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FY 2022
Annual Report

Welcome

I was recently asked to speak about **resiliency**. It's a word we hear more and more these days, and rightfully so after the disruption of COVID-19 and the resulting economic fallout. I admire the word's meaning to recover quickly from difficulties and bounce back, no matter the situation. To witness it first-hand, however, is inspiring and humbling. The resiliency of a community to catalyze its social infrastructure to overcome great odds underlies the work that we do in making meaningful and long-lasting impacts.

During my time as Mayor of the City of Lawrence, building a resilient and vibrant community was one of my top priorities. Unfortunately, our city experienced the Merrimack Valley gas explosions, and that disaster rocked us and our neighboring communities to the core. However, we leaned-in, came together, and recovered.



MassDevelopment is unique in that we are a developer focused on supplying financing and resources to help build economic growth and resiliency in all Massachusetts communities. Our approach this year was multifaceted:

- Our **transaction staff is spread across the state**, collaborating with banks and others to help businesses and organizations access the financial tools they need to grow and stay competitive. Every project is given thorough consideration.
- We are actively engaging and listening to local municipal officials and planners. Utilizing the **Community One Stop for Growth**, we now have a broader view of a community's priorities and can deliver funding that can be directed toward both short- and long-term goals.
- We're focused on **Green Finance** to support projects that ensure a better environmental outcome. Green building standards and sustainability efforts will provide future economic development benefits for everyone.
- The **Transformative Development Initiative (TDI)** was expanded to 12 districts in Gateway Cities. Each district is staffed with a TDI Fellow who facilitates on-the-ground economic development expertise to help small business owners access funding and technical assistance to further spur investment.
- Partnering with developers to **create affordable housing options** is critical to meet post-pandemic demographic changes, and the needs and desires of cities and towns across the state.

Looking back at the accomplishments of this past year, we worked hard with our partners to use our superpowers in commercial financing, commercial real estate, and community development to make important, impactful, and impossible projects happen. The stories highlighted in the following pages are outstanding examples of resiliency in one form or another. All had to face and adapt to a variety of challenges. But project stakeholders trusted MassDevelopment's staff of veteran subject matter experts to support them along the way. And perhaps it is our agency's ability to maintain resilience in how we earn, build, and keep that trust that is MassDevelopment's greatest superpower.

Sincerely,



Dan Rivera
President and CEO



FY 2022 Impact

356 Projects financed or managed

\$1.69 Billion investment in the Massachusetts economy

11,080 Jobs created or supported

1,778 Housing units built or preserved



It's Commonwealth Courtesy

During FY 2022, MassDevelopment proudly partnered with businesses, nonprofits, banks, and communities to financially bolster their aspirations of growth, expansion, and dynamic transformation. From financing for a community-based commercial kitchen, to a loan for a game-changing, sustainable biofuel manufacturer, our work benefits the lives of real people in Massachusetts now, and in future generations.



BROCKTON BEER COMPANY

Business Is Brewing in Brockton

A diverse group of families, acquainted through their children, discovered an appreciation for each other and the power of great beer to bring people together.

Soon, a successful contract brewing operation was started and led to the idea for a brewery and taproom, but the pandemic hit, further complicating an already difficult search for financing. That's when MassDevelopment stepped in. The agency was instrumental in identifying a location, a vacant building that was once home to a Kresge's department store (the site previously benefited from a \$26,000 Brownfields Redevelopment Fund award from MassDevelopment for remediation and clean-up), and provided a \$430,000 loan to help with start-up costs.

Today, Brockton Beer is leading downtown Brockton's revitalization by building the city's first brewpub that celebrates diversity and strengthens the community.



Progress by the Pint

MassDevelopment recognizes the power of craft brewers to create good jobs and provide an economic boost to cities and towns across the Commonwealth. Other breweries the agency has helped include:

- Cape Ann Brewery, Gloucester
- Night Shift, Everett
- Lord Hobo, Woburn
- Notch Brewing, Salem
- Tree House Brewing, Charlton
- Remnant Brewing, Somerville
- Naukabout Beer Company, Mashpee
- Greater Good Imperial Brewing, Worcester
- Riverwalk Brewing Co., Newburyport
- Berkley Beer Company, Taunton
- Great Marsh Brewing Company, Essex
- Mighty Squirrel Brewing, Waltham
- Loophole Brewing Services, Ludlow
- River Styx Brewing, Fitchburg
- Granite Coast Brewing Company, Peabody
- Bull Spit Brewing Co., Winchendon





CITY FRESH FOODS

Improving Nutrition for Those in Need

City Fresh Foods, the largest (and only) minority and employee-owned food service company in Massachusetts, has been at the forefront of striving to alleviate food insecurity and improve food equality for 25 years. The company prepares and delivers fresh and healthy meals for customers such as schools and elder-care organizations.

MassDevelopment provided \$4 million in loan financing to help City Fresh Foods buy and renovate an 18,000-square-foot building in Boston's Roxbury neighborhood. The new facility will allow the business to expand operational capacity from 20,000 to 40,000 meals per day and create an additional 85 full-time jobs over the next several years.

