A PROVEN amazon LOCATION

BRIDGING TECH TALENT RICH BOSTON & PROVIDENCE

SOUTHCOAST TECHNOLOGY PARK
FALL RIVER , MA

RIVERFRONT PARK
FREETOWN , MA

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FALL RIVER
REDEVELOPMENT AUTHORITY

WILLIAM G. KENNEY
Chairman

October 12, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Ave
Seattle, WA 98121

To Whom It May Concern,

In response to the Amazon HQ2 RFP, we would like to present the attached proposal for the SouthCoast/Riverfront Park site located in Fall River and Freetown, Massachusetts. The largest Amazon distribution center in Massachusetts is located within the SouthCoast Park and straddles the Fall River/Freetown corporate boundary.

The SouthCoast/Riverfront Park site is 501 acres total with 95 acres located in the SouthCoast Park in Fall River and 406 acres located in the Riverfront Park in Freetown. The 501 acres can accommodate 4.55 MSF of development.

The site is located 45 miles south of Boston and 15 miles east of Providence, RI with direct highway access. As such the site has access to two airports, TF Green in Warwick, RI and Logan International in Boston. Similarly, the site will attract perspective employees from both the Massachusetts and Rhode Island labor pools. Further, within a 30 mile radius of the site there are 17 colleges and universities graduating 17,000 annually. Many of these educational institutions are willing to craft curriculum specially designed to meet the employment needs of large employers such as Amazon.

The communities of Fall River and Freetown had a very positive experience working with Amazon on the 1 MSF distribution center, which has had a tremendous impact on the community. To that end, in addition to the state incentive package, there has also been a commitment on the local level to offer real estate tax exemptions.

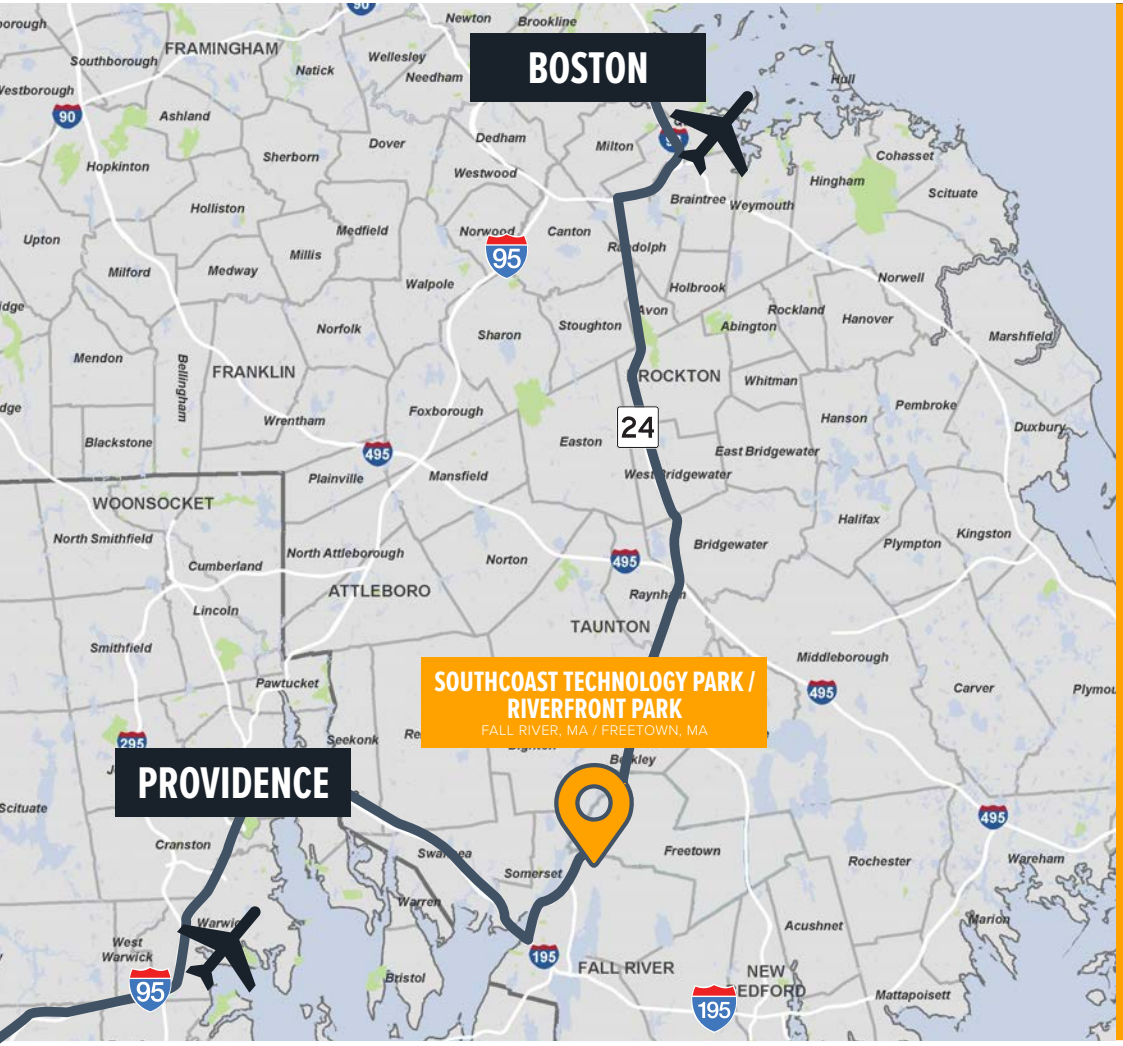
Thank you for taking the time to consider the SouthCoast/Riverfront Park site proposal. If you have any questions, please do not hesitate to contact us. We look forward to hearing from you.

Best,
Kenneth Viola, Jr.
Agent
Fall River Redevelopment Authority

Richard P. Baccari
Riverfront Business Park, LLC

I. SITE OVERVIEW

STRATEGIC LOCATION ON MASSACHUSETT'S SOUTH COAST



PROVIDENCE
25 MINUTES

BOSTON
45 MINUTES

T.F. GREEN AIRPORT
40 MINUTES

LOGAN INTERNATIONAL AIRPORT
45 MINUTES

50 CARRIERS CONNECTING TO **200** NATIONAL / INTERNATIONAL **DESTINATIONS**

GENERAL SITE INFORMATION

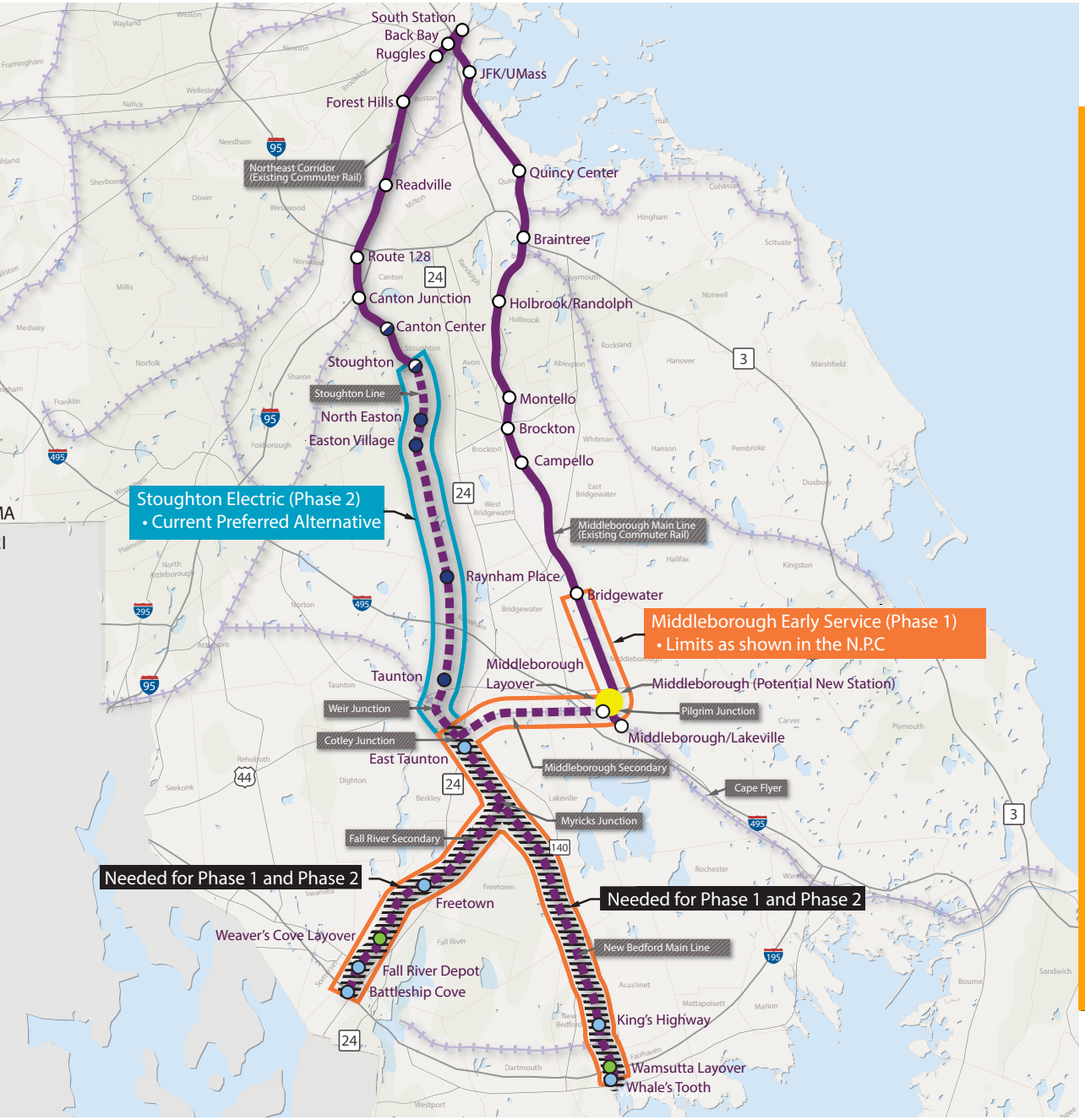
The SouthCoast/Riverfront Park site can accommodate 4.5 MSF of build out under existing zoning. To achieve 8 MSF, additional 3.5 MSF can be accommodated through zone changes at these two sites or at other sites in Fall River and Freetown. One additional site with great potential is a 68 acre former Shell Oil site located in Fall River along the waterfront.

