

Michael D. Borg
Town Manager



TOWN OF NORTH ATTLEBOROUGH
43 South Washington Street
North Attleborough MA 02760
508-699-0100

INTEROFFICE MEMORANDUM

DATE: Monday, September 08, 2025
TO: Town Council
FROM: Michael D. Borg, Town Manager
SUBJECT: Town Manager Report

Below are key activities that I think would be of interest:

1. Emergency Management Updates

- a. Hurricane season runs from June 1 through November 30. We are closely monitoring conditions and will provide timely updates on any developments that could impact North Attleborough.
- b. West Nile Virus Detected in Mosquitoes from North Attleborough. The North Attleborough Health Department has been notified by the Massachusetts Department of Public Health (MDPH) that a mosquito sample collected in town has tested positive for West Nile virus (WNV). At this time, the community's overall risk level (moderate) remains unchanged, but residents are reminded to continue taking precautions until the first hard frost, when mosquito activity naturally ends. For more information visit our website the Health Department website page at <https://www.nattleboro.com/CivicAlerts.aspx?AID=602>

2. Communications and Community Events

- a. Communications
 - The Town Manager's Office continues to engage in consistent, ongoing communication with the community.
 - The September edition of the Town Manager Report was recorded with North TV on September 3, 2025.
 - NAED Director Pete Schiffman, and I were interviewed by Thomas Rafferty of WARA on August 27. Topics of discussion included a variety of items around North Attleborough Electric, the services provided, and economic development initiatives.
 - A Podcast Recording to discuss Interface/Opioid Settlement Funds was

held with Health Director AnneMarie Fleming, Human Service Coordinator Stephen Berdos, and Myself on September 4.

- I'm pleased to share that the Cultural Council has selected Kayla Roy to serve as North Attleborough's first Poet Laureate. I had the opportunity to meet with her on Friday, and she is eager to begin this new role. In addition to promoting poetry and other works of literature in our community, Kayla will also be planning events to engage residents. We are very excited to welcome her in this capacity.
- Community Members Encouraged to Sign Up for New Emergency Alert System, Everbridge. Please visit the Town Website at <https://www.nattleboro.com/CivicAlerts.aspx?AID=567> to sign up!

b. Key Engagements (Current and Future)

- On August 27, 2025, the Town held its Annual Planning Conference from 10:00 AM to 4:00 PM. This session marked the next step in cross walking the Town Council's goals and objectives into the programs, projects, tasks, and actions of Town departments. Departments worked to align their efforts with Council priorities and have received the same packet shared with the Town Council following the goals session. This process strengthens accountability, fosters coordination, and sets the stage for measurable progress. We look forward to working with the Council on the next steps of building and finalizing the Town's Strategic Plan.
- Board, Commission, Committee Quarterly Meeting is scheduled for October 8, 2025, at 7:00PM
- 250th Celebration Committee (Semiquincentennial). The Town has officially launched the committee to plan the 250th anniversary of the signing of the Declaration of Independence. The kickoff meeting was held at the Police Station with approximately 20 representatives from Town departments, the Elks, Historical Society, Daughters of the American Revolution, and Kids Day. The committee is now formed, with the next meeting scheduled for September 22. There are still many opportunities for others to join, and early discussions include a partnership with Kids Day. This is shaping up to be a major community celebration of our nation's 250th anniversary.

c. Upcoming Events

- The Town of North Attleborough, in partnership with the SAFE Coalition, will host free Narcan training sessions for community members beginning in September. These sessions, organized through the North Attleborough Opioid Task Force, will provide participants with the knowledge and skills to administer this life-saving medication in the event of an opioid-related overdose. Training will take place at Richards Memorial Library, 118 North Washington Street, and will be offered throughout the year. The first two

sessions are scheduled for:

Monday, September 15, from 5:00–6:00 p.m.

Saturday, September 20, from 1:00–2:00 p.m.

- North Attleborough will honor the anniversary of September 11 with two remembrance ceremonies. At 9:00 a.m. on Thursday, September 11, 2025, the main community ceremony will be held at the North Attleborough High School football field. Led by students, this event will serve as the Town's primary commemoration, paying tribute to the lives lost and the lasting legacy of that day. In addition, the North Attleborough Fire Department will host a solemn observance at the 9/11 Memorial on the Baptist Common at 11:00 a.m.
- Farmers Market- Every Wednesday through September 17, 2025, 5:00PM-8:00PM
- Fifth Annual Block Party scheduled for September 17, 2025, from 5:00PM-8:00PM

3. Operational and Economic Developments

- a. 451 Elm Street
 - YMCA Strategic Planning Committee Meeting to discuss Goal Setting is scheduled for September 22 at 2:00PM.
 - Grand Opening Ceremony of 451 Elm Street is scheduled for November 30, 2025.
- b. NACC Now Accepting 2026 Grant Applications for Community-Based Arts, Culture and Science Projects

The North Attleborough Cultural Council (NACC) is now accepting applications for its 2026 grant cycle.

