



Measure #: 2026-008

TOWN COUNCIL MEASURE SUBMITTAL

Date: 9/8/2025 Submitted By: Town Manager Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Approval of a Request of a Tax Agreement for the Property located at 35 Robinson

Signed: Michael Borg
Digitally signed by Michael Borg
DN: c=US, ou=Town Manager, cn=Michael Borg, email=Emmborg@nattleboro.com
Reason: I am the author of this document
Date: 2025.09.05 09:58:49-0400
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

35 Robinson would need to be zoned Commercial or Industrial before there could be a Tax Abatement.

Approval to adopt a Bylaw for a Brownfield Redevelopment local option law would allow the Town to make agreements regarding payment of outstanding real estate taxes, interest and penalties.

Process for Tax Agreements for Affordable housing Developers & “Brownfields”
G.L. c. 58 §8C & G.L. c. 59 §59A:

Requirements for Local Option – Brownfield Redevelopment

- 1) The municipality has the authority to negotiate an agreement with a private purchaser.
- 2) The purchaser must be an innocent owner.
- 3) The subject property must be zoned for commercial or industrial use.
- 4) The property must contain oil or hazardous materials.
- 5) The municipality has full discretion to determine terms of repayment, if any?
- 6) The agreement must specify the amount of outstanding obligation, payment term, interest rate (if applicable), and “any other contractual obligations arranged between parties.” It must be notarized and attested to by the town clerk, with copies distributed to a number of entities.
- 7) The agreement does not require approval by the Department of Revenue.
- 8) Municipalities must adopt an “implementation by-law” concurrently with acceptance of this provision that sets forth in detail the person or persons authorized to negotiate and bind the municipality. The-by-law should also delineate the scope of abatement authority (e.g. all accrued principal, interest and penalties, or some variation on those categories>) A proposed implementation by-law will be generated by the Governor’s Office of Brownfields Revitalization in conjunction with the DOR.

Approval to adopt a Bylaw for Affordable Housing

Implementation of By-Law/Ordinance (Municipalities that accept these statutes must also adopt an

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE: Finance Subcommittee, Bylaw Subcommittee, Panning Board

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PURPOSE AND JUSTIFICATION CONTINUED:

Implementation of By-Law/Ordinance (Municipalities that accept these statutes must also adopt an implementation by-law or ordinance before any agreement can be made.

Approval of a Request of a Tax Agreement for the Property located at 35 Robinson St can be done once meeting the minimum requirements.

American Environmental Building Coalition Corp (AEBCC)

American Environmental Building Coalition Corp. is a nonprofit organization committed to restoring contaminated and distressed properties with a focus on creating workforce and affordable housing for low- and middle-income families.

We are proud to share that we have 35 Robinson under contract and an exciting vision for its transformation into the Ten Mile Residences—a five-story residential development with platform construction and open-air garage parking. This project will yield between 80–100 units, blending market-rate housing with a 20–25% affordable component, ensuring that teachers, firefighters, municipal employees, and other hardworking members of our community finally have a clear path to attainable homeownership in North Attleboro.

This project is more than housing—it's a cornerstone for community stability and growth. By redeveloping a long-neglected brownfield site, we are turning a liability into an asset that supports workforce housing, strengthens our tax base, and demonstrates North Attleboro's leadership in smart, community-centered redevelopment.

We've already secured a \$380,000 One-Stop for Growth grant (FY2025) and have applied for additional funding for FY2026. With elected officials, community leaders, and local partners working together, the momentum is real. Your continued support—particularly with assistance on tax abatements—will be critical in bringing this vision fully to life.

Thank you for being an essential partner in this collaborative effort to create housing solutions that truly serve those who serve our town.

Best regards,
Darius J Gregory, Founder
American Environmental Building Coalition Corp.
WWW.AEBCC.ORG

TOWN OF NORTH ATTLEBORO
DRAFT CODE AMENDMENT



Ch. 163 BROWNFIELDS TAX ABATEMENT AGREEMENTS

§ 163-1. Purpose.

It is the intent of the Town of North Attleborough to encourage the adaptive reuse of abandoned and underutilized industrial and commercially zoned properties which have been subject to the release of oil or hazardous material, by providing the opportunity to execute tax abatement agreements under MGL c. 59, § 59A with eligible persons as an incentive for environmental cleanup and redevelopment.

§ 163-2. Eligible sites.

Such abatements may be negotiated with respect to any sites or portions of sites within the Town that are zoned for commercial or industrial uses from which, or at which, there has been a release of oil or hazardous materials.

§ 163-3. Abatement Agreements.

- A) The Town Manager is hereby authorized to negotiate agreements from the abatement of real estate taxes (hereinafter "Abatement Agreements") with owners of eligible properties. The terms of which Abatement Agreements shall be subject to approval by a 2/3 vote of the Town Council.
- B) Abatement Agreements shall provide only such tax relief as the Town Council deems appropriate to accomplish the purpose of continuing environmental cleanup and redevelopment of the site(s) or portion(s) thereof that are the subject of the agreement.
- C) Each Abatement Agreement shall clearly set forth, without limitation:
 - 1. The amount of outstanding taxes, interest and penalties owed;
 - 2. The amount of interest to accrue during the term of the Abatement Agreement, if determined applicable by the Board or Council, expressed as an annual percentage;

3. The monthly payments to be made to the Town, expressed in any quantifiable way that is satisfactory to the Town Council;
4. The inception date of such payments;
5. The date of the final payment;
6. The amount of late penalties; and
7. Any other terms of payment acceptable to the Town Council.

D) All Abatement Agreements shall be signed by the Town Manager and the property owner, whose signatures shall be notarized, and attested to by the Town Clerk.

E) Such Abatement Agreements shall contain any other provisions as may be required by law, ordinance, or regulation of the Massachusetts Department of Revenue.

F) Copies of all Abatement Agreements shall be provided to the Massachusetts Department of Environmental Protection, the United States Environmental Protection Agency, the Massachusetts Commissioner of Revenue, the Woburn City Council, the Woburn Board of Assessors, and the property owner.