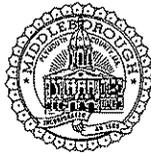


Incorporated 1669
335 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough
Massachusetts

Town Manager

508-947-0928
FAX 508-946-2320

TOWN MANAGER'S REPORT
OCTOBER 24, 2011

Attached please find correspondence from the office of the Town Manager for your review. Thank you.

Charles J. Cristello
Town Manager

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Town of Middleborough

Massachusetts

Town Manager

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FAX 508-946-2320

October 20, 2011

Mr. Daniel Wegman
Chief Executive
Wegman's Food Markets
1500 Brooks Avenue
PO Box 30844
Rochester, New York 14603 - 0844

Dear Mr. Wegman:

I am the Town Manager of Middleborough, Massachusetts and would encourage you to take a look at Middleborough as a site for a Wegmans location in Southeastern Massachusetts.

I have enclosed a plan of a site that was assembled when we were approached by Sysco about a year ago. It has up to 127 acres, is less than ½ mile from the Exit 3 interchange on Route 495, and has direct visibility on Route 495. It already has a curb cut approval from Mass DOT on Route 28 and the entrance is under construction, part of the site has already gone through MEPA, and most of the site has a wetland line established by our Conservation Commission. There are no endangered species or historic artifacts to contend with.

While there are 4 property owners they have been working together and presented Sysco with a single price for the entire acreage. The largest land holder, Carl Cavossa, represented the owners in the discussions with Sysco.

I can tell you that Middleborough is a very business friendly community. Our zoning will allow your use with a special permit and we have a track record of issuing special permits quickly. We are considering designating these parcels for expedited permitting at our spring Town Meeting.

Please feel free to call me if I can be of any further assistance.

Sincerely,

Charles J. Cristello
Town Manager
Town of Middleborough

Charles Cristello

From: LaTour, Richard (CDA) [richard.latour@state.ma.us]

Sent: Thursday, October 20, 2011 2:51 PM

Subject: Major Disaster Declaration Expansion Announcement

To all EMD's, Deputy EMD's, and Chief Municipal Officers in Plymouth, Norfolk, Bristol, Barnstable, and Dukes Counties,

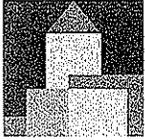
We have just been advised by FEMA that it has approved the Governor's request to add five counties (Plymouth, Norfolk, Bristol, Barnstable, Dukes) to the existing Major Disaster Declaration for Tropical Storm Irene. This will make Public Assistance available to all communities in these 5 counties. Public Assistance allows for a 75% Federal Reimbursement for allowable response and recovery costs due to the Tropical Storm.

At this time, MEMA is working to identify locations at which Applicant Briefings can be held. These briefings will be information sessions for officials in all communities in the designated Counties. After this initial meeting, individual Kickoff Meetings will be able to be scheduled with FEMA personnel. Further, the applicant process will be able to be explained in detail to those attending.

Expect an email as early as tomorrow morning announcing the dates, times, and locations at which these Applicant Briefings will be held. Thank you for your hard work in compiling the necessary figures and data which was needed to achieve this important step in the recovery process.

Thank you for your efforts, and you will be hearing from us soon,

Richard LaTour, Jr.
Regional Planner
Massachusetts Emergency Management Agency
Region II, Bridgewater, MA
Office: 508-427-0406
Cell: 617-828-5852
E-Mail: 'richard.latour@state.ma.us'



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02110

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617-451-3429

www.massdevelopment.com

October 18, 2011

Board of Selectmen
Selectmen's Office
Town Hall
29 Nickerson Avenue
Middleborough, MA 02346

Dear Members of the Board:

On October 13, 2011 the Massachusetts Development Finance Agency gave preliminary approval to issue a revenue bond on behalf of Ocean Spray Cranberries, Inc.. The proposed project would be located in Middleborough, Massachusetts at the address listed on the attached summary included for your information. The bond would be issued pursuant to Chapter 23G and 40D of the General Laws.

The Agency's policy is to advise the appropriate local and regional planning agencies to ascertain the relationship of a proposed project to any existing state, local or regional comprehensive plan.