Artists, educators, scientists, performers and community groups are encouraged to apply for reimbursement grants to support public arts, humanities and sciences programs that benefit the North Attleborough community.

Community members can access the grant application and other relevant information via the Massachusetts Cultural Council's online portal. Applicants do not need to be residents of North Attleborough; however, events or initiatives must directly benefit the North Attleborough community. Community members seeking additional guidance can review the NACC's 2026 Grant FAQ Guide.

- c. Opioid Task Force (OTF) and Opioid Impact Fund Grant Program

The OTF is comprised of the Town Manager, Health Director, Health Department Outreach Coordinator, Student Services Director of North Attleborough Public

Schools, Fire Chief, and Police Chief. The group meets monthly to review, discuss, and determine the distribution and allocation of the Town's Opioid Settlement Funds. Please see the packet included with this report for additional details.

As part of this effort, the Town launched the Opioid Impact Fund Grant Program on July 1st as a one-year pilot. The program is designed to assess community need and evaluate whether funding is reaching the areas where it can do the most good. While the Town continues to respond to the effects of overdose and addiction, the goal is also to look "*left of bang*," focusing on prevention and reducing the likelihood of overdoses before they occur.

The program was allotted \$50,000, and in its first month awarded \$24,995, including:

- \$3,125 to support a young woman's housing expenses for a new apartment.
- \$6,245 to St. Vincent de Paul's re-entry program assisting formerly incarcerated residents.
- \$6,250 to a local sober home for roof repairs.
- \$6,250 to a local sober home for a generator, emergency lighting, and kitchen repairs.
- \$3,125 to assist a young woman with vehicle repairs so she could maintain full-time employment.
- Remaining balance: \$25,005, sufficient to assist up to eight additional individuals or families (maximum \$3,125 each).

d. Observation on the North Attleborough Housing Market

- Municipal Lien Certificate (MLC) activity continues to trend downward (see attached MLC document) compared to prior fiscal years, with FY2025 volumes significantly lower than FY2022 and FY2023 levels. FY2026 projections suggest a further reduction (annualized estimate ~558 vs. 1080+ in FY2022), indicating a sustained cooling in property transfer activity.
- This aligns with the findings of the recent Housing Market White Paper provided to the Town Council, which noted decreased transaction volumes and a tightening market environment. The decline in MLCs reinforces that fewer properties are changing hands, reflecting both reduced housing inventory and affordability challenges in North Attleborough.

e. Mass Leads Act

The recently enacted Mass Leads Act significantly shifts authority to municipalities by eliminating state approval for local Tax Increment Financing (TIF) agreements. This change gives North Attleborough greater flexibility to shape tax incentives around our own priorities—aligning with the themes outlined in the Town Council's recent white paper on housing and development—while reinforcing the need for strong community engagement in the approval process. See attached document for

more information.

4. **Financial Matters**

Nothing to report at this time.

5. **Personnel Update**

- a. Board/Commission/Committee Volunteer Opportunities available. Please visit our website at <https://www.nattleboro.com/662/Board-Committee-Commission-Vacancies>
 - The appointment packet for Paul Hynes is included with this Town Manager Report
- b. Co-Response Mental Health Clinician. The North Attleborough Police Department has received strong interest in this position, and interviews are now underway. This position is fully funded through the Opioid Settlement funds received by the Town.
- c. Employment Opportunities
 - Grade 5 Plant Operator, DPW- Full-Time -Wastewater Treatment Facility - Open until filled
 - Water Quality Superintendent, DPW-Full-Time-Open until filled
 - Many School Opportunities. See link to view all available openings: <https://www.nattleboro.com/Jobs.aspx>

Information Update:

Economic Development Programs under the Mass Leads Act

By: Lynn Tokarczyk, Government Tax Incentives Consultant, BDS and Matthew J. Thomas, Esquire, TIF Attorney, BDS

On November 20, 2024, Governor Maura Healey signed into law Mass Leads: An Act Relative to Strengthening Massachusetts' Economic Leadership. This nearly \$4 billion package is designed to fuel growth in life sciences, climate technology, artificial intelligence, and other key industries.

