

Section 1
District Improvement Financing Application Cover Sheet

1. Applicant Information

Applying City or Town (the Municipality or Applicant): Town of Natick

Applying Entity (if not the City or Town): Town of Natick

Primary Contact Person: Stephen P. Lisauskas

Title: Deputy Town Administrator

Address: 13 East Central Street

Natick, MA 01760

Phone Number: (508) 647-6404

Fax Number: (508) 647-6401

E-mail address: slisauskas@natickma.org

2 Application Information

District Name: Natick Center/Natick Mall Area DIF District and Program

Duration: 20 Years from the issuance of bonds to finance the Program

Program Name: Natick Center Redevelopment

Duration: 20 Years from the issuance of bonds to finance the Program

IRD Name: Natick Center

Duration: 20 Years from the issuance of bonds to finance the Program

IRDDP Name: Natick Center Parking

Duration: 20 Years from the issuance of bonds to finance the Program

3 Assessed Value Information

Certified, Original Base Assessed Value in the District: \$ 167,149,300 (\$58,820,400 is tax exempt)

Certified, Original Base Assessed Value in the IRD: \$ 1,089,100 (\$1,089,100 is tax exempt)

Section 2 General Information

1. Index for the Application

Enclosed

The index will specify the location of each element of the application. Using a 3-ring binder to accumulate information under each section and subsection is strongly recommended for ease of indexing and reviewing.

Please see the “Index” tab in this binder for the requested information.

2. Contact Summary Sheet

Enclosed

The Contact Summary Sheet identifies the public and private parties involved in the District, the Program and, if applicable, the IRD and IRDDP.

Please see the Contact List provided on page four of this application document.

3. Municipal Description

Enclosed

A general description of the Municipality. The intent is to familiarize the EACC with your community so that they have a context in which to understand the Application. A recent or updated copy of a rating agency general obligation bond report could complete this subsection.

Natick is a suburban community 18 miles west southwest of Boston and 25 miles east of Worcester. The Town is bordered by Framingham on the west, Wayland and Weston on the north, Wellesley and Dover on the east, and Dover and Sherborn on the south. Natick covers 16.06 square miles and has a population of 32,170.

Natick was first settled in 1651 and was incorporated a century later in 1781. The Town was home to the first and largest “Indian praying community” in the colonies, which served as a model for other efforts to bring European customs to the Native American population.

Natick became an industrial center soon after its founding. Gristmills developed along the Charles River, and later nail manufacture, paper, and woodturning mills were built. In the early 1800’s, the shoe industry dominated Natick’s economy. This was later diversified by the addition of baseball manufacturing. When the Boston & Albany Railroad line came through Natick in 1836, the town became known nationally as one of the largest producers of boots and shoes. By the 1880’s, Natick was the third largest shoe production community in the country.

The Great Depression brought a decline in manufacturing businesses in Natick, and after World War II there was a shift away from manufacturing toward commercial and retail development in response to the needs of the town’s growing population.

Today, Natick is home to a large and diverse commercial and high technology industrial base. Route 9 and Route 90 traverse the community, and Natick is home to a number of large companies. Boston Scientific, The MathWorks and BJ Wholesalers are all headquartered in Natick. The United States Army Soldier System Center – an integrated, multiple military branch research facility – is also located in Natick.

Natick has a strong commitment to the Commonwealth's "Smart Growth" principles, and has worked hard to ensure development occurs according to their precepts. The Town has adopted affordable housing incentive programs and, through this DIF application, is seeking to further its pursuit of a number of Smart Growth Principles, including "redevelop first", "concentrate development", "conserve natural resources", "expand housing opportunities", "provide transportation choice" and "increase job opportunities".

The Massachusetts Association of Land Surveyors and Civil Engineers declared Natick the "center of population" for the Commonwealth in 2004. Natick is also officially known as the Home of Champions, as much a reflection of the prowess of its local athletic teams as the performance of its 1891 National Hook and Ladder championship firefighting brigade, for which this name was originally coined.

4. Municipal Certification

Enclosed

A copy of the Municipal certification affirming that all of the DIF districts within the Municipality do not together comprise more than 25% of the total area of the Municipality along with a map showing all existing and proposed districts and their percent of the area of the Municipality.

Please see page five of this application document.

5. Consultants' Reports

Enclosed (If any, itemize below) N/A

- a) Parking Development Evaluation and Strategies for Natick Center (2002) (Appendix M)
- b) Natick Center Parking Study (1997) (Appendix N)
- c) Natick Center Parking Study (1,2 and 3) (1981) (Appendix O)
- d) Natick Center Design Master Plan (1998) (Appendix P)

6. Other Useful Information

Enclosed (If any, describe below) N/A

- a) Excerpts from the Town of Natick Draft Housing Plan (Appendix Q)
- b) Town of Natick Application for the Governor's Awards for Smart Growth (Appendix R)
- c) Renderings Related to Properties Cited in b) Above (Appendix S)
- d) _____

Contact List

This is a summary sheet identifying participants for use in Sections 2, subsection 2 and Section 3, subsection 6.

Applicant:

Contact person: The Honorable Jay H. Ball
Title: Chairman, Board of Selectmen
City or Town: Town of Natick
FAX Number: 508-647-6401
Phone Number: 508-647-6403
E-mail address: _____

Counsel: (General)

Contact person: John P. Flynn, Esquire
Title: Town Counsel
Firm: Murphy, Hesse, Toomey & Lehane, LLP
FAX Number: 617-479-6469
Phone Number: 617-479-5000
E-mail address: _____

Counsel: (Bond)

Contact person: Roger P. Vacco
Title: Bond Counsel
Firm: Palmer and Dodge, LLP
FAX Number: 617-227-4420
Phone Number: 617-239-0401
E-mail address: rvacco@palmerdodge.com

Assessor:

Contact person: Jan Dangelo
Title: Director of Assessing
City or Town: Town of Natick
FAX Number: 508-647-6424
Phone Number: 508-647-6420
E-mail address: jdangelo@natickma.org

District and / or Program Contact(s):

Contact person: Stephen P. Lisauskas
Title: Deputy Town Administrator
City or Town: Town of Natick
FAX Number: 508-647-6401
Phone Number: 508-647-6404
E-mail address: slisauskas@natickma.org

Section 3

District Information

Section 3.1 District Description

A description of the District which must include its name, proposed duration and a general description of the District. The intent is to identify and familiarize EACC with the District and provide the background necessary to support a statement explaining why the Municipality has defined the District boundaries as proposed.