The purpose of this letter is to notify you of the project and to request that you advise in the event that the proposed project conflicts with an existing local or regional comprehensive plan. If you would like further information on the project, or if you would like the Agency to consider any comments you may have, please give me a call.

DEVAL PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

GREGORY P. BIALECTI
Chairman

MARTY JONES
President and CEO

Sincerely,

Steven J. Chilton
Senior Vice President

Enclosure: Summary

cc: Bowditch & Dewey, LLP
One International Place
Boston, MA 02110
Attn: Jane V. Hawkes, Esq.

SJC/jck

OCEAN SPRAY CRANBERRIES, INC.

REQUEST: To assist the applicant in financing an industrial project, approval of the proposed project for a MassDevelopment Tax-Exempt Industrial Development Bond issue is requested.

This project will need an allocation of state volume cap from the Executive Office for Administration & Finance.

The amount of volume cap to be allocated to the project and the amount of bonds to be issued on a tax-exempt basis will be determined on availability and final review of the project.

<u>BORROWER:</u>	<u>Borrower:</u>	<u>User(s):</u>
	Ocean Spray Cranberries, Inc. (together with any parent, subsidiary or other affiliates) One Ocean Spray Drive Middleboro, MA 02349	Same

<u>PROJECT LOCATION:</u>	Bridge Street Middleboro, MA 02346
------------------------------	---------------------------------------

PROJECT: Proposed is the financing by the Agency of the acquisition, construction, reconstruction, fitting, equipping and furnishing of solid waste disposal facilities at Ocean Spray Cranberries' Middleboro plant.

The company's cranberry manufacturing operations generate a number of solid waste disposal streams. Originally, this material was landfilled since it had no commercial or other value. Through a proprietary process pioneered by Ocean Spray Cranberries, Inc., solid waste is converted into a product, Sweetened Dried Cranberries. In addition to disposing of solid waste, the project will assist the company in meeting increased market demand for Sweetened Dried Cranberries.

In a separate process, smaller particles of insoluble solid fruit waste suspended in raw cranberry juice are collected and disposed of as landfill material.

This project will represent additional lines at the Middleboro facility to use this process. Without this process, cranberries would be processed into cranberry concentrate under a different methodology resulting in substantial solid waste disposal streams that could not be converted into a usable product.

GUIDELINE ISSUES: None

SOURCES & USES: Sources:
Total \$90,000,000

Uses:
Total \$90,000,000

BOND AMOUNT: \$70,000,000

EMPLOYMENT: Current employment at project site: 143
Total employment in state: 599
Borrower projected new employment at project site: 5

COMPANY: Ocean Spray Cranberries, Inc. is a marketing cooperative owned by 746 cranberry growers and 44 grapefruit growers located throughout the United States of America and Canada. It is one of North America's leading producers of canned and bottled juices and juice drinks. The company produces both branded and non-branded juice and food products, as well as products under contract packaging agreements for a limited number of beverage companies.

The Company consists of three principal operating divisions: the cranberry division, the grapefruit division, and the non-member division. The non-member division consists of revenues and expenses assigned to products and operations unrelated to the cranberry and grapefruit pools, including non-patronage beverage products from fruits sourced from farmers who are non-members of the cooperative or products manufactured under contract packing agreements.

The Company's products consist of cranberry and grapefruit juice and juice drinks, cranberry sauce, fresh cranberries, cranberry food ingredients, and cranberry snack foods, most of which are manufactured and marketed globally. The cooperative receives cranberries and grapefruit delivered by grower-members under pooling arrangements.

PUBLIC PURPOSE BENEFIT: The project supports local cranberry growers throughout Massachusetts, while also benefiting the public by taking a significant amount of de-juiced fruit solids that originally were land filled and transforming these solids into a useable product. The project is expected to create 5 new jobs in the Town of Middleboro, an Economic Target Area.

PRINCIPALS: Francis J. Podvin, Chairman
Michael G. Bartling, Vice Chairman
Peter P. Dhillon, Vice Chairman
Randy C. Papadellis, President & Chief Executive Officer

BOARD ACTION: Make the statutory findings and approve the resolution authorizing Official Action for a MassDevelopment Tax-Exempt Bond.