

EXHIBIT B

For the period ending December 31, 2021, NPAC CORP. (the "NMTC Beneficiary" or "Borrower"), pursuant to the Community Benefits Agreement (the "Community Benefits Agreement") dated December 17, 2020, between NMTC Beneficiary and MCD Subsidiary CDE 14, LLC, a New Hampshire limited liability company (the "Lender"), NMTC Beneficiary affirms and certifies the following:

Community Impacts- Financing

(n) The NMTC allocation assisted in attracting or closing on \$12,995,000 of financing from a third-party lender.

(o) Assessment of the need for the NMTC subsidy provided: Please indicate how the NMTC financing applied to the project:

Please check all that apply and provide narrative for rationale below

- Financing was required to make the project go forward:
- Without the financing only a portion of the project could have proceeded
- Financing enabled the project to proceed in this location, otherwise siting would have occurred elsewhere
- Project would have been significantly delayed without subsidy
- Project would have required use of working capital that would have had negative impacts on the company's operations
- Other rationale for required subsidy

Please provide a brief narrative to support the checked box or boxes:

The Nashua Board of Aldermen instituted a requirement that a minimum of \$4 million in private investment (including NMTCs) be raised for the Project. Should the Project have not received an NMTC allocation, the costs to rehabilitate the buildings and conduct appropriate retrofitting would be too high and the Sponsor would not be able to proceed with the project.

(p) What are / have been the benefits of the NMTC financing for the facility?
Please check all that apply.

Lower interest rate	<u> X </u>	Flexible repayment terms	<u> X </u>
Early-stage money	<u> </u>	Closed financing gap	<u> </u>
Helped attract other financing	<u> X </u>	Reduced overall project cost	<u> X </u>
Other (please specify)	<u> </u>	No specific benefits	<u> </u>

Community Impacts- Construction of the Project Improvements

- (q) The Total costs of the Project: \$22,550,000
- (r) The total square feet of real estate that is being developed is: 53,340
- (s) The rehabilitation and equipment installation portion of the Project created 120 direct construction jobs based on labor cost information provided by the Construction Manager.
- (t) The Predevelopment and FTE Construction jobs to date have paid an estimated average wage of \$27.50 with 100% of the jobs paying at least Living Wages as calculated by MIT.
- (u) Approximately 0% of the contracts went to minority-owned or women firms.
- (v) Approximately 60% of the total direct Predevelopment and Construction FTE Jobs were filled by residents of the local Low-Income Community or other Low-Income Communities based on a commuting radius of 30-miles.

Community Impacts - Facility Operations

(w) Please complete the following table for projected job creation by the NMTC Beneficiary upon stabilization, projected as being the third year of operation:

Job Type (e.g., Admin, Production, Maintenance)	# of FTE Jobs Retained	# of FTE Jobs Created	Average Wage	Number of Jobs accessible to Low-Income Persons²
FULL TIME SALARIED POSITIONS	0	4.65	\$25.36	0
PART TIME HOURLY POSITIONS	0	10.10	\$16.37	8.65
TOTAL:	0	14.75	\$19.25	8.65

Approximately 10 or 69% of all jobs receive wages in excess of the living wage for Hillsborough County (\$12.60)

(x) The Full-time jobs created provide the following benefits:

(y) Approximately 60% of the total direct FTE Jobs are filled by residents of a local Low-Income Community based on a commuting radius of 30 miles.

(z) Notable job training and employment agencies the NMTC Beneficiary has worked with include: N/A

(aa) Upon completion, contribute new tax revenue to

Rooms and Meals Tax (State): \$9,000 (est)

Employment Tax (State): \$2,400 (est.)

Community Services Provided

DIRECT IMPACT attributable to the Facility in stabilized operating year:

75,000 (est.) Total Number of Individuals Served Annually

² Jobs accessible to low-income persons are based on educational requirements for such jobs, any jobs available to individuals with a high-school education level or less or considered low-income accessible

70,000 (est.) Paid Ticketholders (subset of above)

500 (est.) Free/Reduced price Tickets

1,500 (est.) Number of Low Income Individuals Served Annually

Environmental Impacts

(bb) The following environmentally friendly design features are being incorporated into the project:

- Insulated building envelope, including low-e insulated glass;
- LEED compliant roofing to address solar heat island effects;
- Solar orientation-responsive facades and interior daylight controls;
- Finish materials with a high percentage of recycled content;
- Specified Low-and No-VOC materials to the greatest extent possible;
- Enhanced storm water management;
- No new parking;
- Low flow plumbing fixtures;
- LED lighting throughout, including stage, and occupancy sensors to manage consumption;
- Energy Star heating (natural gas) and cooling (electric) systems; and
- Direct Digital Control mechanical controls to provide remote access to assist in managing energy consumption and identifying trouble spots.

Catalytic Impact

(cc) The Project has lead to the following developments in the community:

- Lansing Melbourne Group has commenced construction of a 156-unit apartment building at a nearby site. This represents a \$33million investment in the low income community.
- A large regional employer (Pennichuk Water Works, Inc.) has moved its headquarters, along with approximately 70 jobs, to a previously vacant 20,000 SF office building nearby. This move would amount to a \$2 million investment.
- An adjoining restaurant is currently constructing \$500,000 in improvements in anticipation of the crowds generated by the Performing Arts Center.

Other Notable Impacts

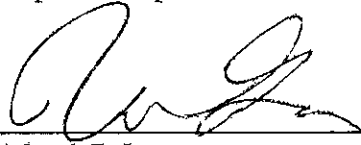
Borrower has maintained its status as a QALICB as detailed in the certifications provided to Lender pursuant to the Loan Agreement.

The undersigned certifies the information set forth in this CBR is correct, complete and accurate in all material respects for the period described above.

NMTC BENEFICIARY:

NPAC CORP.,
a New Hampshire corporation

By:



Richard G. Lannan
Its: President