SOUTHCOAST / RIVERFRONT PARK

FALL RIVER , MA / FREETOWN, MA

OWNERSHIP	**SouthCoast:** Fall River Redevelopment Authority **Riverfront Park:** Churchill and Banks/Stop & Shop
SITE ACREAGE	**TOTAL: 501 ACRES** **SouthCoast:** 95 acres (remaining out of 300 acres) **Riverfront Park:** 406 acres
EXISTING SF ON SITE	**SouthCoast:** 1 MSF Amazon distribution facility on-site with 95-acre pad ready, Greenfield site with all roadways and utilities stubbed to site **Riverfront Park:** 406 acres vacant except for small warehouse slated for demolition
BUILDABLE SF ALLOWABLE BY RIGHT	SouthCoast/Riverfront Park site can accommodate 4.55 MSF of build out under existing concept plans, zoning and MEPA. For the additional 3.5 MSF of Amazon's total 8 MSF development plan, please note the following: • With a refocus toward an office/R&D campus development with structured parking, the 406 acre Riverfront Park site can easily accommodate more than the 2.75 MSF under the current industrial/mixed use concept plan/zoning. • Other components of the additional 3.5 MSF to get to 8 MSF can be accommodated at other sites in Fall River and Freetown. One site with great potential is a 68 acre former Shell Oil site located in Fall River along the waterfront.
TRANSIT CONNECTIVITY	Middleborough/Lakeville Station (commuter rail): ±20 minutes away with regional transit authority shuttle service to/from commuter rail Rail service to be extended to Fall River station and Freetown station in 2022 and regional transit authority to run shuttles from these stations to both sites. This extension would be in time for Amazon's first phase (see "Public Transportation" graphic).
COMMENTS	SouthCoast is home to the largest existing Amazon facility in MA. SouthCoast is proximate to both Boston and Providence metro areas with convenient service to both Logan International Airport (Boston) and TF Green (Providence) plus Amtrak service to both cities. SouthCoast draws from 5 NECTA labor market areas Southeastern MA and Providence with a combined labor force of over 1,108,019 workers. 17 colleges and universities, graduating 17,000 annually, are within a 30-mile radius. SouthCoast is MEPA approved for 3 MSF and Riverfront Park is in the draft MEPA stage for 2.75 MSF. Approval expected January 2018.

PUBLIC TRANSPORTATION



SOUTH COAST RAIL
PHASING PLAN

- EXISTING COMMUTER RAIL
- NEW COMMUTER RAIL
- EXISTING STATION / LAYOVER
- NEW STATION | PHASE 1
- NEW LAYOVER | PHASE 1
- POTENTIAL NEW STATION | PHASE 1
- NEW STATION | PHASE 2
- RECONSTRUCTED STATION | PHASE 2

GENERAL SITE INFORMATION

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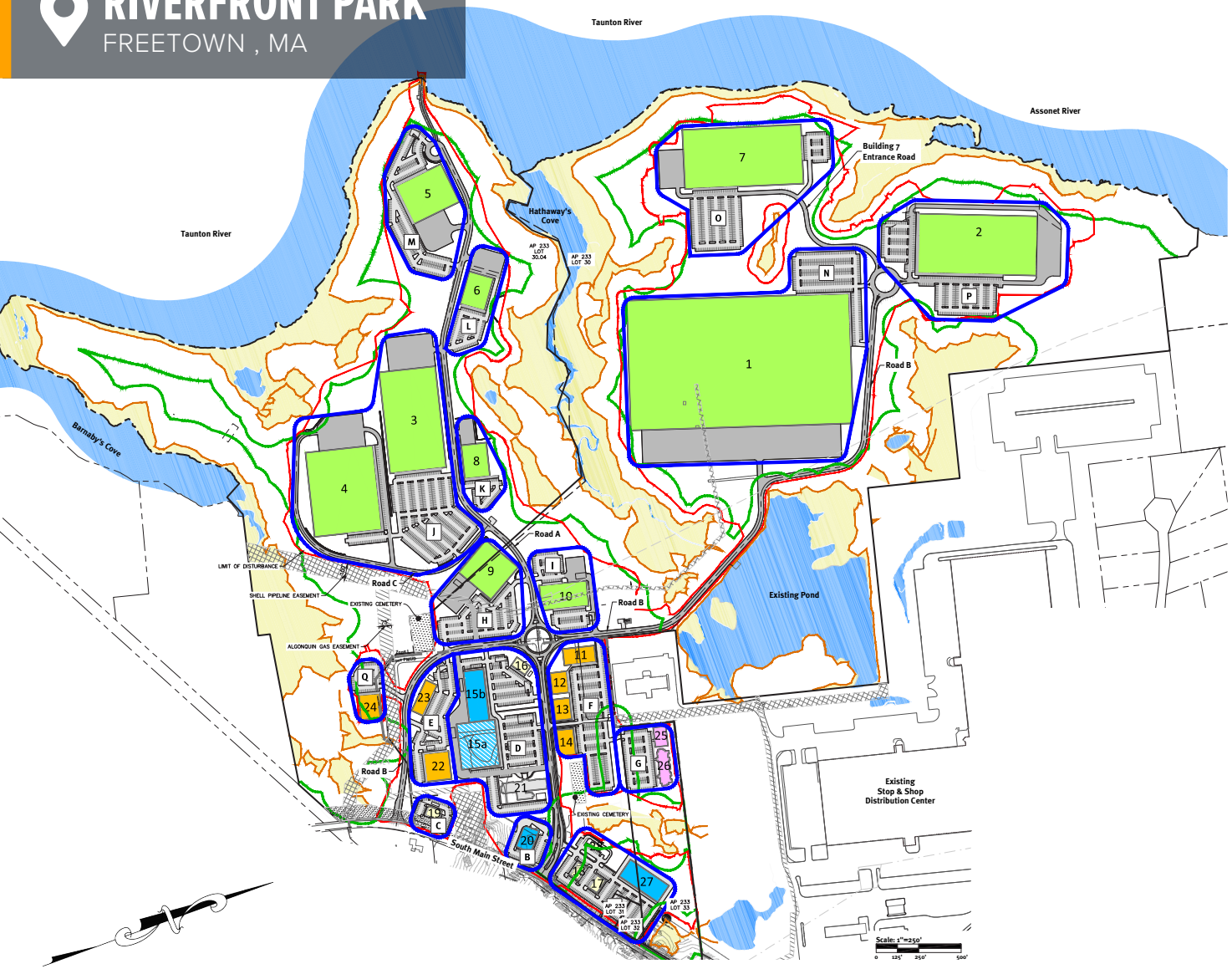
EXAMPLE CONCEPT PLAN