In addition to MassDevelopment's financing, City Fresh Foods worked with the City of Boston, the Commonwealth of Massachusetts, South Shore Bank, Massachusetts Housing Investment Corporation, JP Morgan Chase, The Community Builders, National Development Council, Boston Medical Center, Boston Children's Hospital, and the Lynch Foundation to raise needed capital for this project—proving that collaboration and partnership have the potential to end hunger and improve health by leveraging existing resources.



HARVARD UNIVERSITY

Green Financing for Education

Since 2013, Harvard University has been hard at work on a number of building and redevelopment projects that are part of its Institutional Master Plan to expand its campus to Allston with 1.9 million square feet of new space. In FY 2022, MassDevelopment had an opportunity to get involved with the top-performing university's climate and sustainability efforts.

In total, MassDevelopment issued \$207.8 million in tax-exempt Green Bonds to support construction of the recently completed 544,000-square-foot Science and Engineering Complex (SEC) in Allston; renovation of the Soldiers Field Park housing complex in Allston (originally built in the 1970's); and renovations of Adams House student residences in Cambridge. A portion of the funding raised by the tax-exempt Green Bonds will go to creating capacity for initiatives related to Harvard's Climate Action Plan, which calls for campus operations to be fossil-fuel neutral by 2026 and fossil-fuel free by 2050.

The LEED Platinum-certified SEC is recognized as one of the most energy-efficient, healthy, and sustainable lab buildings in the world. Renovations to the four-building Soldiers Field Park project were also recently completed and certified LEED Gold. When complete, the six-building Adams House will adhere to LEED Gold standards and improve capacity and the standard of living for residents.



“We were glad to partner with MassDevelopment to finance these innovative and important projects on campus. We hope the Green Bond designation will help illuminate both Harvard's and MassDevelopment's long-standing sustainability efforts and add momentum to the sustainable financing market.”

- Tom Hollister, Harvard University VP for Finance and Chief Financial Officer



LA COLABORATIVA

Expanding Support Services for Latinx and Immigrant Communities

Founded in 1988, La Colaborativa champions housing security, economic advancement, cultural celebration, and policy and systems changes that benefit immigrant and Latinx communities in Chelsea and the surrounding area. During the pandemic, La Colaborativa stepped up in a huge way to support area residents with food distribution, housing placement, and many other vital services.



“Food security and healthy nutrition are the foundation for addressing a history of poor health outcomes and chronic food insecurity for Latino immigrant communities. We are also expanding support for residents to apply for SNAP and other cash benefits directly through La Colaborativa.”

- Gladys Vega, Executive Director of La Colaborativa

This work earned widespread notoriety and new support for the organization and its leadership from local and national government officials, business leaders, organizations, and donors—including MassDevelopment. In FY 2022, the agency awarded La Colaborativa \$4.9 million in financing to open a larger space that would allow them to house programs that had expanded during the pandemic, while supporting the creation of new ones.

Dubbed the Chelsea Survival Center, the new facility will feature expanded food pantry services, case management services for families experiencing housing insecurity, a mobile health clinic, consumer protection programs for immigrant communities, and a community kitchen that offers nutrition education, healthy cooking demonstrations, and culinary entrepreneurship support.

NEW GORHAM LLC

Restoring Historic Lowell

Local developer Leo Monteiro has a talent for converting abandoned properties into desirable locations where people can live in comfort and community can thrive. In FY 2022, MassDevelopment partnered with Mr. Monteiro on a project at 80 Gorham Street in Lowell.

Constructed in 1829, the building originally operated as a hotel under various names including The Lowell Hotel, City Hotel, and the Appleton House, and later was converted into a restaurant and catering facility with apartment units above. The building was later condemned by the City of Lowell after being vacant for almost a decade – attracting criminal activity to the area and costing the city time, attention, and money.

MassDevelopment provided a \$2.55 million loan to help with the purchase and renovation of the historic property into two units of ground-floor retail space with twelve market-rate apartments on the upper floors. Particular attention was given to the façade of the historic property and 93% of the existing brick was reused along with the original granite lintels and sills that date back to 1820. This transformative project has neighbors applauding.

MassDevelopment welcomes the opportunity to collaborate with developers like Leo Monteiro who are finding ways to recapture the value in vacant properties and bring vitality back to neighborhoods.



“Revitalizing vacant buildings into actively used, mixed-use properties creates space for small businesses, job creation, and critical housing units in a community.”

- Mike Kennealy, Housing and Economic Development Secretary and Chair of MassDevelopment’s Board of Directors

NORTHEAST BIODIESEL

Easy Access to Biodiesel Coming to Massachusetts

Compared to petroleum-based diesel fuel, biodiesel, which comes from recycled cooking oil and other natural sources, is a superior form of diesel fuel by several important measures. Besides being 100% compatible with existing diesel engines and oil furnaces, it's safer for the environment, reduces CO2 emissions by about 75%, improves fuel lubricity, and circumvents the problematic (for many reasons) petroleum supply chain. These factors alone create a compelling case for mass adoption, but so far, the lack of infrastructure to allow for easy access to this promising resource has been a barrier.

