	June 30, 2042	
Length Of TIF Plan:	20 Years	
Base Value:	\$1,337,000	
Estimated Incremental Value At Time Of Application:	\$8,663,000	
Average Annual TIF Plan Exemption:	65%	
TIF Plan Years Remaining As Of 6/30/22:	20 Years	
Average Annual Exemption For Remainder Of TIF Plan:	65%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	150	115
Full-Time Jobs Created:	30	0
Total Project Investment:	\$22,200,00	\$30,856,000
New Property Value:	\$10,000,000	\$3,498,775
Taxes Generated To Date During TIF Plan:	\$153,615	\$0
Jobs Taken By Worcester Residents:	N/A	66
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	No	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	N/A	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>Decreased production due to supply chain issue led to the first significant decrease in the number of full-time employees for the company. Production has increased and in June 2022 the company held an onsite job fair and took part in other career events in an effort to identify full-time workers with a focus on Worcester residents. It is anticipated these efforts will increase the number of full-time employees during the coming year.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

ONEMERC LLC / UNUM ONE MERCANTILE STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2013	
TIF Plan Expiration Date:	June 30, 2028	
Length Of TIF Plan:	15-Year Tax Target Payment Plan	
Base Value:	\$500,000	
Estimated Incremental Value At Time Of Application:	\$29,500,000	
Average Annual TIF Plan Exemption:	Tax Target Payments	
TIF Plan Years Remaining As Of 6/30/22:	6 Years	
Average Annual Exemption For Remainder Of TIF Plan:	Tax Target Payments	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	682	357
Full-Time Jobs To Be Created:	50	0
Total Project Investment:	\$25,000,000	\$30,673,900
New Property Value:	\$30,000,000	\$25,368,900
Taxes Generated To Date During TIF Plan:	\$1,036,440	\$1,427,972
Jobs Taken By Worcester Residents:	N/A	69
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes, Partially	
Created Full-time Jobs:	Yes (Tenants)	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The company has subleased space to Tufts Health Plan, Jimmy Johns, United Bank, North Point Wealth Management, Raymond James and many others. In addition, the company is now leasing conference center for special events. The company informed the City in 2020 that it would allow its employees to work remotely on a permanent basis. The company moved its Colonial Life Sales Office from Marlborough to One Mercantile Building adding 5 permanent employees and drive 15-30 brokers to the office on a weekly basis for training.</p>		

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

WORCESTER TRUMBULL STREET HOTEL, LLC – AC MARRIOTT 125 FRONT STREET		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2017	
TIF Plan Expiration Date:	June 30, 2027	
Length Of TIF Plan:	10 Years	
Base Value:	\$1,000,000	
Estimated Incremental Value At Time Of Application:	\$19,000,000	
Average Annual TIF Plan Exemption:	Tax Target Payment	
TIF Plan Years Remaining As Of 6/30/22:	5 Years	
Average Annual Exemption For Remainder Of TIF Plan:	Tax Target Payment	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs To Be Retained:	N/A	N/A
Full-Time Jobs To Be Created:	90	45
Total Project Investment:	\$36,000,000	\$44,367,305
New Property Value:	\$20,000,000	\$17,267,900
Taxes Generated To Date During TIF Plan:	\$1,462,500	\$1,674,523
Jobs Taken By Worcester Residents:	N/A	31
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	N/A	
Created Full-time Jobs:	Yes	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	Yes	
Spurred Additional, Unsubsidized Private Development In Worcester:	Yes	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The hospital industry is still suffering due to the COVID-19 pandemic. The hotel is doing its best to safely bring back as many employees as possible.</p>		

*Reflects the taxable value after the TIF Plan exemption is applied.