RIVERFRONT PARK
FREETOWN , MA



Building #	Building Complex	Use	Footprint (SF)	Footprint Area (SF)	#Floors	Gross Floor Area (SF)	Provided Parking Spaces
1	N	Warehouse / Industrial	1,003,200	23.030	1	1,003,200	383
2	P	Warehouse / Industrial	245,000	5.624	1	245,000	443
3	J	Warehouse / Industrial	200,400	4.601	1	200,400	569
4		Warehouse / Industrial	200,000	4.591	1	200,000	105
5	M	Warehouse / Industrial	75,000	1.722	1	75,000	352
6	L	Warehouse / Industrial	30,000	0.689	1	30,000	121
7	O	Warehouse / Industrial	245,000	5.624	1	245,000	424
8	K	Warehouse / Industrial	30,000	0.689	1	30,000	72
9	H	Warehouse / Industrial	62,500	1.435	1	62,500	249
10	I	Warehouse / Industrial	42,000	0.964	1	42,000	158
11	F	Office	18,500	0.424	3	55,800	401
12		Office	12,700	0.292	3	38,100	
13		Office	12,700	0.292	3	38,100	
14		Office	15,500	0.356	3	46,500	
15a	D	Supermarket	61,600	1.414	1	61,600	393
15b		Retail	36,400	0.836	1	36,400	
16		Restaurant	6,000	0.138	1	6,000	
17	A	Restaurant	5,400	0.124	1	5,400	130
18		Restaurant	5,400	0.124	1	5,400	
19	C	Restaurant	5,000	0.115	1	5,000	65
20	B	Retail	12,800	0.294	1	12,800	68
21	D	Hotel	20,800	0.478	4	83,200	115
22	E	Office	25,000	0.574	2	50,000	239
23		Office	15,000	0.344	2	30,000	
24	Q	Office	18,600	0.427	2	37,200	79
25	G	Apartment (30 Units)	9,000	0.207	3	27,000	177
26		Apartment (30 Units)	14,000	0.231	3	72,000	
27	A	Retail	33,100	0.760	1	33,100	172
28		Restaurant	1,835	0.042	1	1,835	17
Total Building Areas			2,462,535	56.53		2,746,700	4,732

Legend

- PROPERTY LINE (SITE BOUNDARY)
- LIMIT OF DISTURBANCE
- WETLAND BOUNDARY
- 100 FT WETLAND BUFFER
- RIVERFRONT AREA (200 FT STREAM BUFFER)
- FEMA BOUNDARY
- STREAM LINE
- GAS EASEMENT
- 50' SIDE/FRONT SETBACK
- BORDERING VEGETATIVE WETLAND (BVW)
- RIVERBANK AREA
- EXISTING CEMETERY

OWNERSHIP STRUCTURE

SOUTHCOAST TECHNOLOGY PARK / RIVERFRONT PARK

LAND OWNER

FALL RIVER REDEVELOPMENT AUTHORITY / CHURCHILL & BANKS

PROJECT MANAGER

FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT

CURRENT ZONING / PERMITTING STATUS

	SOUTHCOAST TECHNOLOGY PARK 95 ACRES / 11.8 MSF	RIVERFRONT BUSINESS PARK 406 ACRES / 2.75 MSF+
ZONING	Office / R&D is allowed by right in the Industrial Park Zoning and Research Overlay District regulations.	Majority of site zoned Industrial. Approximate 40 acre portion with frontage on Rte 179 zoned Planned Mixed Use Development PUMD) zone. Office/R&D uses by right in both zoining districts.
KEY SITE DEVELOPMENT PROVISIONS	80' building height 70% lot coverage	For Industrial zone 80% lot coverage, height over 40' determined by setback. For PMUD, coverage and height determined in plan review.
TIME REQUIRED FOR RE-ZONING	None required for office / R&D. If Amazon wishes to seek rezoning for height or coverage, process takes 90-120 days.	Should Amazon wish to amend zoning, process would take between 120 to 180 days.
SITE PLAN APPROVAL	Administrative review with city / site plan approval Fall River Redevelopment Authority 30-60 days.	None required in Industrial zone. For PUMD zone , special permit issued by Town Planning Board (90 to 120 days).
UTILITIES	All utilities are stubbed to the site from Innovation Way. No extension permits required.	Utilities to be brought to the site as part of subdivision process. Plan approval by Planning Board 90 to 120 days. Construction 120 to 180 days.
BUILDING PERMITS	30 days from submission of full building plans, predicated upon pre permit submission meeting with City department heads to review and design/construction issues.	30 days from submission of full building plans, predicated upon pre permit submission meeting with City department heads to review and design/construction issues.
ENVIRONMENTAL PERMITS	All state, federal and local environmental permits have been secured for three million square feet of development. If project has emergency generator, then Air Emission Permit from DEP required, also municipal fuel storage permit.	Draft EIR under Mass Environmentail Policy Act for 2.75 MSF development plan filed and approval expected 12/31/17.
HAZARDOUS WASTE	SouthCoast is a greenfield site, formerly state forest land, and has never been developed.	Portion of the site former location of synthetic natural gas plant from 1973 to 1986. Plant has been demolished. Conditions on site well documented with numerous Phase 1, 2 and 3 reports and Release Abatement Measures Plan. on file with Mass DEP. All remedial activities completed under RAM plan in 2015 and no RAM mediation waste remains at site. All activities closed in accordance with 310 CMR 40.446 and LSP has determined there are no restrictions on the site.
CULTURAL ASSESSMENT	Completed as part of the MEPA analysis. FRRA (owner) has complied with all MEPA provisions and recommendations of Mass Historic Commission.	Completed as part of draft EIR filed under MEPA.
ACCESS POINTS	Primary access to SR 24 via newly constructed interchange Exit 8b Innovation. Additional access SR 24 southbound Exit 8 via Airport Road (2.5 miles from site) and SR 24 northbound also Exit 8a to Airport Rd or 8b Innovation Way.	Within 2,600 LF +/- of Interchange 8b Innovation Way off State Route 24 which provides direct highway access to Boston and Providence.
OFFSITE IMPROVEMENTS	All infrastructure in place to accommodate development program.	Utilities and internal roadway to be constructed.

UTILITY INFRASTRUCTURE PRESENT AT SITE

	CAPABILITIES	
	SOUTHCOAST TECHNOLOGY PARK	RIVERFRONT BUSINESS PARK
ELECTRICAL	15 MW Power with Dual Feed. Capability with National Grid.	15 MW substation adjacent to site with National Grid.
WATER	14.59 MGD Provided by City of Fall River.	Provided by City of Fall River with capacity to handle full 2.75+ MSF build-out.
WASTEWATER	30.9 MGD Provided by City of Fall River.	Provided by City of Fall River with capacity to handle full 2.75+ MSF build-out.
GAS	Natural Gas with Redundancy with National Grid/Liberty Gas.	High capacity 16” natural gas line.
TEL DATA	Two 4” ducts in road, service by Comcast.	Two 4” ducts in road, service by Comcast.

II. SUMMARY OF INCENTIVES

SUMMARY OF INCENTIVES

Fall River is an extremely business friendly community with a long history of offering tax incentives to businesses looking to move to, or grow in, Fall River. On the local level it is primarily Tax Increment Financing (TIF) used to reduce tax exposure for businesses. Since 1994, the City of Fall River have offered TIFs to 69 businesses thus helping to create 5,248 jobs and retain 6,113 jobs and leverage over $417,000,000 in private investment. The process requires approval from a local TIF Board, the local City Council as well as state approval. The state approval body meets quarterly, so timing of the process typically revolves around the state's calendar.

The incentives are for a term of 5-20 years and can range from 0% to 100% real estate and/or personal property tax exemption. The incentives are typically based on job creation commitments. For example, the Amazon distribution facility project committed to creating 500 permanent full-time jobs and received the following tax exemption schedule: 4 years at 100% exemption, 3 years at 75%, 4 years at 50%, and 4 years at 25%. Freetown also mirrored this exemption schedule for the Freetown portion of the project (these TIF incentives are in addition to incentives offered by the state). The potential state incentives are provided on the following two pages. Fall River has successfully partnered with the state to maximize incentive awards for companies wishing to locate in the city.

MASSACHUSETTS ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

TAX CREDITS

THE ECONOMIC DEVELOPMENT INCENTIVE PROGRAM (EDIP)

Provides discretionary tax credits to companies that generate at least 25% of sales out-of-state and commit to retaining and/or creating full-time jobs. Credits are offered for projects that meet the following designations:

- Investment Tax Credit (ITC) of up to 10% for Certified Expansion and Enhanced Expansion projects – credit is non-refundable and non-transferable
- Refundable Investment Tax Credit (ITC) of up to $1,000 per job (increases to $5,000 per job in Gateway community) for Job Creation Project (JCP) resulting in the creation of at least 100 jobs
- Investment Tax Credit (ITC) of up to 40% of eligible investment for Manufacturing Retention Project (MRP) – credit is non-refunable and non-transferable

RESEARCH AND DEVELOPMENT TAX CREDIT

Massachusetts offers a permanent R&D tax credit which is separated into two categories. The first category is a 10% credit designed for qualified expenses. The Commonwealth defines qualified expenses as those which would qualify for the federal R&D tax credit. The second category is a 15% credit available to basic research payments. This provides a credit for any costs related to donations and contributions made to research organizations like hospitals and universities. The R&D tax credit may be used to offset a company's tax liability to the minimum tax of $456.

TAX EXEMPTIONS

SALES & USE TAX EXEMPTIONS

All machinery, replacement parts, and materials used by manufacturing and R&D corporations in research and development are exempt.

Source: BLS & Co.

MASSACHUSETTS ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

SINGLE SALES FACTOR (STATE)

OVERVIEW

Massachusetts offers an attractive tax environment for businesses. In particular, the Single Sales Factor reduces the tax burden for manufacturers and other qualifying companies.