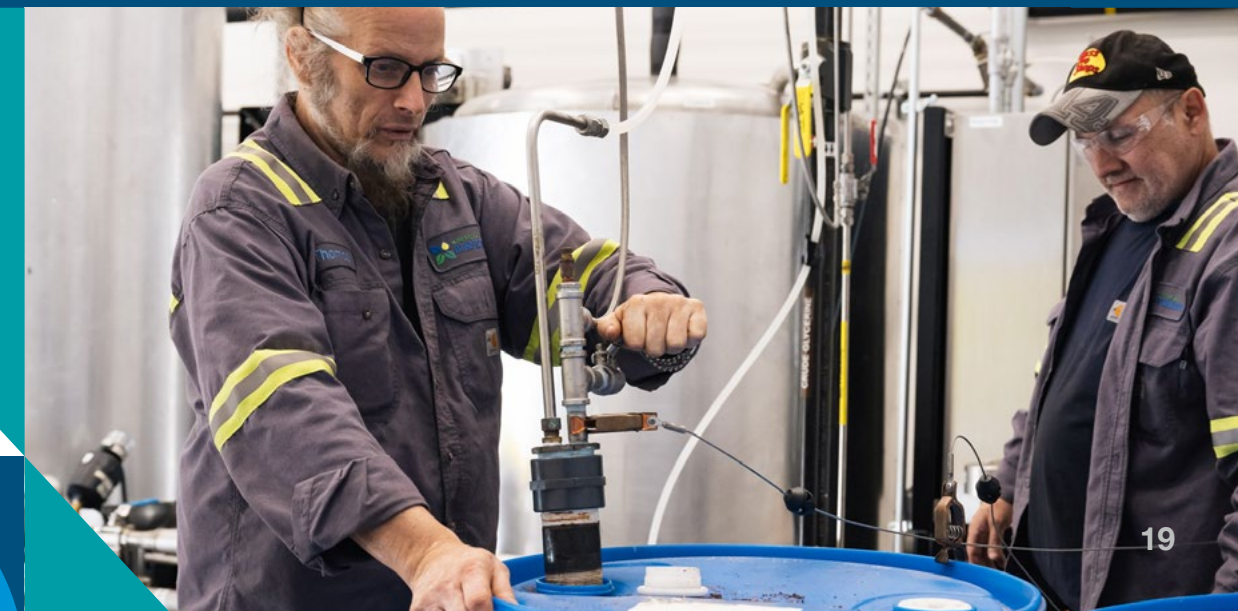
However, this is now changing for residents of western Massachusetts and soon, the entire state. With the help of a \$500,000 loan from MassDevelopment, startup Northeast Biodiesel began manufacturing biodiesel at their Greenfield facility in FY 2022. The company is now in the process of securing contracts with the state and local governments to establish itself as a go-to supplier of biodiesel.

In recent years, greater public awareness and mounting positive data demonstrating the viability of biodiesel has led to increasing demand. The near-term goal is to produce 2 million gallons per year, and company officials expect to grow from there, as this worker-owned cooperative further strengthens the case for this climate-friendly, domestically produced alternative fuel.



“This is a feel-good product for the environment. It’s sustainable; it’s the right thing to do.”

- Rick Durepo, General Manager of Northeast Biodiesel





NUBIAN SQUARE ASCENDS

Revitalization and Opportunity Coming to Nubian Square

Known as Dudley Square until a name change in 2019, Nubian Square was once Boston's second-most prominent commercial center, but changing conditions over time led to blighted buildings and vacant storefronts. Developer Nubian Ascend Partners is igniting change for the better by working to revitalize the property and bring economic development opportunity to this historic neighborhood.

A lender group made up of BlueHub Loan Fund, Local Enterprise Assistance Fund, Local Initiative Support Corporation, Massachusetts Housing Investment Corporation, The Life Initiative, and The Property & Casualty Initiative provided a \$3 million loan to the developer, enhanced with a \$1.5 million loan guarantee from MassDevelopment. The financing will be used for predevelopment work at Nubian Square Ascends, a planned mixed-use development, located between Washington Street and Harrison Avenue, that will offer a life sciences training center, diverse culinary marketplace, artist housing, and artist studios and collaboration space.

Given its attractive location to the Boston and Cambridge life sciences community, the project will create a new pipeline for talent and attract visitors to enjoy community-based art, culture, shops, and businesses.



Also in FY 2022, MassDevelopment awarded Benjamin Franklin Cummings Institute of Technology \$650,000 from the Brownfields Redevelopment Fund to ready a vacant and environmentally-challenged property in Nubian Square, clearing the way for the school's new 68,000-square-foot campus.

ACCUMET ENGINEERING

New High-Tech Jobs for North Central Massachusetts

In 2019, Hudson-based Accumet Engineering and Westford-based Laser Services joined forces under the Accumet Engineering banner. Now, with the help of \$4.1 million tax-exempt bond from MassDevelopment, Accumet is building a new headquarters in Devens, where they'll consolidate and grow operations to meet the demands of their growing business.

Accumet Engineering offers medical device, life sciences, RF/microwave, microelectronics, and military/aerospace manufacturers a single resource for materials processing and assembly needs. The new 40,000-square-foot facility nearly doubles the company's current footprint and will allow for 50 new employees—including CNC machine operators, technicians, and sales support.