District Name: Natick Center/Natick Mall Area DIF District and Program

Proposed Duration: 20 years from the issuance of bonds to finance the Program.

District Description: The DIF district proposed by the Town of Natick encompasses two separate areas of town, linked by their commercial development, their economic competition and their importance to our community. Please see Appendix I for a map of the Town and the areas proposed for inclusion in the DIF district.

The Town's proposed DIF contains a northern area and a southern area. The northern area is comprised of the expansion site for the Natick Mall and the residential development site at the Cloverleaf Mall. The Natick Mall is one of the region's largest retail shopping malls and its expansion will further increase the competitive advantage of this facility – regionally and locally – as it attracts Neiman Marcus, Nordstrom and other large, high end retail establishments. The site is also the proposed home to approximately 200 high-value condominiums, as well as a boutique hotel. The Cloverleaf Mall property is also proposed for inclusion in the district. This site is proposed for a high-rise residential development under the Commonwealth's Chapter 40B affordable housing law.

The southern area of the DIF encompasses Natick Center, as defined by the Town's Downtown Mixed Use zone as well as its Housing Overlay Option zone. A portion of this area is the proposed Invested Revenue District, where the Town proposes to build a replacement (and expanded) parking garage.

The Town is seeking to dedicate a portion of the new revenue from the DIF to help remove limitations on the continued redevelopment of downtown Natick. Downtown Natick is a historic area which includes retail and residential uses, as well as religious, cultural and governmental resources. It is home to a commuter rail station and has the necessary attributes to serve as a successful model of Smart Growth. The Town has invested well over \$30,000,000 in redeveloping downtown Natick since 1996, and the private sector has invested heavily in downtown as well. A severe and protracted parking shortage is limiting further redevelopment, however, and is preventing a number of prominent buildings from becoming fully occupied. The largest building downtown – Clark's Block – is only half occupied, and this is the case for other buildings as well. Studies – and many discussions with developers, business owners and residents – have indicated that additional parking is the required ingredient to allow downtown Natick to continue its redevelopment. This will allow the community to eliminate building vacancies while providing residents with additional commercial, retail and housing opportunities.

By seeking to dedicate a portion of the new tax revenue from the Natick Mall to the DIF, the Town is seeking to use the economic success of one area of our community to help facilitate the redevelopment of our downtown, a commercial area that lies at the geographical, historical and cultural heart of our community.

Section 3.2 Objectives / Goals (District)

A description of the Applicant's objective or goal in creating the District. This subsection should include information which the Applicant believes will be helpful to the EACC in arriving at its conclusion that it is reasonably probable that the Applicant will achieve its goals in creating the District.

The goal of the DIF is to allow the Town to continue its downtown renaissance by removing the primary limiting factor on its continued evolution – a lack of parking. Development of parking will lead to additional private investment in commercial, retail and residential properties in downtown Natick. It is the intent of this project to eliminate our current parking shortage while also addressing the parking needs of currently under-occupied buildings. The Town believes that additional parking will spur additional investment in downtown Natick, a conclusion that is based on multiple prior studies and significant anecdotal evidence (please see Appendices M, N, O and P).

Enclosed as Appendix F of this application are financial analyses that indicate that the proposed DIF will fully finance the construction of the proposed garage on Middlesex Avenue. The construction of an approximately 360-car parking garage at this location will add 186 new parking spaces to the neighborhood, eliminating our current parking shortage. Based on a study conducted in 2002, the Town believes this investment will also help drive more than 40,000 square feet of commercial office development in downtown Natick. This project will not eliminate the Town's projected 325 car parking shortage, which is based on a built-out analysis of downtown. It will, however, address our current parking deficit while also permitting the development of nearly an acre of new commercial space. This additional commercial space can be built by renovating and occupying currently vacant space, without the addition of new infrastructure and at little service cost to our taxpayers. If the Town's use of the DIF is successful, Natick owns two additional parking lots downtown that can be examined for future development if additional parking is necessary.

The Town believes the construction of this parking garage is financially feasible based on the analyses provided in Appendix F. The Town also believes that construction of this garage will eliminate our long-standing parking shortage while also providing enough parking to permit progress toward full occupancy of buildings downtown.

Construction of the proposed garage is also intended to serve as protection against market downturns. The Town believes that providing additional commercial, retail and housing opportunities in downtown Natick will increase the critical mass of each market segment in our community's core. This will make each segment less vulnerable in the event of an economic downturn. Ensuring a mix of uses will provide the diversity necessary for our downtown to weather economic fluctuations, and increasing the presence of each will provide greater breadth and depth in the market, increasing the likelihood that downtown Natick will remain a destination location even during a poor economy.

Section 3.3 Public Notice (District)

Documentation of the public notice procedures used during the District approval process. Include a copy of the notice and a copy of the mailing or distribution list. In addition to the general notice, notice must be given to taxpayers located in the District, the chief elected officers and the chairpersons of the legislative bodies of abutting cities and / or towns, and the EACC. The public may also include underlying and overlapping governmental entities, the Applicant's own planning department and conservation commission, and any other parties the Applicant considers important to the reasonably probable success of the DIF program. A transparent and all inclusive process is the end goal.

Please see Appendix C, which includes required public notice documentation. It should be noted that the Town has conducted significant additional public process regarding its DIF proposal. Information regarding this process is contained in Appendix A.

Section 3.4 Written Record of Public Hearing (District)

A copy of the written record of the public hearings relating to the District and any written comments that have been provided to the Applicant by members of the public concerning the District. The Applicant may provide a summary to facilitate the EACC's review but is not required to do so.

Please see Appendix D, which includes the required written record of the public hearing regarding the proposed DIF.

Section 3.5 Certification of Compliance with the Local Approval Requirements (District)

A certificate from the Municipality stating that it has fully complied with the local approval requirements specified in 402 CMR 3.00, Section 3.04 with regard to the proposed District. These include:

- a) Designation or creation of an entity that will be responsible for the District*
- b) A public hearing prior to adoption of the District and a written record of such hearing*
- c) Notice to the public of the public hearing and the opportunity to comment in writing on the proposed District*
- d) Evidence that all information required in 402 CMR 3.06(a-j) {and, if the Program was approved concurrently, Section 3.08(3) regarding the Program} have been provided to the municipal governing body prior to its approval of the District {and Program}.*

Please see Appendix B, which includes the required certifications of compliance with local approval requirements.