A major provision of the law strengthens the Economic Development Incentive Program (EDIP), making state tax incentives potentially more valuable for real estate expansion and job creation projects. The law also modifies the approval process for Tax Increment Financing (TIF) Agreements by eliminating the need for state approval.

The tax incentive programs include:

- **Municipal Tax Increment Financing (TIF)**
- **Municipal Special Tax Assessment (STA)**
- **Municipal Personal Property Tax Exemption**
- **State Tax Credit**

Key Legislative Changes

The *Mass Leads Act* (Chapter 238 of the Acts of 2024) updates Massachusetts General Laws, including:

- Chapter 23A, Sections 3A–3F
- Chapter 40, Section 59

1. Municipal Authority

- Cities and towns may now negotiate and approve tax incentive agreements based on local priorities.
- A formal local approval—via Town Meeting, Town Council, or City Council vote—is still required.

2. Elimination of State Approval for TIF/STA Projects

- The Economic Assistance Coordinating Council (EACC) no longer needs to certify or approve TIF or STA agreements.
- Businesses and municipalities can finalize these agreements locally without state involvement.

3. State Tax Credit Submissions

- Projects seeking state tax credits must still be submitted to the EACC.
- Credits are awarded on a competitive basis and may be refundable, if applicable, subject to state criteria.

What These Changes Mean for Businesses

- **Avoid Delays:** Companies can now move real estate projects forward once local approvals are secured, avoiding delays caused by state oversight.
- **Keep Projects on Track:** Securing approval at the municipal level is still a heavy lift—Town Meetings can involve 200+ residents, making the process complex and often overwhelming for companies.
- **Maximize Incentives:** Municipal tax incentives may be combined with state credits to create significant savings.

Why It Matters

Massachusetts' competitiveness is strengthened under the Mass Leads Act, but navigating this process requires expert guidance and strategy. At the municipal level, approvals hinge on building community support, preparing a strong case, and managing a public approval process that can make or break a project.

Timing is essential, otherwise money will be left on the table!

For assistance navigating these updates or securing tax incentives for your project, contact BDS.

About Business Development Strategies, Inc.

Celebrating 20 years of success, [Business Development Strategies, Inc.](#), is one of the leading government tax incentives consulting firms in Massachusetts. BDS helps growing companies identify, negotiate and secure government tax incentives for real estate expansion projects that support job creation and retention and enhance the state and local economies. Providing a full range of services in real estate assessments, resident outreach, government incentives tax law and more, BDS has a long track record of helping clients save cash and expand. To learn more about how BDS can help your company access government tax incentives, contact:

Lynn Tokarczyk

Government Tax Incentives Consultant

508-966-4300

lynn@businessdevelopment-strategies.com

www.businessdevelopment-strategies.com

Municipal Lien Certificates

9/3/2025

	FY2022	FY2023	FY2024	FY2025	FY2026
July	123	78	48	51	55
August	131	66	51	57	38
September	95	52	31	32	
October	96	54	44	66	
November	100	43	20	49	
December	64	40	29	32	
January	67	43	36	26	
February	42	20	33	29	
March	96	64	22	35	
April	74	30	57	48	
May	82	50	46	31	
June	61	57	43	43	
	1,031	597	460	499	93
@ \$50	\$ 51,550	\$ 29,850	\$ 23,000	\$ 24,950	\$ 4,650

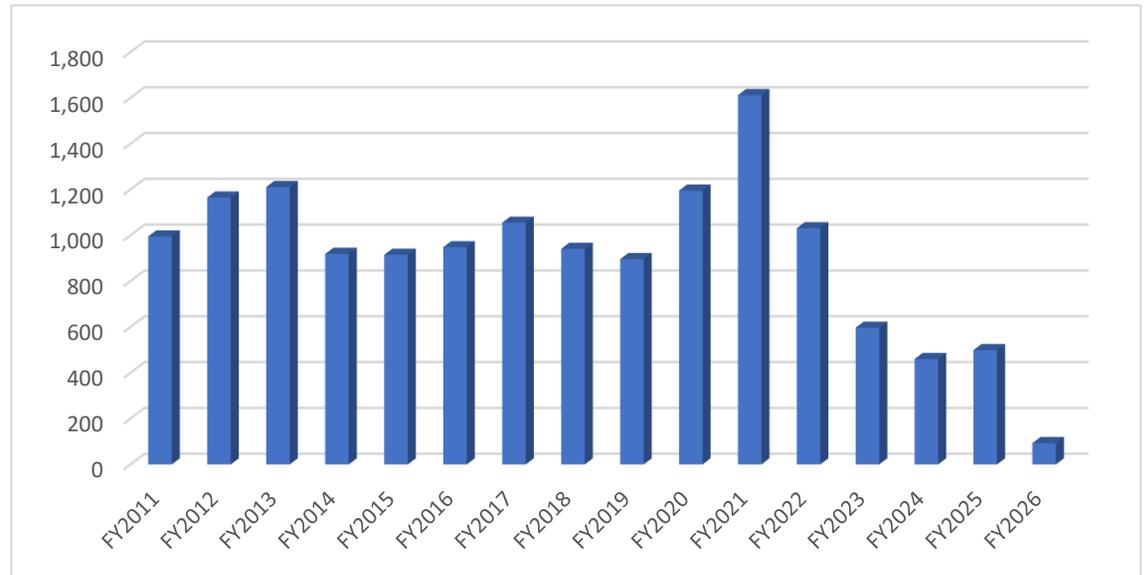
FY2011	995
FY2012	1,165
FY2013	1,211
FY2014	919
FY2015	915
FY2016	948
FY2017	1,055
FY2018	941
FY2019	896
FY2020	1,195
FY2021	1,612
FY2022	1,031
FY2023	597
FY2024	460
FY2025	499
FY2026	93