Accumet owner Gregory Sexton lauded praise on the MassDevelopment team for helping him understand various financing scenarios and the benefits of a tax-exempt bond. "I'm incredibly grateful to MassDevelopment for all of their support and financing our relocation to a dynamic and thriving community. The future is bright and I cannot wait to begin our next chapter," he said.



A Successful Redevelopment

After Fort Devens closed in 1996, MassDevelopment purchased the 4,400-acre property with financial support from the Commonwealth. Today, Devens is home to approximately 400 residents and 6,000+ workers at over 100 businesses and organizations.



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*As of June 30, 2022



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AMHERST

UMass Core Facilities
Innovation Voucher Fund Grant
\$651,621

UMass Core Facilities
Innovation Voucher Fund Grant
\$567,999

UMass Core Facilities
Innovation Voucher Fund Grant
\$531,948

UMass Core Facilities
Innovation Voucher Fund Grant
\$521,494

ASHBURNHAM

Downtown South Main Street/DPW
Real Estate Services Technical Assistance
\$30,000

ASHFIELD

Double Edge Theatre
Cultural Facilities Fund Capital Grant
\$190,000

ATTLEBORO

Co.Sign Program Support
TDI Local
\$50,000

Parking Study
TDI Technical Assistance
\$55,190

AVON

Avon Industrial Park Wastewater Improvements
Site Readiness Program
\$132,000

BARNSTABLE

Cape Cod Art Association
Cultural Facilities Fund Capital Grant
\$150,000

Cape Cod YMCA
Tax-Exempt Bond
\$3,800,000

Hyannis Public Library
Cultural Facilities Fund
Feasibility/Technical Grant
\$20,000

Local Business Boost
TDI Cohort Project
\$5,000

Residence at 850
Mortgage Insurance Guarantee
\$1,046,079

Residence at 850
Real Estate Loan
\$6,000,000

Snack Shack
TDI Challenge
\$45,000

Sturgis Library
Cultural Facilities Fund Capital Grant
\$110,000

The Cordial Eye Gallery and Artist Space
CoWork Seed Grant
\$15,000

YMCA Cape Cod
Real Estate Loan
\$350,000

BEDFORD

New England Life Flight
Tax-Exempt Lease
\$8,128,029

BELCHERTOWN

Community Paint Project Series
Commonwealth Places
\$8,000

BELMONT

National Association for Armenian Studies & Research
Cultural Facilities Fund Capital Grant
\$100,000

BEVERLY

Beverly School for the Deaf
Tax-Exempt Bond
\$4,730,600

BOSTON

2Life Communities
Tax-Exempt Bond
\$3,448,000

Artisan's Asylum
Cultural Facilities Fund Capital Grant
\$200,000

Benjamin Franklin Cummings Institute of Technology: 1003-1013 Harrison Ave
Brownfields Site Assessment/Remediation
\$650,000

Berklee College of Music
Cultural Facilities Fund
Feasibility/Technical Grant
\$30,000

Boston College High School
Tax-Exempt Bond
\$52,014,861

Boston Planning and Development Agency: Parcel P-3
Brownfields Remediation
\$250,000

Boston Symphony Orchestra
Cultural Facilities Fund Capital Grant
\$200,000

Buy the Block Party 2
Commonwealth Places
\$25,000

Cargo Ventures LLC:
440 William M. McClellan Highway
PACE Massachusetts
\$787,523

Celebrity Series of Boston
Cultural Facilities Fund
Feasibility/Technical Grant
\$25,000

Charles River Community Health
Community Health Center Grant
\$50,000

Charles River Community Health
Tax-Exempt Bond
\$8,780,000

Chinese Consolidated Benevolent Association
Cultural Facilities Fund Capital Grant
\$200,000

City Fresh Foods
Real Estate Loan
\$4,000,000

Codman Square Health Center
Community Health Center Grant
\$50,000

Commonwealth Kitchen
Grant
\$750,000

Commonwealth Kitchen
Real Estate Loan
\$1,750,000

Dana-Farber Cancer Institute
Tax-Exempt Bond
\$92,500,000

Dorchester Bay Economic Development Corporation: 5-13 Leyland Street
Brownfields Site Assessment/Remediation
\$250,000

Dudley Crossing
Affordable Rental Housing Bond
\$15,800,000

Fairmount Langston Building
General Fund Guarantee
\$143,312

Fairmount Langston Building
General Fund Guarantee
\$103,150

Fenway Community Health Center
Community Health Center Grant
50,000

Foundation Kitchen
CoWork Fit-Out Grant
\$89,505

GrubStreet Center for Creative Writing
CoWork Fit-Out Grant
\$64,395

GrubStreet Center for Creative Writing
Cultural Facilities Fund Capital Grant
\$200,000