HOW IT WORKS

Single sales factor apportionment is the ratio of Massachusetts sales to overall sales. Net income subject to Massachusetts tax is determined by multiplying overall net income by the apportionment factor. Many other states use three-factor apportionment which weighs the state sales, property and payroll as a percent of overall sales, property and payroll.

SAFETY TRAINING GRANTS

OVERVIEW

In an effort to prevent worker injuries and help employers lower worker's compensation costs, the Commonwealth administers a safety training grant program. $800,000 in grant funding is awarded each fiscal year to various organizations throughout the state. Grants help fund a wide array of safety training programs selected by the company that improve workplace safety, including ergonomics, hazardous material handling and proper heavy lifting techniques to name a few.

HOW IT WORKS

The application process (dates are subject to change):

- October – Grant application released
- March – Application deadline
- June – Awards announced
- July – Funding begins once final documentation is processed

The maximum award amount is $25,000. The funding only applies to approved applications. Training vendor and/or training curriculums must be obtained by the employers requesting funding.

ONE-STOP CAREER CENTERS

OVERVIEW

For employers seeking a skilled, motivated and adaptable workforce to meet current or emerging labor needs.

HOW IT WORKS

There are a number of services for employers, including the ability to list job openings, help in planning a job fair, prescreen and refer potential job applicants, resources to help train, maintain and grow workforces, and provide research on the Commonwealth's labor market.

Source: MassEcon

III. TIMETABLE FOR INCENTIVE APPROVALS

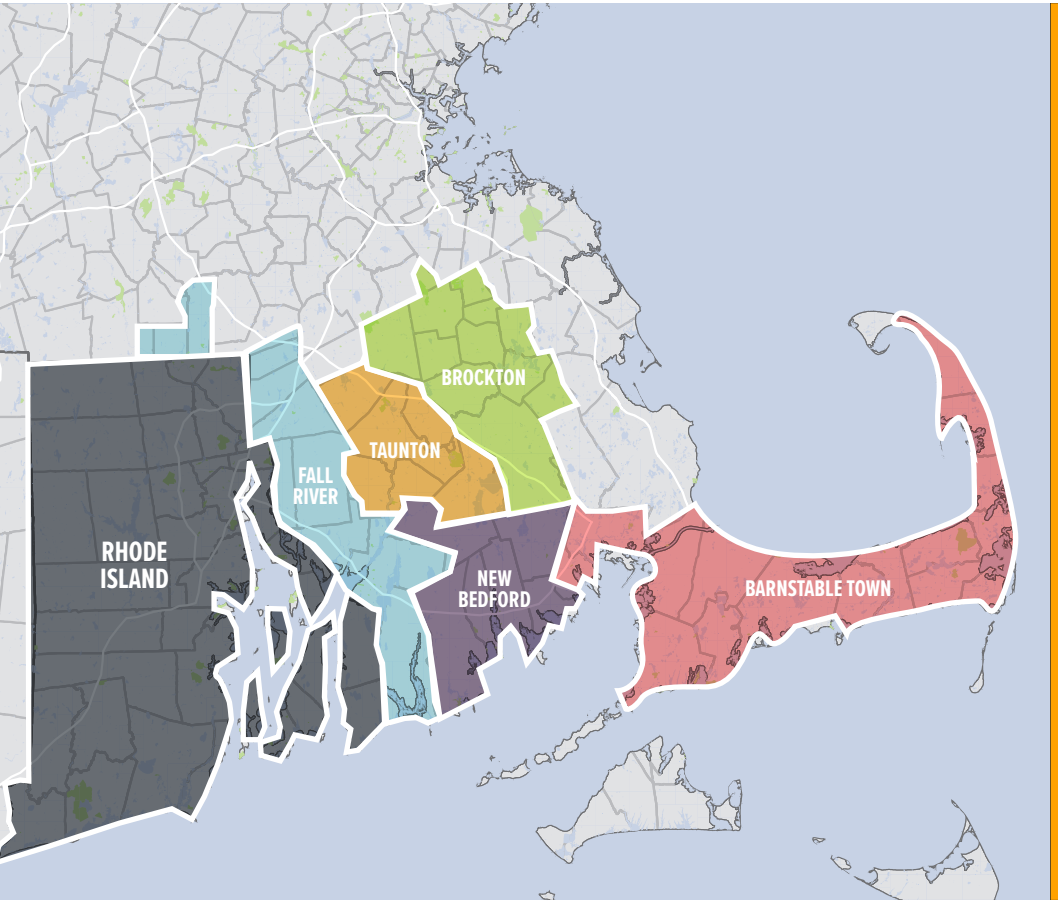
TIMETABLE AT THE STATE/PROVINCE AND LOCAL LEVELS

The Town of Freetown grants tax incentives at regularly scheduled or special town meetings. The City of Fall River can have local incentive approval within 30 days from submission. The state Economic Assistance Coordinating Council meets on a quarterly basis to approve local incentives and compliment the local packages with state incentives. In addition to local tax incentives, please refer to the previous chart for state incentives, which are negotiated directly between the company and the state.

IV. LABOR POOL

LABOR MARKET

The SouthCoast/ Freetown sites draw upon 5 NECTA labor market areas with a combined labor force of 1,108,019 workers. With the advent of the commuter rail extension, labor market will likely expand deeper into the Boston Metro region. See attached for breakdown of numbers by occupation categories along with annual mean wages.



OCCUPATION	EMPLOYMENT	ANNUAL MEAN WAGE
MANAGEMENT	23,220	$127,221
BUSINESS & FINANCE	23,810	$72,882
COMPUTER & MATH	16,240	$88,002
ENGINEERING	3,950	$84,705
LEGAL	4,860	$80,069
OFFICE & ADMIN SUPPORT	80,830	$42,012

Source: Occupational Employment Statistics, May 2016

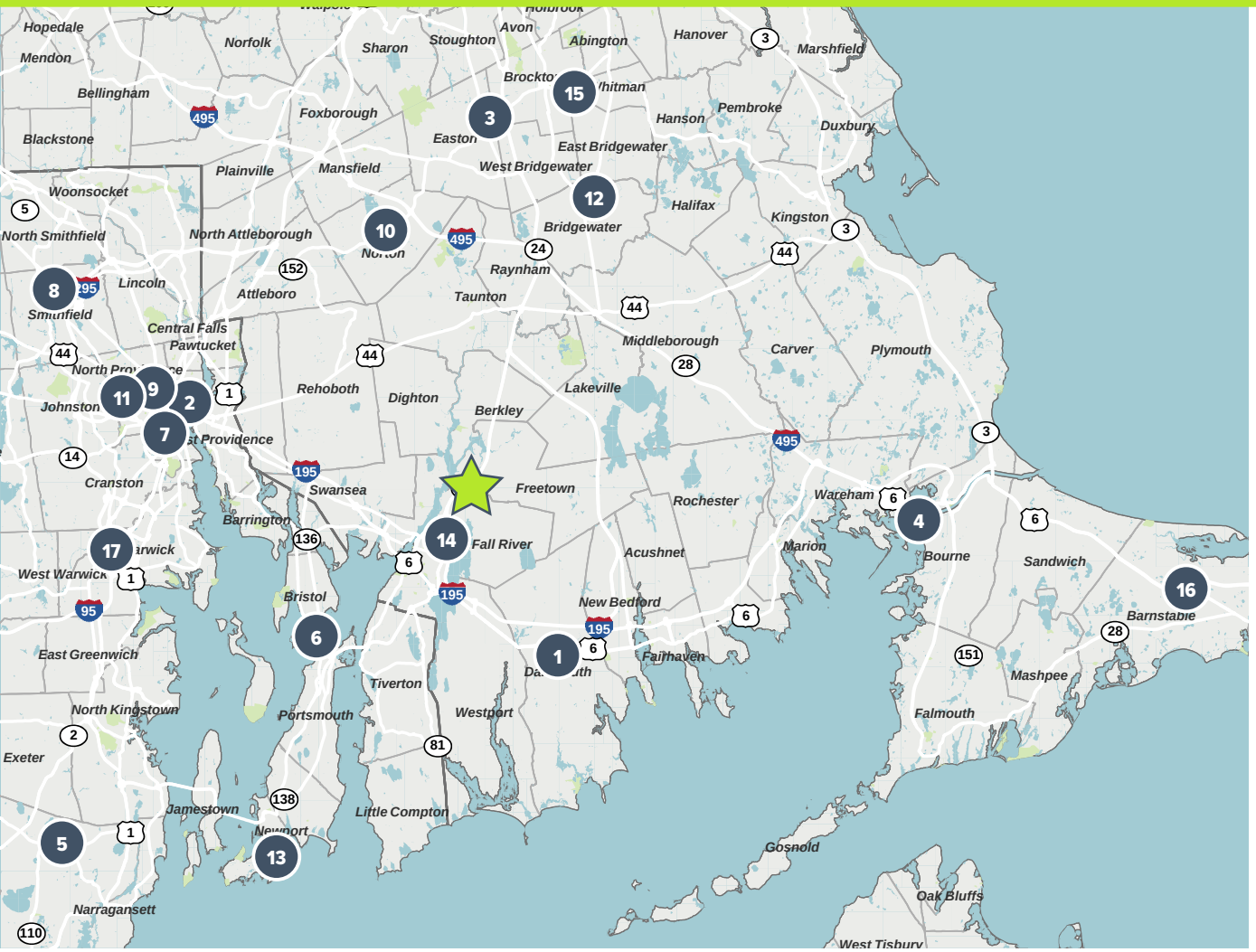
	GREATER FALL RIVER
TOTAL EMPLOYMENT	1,061,047
2016-17 GROWTH	2.0%
LABOR FORCE	1,108,019
UNEMPLOYMENT RATE	4.2%