Section 3.6 Approving Order (District)

A certified copy of a formal, duly enacted order of the city or town council of the Applicant (with evidence of approval by the mayor or city manager where such approval is required by law) or vote of the town meeting of the Municipality, whichever is applicable, identifying and approving the proposed District. In addition, include the following:

Please see Appendix E for a copy of the certified, duly enacted order.

- a) *The entities and / or individuals (including their titles, qualifications and contact information, if not already identified on the contact sheet) who may act on behalf of the Municipality in implementing the Program within such District*

Employees who may act on behalf of the Town of Natick with regard to the implementation of the Program include the following:

Philip E. Lemnios, Town Administrator
Town Hall
13 East Central Street
Natick, MA 01760
(508) 647-6403

Qualifications: In addition to three years as Town Administrator in Natick, Mr. Lemnios served as Town Administrator in Hull for nine years and Chief of Staff to the Mayor of Attleboro for six years. Mr. Lemnios has direct responsibility for all town governmental operations. In his various professional capacities, he has and continues to manage a number of capital projects, large and small.

Bachelor of Arts (Communications)
Master of Public Administration

Stephen P. Lisauskas, Deputy Town Administrator
Town Hall
13 East Central Street
Natick, MA 01760
(508) 647-6403

Qualifications: Served as primary staff to the Town's District Improvement Financing Committee; served as Chief of Staff to the Mayors of Newburyport and Haverhill, including significant budget, finance and capital responsibilities; managed a number of smaller (less than \$1,000,000) capital construction projects.

Bachelor of Arts (Political Science)
Master of Public Administration

Charles Sisitsky, Director of Public Works
Department of Public Works
75 West Street
Natick, MA 01760
(508) 647-6555

Qualifications: Serving as Director of Public Works since 1989, Mr. Sisitsky manages an annual operating budget of \$7 million. He served as Natick Community Development Director for eight years and Medford's Community Development Director for 11 years. Mr. Sisitsky manages numerous departmental operations and capital projects.

Bachelor of Science (Civil Engineering)
Master Degree (Community Planning)

Mark Coviello, Town Engineer
Department of Public Works
75 West Street
Natick, MA 01760
(508) 647-6551

Qualifications: Mr. Coviello has served as Town Engineer for seven years, previously having worked as Walpole Town Engineer for nine years. Mr. Coviello also worked for ten years for the Army Corps of Engineers. Mr. Coviello manages numerous large-value capital projects, including road construction. He also manages a staff which includes surveyors, inspectors and private consultants and performs a significant amount of work regarding the impact of private development on public infrastructure.
Bachelor of Science, Civil Engineering

Thomas Hladick, Highway and Sanitation Supervisor
Department of Public Works
75 West Street
Natick, MA 01760
(508) 647-6562

Qualifications: Mr. Hladick began serving as Supervisor of Highways and Sanitation in 2004, having previously served as Highway Supervisor for two years and as a Skilled Laborer for 18 years. Mr. Hladick manages 24 employees and multiple capital projects, including all capital work associated with the Middlesex Parking Garage.

b) Describe where policy control rests, whether staff is dedicated or shared and their respective powers

Policy control rests with the Board of Selectmen. Day-to-day management and supervision of the DIF and Program will be provided by the Town Administrator. Staff shall have the authority to manage the Program in a manner deemed appropriate by and under the supervision of the Board of Selectmen.

c) Itemize administrative costs and provision for payment of administrative expenses

Administrative costs shall be the costs of overseeing and managing construction and managing the revenue collection and maintenance of the proposed garage, when complete. It is not possible to estimate the magnitude of these costs at this time; except for expert engineering assistance during design, demolition and construction, this Project shall be managed by existing personnel. The costs of said expert services shall be part of the engineering and design costs of the parking garage and therefore the DIF; costs associated with Town of Natick personnel shall be borne by the General Fund.

d) Any other information which is necessary to understand the administration and operations of the District.

The Town will manage the DIF with existing personnel; the revenue associated with the operation of the DIF project – a parking garage – will be set aside for facility maintenance. The Town currently envisions that this revenue will flow to the General Fund, and therefore the General Fund will pay the costs associated with facility maintenance. The Town reserves the right to establish an enterprise fund or other accounting structure permitted under Massachusetts General Law if said structure is determined to be superior for managing the operations of the garage and/or non-DIF finances.

Section 3.7 Maps (District)

Maps and / or plans of the proposed District and the surrounding area showing:
a) *District boundaries*

Please see Appendix I.

b) *Any significant District features that help define the nature and scope of the District which may include topographical, natural or hazardous environmental features*

There are no significant features that would help define the nature and scope of the District.

c) *Property lines, building foot prints and parking areas*

Please see Appendix I.

d) *Existing uses and ownership of each parcel (Identify land in mixed use and public land)*

Please see Appendix L.

e) *Current zoning*

Please see Appendix L. For a graphic presentation of this information, please see Appendix J.

f) *All thoroughfares, public rights of way and easements.*

Please see Appendix I.

Section 3.8 Assessed Value (AV) Information

AV information including, but not limited to:

- a) *A copy of the Assessor's certification of the original, base AV of the taxable real and personal property within the District*
- b) *The AV of each parcel of real estate within the District*
- c) *The most recent annual property tax levy on each parcel within the District*
- d) *Past due taxes as well as any significant* historic delinquencies for each parcel*
- e) *Any pending appeals or significant* historic appeals for each parcel*
- f) *Any significant* personal property or concentrations in personal property*
- g) *Any District major taxpayers and their percent of the District's AV*

**Note: "Significant" should be defined in the context of current character of the District as well as in its improved, future nature. In any event, a delinquency or concentration equal to or over 5% should be reported. Consideration of the previous 5 years is sufficient for historic reporting.*

Please see Appendix L for all information requested under this Section.