Christopher Sweet

Year-over-year '25 vs. '26

108 to 93 -13.9%

FY2026 Annualized = 558



Michael D. Borg
Town Manager



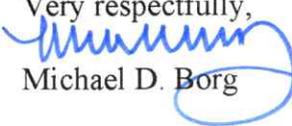
TOWN OF NORTH ATTLEBOROUGH
43 South Washington Street
North Attleborough MA 02760
508-699-0100

MEMORANDUM FOR RECORD

DATE: Monday, September 08, 2025
TO: Justin Paré, Town Council President,
FROM: Michael D. Borg, Town Manager
SUBJECT: Appointment of Paul Hynes to the Licensing Board

1. In accordance with the Town Manager's responsibilities under Section 4-3, Powers of Appointment, of the Town Charter, I am pleased to submit my intent to appoint Paul Hynes of North Attleborough to the Licensing Board. This appointment is respectfully submitted for confirmation by the Town Council at its meeting on September 22nd.
2. Paul and I had a productive and engaging interview where we discussed a range of topics concerning the future of North Attleborough. I found Paul to be thoughtful, open-minded, and committed to public service. He expressed genuine interest in serving on several committees, including the Conservation Commission, the Zoning Board of Appeals, and the Licensing Board. His enthusiasm for promoting business opportunities here in Town reflects a perspective aligned with our strategic goals of community development and economic vitality.
3. Professionally, Paul serves as the Director of Logistics for a medical transportation broker, bringing with him strong organizational and leadership skills. His experience in logistics management demonstrates his ability to handle complex responsibilities, make informed decisions, and contribute effectively to the deliberations of the Licensing Board. Most importantly, Paul is a passionate resident who wants to give back to his community through meaningful civic engagement.
4. Therefore, I respectfully request the Town Council's confirmation of this appointment in accordance with the Town Charter at the September 22 meeting of the Town Council.

Very respectfully,


Michael D. Borg

Kerrin Billingkoff

From: noreply@civicplus.com
Sent: Tuesday, July 29, 2025 2:38 PM
To: Kerrin Billingkoff
Subject: Online Form Submittal: Board and Committee Application

External sender

Make sure you trust this sender before taking any actions.

Board and Committee Application

[Current Board and Committee Vacancies](#)

Filling out of this form in no way assures appointment. All vacancies will be filled by citizens deemed most qualified to serve in each capacity.

First Name	Paul
Last Name	Hynes
Address	233 Arnold Rd North Attleboro MA 02760
Phone Number	6174297707
Business Number	<i>Field not completed.</i>
Email Address	Hynespb@gmail.com
Amount of Time Available	8 hr/month
Interested in What Town Committees:	Conservation Committee, Zoning, Licensing
Present Business Affiliation and Work:	I currently work as a Director of Logistics for a Medical Transportation Broker.
Business Experience:	In my current role and past roles, I have experience with contracts, people management, operations, budgets, P/L.
Education or Special Training:	BA from Boston College

POSITIONS HELD

Town Office *Field not completed.*

Date Appointed *Field not completed.*

Term Expired *Field not completed.*

Town Office *Field not completed.*

Date Appointed *Field not completed.*

Term Expired *Field not completed.*

Town Office *Field not completed.*

Date Appointed *Field not completed.*

Term Expired *Field not completed.*

Remarks *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Paul C Hynes

Date 7/29/2025

Email not displaying correctly? [View it in your browser.](#)