Source: Bureau of Labor Statistics, August 2017

V. SURROUNDING EDUCATIONAL PROGRAMS

REGIONAL HIGHER EDUCATION ASSETS/ ANNUAL COLLEGE GRADS

Fall River has a superb network of public, private, and vocational schools designed to prepare youngsters for a successful future. The University of Massachusetts Dartmouth campus is minutes away and the city is home to Bristol Community College. Day and evening classes in a number of disciplines are available at each of these institutions. Businesses enjoy a close working relationship with area schools, ensuring that today's students are prepared for tomorrow's business challenges and these schools will design curriculum programs to specific industry sector needs. Other educational institutions within close proximity to Fall River include Brown University, Providence College, Roger Williams University, and University of Rhode Island. The extension of the commuter rail will provide additional connections to Boston Metro's colleges and universities.



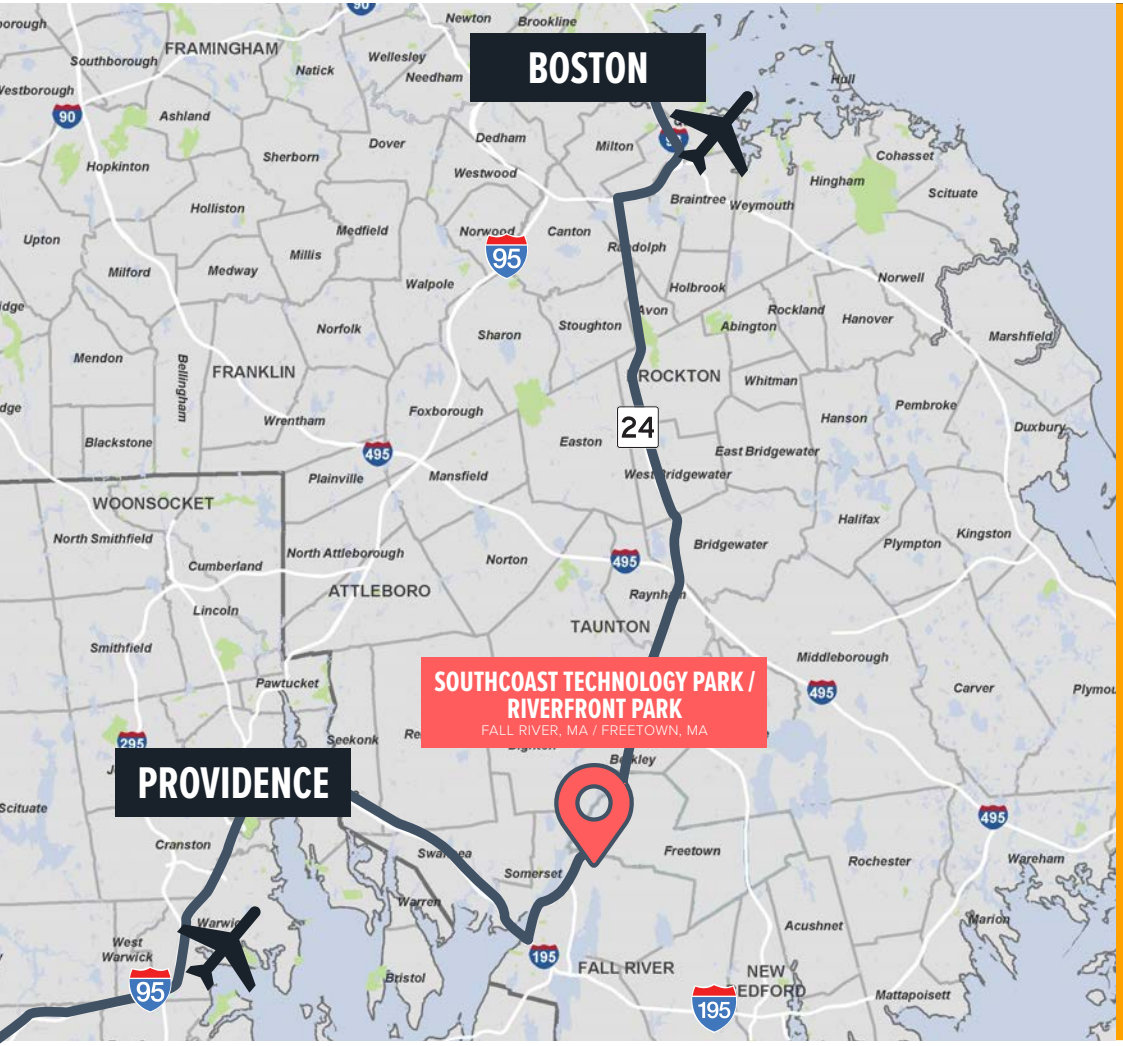
HIGHER EDUCATION

The SouthCoast is home to a network of 17 colleges and universities graduating 17,000 students annually.

1	University of Massachusetts Dartmouth
2	Brown University
3	Bridgewater State University
4	Massachusetts Maritime Academy
5	University of Rhode Island
6	Roger Williams University
7	Johnson & Wales University
8	Bryant University
9	Providence College
10	Wheaton College
11	Rhode Island College
12	Stonehill College
13	Salve Regina University
14	Bristol Community College
15	Massasoit Community College
16	Cape Cod Community College
17	Community College of Rhode Island

VI. TRAVEL & LOGISTICS

EASY ACCESS TO TWO MAJOR AIRPORTS



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40 MINUTES

LOGAN INTERNATIONAL AIRPORT
45 MINUTES

50 CARRIERS CONNECTING TO **200** NATIONAL / INTERNATIONAL **DESTINATIONS**

PUBLIC TRANSPORTATION

SOUTHCOAST RAIL

Fall River will upgrade transit and transportation options to accommodate Amazon's employees. As it stands commuter rail is expected to service Fall River and Freetown by 2022. Bus lines could be expanded to include additional routes/stops as needed. This has been done recently to accommodate two large development projects within the City. Fall River has also been expanding its bike paths/routes as well as creating bike lanes on popular roadways.