Section 3.9 IRD Information (if applicable)

Enclosed

N/A

See Section 4, subsection 1

- a) *A statement identifying parcels, if any, within the IRD that are subject to a Tax Increment Financing (TIF – EDIP Program) agreement, an Urban Center Housing Tax Increment Financing (UCH-TIF) agreement or a special tax assessment pursuant to M.G.L. c. 23A, § 3E(3)*
- b) *A copy of the TIF or UCH-TIF agreements impacting parcels in the IRD*
- c) *A statement describing the impact of this IRD on existing and future economic development agreements including the Economic Development Incentive Program.*

No parcels included in the DIF are subject to a Tax Increment Finance agreement or Urban Center Housing Tax Increment Financing agreement.

Section 4 Approval of a Development Program

Section 4.1 Objectives / Goals (Program)

Provide a description of the Applicant's objective or goal in creating the Program and an explanation of how the Municipality will benefit from the implementation of the Program. This subsection should include information which the Applicant deems helpful to the EACC in arriving at its conclusion that it is reasonably probably that the Applicant will achieve its goals in creating the Program.

The Town of Natick is experiencing a significant parking shortage, one that has existed for some time.

As early as 1981, studies have been commissioned that clearly demonstrated a significant shortage of parking in downtown Natick. These studies also have indicated that the provision of additional parking can lead to the continued redevelopment of downtown Natick. The demand for businesses and residents to locate in Natick is strong. The Town must provide additional parking to help direct this demand to its downtown, however.

A 1997 parking study by HAS Corporation anticipated a 431 car parking shortage based on the elimination of then-existing building vacancies. The development of private parking with this "infill" development would reduce this 431-car shortage by some number of spaces, but a large and persistent parking shortage was projected.

In 2002, Natick Center Associates contracted with Abramson & Associates, et al, to conduct a third parking study. This study projected a 325 car parking shortage, based on the anticipated build-out of downtown Natick. The changing needs of downtown have increased this shortage number since this study was completed, however, and the possible conversion of existing occupied space to residential uses could add another 125 or more parking spaces to this demand level.

The 1998 Design Master Plan of Natick Center also indicated that the greatest challenges for downtown Natick are the lack of parking, followed by the existence of low-slung buildings downtown. These buildings – which create a "missing tooth" effect because they exist between larger, architecturally significant buildings – can not currently be redeveloped because of a lack of parking.

Downtown Natick is experiencing a significant and long-standing parking shortage. It is the goal of the proposed development Program to eliminate our current parking shortage while also providing parking sufficient to support new development in existing, under-occupied buildings. This will not eliminate our full parking shortage based on build-out and potential changes in use of existing properties, but it is projected to eliminate our present shortage while allow facilitating the redevelopment of significant existing, unoccupied space.

This Program also has a "defensive" goal to it; development of the proposed garage will allow the Town to replace a facility that is in extremely poor physical condition. This will allow the Town to provide additional parking in a logical, sensible manner without requiring us to develop a solution after our existing garage has been closed for safety reasons. The Town is seeking to provide additional parking, but proposes to do so now as a way of preventing the severe disruption that would occur if we failed to replace this facility before it fails.

Provision of additional parking is proposed to allow downtown Natick to continue the redevelopment that was begun in 1996 with the investment of more than \$30,000,000 in taxpayer money downtown.

Continued redevelopment will provide additional commercial, retail and housing options to residents of our community by providing increased economic and residential activity in our downtown. This project is expected to permit new and improved amenities to be offered to the people of Natick, including new restaurants, cultural activities and improved access to existing modes of mass transportation.

Natick is home to the Natick Mall, an institution which provides many benefits to our community. The Town wishes its downtown – and the sense of “community” which comes with a vibrant downtown – to be what its children remember about Natick, however. In order for “community” to be the identity of our community, we must stabilize our downtown, which requires that we allow existing buildings to become fully occupied.

Recessions typically bring an increase in commercial vacancies, and downtown Natick is not immune to this. Construction of additional parking will allow the Town’s “increase in vacancy” to occur from a higher baseline level of occupancy. Providing a higher baseline level of occupancy would demonstrate – even during a recession – that downtown Natick is a safe place to invest and do business. An example may be of assistance.

Let us assume that downtown Natick has a 60% commercial occupancy rate and that a recession occurs that reduces occupancy by ten points. Under this scenario, the Town’s downtown occupancy would go from 60% to 50%. This would make downtown Natick look vacant. There would be little foot traffic, and the “feel” of downtown would be anything but vibrant, welcoming or re-assuring to potential investors, shoppers or employees. It would also be difficult for this area to recover from a situation such as this, as the “feel” of downtown would serve as a disincentive for business investment.

Assuming the construction of additional parking and an increase in occupancy – perhaps to 85% – a recessionary decrease in occupancy of ten points would bring occupancy to 75%. Even during this recession, downtown would maintain a sense of vibrancy and security. This, in turn, would allow an acceleration of investment as the recession ended, perhaps leading to even higher occupancy rates after recovery. Additional parking is necessary to meet the community’s needs now and in the future and to ensure our downtown is insulated against changing economic conditions.

Provision of additional parking will also help prevent existing businesses from moving out of downtown Natick. The current parking shortage has prevented businesses from locating or expanding in downtown Natick, but it is also providing a significant impetus for businesses to seek office space in other parts of Natick, or in other communities. Middlesex Savings Bank – downtown Natick’s largest employer – was recently forced to relocate a portion of its back-office operation to a non-downtown location because it was unable to secure parking for its employees. It is only a matter of time before businesses begin to move away from downtown Natick because their operations can be conducted in other locations, either because of the advance of technology or because other sites provide more convenient parking for customers and employees. Provision of additional parking will help Natick maintain its important businesses downtown, while also allowing additional development to continue to diversify, deepen and strengthen the economy of our downtown.

Section 4.2 Written Record of Public Hearing (Program)

A copy of the record of the public hearing relating to the Program and any written comments that have been provided to the Applicant by members of the public concerning the Program. The Applicant may provide a summary to facilitate the EACC’s review but is not required to do so.

Please see Appendix D.

Section 4.3 Certification of Compliance with the Local Approval Requirements (Program)

A certification from the Municipality that it has fully complied with the local approval requirements specified in 402 CMR 3.04 with respect to the Program. These include:

- a) Designation of an entity that will be responsible for the Program*
- b) A public hearing prior to adoption of the Program and written record of such hearing*
- c) Notice to the public of the public hearing and the opportunity to comment in writing on the proposed Program*
- d) Reasonable effort to provide direct written notice to all owners of real property to be acquired by the municipality as part of the proposed Program of public hearings and providing the opportunity to comment in writing on the Program*
- e) Evidence that all information required in 402 CMR 3.08(3) had been provided to the municipal governing body prior to its approval of the Program.*

Please see Appendix B.

