

Grub
street



CALDERA
WRITERS



MassDevelopment

Massachusetts' Development Finance Agency & Land Bank

Collaborative Workspace Program

FY 2023 Annual Report



About the Collaborative Workspace Program

Our fiscal year 2023 report details the seventh round of Collaborative Workspace Program grants. This program provides a vehicle for the Commonwealth of Massachusetts to fund innovation centers, incubators, makerspaces, artists' spaces, collaborative kitchens, and traditional coworking spaces. The benefits that these facilities offer include shared equipment and tools, mentoring and educational programming, and peer-to-peer support, creating real economic opportunities for members.

Picture, if you will, a room filled with hard-working individuals, each with creative ideas and plans for their own start-up business. The positive work environment, shared resources, and opportunity to connect with like-minded individuals can turn ideas into action and spur professional relationships with lasting benefits.

This year, 39 grants totaling \$1,197,000 were awarded for funding in 25 communities across the state. The application process was part of the Commonwealth's One Stop for Growth initiative, a new streamlined application portal for the state's economic and community development grant programs – six of which are administered by MassDevelopment.

Coworking spaces continue to revolutionize the way we do business. Our support encourages the growth of sustainable operations that increase creative output and help pursue long-term planning. We're proud to administer this program and look forward to seeing its continued impact in cities and towns across Massachusetts.

Sincerely,



Dan Rivera
President and CEO





Governor Maura Healey and Lt. Governor Kim Driscoll visited Fall River in April 2023 to hear from SouthCoast business leaders.

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Central Region

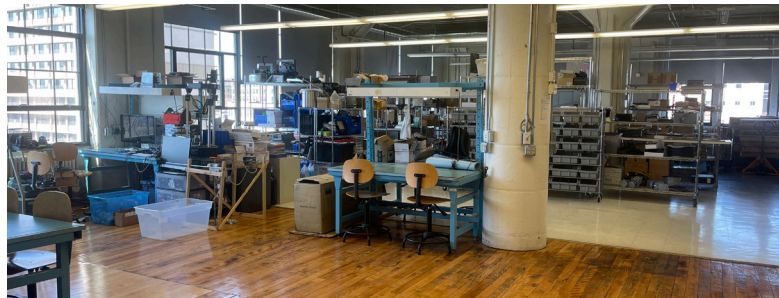
WorcLab, Worcester

MassDevelopment has had a long relationship with WorcLab, a business incubator and coworking space located on Portland Street in the heart of downtown Worcester. The collaborative workspace has been pivotal in fueling economic development in the region, offering coworking, office, and event space and additive manufacturing support in-house to propel its members' ideas into the marketplace.

MassDevelopment has previously supported the organization through the Collaborative Workspace Program with grants for general space improvements and upgrades, new equipment, furnishings, fit-out of a prototyping lab, and more. Today, small businesses are growing and thriving at WorcLab's incubator space. One of those companies, Embue, Inc., is using its innovative smart building platform to help multifamily housing owners and operators embrace clean energy standards. It's a small world: Embue recently received a \$3.8 million loan from MassDevelopment's Emerging Technology Fund to hire 38 new full-time employees.



Michael Perrone
Sanrel, LLC



Greater Boston Region

GrubStreet Center for Creative Writing, Boston

The GrubStreet Center for Creative Writing is a vibrant, welcoming space that offers a racially and economically diverse community of teen and adult writers access to writing classes, literary arts education, and a home for artistic collaboration, creation, and programming.

With the support of MassDevelopment's Collaborative Workspace Program, GrubStreet completed the construction of a new HVAC system, including the installation of additional fan coil units and high-quality air filters throughout its space. Important ADA accessibility upgrades were also made to allow for expanded literary programs for all ages and backgrounds.

Thanks in part to the new HVAC installation and essential improvements, Mass Poetry and Porter Square Books: Boston Edition are now anchor tenants at GrubStreet, enjoying a productive and flourishing partnership with each other and the community.



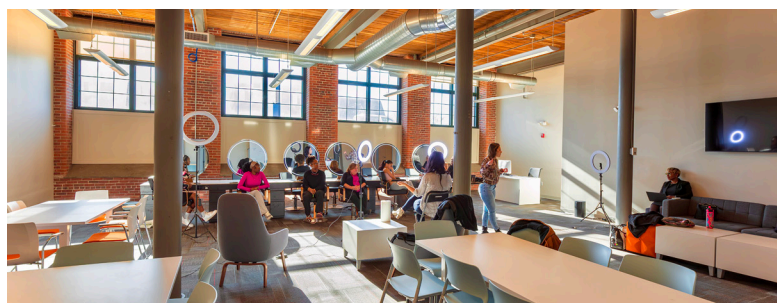


North Region

TLE Center for Urban Entrepreneurship, Lawrence

The TLE Center for Urban Entrepreneurship’s primary focus is to provide support to individuals with the greatest barriers to resources needed to develop a business—particularly those who identify as Black and Latinx, LGBTQ+, who have been previously incarcerated, or have historically not had equitable access to the knowledge and means to establish an independent, thriving company. The organization empowers micro-entrepreneurs in the beauty and personal care services industry to grow a bankable business.

