



SPECIAL TOWN MEETING
WARRANT ARTICLE EXPLANATIONS
Tuesday, November 15, 2022
6:00 p.m.

Special Town Meeting, Tuesday, November 15, 2022 at 6:00 p.m. at the Southwick Regional School, 93 Feeding Hills Road, in the Gymnasium.

ARTICLE 1: To see if the Town will vote, pursuant to M.G.L. c. 40, §59, and M.G.L.c. 23A, §3E and 3F, to:

- (a) Approve a Tax Increment Financing Agreement between the Town and Whalley Computer Associates, Inc. and Whalley Properties, Inc. (or its successor in interest) for the property located at 18 Hudson Drive, Southwick, Massachusetts (the “TIF Agreement”), which TIF Agreement provides for real estate tax exemptions at the exemption rate schedule set forth therein and approve an Economic Development Incentive Program (“EDIP”) Local Incentive-Only Application submission to the Massachusetts Economic Assistance Coordinating Council (the “EACC”) [A COPY OF THE DRAFT TIF AGREEMENT IS ON FILE WITH THE TOWN CLERK];
- (b) Authorize the Select Board to execute the TIF Agreement, and approve submission to the EACC of the TIF Agreement and EDIP Local Incentive-Only Application, all relating to the project as described in the TIF Agreement and any necessary documents relating thereto, and to take such other actions as are necessary and appropriate to obtain approval of the TIF Agreement and EDIP Local Incentive-Only Application, and related submissions and to take such other actions as necessary or appropriate to implement those documents

Or take any other actions relative thereto.

Requested by the Select Board

Explanation:

TIFs help local governments attract private development and new businesses. New businesses mean more jobs, more customers, and, in turn, more private investment. TIF designation also helps retain existing businesses that might otherwise find more attractive options elsewhere. The jobs and additional investment — private and public — mean more money for the community. The project here is for Whalley Computer Associates to invest \$9 Million to construct a 84,800 square foot building to support warehouse, configuration and assembly operations.

20 Full-time jobs will be added over a 10 year period (15 in years 1-5). The ten year exemption on taxes on the improvements to base parcel value will reduce yearly.

<u>Year</u>	<u>Exemption %</u>
1	90
2	85
3	80
4	75
5	70
6	50
7	40
8	30
9	20
10	10

ARTICLE 2: To see if the Town will vote to authorize the Select Board to take all necessary and appropriate action to establish and to maintain, in accordance with the provisions of Chapter 164 of the General Laws and in accordance with the rules, regulations and orders of the Department of Public Utilities and the Department of Telecommunications & Cable, a municipal lighting plant for all purposes allowable under the laws of the Commonwealth, including without limitation the operation of a telecommunication system and any related services, or to take any other action relative thereto.

Requested by the High Speed Internet Committee
and Select Board

Explanation:

The High Speed Internet Subcommittee has been meeting and planning for over 3 years to bring a fiber internet alternative to Southwick. The Subcommittee requested the Select Board to bring forth what is on the warrant as Article 2. Article 2 asks for permission for the Select Board to form a Municipal Light Plant for the purpose of bringing fiber Internet to Southwick residents and businesses. In order for that to happen, an identical vote must be taken at 2 Town Meetings, as well as approval of additional budget articles to implement said network.