Section 4.4 Approving Order (Program)

A certified copy of a formal, duly enacted order of the city or town council of the Applicant (with evidence of approval by the mayor or city manager where such approval is required by law) or vote of the town meeting of the Municipality, whichever is applicable, identifying and approving the proposed Program. Such order must include a name for the Program. If different from the District, describe where policy control rests, whether staff is dedicated or shared, their respective powers, administrative costs, and provision for payment of administrative costs. Please provide any other information that is necessary to understand the administration, implementation and execution of the Program.

Please see Appendix E.

Section 4.5 Goal Attainment (Program)

Description of how the Applicant expects to achieve its objectives through the Program. This subsection should include:

- a) A description of proposed development activities and projects within the District and under the Program. Specifically, identify which activities and projects will be undertaken by public entities and which will be undertaken by private entities.*

The Town is proposing a single development activity in the IRD, the construction of a new parking garage on Middlesex Avenue. This project will be undertaken by the Town of Natick.

Private involvement in the project is not required or proposed. The Town is seeking to construct this parking facility to remove the primary limiting factor on the continued redevelopment of downtown. The Town is, therefore, seeking to free the market to do what the private sector determines to be best in downtown Natick. Based on expected demand characteristics, the Town believes this will result in the development of additional commercial office space as well as other office-related facilities, in addition to ground-floor retail establishments and housing. The Town is not seeking to stipulate this development, however. It is seeking to provide the environment in which the redevelopment of downtown Natick can occur.

b) *Plans or maps illustrating changes to be made to the District pursuant to the proposed Program and identifying:*

(1) *Proposed property lines and the foot-print of buildings and parking areas on each parcel within the District*

Property lines will not change under the Town's proposed Program. A map – please see Appendix I – provides the current and future property lines, building footprints and parking area delineation.

The final footprint of the Town's proposed new parking garage will depend upon the final design of the garage. Engineering and design can not be conducted until the DIF is approved and sufficient revenue is received; a definitive footprint can not be provided at this time. The footprint will be limited to the site of the Town's property on Middlesex Avenue, however.

(2) *Proposed uses and zoning of all parcels*

The proposed uses of all properties are their current uses, and the zoning of all parcels is their current zoning. Please refer to Appendix L for zoning information on these properties. As discussed above, the Town is seeking to free the market to provide the services and amenities demanded by the residents of Natick. As such, the future uses of buildings in the DIF district may change over time. This situation could occur even if the DIF were not in place, however.

(3) *Proposed thoroughfares, public rights of way and easements*

The Town does not anticipate changing thoroughfares, rights of way or easements associated with this project. It does reserve the right to seek such changes should they be necessary to accomplish the Program as specifically detailed herein, however.

A map of existing thoroughfares, public rights of way and easements are provided in Appendix I.

(4) *Those parcels to be acquired by the Municipality (if any)*

The Town of Natick is not seeking to acquire any property associated to accomplish this Program.

(5) *Those parcels to be sold or disposed of by the Municipality (if any)*

The Town is not proposing the sale or disposal of any property to accomplish this Program.

(6) *Buildings or structures to be demolished rehabilitated or constructed (if any).*

As part of this Program, the Town of Natick is proposing the demolition of the existing Middlesex Garage on Middlesex Avenue. Additional information regarding this property can be found in Appendix G.

c) *A list of buildings or structures to be constructed or renovated in connection with the Program, with a description of such construction or renovation, including who will be undertaking it. If none, indicate same.*

The Town is proposing the construction of an approximately 360 car garage on the site of the existing Middlesex Garage on Middlesex Avenue in downtown Natick. This construction will require the demolition and removal of the existing garage.

The Town of Natick will undertake the construction project and anticipates managing it with existing personnel. The Town will also rely on the expertise of professional engineers to assist in project design, development and construction administration.

- d) A list of buildings or structures to be demolished, either in whole or in part, in connection with the Program and by whom. If none, indicate same.*

The Town of Natick is proposing the demolition of the existing Middlesex Garage on Middlesex Avenue. Additional information regarding this property can be found in Appendix G. The Town will hire an outside contractor to conduct the demolition and material removal and will manage this project itself, with the assistance of an external engineering firm.

- e) A description of how public ways and other infrastructure will be affected. If none will be affected, indicate so.*

Public way and other infrastructure (except for the parking garage to be demolished) will not be directly affected by this development. Roads will receive wear and tear from construction vehicles traveling on local roads, but the impact is expected to be *de minimis*. While one parking garage will be eliminated by the Program a new, larger garage will be constructed to replace it. It should be noted that the existing parking garage is in poor physical condition and will become inoperable in the near future if not replaced.

- f) A description of streetscaping measures that are to be undertaken under the Program including, but not limited to, coordinated signage, façade and sidewalk improvements, beautification steps, and coordination plans. If none, indicate same.*

The Town will undertake some streetscape improvements on the garage property itself – addition of ornamental lighting, replacement of sidewalks damaged by construction, possible installation of brick soldier courses in concrete sidewalks, and other related items – but will not be conducting streetscape improvements as a significant portion of the work under this Program. The Town does intend to develop an overall streetscape improvement plan distinct from the Program, to be funded with existing or future Town resources.

- g) A description of how transportation facilities and resources will be affected. If none, indicate same.*

Transportation facilities will be affected by the demolition of the existing parking garage – which is in poor condition – and replacement of that garage with a new and expanded facility. This will provide additional parking for residents and businesses in Natick while also providing some parking for commuters to Boston who seek to use our downtown commuter rail station.

Downtown traffic – vehicular and pedestrian – is expected to increase as a result of this Program. This would be the natural result of adding parking spaces, eliminating downtown building vacancies and increasing business and residential activity downtown.

- h) A description of provisions which exist or which will be established to govern densities, land coverage, land uses, setbacks, off-street parking and loading, and building height and bulk.*

Attached as Appendix H is a copy of the Town's Zoning Bylaws for the Downtown Mixed Use zone and the Housing Overlay Option zone. This provides the requested information. The Town is not seeking to change existing Bylaw to conduct this Project.

i) *A statement describing how the Program will improve:*

(1) *The overall quality of life within the District*

This Project will improve the overall quality of life within the District by increasing economic activity, which will provide additional employment opportunities in downtown Natick. It will also provide new retail, cultural and service opportunities for residents of Natick. Reducing existing building vacancies will improve the physical condition of our downtown and will provide our entire community with a safer and more robust town center.