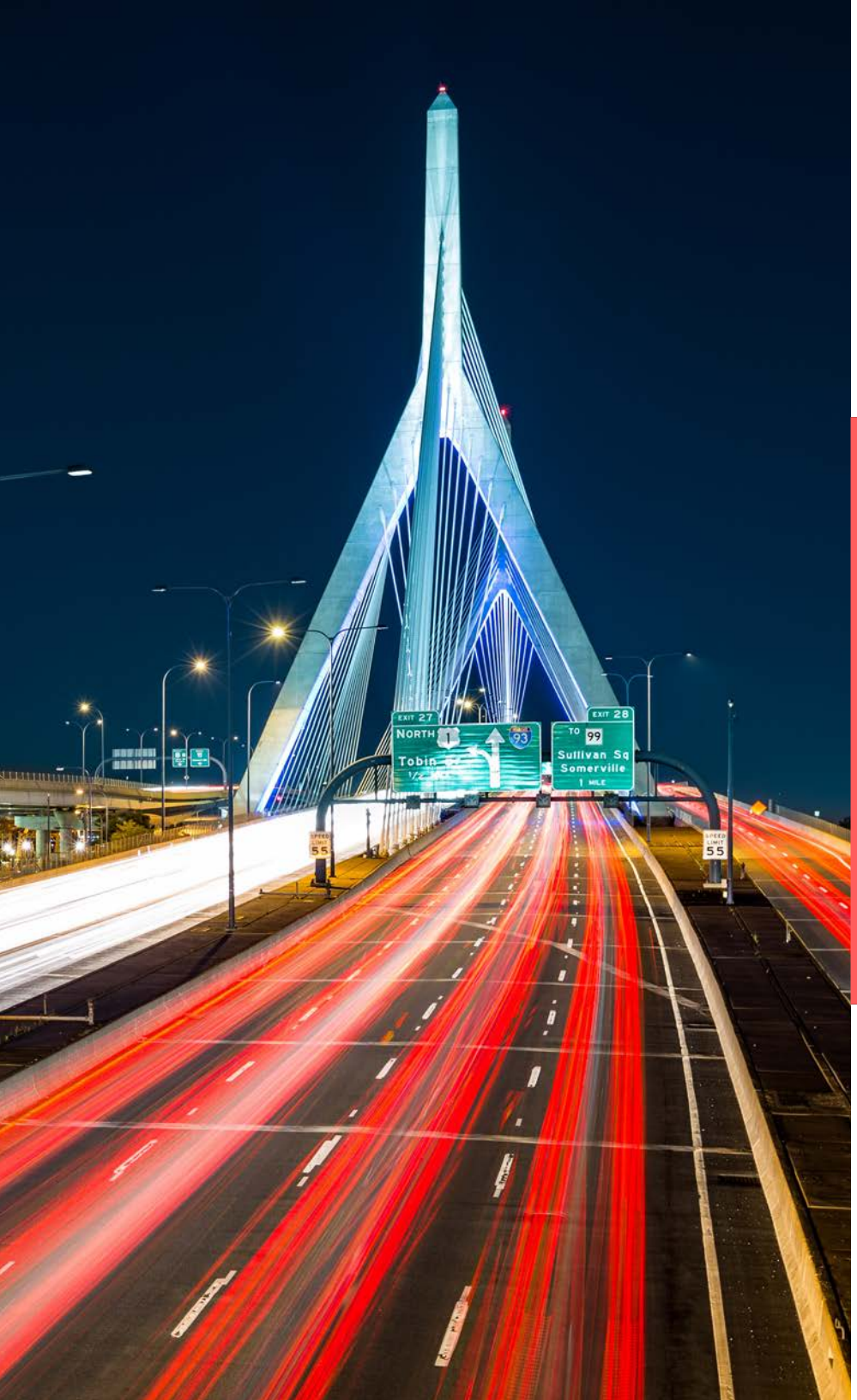
BUSES RUN TO THE INDUSTRIAL AND SOUTHCOAST PARK / RIVERFRONT PARK

MONDAY THROUGH FRIDAY FROM 6:00 AM (FIRST BUS) TO 8:25 PM (LAST BUS)

SATURDAY BUS SERVICE FROM 7:00 AM (FIRST BUS) TO 5:25 PM (LAST BUS)

NO BUS SERVICE ON SUNDAY

MASS DOT COMMENCED WORK ON TRACKS & BRIDGES TO RESTORE COMMUTER RAIL TO FALL RIVER & NEW BEDFORD (TBC 2020)



TRAFFIC COUNTS

TRAFFIC INDEX
2017

	CONGESTION LEVEL	YOY GROWTH	MORNING PEAK	EVENING PEAK
BOSTON	28%	3%	43%	54%
PROVIDENCE	19%	1%	28%	42%
HARTFORD	16%	0%	26%	42%
WORCESTER	14%	0%	18%	32%

LOCAL ATTRACTIONS

From Battleship Cove to the Olmsted parks that sprawl across a hilly landscape, family leisure and recreational activities are still very much a part of everyday life here in the City of Fall River, Massachusetts. With the Taunton River and Mount Hope Bay at our doorstep and the Atlantic Ocean only minutes away, the region's coastal area offers outstanding opportunities for sailing, swimming, boating, and fishing. Visitors and residents alike delight in Fall River's Old World charm, with its many festivals, shops and boutiques, and a colorful, bustling waterfront.

PARKS & MUSEUMS

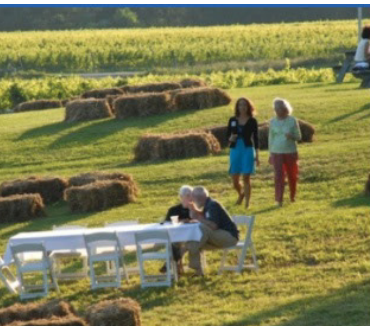
Fall River's lovely parks and unique museums offer a number of attractions and recreational opportunities. Battleship Cove, featuring the Battleship Massachusetts, is home to the world's largest collection of World War II – era fighting ships. Nearby, along the waterfront, a striking Victorian pavilion houses the Fall River Carousel. This fully restored, hand-carved masterpiece overlooks Heritage State Park, with its boardwalk and meadows. History buffs will enjoy the Lizzie Borden exhibit at the Fall River Historical Society, not far from the scene of the actual murders. For a flavor of the city's romantic past, stop by the Marine Museum, featuring unique exhibits of the Old Fall River Line and the Titanic, and the Old Colony & Fall River Railroad Museum.

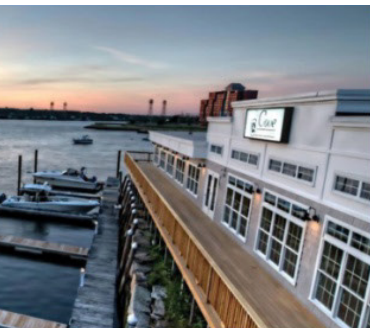
ETHNIC & CULTURAL DIVERSITY

Fall River's richly diverse cultural and ethnic mosaic is visible in its neighborhoods and restaurant districts. There are the cobblestones of the quaint Columbia Street Cultural District and the Victorian heritage of our Highland District. Delicious ethnic dishes are available in dozens of restaurants and bakeries throughout the city. A number of festivals and religious feasts are held annually, drawing thousands to the area. And the cultural centers of Boston, Providence and Newport, Rhode Island offer additional museum, theater and sporting opportunities.

LOCAL ATTRACTIONS

BEAUTIFUL BEACHES, COZY WATERFRONT EATERIES, ECLECTIC ART GALLERIES, & AWE-INSPIRING STATE PARKS OF BRISTOL COUNTY INCLUDING:





MUSEUMS

Battleship Cover Naval & Maritime Museum, *Fall River*
Children's Museum of Greater Fall River, *Fall River*
New Bedford Art Museum, *New Bedford*
New Bedford Whaling Museum, *New Bedford*
Newport Art Museum, *Newport*
National Museum of American Illustration, *Newport*
International Tennis Hall of Fame, *Newport*
Museum of Natural History & Planetarium, *Providence*
Culinary Arts Museum, *Providence*

DINING

Caldeiras Restaurant, *Fall River*
Taphouse Grille, *Fall River*
The Cove Restaurant, *Fall River*
Easton Tea Room, *Fall River*
Empire Grille at the Venus de Milo, *Swansea*
UnWINEd Bistro, *Swansea*
Fiesta Mexican Restaurant, *Somerset*
Westport Rivers Vineyard, *Westport*
Angelo's Italian Restaurant, *Providence*
Capital Grille, *Providence*
Al Forno, *Providence*

PARKS, FORESTS & BEACHES

Horseneck Beach State Reservation, *Westport*
Freetown-Fall River State Forest, *Assonet*
Borderland State Park, *Easton*
Fort Phoenix State Reservation, *Fairhaven*
Massasoit State Reservation, *Taunton*
Fall River Heritage State Reservation, *Fall River*

SHOPPING

Emerald Square Mall, North *Attleboro*
Brahmin Outlets, *Fairhaven*
Providence Place Mall, *Providence*
Garden City Center, *Cranston*

OUTDOORS

Buttonwood Park Zoo, *New Bedford*
National Shrine of Our Lady of La Salette, *Attleboro*
Osprey Sea Kayak & Paddle Boarding, *Westport*
Newport Mansions, *Newport*

FALL RIVER EVENTS

Fall River Harvest Festival
The Great Feast of the Holy Ghost of New England
The Feast of Santo Christo

NEW BEDFORD EVENTS

Folk Festival
Jazz Festival
Summer Sound Series
Taste of Southcoast
Wine Festival
Working Waterfront Festival
Oktoberfest

NEWPORT EVENTS

Newport Jazz Festival
Annual Daffodil Festival
Newport Kite Festival
Black Ships Festival
Newport Manions Wine & Food Festival
Cluny Country Fair
Newport Winter Festival

PROVIDENCE EVENTS

Annual Harvest Festival
WaterFire
Rhode Island Seafood Festival
Providence Boat Show
Rhode Island International Film Festival

