

# GFI PARTNERS

Lancaster Selectboard Meeting  
Tuesday, January 19, 2021 at 6pm EST



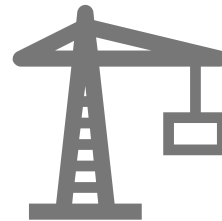
## ABOUT US | GFI PARTNERS

- Local development firm with over 25+ years of experience
- Permitted and developed over 17MM Square feet of real estate across the country, and over 5 million square feet in Central Massachusetts over the last five years.
- Actively permitting 6 million square feet of commercial real estate across the Northeast.



CURRENT PORTFOLIO  
**+10M SF**  
OF REAL ESTATE

**+25 YEARS**  
OF REAL ESTATE EXPERIENCE



**+17M SF**  
OF COMMERCIAL DEVELOPMENT

# RECENT DEVELOPMENT | CENTRAL MASS



**840,000 Square Feet** | Devens, MA



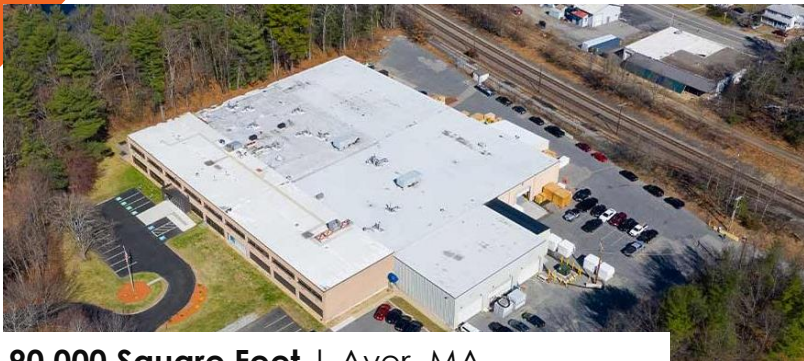
**350,000 Square Feet** | Devens, MA



**60,000 Square Feet** | Devens, MA



**692,000 Square Feet** | Westminster, MA



**90,000 Square Feet** | Ayer, MA



**633,000 Square Feet** | Worcester, MA



## PROPOSED DEVELOPMENT(S)

### GFI PARTNERS

- Development of Chisholm Industrial Park at 696 Fort Pond Road
- GFI is proposing an industrial park made up of two (2) industrial buildings totaling 894,000 square feet
- The project will be permitted and developed as-of-right and will comply with all local zoning and state by laws

### RAND WHITNEY

- 580 Fort Pond Rd, an industrial building originally built in 1994 by Rockport Company, an affiliate of Adidas, then purchased by Horn Packaging in 2010 and acquired by Rand Whitney, an affiliate of the Kraft Group is one of the largest taxpayers in Lancaster.
- Rand Whitney is seeking to expand its current 275,000 square foot warehouse by 175,000 square feet

Both projects upon stabilization will bring over **\$1 million** in tax revenue for the Town of Lancaster and create over **350 full time jobs** for the local economy



## Intermunicipal Agreement | Town of Shirley

We are asking the board to consider entering a Intermunicipal Agreement with the Town of Shirley to allow for the expansion of the Shirley Sewer district to include the Rand Whitney Packaging Expansion and the Chisholm Industrial Park





## Why an IMA with Shirley?

- The Rand Whitney facility is currently served by its own private water well and septic system and without access to public sewer will not be able to expand.
- The Chisholm Industrial Park does not have access to public sewer making the project economically unfeasible.
- Today, The Shirley Sewer District is under contract to pay for 430,000 gallons per day (gpd) of wastewater discharge through the Devens Wastewater Treatment plant. The Town's current use is only approximately 190,000 gpd, resulting in over 200,000 gpd of discharge that is being paid for but not used.
- Expanding the sewer district to include Chisholm's land and the Rand Whitney property for up to 40,000 gpd will help offset the wastewater fees for Shirley residents and allow for the expansion of the Rand Whitney facility and redevelopment of the industrial park, bringing new jobs and additional tax revenue to the Town of Lancaster.
- The expansion of the sewer district will not require any upgrades to the existing Shirley infrastructure, and both users will have a total of four (4) holding tanks that will pump sewage off peak hours through to the Shirley sewer pump at Mount Laurel circle and then to treated through the Devens Wastewater Treatment plant.
- All other costs of the expansion of the sewer district would be paid for by the private developer.