(2) *The physical facilities and structures within the District*

This Project will replace a dilapidated building in downtown Natick. This – by definition – improves the quality of the physical facilities and structures in the DIF district. By helping eliminate existing building vacancies, this Program will also help improve the quality of privately-owned buildings. Reduction of building vacancy rates will provide additional rental income to property owners. This will allow and incentivize property owners to make cosmetic and other improvements to their buildings, as a vibrant downtown – where demand does not so drastically exceed supply – will tend to drive physical improvements as a means of gaining competitive advantage.

(3) *The quality of pedestrian and vehicular traffic control within the District*

Downtown Natick is an established downtown with well-regulated patterns of vehicular and pedestrian traffic control. This Project will improve both, however, by reducing instances of “cruising” for parking spaces. The addition of new parking will facilitate a more efficient flow of vehicular traffic, with fewer cars driving around downtown blocks in search of parking spaces.

(4) *The transportation facilities and resources within the District.*

Transportation facilities and resources will be improved by this Project. The Town will construct a larger garage which will serve as an improved transportation resource. The construction of the garage should also facilitate better access to the MBTA’s commuter rail station in downtown Natick. This would help make the MBTA’s transportation resource a better resource for our residents.

j) *An estimate of the number of jobs that will be created, retained and eliminated as a result of the Program, and the wages and benefits associated with such jobs. If no impact, indicate none.*

The primary purpose of the Project is to remove the limitations on the continued redevelopment of downtown Natick. Based on the 2002 parking study conducted by Abramson and Associates, et al, approximately 40,000 square feet of existing space could become rentable based on the addition of new parking as proposed in the Town’s DIF application. Based on the estimate of one employee for each 200 to 225 square feet of office space (estimate from a March 9, 2005 Bonz and Company, Inc. memorandum to the Town of Marshfield), the Town could experience an employment increase of between 178 and 200 full-time equivalents based on the construction of the proposed parking garage. The Town believes a smaller number of positions would be created, perhaps between 100 and 150. Conversion of some of this unused building space to retail rather than office use would result in fewer new jobs than estimated here.

- k) *A statement describing whether, and to what extent, proposed projects to be undertaken within the District would be in compliance with existing zoning laws and ordinances. With respect to proposed development that would not be in compliance with existing zoning laws and ordinances, the Applicant should explain how such compliance will be achieved, including a specification of the zoning changes that will be necessary prior to implementation.*

The proposed DIF project will be in compliance with zoning for the subject property. The Program – construction of a public parking garage – is a permitted use by right in a Downtown Mixed Use Zone pursuant to Zoning Bylaw Article III-E 2 (a) 22 (please see Appendix H).

- l) *A detailed financial plan. The financial plan must explicitly identify sources of revenue that are sufficient to pay all project costs and demonstrate that, under various scenarios, there is a reasonable probability that the Applicant will achieve its goals in creating the District and Program. The plan should include the following (as applicable):*
- (1) Estimates of the captured assessed values including the original, certified assessed value and projected assessed values after 1 year, 5 years, 10 years, 15 years, 20 years, 25 years, and 30 years, as applicable. Provide underlying assumptions*
 - (2) The portion of the captured assessed value to be applied to the Program and projected tax increments in each year of the Program. Provide underlying assumptions*
 - (3) Describe the method of calculating tax increments together with any provisions for adjustment to the method of calculation*
 - (4) Provide a projection of the tax revenues to be derived in the absence of the Program*
 - (5) Identify specific projects that will be funded by the tax increments, the timing and amount of such funding through tax increments, and what percentage portion of each project will be funded through tax increments*
 - (6) The board or officer of the city or town responsible for calculating the tax increment.*
 - (7) Allocation, if any, of excess incremental revenue(s) which accrues in any year.*

Please see Appendix F for all information requested under this Section.

- m) *If a municipality intends to acquire property in connection with its Program, a statement identifying*

The Town is not seeking to acquire property in connection with this Program.

- n) *If the Applicant proposes to take property by eminent domain, it must provide a statement as to why the property will be acquired in this manner. The Applicant may not take property by eminent domain unless there is a public purpose warranting such taking. The EACC may require, at the expense of the Applicant paid for in advance, the written opinion of qualified independent counsel as to whether the Application establishes the requisite public purpose.*

The Town is not seeking to use the eminent domain process in connection with this Program.

- o) *A description of plans, if any, for the development of housing (both affordable and market rate) as part of the Program. Include the number of housing units that will be retained, renovated and / or created as a result of the Program.*

The Town's Program will not create housing *per se* but rather is intended to support the market in redeveloping buildings in downtown Natick. Additional residential development is expected to be an outcome of this Program but the Town can not predict to what extent this will occur. The Town is strongly focused on providing affordable housing and has approved zoning bylaws to support its development (please see Appendix H). Please also see Appendix Q, page 29 (excerpts from the Town of Natick's draft housing plan) for information on the emphasis being placed on housing in downtown Natick.

p) A description of workforce training or workforce development activities, if any, to be undertaken in connection with the Program.

The Town's Program does not include a workforce training or development program. It should be noted that large employers in downtown Natick have robust training and development programs for their employees. The addition of new parking downtown will assist these companies in remaining in downtown Natick, thereby preventing significant office vacancies while also ensuring continued employee training in the IRD.

q) A schedule for implementing the Program containing a description of anticipated events during each of the first 5 years of the Program, and for each five-year period thereafter, and a statement identifying the duration of the Program.

Anticipated Events During Program Implementation

First Five Years: Engineer and design the garage (using DIF revenue), demolish existing garage (using DIF revenue), construct new garage, begin repayment of the bonds issued to finance the project (using DIF revenue).

Years 6-20: Repay debt issued in relation to this Program.
Evaluate success of the DIF program. Consider expansion of the Program to additional public facilities and possible streetscape improvements if the DIF is successful.

r) The names and addresses of persons or entities that may have a direct interest in whether the proposed Program is approved by the EACC. If it is not practicable for the Applicant to name these persons or entities individually, the municipality may refer to groups of persons or entities, provided that this is accomplished with a reasonable degree of specificity.

