



Tax Increment Financing (TIF) Committee

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MA 01519
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www.grafton-ma.gov

**TIF COMMITTEE
MEETING MINUTES
September 27, 2022
9:00AM
Conference Room A**

2022 OCT 25 AM 10:18

RECEIVED TOWN CLERK
OFFICE OF TOWN CLERK
GRAFTON, MA

1. Call to Order

The meeting was called to order at 9:02am.

In attendance were: Karl Moisan, Ray Mead, and Marsha Platt.

Guests in attendance were: Allison Greenlee and David Jenicek of Feedback Earth, Inc.

2. Discussion: TIF for Feedback Earth, Inc

Ms. Greenlee and Mr. Jenicek presented their TIF proposal. (See attached)

Mr. Mead asked them to discuss the odors, which he stated have been eliminated, but complaints are still being made.

Mr. Jenicek noted the difficulty of collecting data and the environmental influences on odors.

Ms. Greenlee spoke on the history of the company, which began by processing organic soy into animal feed. They stopped production because of odor and switched to bread and other dry food waste. She spoke on finding the right chemical and mixing process for effective deodorization.

Mr. Jenicek and Ms. Greenlee discussed how the odor hotline and other input from neighbors help them understand these issues.

Mr. Moissan asked if they had considered using deodorizing equipment instead of chemicals.

Ms. Greenlee stated that there is equipment used to introduce the chemicals into the exhaust stream, and chemical deodorizers have faster results. She stated that if smell is still an issue by the end of the year, the facility may implement physical deodorizers.

Mr. Mead asked if their expansion project was contingent on this TIF.

Mr. Jenicek stated that the project would still happen, but the timeline would be greatly accelerated by the TIF, as new staff could be hired sooner.

Mr. Mead asked about their production limits from the DEP and the facility's capacity, as this expansion is projected to increase processing from 500 to 3,000 tons per week with a further projection of 6,000 tons per week after two years.

Ms. Greenlee stated that the DEP has not permitted them to process more than 3,000 tons per week, but they would acquire that permitting if needed. She also noted that this facility is not currently

capable of 6,000 tons per week, but they hope to expand the company and make Grafton their headquarters. She spoke on the skillset and optimal location that Grafton offers.

Mr. Moissan asked if they have considered processing soy again with better odor mitigation, since it was such a success for the business.

Ms. Greenlee stated that they need more confidence in the base business and better deodorization before attempting to process soy again.

Mr. Mead noted that he never wants a business to leave Grafton because the town cannot provide something.

Ms. Greenlee spoke on the value of the relationships and workplace culture they have established in Grafton.

Ms. Platt asked them to speak on the condition of the property when they purchased it for \$3M.

Mr. Jenicek and Ms. Greenlee described rats, asbestos, decades of improper solid waste storage, and fire damage that were present at the property. They discussed how they have improved these conditions, including the removal of 15 tons of waste.

Ms. Platt asked how many employees the company has. Mr. Jenicek stated that there are 17.

Mr. Jenicek and Ms. Greenlee offered to give the Committee a tour of the facility.

Ms. Greenlee and Mr. Jenicek left the meeting.

Mr. Mead noted that he would like to ask how much money has been invested in Feedback Earth at their next meeting.

The Committee discussed Feedback Earth's economic development, including the improvement of their property and employment of local people.

The Committee agreed to continue this discussion on October 11 at 9:00am.

3. Adjourn

The meeting was adjourned at 9:55am.

TIF proposal

- We seek ~\$340k over 10 years
- First three years 100%
- Gradually reduces
- Details in table below

FISCAL YEAR 2022 ACTUAL REAL ESTATE TAX BILL

Based on information as of January 1, 2021 your Real Estate Tax for the fiscal year beginning July 1, 2021 and ending June 30, 2022 on the parcel of

REMIT COPY

Real Estate described below is as follows:

PROPERTY IDENTIFICATION AND VALUE				TIFs	
Map/Parcel	Land Value	374,600	Land Area (sqft)	184,238	
17-0-1	Building Value	973,000	Block	03439	
Class	Other Value	0	Page	1134	
4000	Tangible Value	1,348,000	Deed Date	1/1	
Location	100 CRICKET HILL ROAD				
				Preliminary	10,746.10
				Preliminary CPA	161.20
				Actual	15,411.13
				Actual CPA	231.14
				Total Tax	26,689.83
				Total Tax and Lites	28,849.61
All 1% per year until payment is received					

	Assessed Value		Taxable	Tax Rate	TAX	TIF request	Increase in value	Tax on Increase	Proposed TIF relief	Estimated Tax
	Land	Building	Value							
FY0	574,600.00	975,000.00	1,549,600.00	0.0169	26,157.25					
FY1	574,600.00	3,523,750.00	4,098,350.00	0.0169	69,180.15	100%	2,500,000.00	42,200.00	42,200.00	69,180.15
FY2	603,330.00	3,699,937.50	4,303,267.50	0.0169	72,639.16	100%	2,625,000.00	44,310.00	44,310.00	72,639.16
FY3	633,496.50	3,884,934.38	4,518,430.88	0.0169	76,271.11	100%	2,756,250.00	46,525.50	46,525.50	76,271.11
FY4	665,171.33	4,079,181.09	4,744,352.42	0.0169	80,084.67	75%	2,894,062.50	48,851.78	36,638.83	92,297.61
FY5	698,429.89	4,283,140.15	4,981,570.04	0.0169	84,088.90	75%	3,038,765.63	51,294.36	38,470.77	96,912.49
FY6	733,351.39	4,497,297.16	5,230,648.54	0.0169	88,293.35	75%	3,190,703.91	53,859.08	40,394.31	101,758.12
FY7	770,018.96	4,722,162.01	5,492,180.97	0.0169	92,708.01	50%	3,350,239.10	56,552.04	28,276.02	120,984.03
FY8	808,519.90	4,958,270.11	5,766,790.02	0.0169	97,343.42	50%	3,517,751.06	59,379.64	29,689.82	127,033.23
FY9	848,945.90	5,206,183.62	6,055,129.52	0.0169	102,210.59	25%	3,693,638.61	62,348.62	15,587.15	148,972.05
FY10	891,393.19	5,466,492.80	6,357,885.99	0.0169	107,321.12	25%	3,878,320.54	65,466.05	16,366.51	156,420.65
								TOTALS	338,458.92	1,062,468.61

Assumes a 5% yearly increase in total property value

FEED BACK FEEDBACK EARTH, INC.
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Feedback Earth, Inc. | Grafton TIF Committee | September 2022

\$1.4

September 27, 2022, Minutes
TIF Committee