

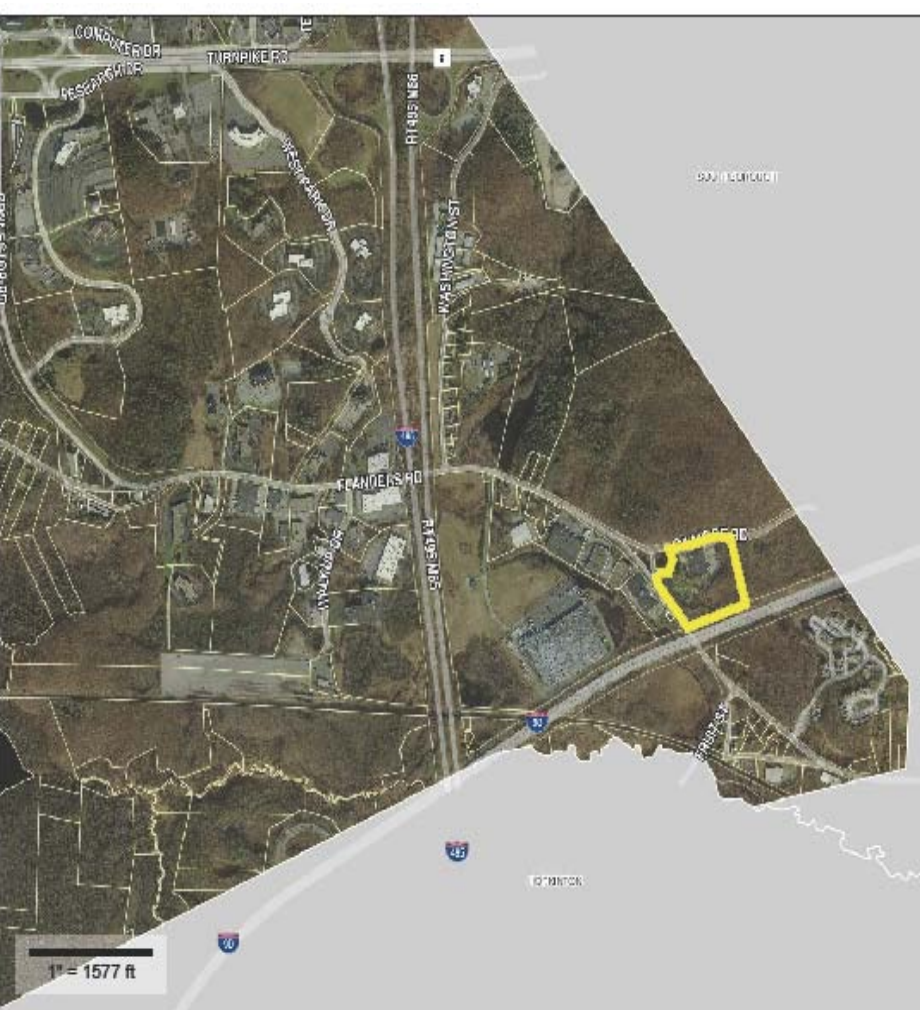
# ARTICLE 1

MicroChem, Inc.

Tax Increment Financing (TIF) Agreement/Plan

200 Flanders Road

# Location and Building



# Content of the Agreement



- The company is required to acquire 200 Flanders Road.
- The company will generate 63 new jobs in Westborough.
- The Town will provide a 15 year TIF on any increased value of the real property starting at 50% and decreasing to 10% in the 5<sup>th</sup> through 15<sup>th</sup> year.
- The Town will provide a 5 year benefit on personal property starting at 25% and decreasing to 5% in the 5<sup>th</sup> year.

# MicroChem – What They Do



At 200 Flanders Road, MicroChem will conduct research and development, engineering, and manufacture of specialty chemicals used in the microelectronics industry and other technology markets.

# Value of the Agreement

	Low	High
	<u>MicroChem</u>	<u>MicroChem</u>
Estimated Additional Taxes for Town	\$ 1,329,103	\$ 1,510,344
Estimated Tax Break on Increased Value	\$ 231,829	\$ 263,442
Estimated State Investment Tax Credit	\$ 460,000	\$ 460,000
Estimated Total Investment	\$ 13,000,000	\$ 13,000,000
# of Jobs Retained	new company	new company
# of New Jobs	63	63

# MicroChem – Personal Property

<b>Microchem Personal Property Tax</b>	
<b>Collected at 200 Flanders Currently</b>	<b>\$ -</b>
<b>Estimated Personal Property Tax with TIF</b>	<b>\$ 86,319</b>
<b>Estimated Personal Property Tax Break</b>	<b>\$ 14,647</b>

•Personal Property Value Source – Newton City Assessor's Office

# ARTICLE 2

Danafilms, Inc.

Tax Increment Financing (TIF) Agreement/Plan

5 Otis Street



# Location and Building





# Content of the Agreement

---

- The company is required to expand at 5 Otis Street.
- The company will retain 62 jobs and generate 20 new jobs in Westborough.
- The Town will provide a 15 year TIF on any increased value of the real property starting at 10% moving to 50% in the 2<sup>nd</sup> year and then decreasing to 10% in the 6<sup>th</sup> through 15<sup>th</sup> year.

# Danafilms – What they Do

---

At 5 Otis Street, Danafilms presently manufactures specialty plastic film for use in many industries and the expansion will be for an agricultural plastic film used in baling hay.

# Value of the Agreement

	<u>Danafilms</u>
<b>Estimated Additional Taxes for Town</b>	<b>\$ 142,787</b>
<b>Estimated Tax Break on Increased Value</b>	<b>\$ 25,795</b>
<b>Estimated State Investment Tax Credit</b>	<b>\$ 400,000</b>
<b>Estimated Total Investment</b>	<b>\$ 6,730,000</b>
<b># of Jobs Retained</b>	<b>62</b>
<b># of New Jobs</b>	<b>20</b>

# Total Value MicroChem + Danafilms

	<u>Danafilms</u>	<u>MicroChem</u>	<u>Total</u>
Estimated Additional Taxes for Town	\$ 142,787	\$ 1,506,043	\$ 1,648,830
Estimated Tax Break on Increased Value	\$ 25,795	\$ 262,283	\$ 288,078
Estimated State Investment Tax Credit	\$ 400,000	\$ 460,000	\$ 860,000
Estimated Total Investment	\$ 6,730,000	\$ 13,000,000	\$ 19,730,000
# of Jobs Retained	62	new company	62
# of New Jobs	20	63	83
Total Jobs Involved			145

MicroChem Figures include Real and Personal Property