No party other than the Town of Natick has a direct interest in this Program. Businesses and residents in downtown Natick have an indirect interest in the Program as it would provide additional parking to them, their employees and their customers.

Section 4.6 Execution (Program)

A description of expected public participation during the execution of the Program. Include disclosure of competitive bidding, fair wage or other similar requirements.

The Town will comply with all State laws – including procurement, prevailing wage and others – regarding the proposed demolition and construction of a parking garage on Middlesex Avenue. The Town has on staff a full-time Procurement Officer who ensures all procurement occurs in a manner that is consistent with best practice and General Law, and its Public Work Department has on staff a number of experienced project managers. Senior management in the Town – including the Town Administrator and Deputy Town Administrator – will be personally involved in this project as well. The Town is confident that execution of the proposed Program will be done in accordance with best practice and General Law.

**Section 5
IRD Description**

Section 5.1 Description (To be provided if the IRD is not coterminous with the District):

*If the IRD is **not** coterminous with the District, provide:*

- a) *A map showing the IRD boundaries and its relative size to the District and Municipality*

Please see Appendix K.

- b) *Note any significant IRD features*

The IRD is a single property (though multiple parcels of land) – the Town-owned Middlesex Parking Garage site on Middlesex Avenue in downtown Natick. Pictures of the IRD are presented in Appendix G. Information regarding the surrounding neighborhood is provided to share additional information that may be of assistance to the EACC.

Significant features surrounding the IRD include historic, architecturally significant buildings in downtown Natick. A number of these buildings are only partially occupied because of the general parking shortage in downtown Natick. The result is less rental income for building owners, which has led to a general lack of maintenance and upkeep for some buildings. Completion of the proposed Program is expected to improve the physical appearance for a number of buildings in our downtown by permitting existing vacant space to become leasable, thereby providing revenue to support physical improvements to buildings. This will also provide additional tax revenue to the Town to assist in providing services to other areas of Natick.

The IRD is also near the Massachusetts Bay Transportation Authority’s commuter rail station, which further improves Smart Growth planning opportunities for downtown Natick.

- c) *Describe the IRD. The IRRDP description should be sufficiently detailed to enable the reader to understand the IRD’s growth potential. It must include major taxpayers and employer information.*

The IRD is the Middlesex Avenue Parking Garage site in downtown Natick.

Downtown Natick has seen aggressive redevelopment in recent years, spurred by the Town’s construction of a new police and fire headquarters facility, a renovated and expanded Public Library and a new Town Hall. The Town has also conducted streetscape improvements on Washington Street and is in the process of installing ornamental street lighting on the main thoroughfare in the southern section of downtown Natick.

Downtown Natick contains a mix of commercial, residential and retail uses. The only property owner in the IRD is the Town of Natick. The largest property owners (owning more than one acre of property) in the downtown portion of the District are:

Nickinello Realty Trust	2.78 acres	Duralectra, Inc	1.40 acres
Richard Graham	2.24 acres	Sheryl A. Walton	1.32 acres
Cochituate Limited Partnership	1.99 acres	North Avenue Realty Trust	1.01 acres

There are no taxpayers in the IRD, as the Town of Natick does not pay property or sales tax. The largest property taxpayers in the downtown portion of the DIF are:

Middlesex Savings Bank	5.74%
Frederick Schaller (residential properties)	2.24%

None of the property owners listed above are within the top ten largest property owners in Natick. That distinction belongs primarily to companies located on Route 9 and large residential developers.

In the 2002 parking needs study conducted by Abramson & Associates, Walker Parking Consultants, Philip Herr & Associates and The Cecil Group, a copy of which is attached as Appendix M, it was estimated that the Town had between 60,000 and 80,000 square feet of additional developable area within existing buildings in downtown Natick. In addition to that, the Town has two buildings – the “Missing Tooth Building” (12,747 square foot footprint) and Town Paint and Paper (34,583 square foot footprint) – which are currently occupied by low-slung buildings. Redevelopment of these buildings into more historically sensitive facilities is considered desirable from a planning perspective. These buildings presently can not be redeveloped due to a severe lack of parking in downtown Natick, however.

Assuming the provision of additional parking, current zoning would allow redevelopment of these buildings to a height of approximately 50 feet. Design review (which is mandated if redevelopment needs a special permit) would likely require that these development projects be conducted in a historically-sensitive manner. Downtown Natick has significant redevelopment potential that could be facilitated through the provision of additional parking.

The only employer in the IRD is the Town of Natick, though the proposed Program would not add to the Town’s employment base in a meaningful way. The largest employers in the area surrounding the IRD include:

- Middlesex Savings Bank
- Fair and Yeager Insurance Agency
- Natick Federal Savings Bank
- Dolphin Seafood

Section 5.2 Municipal Order (IRD and IRDDP)

A certified copy of the Municipal order identifying and approving the proposed IRD and IRDDP.

Please see Appendix E for a copy of the certified, duly enacted order.

Section 5.3 Project Description (IRD and IRDDP)

A thorough and complete description of the project.

The Project proposed by the Town of Natick for the IRD and IRDDP is the demolition of the existing parking deck on Middlesex Avenue and the design and construction of an approximately 360-car parking garage to replace it. Please see Appendix G for information regarding the existing parking deck on Middlesex Avenue. Please see Appendix F for information regarding the DIF financial plan, including the assumptions that underpin the calculations.

The Town has proposed that the Project be delayed for one year after passage of the DIF to provide sufficient time for the DIF to “grow in”. This will assist the Town in determining that sufficient revenue will exist to support the debt costs associated with the proposed Project. The Town will not begin construction of the Project until sufficient ongoing revenue exists to pay its debt service costs, however. The result may be a delay of more than one year between DIF adoption and the initiation of construction, but the Town believes this is the most prudent path toward success for the Program.

Please see Sections 3.1, 3.2, 4.1 and 4.5 of this application for additional information regarding the District, the Program and their goals.

Section 5.4 Zoning (IRD and IRDDP)

Disclose any approved, pending or proposed zoning changes.

The Town does not have under consideration any zoning changes that would impact the IRD or IRDDP.