Guild of Boston Artists
Cultural Facilities Fund Capital Grant
\$80,000

Harvard Street Neighborhood Health Center
Community Health Center Grant
\$50,000

Historic New England
Cultural Facilities Fund Capital Grant
\$160,000

Huntington Theatre Company
Cultural Facilities Fund Capital Grant
\$200,000

Institute of Contemporary Art
Cultural Facilities Fund Capital Grant
\$100,000

**Jackson Square Partners:
250 Centre & 50 Armory Streets**
Brownfields Remediation
\$100,000

KIPP Boston Fund
Tax-Exempt Bond
\$16,903,000

Madison Park Development Corporation: Black Market
CoWork Fit-Out Grant
\$80,000

Marcella 120 LLC
Mortgage Insurance Guarantee
\$300,000

Medicine Wheel Productions
Cultural Facilities Fund
Feasibility/Technical Grant
\$35,000

Medicine Wheel Productions
Cultural Facilities Fund
Systems Replacement Grant
\$7,000

Michael JoJo Cab
Taxi/Livery Grant
\$41,300

Museum of Science
Cultural Facilities Fund Capital Grant
\$200,000

North End Community Health Centre
Community Health Center Grant
\$50,000

North End Music and Performing Arts Center
Cultural Facilities Fund Capital Grant
\$200,000

Nubian Square Ascends
General Fund Guarantee
\$1,500,000

Pine Street Inn
Affordable Rental Housing Bond
\$53,551,000

South Cove Community Health Center
Community Health Center Grant
\$32,094

South End 10 LLC
Affordable Rental Housing Bond
\$2,300,000

Spontaneous Celebrations
Cultural Facilities Fund Capital Grant
\$100,000

The Boston Ballet
Cultural Facilities Fund Capital Grant
\$40,000

The Children's Museum
Cultural Facilities Fund Capital Grant
\$160,000

The Possible Project
CoWork Fit-Out Grant
\$100,000

The Record Company
Cultural Facilities Fund Capital Grant
\$200,000

The Urban Farming Institute of Boston
Cultural Facilities Fund
Systems Replacement Plan Grant
\$8,000

The Wang Center
Cultural Facilities Fund Capital Grant
\$200,000

Theater Offensive
Cultural Facilities Fund Capital Grant
\$110,000

Upham's Corner Health Center
Community Health Center Grant
\$50,000

Waldo Homes Complex
Affordable Rental Housing Bond
\$13,282,012

WGBH Educational Foundation
Tax-Exempt Bond
\$12,460,000

Workhub at the Substation
CoWork Fit-Out Grant
\$18,950

BOYLSTON

Tower Hill Botanic Garden
Cultural Facilities Fund Capital Grant
\$200,000

BREWSTER

Brewster Historical Society
Cultural Facilities Fund Capital Grant
\$10,000

BROCKTON

Brockton Area Multi-Services, Inc.
Tax-Exempt Bond
\$6,000,000

Brockton Neighborhood Health Center
Tax-Exempt Bond
\$5,325,000

Brockton Redevelopment Authority
Underutilized Properties Program
\$140,000

City of Brockton & Brockton Redevelopment Authority: Brockton Innovation Center
CoWork Seed Grant
\$10,000

Fuller Craft Museum
Cultural Facilities Fund Capital Grant
\$110,000

Gateway City Farmers Markets
Commonwealth Places
\$14,602

New Heights Charter School of Brockton
Charter School Loan Guarantee
\$1,452,000

New Heights Charter School of Brockton
Tax-Exempt Bond
\$6,732,000

Petronelli Way
Real Estate Loan
\$3,326,708

Petronelli Way
Real Estate Loan
\$3,153,500

Roadway Apartments
Affordable Rental Housing Bond
\$5,300,000

Signature Healthcare Corporation
Tax-Exempt Bond
\$20,000,000

Signature Healthcare Corporation
Tax-Exempt Bond
\$19,400,000

Trout Brook Redevelopment Area
Site Readiness Program
\$150,000

BROOKLINE

Brookline Music School
Cultural Facilities Fund Capital Grant
\$80,000

Coolidge Corner Theatre
Cultural Facilities Fund Capital Grant
\$200,000

Maimonides School
Tax-Exempt Bond
\$5,575,000

Pine Manor College
Cultural Facilities Fund Capital Grant
\$70,000

The Residences of South Brookline
Affordable Rental Housing Bond
\$10,990,331

CAMBRIDGE

Black History in Action for Cambridgeport
Cultural Facilities Fund Capital Grant
\$110,000

Friends of Mount Auburn Cemetery
Cultural Facilities Fund
Feasibility/Technical Grant
\$15,000

Lesley University
Cultural Facilities Fund
Feasibility/Technical Grant
\$30,000

Presidents and Fellows of Harvard College
Tax-Exempt Bond
\$207,830,000

Putnam School Apartments
Affordable Rental Housing Bond
\$10,345,000

CHARLTON

MTD Micro Molding
Export Loan Guarantee
\$250,000

CHELSEA

Boston Domestic Limo
Taxi/Livery Grant
\$20,308

Chelsea Homes
Affordable Rental Housing Bond
\$25,350,000

La Colaborativa
Grant
\$3,800,000

La Colaborativa
Real Estate Loan
\$1,100,000

Teatro Chelsea Summer Support
TDI Technical Assistance
\$61,500

TheatreZone
Cultural Facilities Fund Capital Grant
\$100,000

Hilltown Community Development Corporation
Underutilized Properties Program
\$670,000