TAX INCREMENT FINANCING PLAN SEMI-ANNUAL REPORT: JUNE 30, 2022

YWCA CM QALICB LLC, INC. 1 SALEM SQUARE/2 YWCA WAY		
Tax Increment Financing (TIF) Plan Overview		
TIF Plan Start Date:	July 1, 2020	
TIF Plan Expiration Date:	June 30, 2028	
Length Of TIF Plan:	8 Years	
Base Value:	\$700,000	
Estimated Incremental Value At Time Of Application:	\$19,300,000	
Average Annual TIF Plan Exemption:	100%	
TIF Plan Years Remaining As Of 6/30/22:	6 Years	
Average Annual Exemption For Remainder Of TIF Plan:	100%	
Status Report As Of June 30, 2022		
Category	Estimated – Start Of TIF Plan	Actual – TIF Plan To Date
Full-Time Jobs Retained:	68	64
Full-Time Jobs Created:	5	0
Total Project Investment:	\$26,000,000	\$27,251,421
New Property Value:	\$20,000,000	\$6,248,200
Taxes Generated To Date During TIF Plan:	\$24,612	\$23,331
Jobs Taken By Worcester Residents:	N/A	35
Accomplishment Status As Of June 30, 2022		
Category	Accomplishment	
Retained Full-time Jobs:	Yes	
Created Full-time Jobs:	No	
Promoted Economic Diversity:	Yes	
Increased Worcester’s Commercial And / Or Industrial Base:	Yes	
Increased Property Values And Tax Revenue:	Yes	
Eliminated Blight And / Or Redeveloped An Underutilized Property:	No	
Spurred Additional, Unsubsidized Private Development In Worcester:	No	
Benefited The Long-Term Economic Goals Of Worcester:	Yes	
TIF Plan Economic Impact Summary		
<p>The YWCA of Central MA provides affordable childcare as well as a transitional housing program for domestic violence survivors. The building renovation work has been completed with renovations to the parking lot to commence during 2022.</p>		

Active Construction (Short-term) Projects as of 7.31.22

							Diversity/Workforce Compliance Goals											
Project	Project Status	Project Approval	Developer	General Contractor/ Construction Manager	Anticipated Completion Date	% of Completion	Worcester Residents			People of Color			Women			Firms/Subs w/in 30 Miles		
							Goal	Previous Month	Actual July	Goal	Previous Month	Actual July	Goal	Previous Month	Actual July	Goal	Previous Month	Actual July
The Cove	Not started	9/25/2020	Churchill James	NEI General Contracting	2024	-	25%	-	-	38%	-	-	10%	-	-	-	-	-
Wash. Square Hotel	Not started	12/17/2019	First Bristol Corp	TBD	-	-	50%	-	-	38%	-	-	10%	-	-	50%	-	-
WuXi Biologics	Underway	2/25/2020	Owner/Company	The Cardinal Group	2023	11%	50%	6%	8%	38%	24%	28%	10%	6%	6%	50%	71%	67%
Mission Chapel	Underway	9/17/2019	Traggorth Companies	Sustainable Comfort	2023	-	50%	-	-	10%	-	-	5%	-	-	50%	-	-
340 Main St.	Not started	10/13/2020	SilverBrick	5 Star Building Corp	-	-	50%	-	-	38%	-	-	10%	-	-	50%	-	-
Doherty Memorial High School	Underway	9/22/2020	Fontaine-Dimeo, LCC.	Fontaine-Dimeo, LCC.	2024	22%	25%	14%	15%	38%	27%	28%	10%	11%	10%	50%	29%	27%
Mt. Carmel Redevelopment/Alta on the Row	Underway	8/10/2021	Wood Partners	Wood Partners	2024	8%	50%	16%	12%	38%	9%	14%	10%	3%	4%	50%	75%	67%
Madison Properties/ 1 Green Island Blvd	Underway	2/25/2020	Madison WG Holdings	Plumb House	2023	24%	50%	8%	9%	38%	19%	26%	10%	2%	2%	50%	73%	53%

Meets or Exceeds Goal	Less than Goal	Below Goal
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