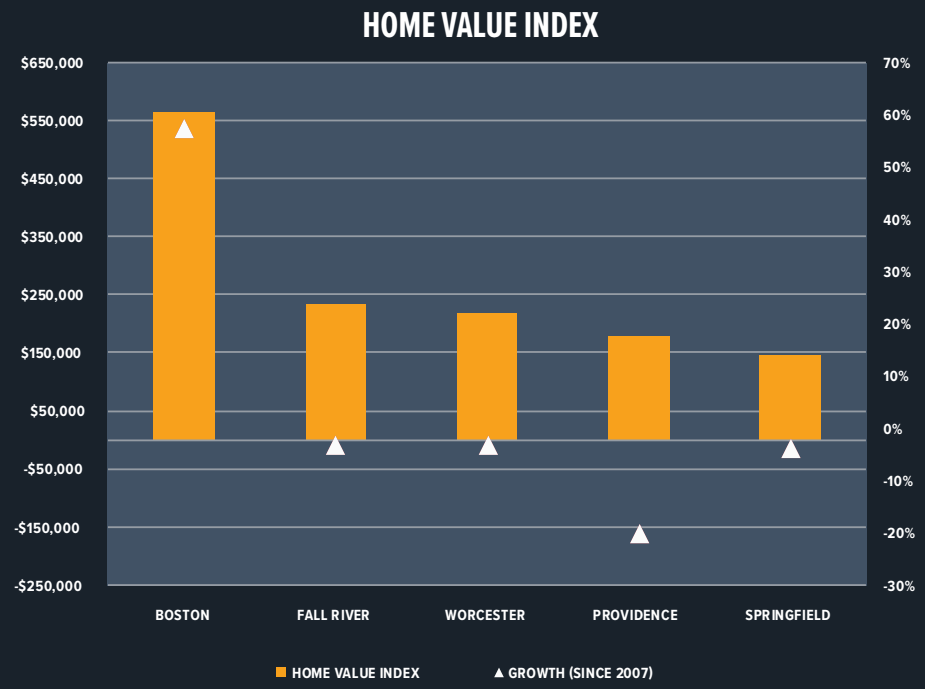
VII. COMMUNITY OVERVIEW

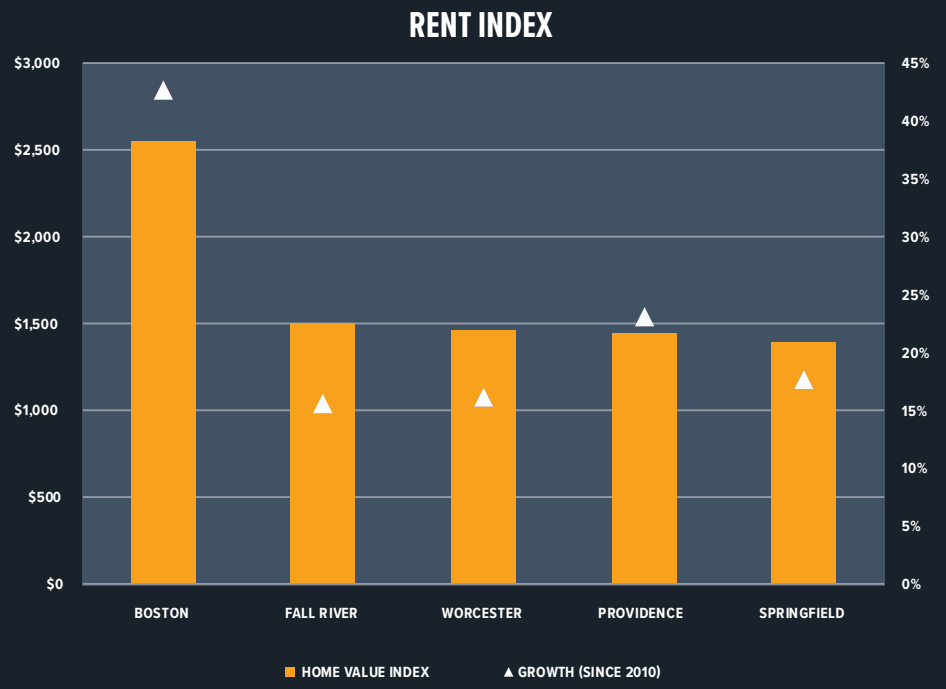
HOUSING

One of the biggest components of a household's budget is the cost of housing. The Fall River region compares very favorable to Boston Metro in terms of affordable home prices, rents, and overall cost of living. And in terms of public safety, Fall River has among the lowest volume of violent and property crimes among the major cities in Massachusetts.

	COL INDEX	HOME VALUE INDEX	GROWTH (SINCE 2007)	RENT INDEX	GROWTH (SINCE 2010)
BOSTON	169.9	$563,300	57.30%	$2,546	42.60%
FALL RIVER	116.7	$233,800	-3.20%	$1,501	15.50%
WORCESTER	106.8	$217,400	-3.40%	$1,461	16.10%
PROVIDENCE	106.4	$177,900	-20.10%	$1,441	23.00%
SPRINGFIELD	102.2	$144,600	-4.00%	$1,391	17.60%

Source: Sperling's Best Places, Zillow





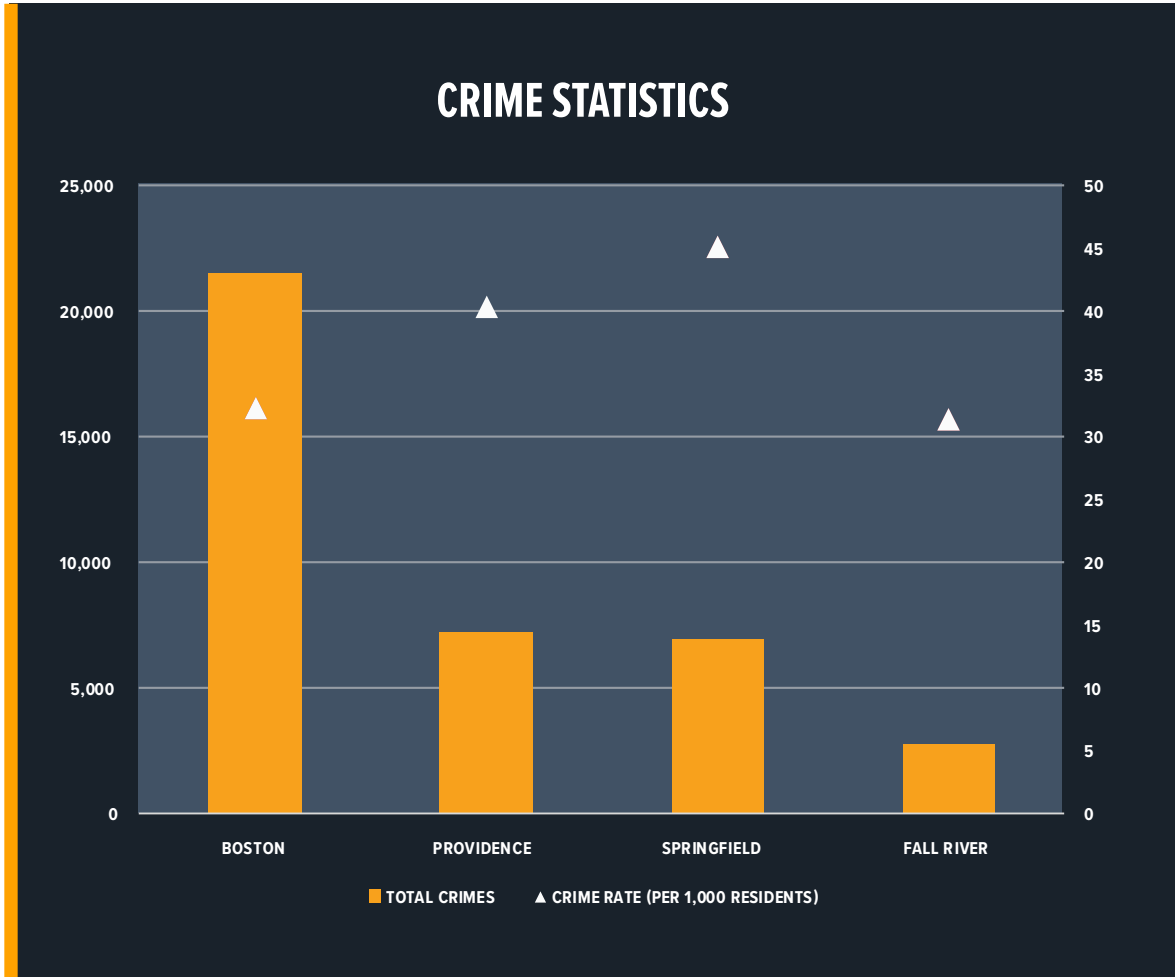
CRIMINAL ACTIVITY

NUMBER OF CRIMES

	VIOLENT CRIMES	PROPERTY CRIMES	TOTAL
BOSTON	4771	16732	21503
PROVIDENCE	1020	6206	7226
SPRINGFIELD	1,662	5,289	6,951
FALL RIVER	1012	1769	2781

CRIME RATE (PER 1,000 RESIDENTS)

	VIOLENT CRIMES	PROPERTY CRIMES	TOTAL
SPRINGFIELD	10.77	34.27	45.04
PROVIDENCE	5.69	34.63	40.32
BOSTON	7.15	25.08	32.23
FALL RIVER	11.4	19.93	31.33



VIII. TESTIMONIALS

BRISTOL COUNTY
CHAMBER OF COMMERCE

Voice of Business Since 1911

200 Pocasset Street, Fall River, MA 02721 • Telephone: (508) 676-8226 • Fax: (508) 675-5932

October 12, 2017

Jeffery P. Bezos
President, CEO and Chairman of the Board
Amazon.Com, Inc.
410 Terry Ave. N.
Seattle, Washington 98109

Dear Mr. Bezos,

On behalf of the Bristol County Chamber of Commerce, representing businesses throughout Southeastern Massachusetts and Eastern Rhode Island, I am submitting this letter of support to a well thought out proposal prepared by the Fall River (Massachusetts) Redevelopment Authority, the Fall River Office of Economic Development and NAI Hunneman. A very strong case has been made on why the greater Fall River area should be vetted by Amazon.Com, Inc. in their search to construct the Amazon HQ2 facility. Frankly, everything that Amazon.Com, Inc. needs is located right here.