CHICOPEE

30 Center Street
TDI Equity Investment
\$350,000

Center Space
Commonwealth Places
\$10,000

Center Space
TDI Cohort Project
\$25,000

City of Chicopee
Underutilized Properties Program
\$125,000

Retail Space Improvements
TDI Technical Assistance
\$23,080

The Food Bank of Western MA
Tax-Exempt Bond
\$9,500,000

CLINTON

Town of Clinton: 329 High Street
Brownfields Site Assessment/Remediation
\$116,000

CONCORD

Concord Academy
Tax-Exempt Bond
\$7,000,000

DALTON

Stationery Factory LLC
Underutilized Properties Program
\$630,000

DANVERS

New England Homes for the Deaf
Tax-Exempt Bond
\$2,800,000

DEVENS

Devens Electric System
Infrastructure Improvement
\$4,755,000

Lake George Realty LLC
Tax-Exempt Bond
\$4,140,000

DOUGLAS

**Davis/Monroe St. Infrastructure
Predevelopment & Permitting**
Site Readiness Program
\$314,850

EASTHAMPTON

CitySpace
Cultural Facilities Fund Capital Grant
\$200,000

Williston Northampton School
Tax-Exempt Bond
\$4,000,000

WorkHub on Union
CoWork Seed Grant
\$5,000

EDGARTOWN

Island Health
Community Health Center Grant
\$50,000

ERVING

**Former International Paper Mill
Selective Demolition**
Site Readiness Program
\$600,000

FAIRHAVEN

Whitfield-Manjiro Friendship Society
Cultural Facilities Fund Capital Grant
\$80,000

FALL RIVER

285-299 South Main LLC
Underutilized Properties Program
\$400,000

Argosy Collegiate Charter School
Charter School Loan Guarantee
\$2,450,000

Argosy Collegiate Charter School
Tax-Exempt Bond
\$9,800,000

District Management Study
TDI Technical Assistance
\$50,000

Fabric Festival Support
TDI Creative Catalyst
\$30,000

JNK Realty
Mortgage Insurance Guarantee
\$651,250

**Makeover Fund, Corky Row Club
& Buy Black NB Collaboration**
TDI Local
\$107,000

Mural Arts Fall River
Commonwealth Places
\$30,000

On Stage Theatrical Productions
Cultural Facilities Fund Capital Grant
\$5,700

**Viva Fall River “Pop-Up” &
Promotional Retail Shop**
TDI Cohort Project
\$25,000

FALMOUTH

Falmouth Transit Center Master Plan
Real Estate Services Technical Assistance
\$57,000

Historic Highfield
Cultural Facilities Fund
Feasibility/Technical Grant
\$30,000

Historic Highfield
Cultural Facilities Fund
Systems Replacement Plan Grant
\$7,000

FITCHBURG

409 Main Street LLC
TDI Equity Investment
\$75,000

759 Main Street LLC
TDI Equity Investment
\$315,175

Community Health Connections
Community Health Center Grant
\$50,000

DIF Study
TDI Technical Assistance
\$42,500

Direct Business Assistance
TDI Local
\$107,000

District Management Sub-Committees
TDI Cohort Project
\$25,000

**Fitchburg Municipal Airport Industrial
Land Redevelopment**
Site Readiness Program
\$100,000

Fitchburg Redevelopment Authority
Underutilized Properties Program
\$125,000

**Fitchburg State University
Supporting Organization**
Underutilized Properties Program
\$475,000

River Styx Brewing
Equipment Loan
\$100,000

River Styx Brewing
Export Loan Guarantee
\$70,000

FOXBORO

Walnut Street Housing
Real Estate Services Technical Assistance
\$30,000

FRAMINGHAM

Framingham Makerspace
CoWork Fit-Out Grant
\$99,781

FRANKLIN

Franklin Food Pantry
Underutilized Properties Program
\$500,000

GARDNER

Chair City Legacy Makerspace
CoWork Seed Grant
\$11,650

Mass Ave Rentals LLC
Underutilized Properties Program
\$900,000

GLOUCESTER

Cape Ann Museum
Cultural Facilities Fund Capital Grant
\$200,000

Cape Seafoods
CARES/RLF Loan
\$395,542

Cape Seafoods
Equipment Loan
\$86,458

Fleet Machine
CARES/RLF Loan
\$284,000

Fleet Machine
Export Loan Guarantee
\$198,800

Gloucester Cultural & Civic Center
Cultural Facilities Fund
Feasibility/Technical Grant
\$35,000

GREAT BARRINGTON

Community Health Programs
Community Health Center Grant
\$50,000

ExtraSpecialTeas
Commonwealth Places
\$10,160

Greenagers
Cultural Facilities Fund Capital Grant
\$60,000

GREENFIELD

Abercrombie Greenfield LLC 56 Bank Row
PACE Massachusetts
\$450,000

Community Health Center of Franklin County
Community Health Center Grant
\$50,000