The Town recently approved the establishment of seven Housing Overlay Option zones that are near the IRD. A copy of the overlay By-Laws are enclosed as Appendix H. In summary, these zones permit certain downtown properties which are not zoned for residential development to be redeveloped as residential properties. This overlay zoning allows property owners to build downtown residences – adjacent to or near mass transit – subject to design review. There are affordable housing requirements under the overlay zone, and additional density can be constructed if additional affordable housing is provided.

Section 5.5 Property Acquisition (IRD and IRDDP)

Information regarding municipal acquisition of property including via eminent domain proceedings and/or relocation plans for persons, businesses or organizations.

The Town will not seek to acquire property – through eminent domain or otherwise – in pursuit of its IRDDP.

Section 5.6 Financial Plan (IRD and IRDDP)

A copy of the financial plan associated with the Application. Such plan should demonstrate that, under various scenarios, there is a reasonable probability that the Applicant will achieve its goals in creating the IRD and IRDDP. Such plan should include at least the following:

- a) Estimates of the captured assessed value of the IRD, including the original, certified assessed value and projected assessed values after 1 year, 5 years, 10 years, 15 years, 20 years, 25 years, and 30 years, as applicable. Provide underlying assumptions*
- b) The portion of the captured assessed value to be applied to the IRDDP and projected tax increments in each year of the IRDDP. Provide underlying assumptions*
- c) Describe the method of calculating tax increments together with any provisions for adjustment to the method of calculation*
- d) Provide a projection of the tax revenues to be derived from the IRD in the absence of the Program*
- e) List the specific projects in the IRD that will be funded by the tax increments; the timing and amount of such funding through tax increments; and what percentage portion of each project will be funded through tax increments*
- f) Name the board or officer of the city or town responsible for calculating the tax increment*

- g) *Describe the bond issuance(s) or other debt obligation(s) contemplated by the Applicant in connection with the IRDDP, including the terms and conditions of such issuances or obligations, and whether the bonds issued shall be general, revenue or special obligation bonds. If the Municipality intends to issue revenue bonds in support of the IRDDP, include a letter from the Municipality's financial advisor or underwriter stating that the Municipality's financial plan is sound and viable*
- h) *Allocation of excess incremental revenue(s), if any, which accrues in any year.*

Please see Appendix F for information regarding each item in this Section.

Section 5.7 Impact Statement (IRD and IRDDP)

A statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the District is located.

There is no Tax Increment Financing plan in effect for the properties in the proposed DIF.

Section 6
Private Partner Information

Section 6 is intended to identify and describe private partners (i.e., retail, commercial and industrial partners including developers and master developers) and their roles in accomplishing the Program or IRDDP's goals and objectives. This section must be completed for each private partner. While important to the overall success of the Program, this information need not be completed for Counsel, Bankers, etc.

Are you working with a significant private partner(s)?

Yes – Continue with this Section

No – Application end

1. Person completing this Section for the Private Partner

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____
E-mail address: _____

2. Person Who Can Answer Questions Regarding this Section

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____
E-mail address: _____

3. Counsel – Person who is providing legal counsel to the Private Partner

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____
E-mail address: _____

4. Authorized Signatory for the Private Partner

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____

E-mail address: _____

5. Relationship Bank for the Private Partner

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____
E-mail address: _____

6. Investment Bank (Private Partner who provides equity or handles bond sale – complete for both)

Name: _____
Title: _____
Business Name: _____
Address: _____
Fax Number: _____
Phone Number: _____

7. Corporate Information for the Private Partner

Enclosed

a) *Corporate Structure*

Sole proprietorship

Partnership - If the Private Partner is a partnership, please provide sufficient information to describe the partnership including, but not limited to: its state of organization; date of partnership agreement; and, the nature of the partnership (general or limited); partner's names, positions, contact information and partnership nature. The goal is to be able to ascertain whether or not the Partnership is authorized and able to perform its partner responsibilities.

Corporation - If the Private Partner is a corporation, please provide sufficient information to describe the corporation including, but not limited to, its state of incorporation, date of incorporation, by-laws, public/private, stock exchange (if public), officers and their position and contact information. The goal is to ensure that the corporation is authorized and able to provide its partner responsibilities.

Other legal entity? Please describe using the above notes as an information guideline:

b) *Financial Information (Private Partner)*

Please provide a five year history of the most recent audited financial statements for the Private Partner. If its financials are unaudited, provide federal income tax returns.

8. Private Partner's Responsibilities

Enclosed

Please describe the Private Partner's responsibilities. Estimate project scope, cost, feasibility and timeline (schedule). Include any information deemed relevant to understanding the Private

Partner's role. Include a copy of any legal agreements governing the relationship between the Applicant and Private Partner.

9. Experience

Enclosed

Please provide a description of related Private Partner experience. Include any information deemed necessary to understanding the Private Partner's ability to successfully perform their role. Disclose any items or issues which would impact the Private Partner's ability to perform.

10. Miscellany

Enclosed

a) *Surety information*

(1) Current surety provider(s) and coverage(s)

(2) Surety history: Has a bonding company ever been called on to perform on the Private Partner's default? Yes / No. If yes, explain.

b) *Has the Private Partner or any of its officers ever declared bankruptcy? Yes / No. If yes, explain.*

c) *Prior or pending material litigation. Describe any prior or pending litigation against the Private Partner.*

d) *Tax history: Is the Private Partner current in ALL of its taxes? Yes / No. If no, please explain. For the purpose of this question, contested taxes are considered delinquent.*

Preliminary Annual Reporting Form

Reporting Entity: _____
Reporting Period: _____
DIF Program: _____
IRDDP: _____

Investment (District and / or IRD):
Public investment current year:

Private investment current year:

Total public investment:

Total private investment:

Assessed value (District and / or IRD):
Base assessed value:

Vacant Land:

Residential:

Commercial:

Industrial:

Personal:

Other:

AV this year:

This year's AV vs base year AV (\$ + / -)

Est. AV at build out:

Taxes (District and / or IRD) and Coverage Calculations:
Base year tax levy:

Incremental DIF taxes:

Annual financial requirement (ADS):

Coverage (X) of ADS by DIF taxes:

Maximum Annual Financing Requirement (MADS):

Coverage (X) of MADS:

Progress Statement: Please describe the status of the DIF Program and the impact of the Program on the District's (and, if appropriate, the Municipality's) economy.

Submitted by: _____, _____ Title, on _____ (date)