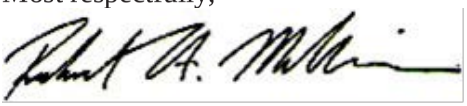
The Fall River – Providence metro region is home to innovation, entrepreneurship, education and business success. Amazon.Com, Inc. is no stranger to Fall River. The Amazon.Com large item distribution facility opened in Fall River, Massachusetts, less than a year ago. Its success demonstrates the capability and business friendly inclination within the Fall River area. We will meet the needs of Amazon.Com, Inc.

Experience has taught us that Amazon.Com, Inc. will likely want to build a headquarters to its specifications. The Fall River area is one of the few locations within Southern New England that has the necessary streamline permitted land, which can host the Amazon HQ2 facility. Our building sites are complimented with an upgraded highway system, commercial freight rail, short sea shipping access via the Taunton River, and a new commuter rail line planned for 2022.

Most importantly is our skilled workforce. Massachusetts is the most educated state in the nation. Amazon.Com would gain access to graduates from renowned educational institutions such as Harvard, MIT, Brown, UMass, Brandeis University, BU, Providence College, Johnson and Wales, RWU, URI, Stonehill College, and many others. Fall River can quickly scale up the Amazon HQ2 facility.

Please know in advance that the Bristol County Chamber of Commerce pledges to assist Amazon.Com in meeting its needs. Thank you for the opportunity to support the proposal prepared by the Fall River Redevelopment Authority. We very much hope to again partner with Amazon.Com, Inc.

Most respectfully,



Robert A. Mellion, Esq.
President/ Chief Executive Officer
Bristol County Chamber of Commerce

2017 Co-Title Sponsors

Saint Anne's Hospital
A STEWARD FAMILY HOSPITAL
Steward

BayCoast BANK

Trammell Crow Company

Fall River Redevelopment Authority
Fall River, MA

Re: Fall River Office of Economic Development
Mr. Ken Fiola and his Staff

Dear Members of the Fall River Redevelopment Authority:

Well, it's a year later and I am currently in NJ developing another Amazon Fulfillment Center and I can assure you that NJ does not have a team like Mr. Ken Fiola and his staff. While the genuine reason for success was the team work created between FRRA and the Amazon Team, it was truly the daily work completed by Ken and his team that made the project successful. From the first time I met Ken Fiola, I had the feeling that he and his team could actually perform at the governmental, regulatory agency and local levels to "move mountains" in the expedited time frames required to maintain the Amazon schedule. Ken and his team were successful in all facets as they effectively addressed all the critical path approvals in a timely manner, even as Amazon continued to make changes that required amended approvals on all governmental levels. Ken and his team successfully completed every critical task that presented itself during the accelerated due diligence, land purchase and buildout of the Amazon project.

I think it is important that the members of FRRA understand the details and depth of the service provided by Ken and his staff including State and Federal approvals for wetlands and the famous Northern Long Eared Bat, newly endangered and regulated, and Ken was able to make all contacts required to push these approvals thru in record pace. Either of these challenges could have easily killed the project due to schedule delays. Ken and his team also worked hand in hand with the State Environmental Agencies for the MEPA update and the MASSDOT for the access approval. Each of these major approvals were turned around in a few weeks where months are typically required. Ken personally worked directly with Amazon Executives to receive Sunday opening permits at the local and State level to allow completion of the deal. Ken and his staff also worked with us to receive local approvals for, the several times amended, site plans, water and sewer, for both Freetown and Fall River.

Ken and his team stayed with the project straight thru to the Amazon expedited opening to meet their seasonal demands for the 2016 Holiday Season. While there were many agencies, Joe Biszko and the Township Building Department and others, that played an important role in the success of the project, it was the high quality of service provided by Ken and his team that made this project a reality and a successful example of public private partnership.

I continue to meet representatives from various Redevelopment Authorities that can only promise but not perform close to the level that Ken and his team established on the Amazon Fall River Project. We look forward to the opportunity to work with Ken and his team on future projects in Fall River. Thanks again to all members of the FRRA for their help and cooperation with the Amazon Fall River Project. It is considered a success by Amazon.

Sincerely,

George Laigaie
Principal/SVP
Trammell Crow Company
T 484.530.4722 | C 856.304.5888
glaigaie@trammellcrow.com

FALL RIVER
OFFICE OF
ECONOMIC
DEVELOPMENT

October 12, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Ave
Seattle, WA 98121

To Whom It May Concern:

I am writing on behalf of the Fall River Office of Economic Development to offer support for the proposal to locate the Amazon HQ2 at the SouthCoast/Riverfront Park site. Based on the criteria put forth by Amazon, I am certain the SoutCoast/Riverfront Park site will not only meet, but exceed your expectation.

In addition to site readiness, population and transportation preferences, all of which can be met, the SouthCoast/Riverfront Park site is also unique in two keys ways. First, being less than 15 miles from the Rhode Island border, the site allows Amazon to utilize talent in two different labor pools. Second, the largest Amazon facility in Massachusetts is located in Fall River, so our community is well aware of Amazon's standards and we are ready work diligently to bring another large scale Amazon project to fruition.

The SouthCoast/Riverfront Park site is 45 miles south of Boston and offers a reverse commute for anyone looking to work in the Fall River/Freetown region. Our region's cost of living is much lower than the Boston area despite our many beautiful ocean and riverfront communities, which is very appealing to potential employees.

The Fall River Office of Economic Development prides itself on creating a business friendly community in Fall River and assisting all businesses in achieving their goals. Our office is prepared to champion your project on the state and local levels to ensure your project moves smoothly through all phases of development.

Thank you for taking the time to consider the SouthCoast/Riverfront Park proposal. If you have any questions, please do not hesitate to contact me.

Sincerely,

Frank Marchione
President

139 South Main Street, Suite 400, Fall River, MA 02721-5306
508.324.2620
508.675.1497
Fax: 508.677.2840

BRISTOL COMMUNITY COLLEGE

October 17, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Ave
Seattle, WA 98121

To Whom It May Concern:

As the leading resource for education and workforce development in southeastern Massachusetts, Bristol Community College (BCC) provides a wide range of academic programs that promote individual opportunity and the region's economic health. Our academic programs provide students with strong foundation skills, knowledge and abilities coupled with a career-ready education that includes industry-recognized credentials.

BCC offers certificate and degree completion programs as well as comprehensive corporate education programs delivered in a learner- centered, supportive community both on campus and in the workplace. Our academic programs in business management, accounting, para-legal studies and computer information systems align well with Amazon's workforce needs.

Bristol Community College is a transformational agent for our economy. For more than fifty years, BCC has developed and still maintains strong partnerships with business and industry throughout the region. Our academic programs align with key industry sectors, making the region a strong economic development contender within the Commonwealth.

During that time, BCC often collaborated with the Fall River Office of Economic Development to train new and incumbent workers for companies locating their businesses in the region. The campus served as Amazon's interview and hiring site for the recently completed fulfillment center here in Fall River. We are happy to provide you with a list of companies that have benefitted from their partnership with BCC.

Should you need any additional or more detailed information, please contact me directly via email at paul.vigeant@bristolcc.edu or on my mobile phone at 508-542-9400.

Sincerely,

Paul L. Vigeant

Paul Vigeant, Vice President
Workforce Development

TOWN OF FREETOWN

OFFICE OF THE

BOARD OF SELECTMEN

3 North Main Street - P.O. Box 438
Assonet, Massachusetts 02702
Tel: (508) 644-2201
Fax: (508) 644-3342

October 12, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Ave
Seattle, WA 98121

To Whom It May Concern:

I am writing on behalf of the Town of Freetown to offer support for the Amazon HQ2 proposal submitted for the SouthCoast/Riverfront Park site. The site offers a total of 501 acres for a total of 4.55+ MSF build out.

The SouthCoast/Riverfront Park site's infrastructure is prime for development and meets your preferences as they pertain to population, a business friendly environment, and ability to attract a talented labor pool. The site has the benefit of easy highway access, use of two airports, and by 2022 it will also have commuter rail access. In anticipation of the rail station, the Town has developed special Planned Mixed Use District (PMUD) zoning for the front portion of the site, which encourages developers to incorporate a higher density mix of residential and commercial uses. We believe that the development enabled by PMUD can provide many amenities desirable to the Amazon workforce.

As you are aware, the largest Amazon facility in Massachusetts resides in the SouthCoast Park and straddles the corporate boundary of Fall River and Freetown. As such the two municipalities have extensive experience working together on development projects. This would include and Inter Municipal Agreement and a Tax Increment Financing plan.

Not only is the site prime for development, but it is in a business friendly community that has experience working with Amazon to achieve desirable results. I would like to thank you for considering the SouthCoast/Riverfront Park site and look forward to working with you. If you have any questions or would like additional information, please do not hesitate to contact me.

Sincerely,

Lisa Pacheco
Chairman, Board of Selectmen