With the help of a \$25,000 grant from MassDevelopment’s Collaborative Workspace Program, TLE Center for Urban Entrepreneurship’s coworking space launched in April 2023 with 16 aspiring business owners who were able to access training and develop growth strategies for their own small startup businesses—including many looking to expand within greater Lawrence. The grant has also helped bolster partnerships with organizations like MassHire, UTEC, Volunteers of America, and Lawrence CommunityWorks.



South Boston Region

Groundwork, Fall River

Groundwork in Fall River is a new 5,000-square-foot workspace and the second “Groundwork” location on the south coast. After securing Collaborative Workspace Program grant funding from MassDevelopment, the organization was able to add two conference rooms with meeting technology, two soundproof phone booths, and additional seating in open areas. The grant funding also allowed Groundwork to install a 24/7 mobile access system and a WiFi network. In less than a year, membership has grown to 39 members with 80% of private office space currently occupied. Monthly “lunch and learn” programs are popular, and an increase in requests for tours has been an indicator of potential further growth.

A particular highlight of the past year was a visit to Groundwork in April 2023 by Governor Maura Healey and Lt. Governor Kim Driscoll, who attended a roundtable meeting with members of the greater Fall River business community.

GROUND WORK





West Region

Zea Mays Printmaking, Florence

Zea Mays Printmaking (ZMP) is a professional printmaking studio located in western Massachusetts. Since its founding in 2000, ZMP's mission has been to provide a space and community to learn, create, and promote prints made with the safest processes available. Zea Mays Printmaking collaborates with artists, studios, and schools around the world to share innovations in non-toxic and sustainable printmaking. The 6,000-square-foot, state-of-the-art printmaking facility provides studio access for over 100 artist members, residencies, exhibitions, and educational programs.



With support from MassDevelopment's Collaborative Workspace Program, the organization was able to upgrade its HVAC system and maintain a stable and comfortable working environment through an exceptionally hot summer. The climate-controlled building is especially important for the preservation of the hundreds of works stored and maintained in the studio. With an increase in membership, Zea Mays has been able to offer financial aid assistance to lower-income artists who wish to become members.



zea mays
printmaking

FY 2023 Awarded Projects

Fit-Out Grant

1060 Pleasant Street
Athol – \$50,000

**Chinese Economic
Development Council**
Boston – \$10,000

Boston Public Library
Boston – \$17,250

The Substation
Boston – \$51,585

Fields Corner Business Lab
Boston – \$55,722

The Possible Project
Boston – \$55,800

Frederick Douglass Marketplace
Brockton – \$36,000

Groundwork
Fall River – \$45,000

Narrows Center for the Arts
Fall River – \$50,000

Falmouth Sharespace
Falmouth – \$30,120

Wachusett Business Incubator
Gardner – \$14,239

Canal Row LLC
Holyoke – \$15,000

Essex Art Center
Lawrence – \$10,000

**Center for Urban
Entrepreneurship**
Lawrence – \$25,000

WorcShop
Leicester – \$32,500

Lowell Makes
Lowell – \$9,709

Studio 26 Associates
Lowell – \$45,000

Brickyard Collaborative
Lynn – \$12,000

Centerboard
Lynn – \$100,000

JBS Corp
Methuen – \$26,807

**Discovery Economic
Development Hub**
New Bedford – \$25,000

**Southcoast LGBTQ+ Network
Shared Kitchen**
New Bedford – \$100,000

Norwood Space Center
Norwood – \$25,000

Fitzpatrick Collaborative
Pepperell – \$30,000

Southcoast Open Air Market
Somerset – \$15,000

Greentown Labs
Somerville – \$42,000

Southbridge Tech Incubator
Southbridge – \$19,000

Gasoline Alley
Springfield – \$27,500

Latin American Health Alliance
Worcester – \$10,507

Seed Grant

DVM Consulting
Boston – \$15,000

Shane Landing
Fall River – \$15,000

The Imaginary Bookshop
Greenfield – \$2,000

The Woodcraft Collaborative
North Adams – \$15,000

**Lower Cape Community Access
Television**
Orleans – \$15,000

Berkshire Black Economic Council
Pittsfield – \$15,000

Berkshire Innovation Center
Pittsfield – \$15,000



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