Franklin County Fairgrounds
Cultural Facilities Fund Capital Grant
\$70,000

Greenfield Community College
Cultural Facilities Fund Capital Grant
\$80,000

Northeast Biodiesel
Equipment Loan
\$500,000

GROTON

Lawrence Academy

Tax-Exempt Bond
\$5,684,383

HARWICH

Outer Cape Health Services

Community Health Center Grant
\$50,000

HAVERHILL

27 Washington Street LLC

Real Estate Loan
\$320,000

63 Neck Road LLC

Mortgage Insurance Guarantee
\$487,500

HINGHAM

Hingham Historical Society

Cultural Facilities Fund Capital Grant
\$135,000

HOLDEN

Jefferson Village Lofts

Real Estate Loan
\$3,050,000

HOLYOKE

Compound East

Real Estate Loan
\$100,000

Freight Farms

TDI Equity Investment
\$55,000

Holyoke Community Charter School

Tax-Exempt Bond
\$8,500,000

Holyoke Community Media

Cultural Facilities Fund Capital Grant
\$200,000

Holyoke Health Center

Community Health Center Grant
\$27,966

Holyoke Health Center

Community Health Center Grant
\$22,034

Holyoke Mural Installations

Commonwealth Places
\$50,000

Holyoke & Worcester

TDI Partnership Development

TDI Technical Assistance
\$63,000

HOPKINTON

Hopkinton Center for the Arts

Cultural Facilities Fund
Systems Replacement Plan Grant
\$7,000

HYANNIS

Local Business Boost, Hyannis Community Art Wall, & Bandstand Improvements

TDI Local
\$70,000

IPSWICH

Gather by the River

Commonwealth Places
\$47,400

LANCASTER

Massachusetts Youth Soccer Association

Tax-Exempt Bond
\$6,000,000

LAWRENCE

60Vibe

CoWork Fit-Out Grant
\$11,250

Business Support Programing

TDI Local
\$19,250

Downtown Lawrence Association

TDI Local
\$40,000

DyeWorks

TDI Equity Investment
\$550,534

Greater Lawrence Community Action Council

Tax-Exempt Bond
\$7,100,000

Iluminacion Lawrence:

Warehouse Square Lighting

TDI Cohort Project
\$25,000

Lawrence CommunityWorks

Underutilized Properties Program
\$455,000

Lawrence CommunityWorks: Marriner Building

Brownfields Site Assessment/Remediation
\$167,440

Lawrence TDI Partnership Development

TDI Technical Assistance
\$31,500

Merrimac Paper Phase 1 Demolition

Site Readiness Program
\$750,000

One Broadway Collaborative

CoWork Fit-Out Grant
\$100,000

Winter Farmers Market

TDI Local
\$31,350

LENOX

Berkshire Film and Media Collaborative

Cultural Facilities Fund
Feasibility/Technical Grant
\$30,000

Edith Wharton Restoration

Cultural Facilities Fund Capital Grant
\$180,000

Massachusetts Audubon Society

Cultural Facilities Fund Capital Grant
\$100,000

LEOMINSTER

Bisousweet Confections

Equipment Loan
\$1,250,000

Bisousweet Confections

Export Loan Guarantee
\$875,000

The Lexvest Group

Real Estate Loan
\$1,375,000

LEXINGTON

Lexington Arts & Crafts Society

Cultural Facilities Fund Capital Grant
\$60,000

Lexington Arts & Crafts Society

Cultural Facilities Fund
Systems Replacement Plan Grant
\$7,000

Munroe Center for the Arts

Cultural Facilities Fund
Feasibility/Technical Grant
\$16,000

LOWELL

Farmers Market Friday Fun Day

Commonwealth Places
\$15,000

Lowell Makes

Cultural Facilities Fund Capital Grant
\$10,000

New Gorham LLC

Real Estate Loan
\$2,550,000

Taste the Acre

TDI Quick Win
\$10,000

The Green @ UTEC

Commonwealth Places
\$50,000

Lowell & New Bedford TDI Partnership Development

TDI Technical Assistance
\$70,000

LUDLOW

Ludlow Mills Infrastructure Design & Engineering

Site Readiness Program
\$650,000

Westmass Area Development Corporation

Underutilized Properties Program
\$250,000

LYNN

82-86 Sanderson Avenue Industrial Preservation Strategy

Site Readiness Program
\$38,000

Beyond Walls

Cultural Facilities Fund Capital Grant
\$50,000

KIPP Public Schools

Tax-Exempt Bond
\$47,241,000

Lynn Forward/Adelante Lynn

TDI Creative Catalyst
\$75,000

The Brickyard Collaborative

CoWork Fit-Out Grant
\$13,250

Lynn & Pittsfield

TDI Partnership Development
TDI Technical Assistance
\$73,000

MANSFIELD

Mass Music & Arts Society

Cultural Facilities Fund Capital Grant
\$98,000

MARBLEHEAD

Marblehead Arts Association

Cultural Facilities Fund Capital Grant
\$40,000

MARLBOROUGH

Advanced Math & Science Academy

Charter School Loan Guarantee
\$2,328,000

Advanced Math & Science Academy

Tax-Exempt Bond
\$24,000,000

MATTAPOISETT

Mattapoissett Historical Society

Cultural Facilities Fund Capital Grant
\$20,000

MEDFIELD

Medfield State Hospital Reuse

Real Estate Services Technical Assistance
\$50,000

MEDWAY

Oak Grove Urban Renewal Area

Site Readiness Program
\$100,000

METHUEN

Greater Lawrence Family Health Center

Community Health Center Grant
\$50,000

JBS Corporation Collaborative

CoWork Fit-Out Grant
\$25,000

Pleasant Street Designs

Equipment Loan
\$600,000

MIDDLEBOROUGH

BoroBot Makerspace

CoWork Fit-Out Grant
\$20,000

MILTON

Forbes House Museum

Cultural Facilities Fund
Feasibility/Technical Grant
\$12,000

NANTUCKET

Nantucket Maria Mitchell Association

Cultural Facilities Fund Capital Grant
\$40,000

NEEDHAM

Charles River Center

Tax-Exempt Bond
\$7,900,000

St. Sebastian's School

Tax-Exempt Bond
\$14,000,000

NEW BEDFORD

Alma del Mar Charter Schools

Tax-Exempt Bond
\$17,925,000

Child & Family Services, Inc.

Tax-Exempt Bond
\$8,000,000

Community Economic Development Center of SE MA

Underutilized Properties Program
\$775,000

Discovery Economic Development Hub

CoWork Fit-Out Grant
\$50,000

New Bedford Creative Cities

TDI Creative Cities
\$225,000

New Bedford Historical Society

Cultural Facilities Fund Capital Grant
\$180,000

Shelter 2022-2023 Phase I

Commonwealth Places
\$45,000

The International Corridor

Welcome you to 20mi2

TDI Quick Win
\$9,998

Verdean Veterans Memorial Foundation, Inc.

Underutilized Properties Program
\$285,000

Zeiterion Theatre

Cultural Facilities Fund Capital Grant
\$100,000

NEWTON

New Art Center in Newton

Cultural Facilities Fund Capital Grant
\$80,000

West Suburban YMCA

Tax-Exempt Bond
\$11,700,000

NORTH ADAMS

Heritage State Park Redevelopment

Real Estate Services Technical Assistance
\$50,350

MassMoCA

Cultural Facilities Fund Capital Grant
\$130,500

Mohawk Forest

Affordable Rental Housing Bond
\$15,666,800

NORTH ANDOVER

Route 125 Corridor Study

Real Estate Services Technical Assistance
\$50,000

NORTHAMPTON

33 Hawley
CoWork Fit-Out Grant
\$42,000

Historic Northampton
Cultural Facilities Fund
Feasibility/Technical Grant
\$25,000

NORTON

Town of Norton: 47 Elm Street
Brownfields Site Assessment
\$60,000

ORANGE

The Central School
CoWork Seed Grant
\$15,000

PEPPERELL

The Fitzpatrick Collaborative
CoWork Seed Grant
\$6,000

PITTSFIELD

Berkshire Family YMCA
Real Estate Loan
\$5,000,000

Berkshire Health Systems
Tax-Exempt Bond
\$47,985,000

Berkshire Innovation Center
Manufacturing Futures Fund
\$200,000

Berkshire Theatre Group
Cultural Facilities Fund Capital Grant
\$50,000

CT Management Group, LLC
Underutilized Properties Program
\$250,000

Hillcrest Educational Centers
Tax-Exempt Bond
\$16,000,000

Tyler Street Lab
CoWork Fit-Out Grant
\$11,768

PLAINSVILLE

Amego, Inc.
Tax-Exempt Bond
\$16,500,000

PLYMOUTH

Plymouth Guild
Cultural Facilities Fund
Systems Replacement Plan Grant
\$7,000

PROVINCETOWN

Provincetown Commons
CoWork Fit-Out Grant
\$57,000

QUINCY

Manet Community Health Center
Community Health Center Grant
\$50,000

Manet Community Health Center
Community Health Center Grant
\$31,191

READING

Reading Business Improvement District
Real Estate Services Technical Assistance
\$25,000

REVERE

Art on the Ave
TDI Quick Win
\$9,978

City of Revere
Underutilized Properties Program
\$130,000

**Revere & Springfield
TDI Partnership Development**
TDI Technical Assistance
\$60,000

ROCKLAND

Copley Gardens
Affordable Rental Housing Bond
\$7,000,000

Town of Rockland: 225 West Water Street
Brownfields Site Assessment/Remediation
\$195,000

ROCKPORT

Rockport Cultural District
Cultural Facilities Fund
Feasibility/Technical Grant
\$27,000

Windhover Foundation
Cultural Facilities Fund Capital Grant
\$30,000

SALEM

City of Salem
Cultural Facilities Fund
Feasibility/Technical Grant
\$35,000

Las Muñecas sin Rostro
Commonwealth Places
\$15,000

North Shore Community Health
Community Health Center Grant
\$50,000

The Salem Athenaeum
Cultural Facilities Fund
Feasibility/Technical Grant
\$30,000

SCITUATE

The Collective Co.
CoWork Fit-Out Grant Scituate
\$6,975

SHEFFIELD

The Berkshire School
Tax-Exempt Bond
\$30,000,000

SOMERSET

Town of Somerset: 3280 County Street
Brownfields Remediation
\$187,500

Wilbur Ave Redevelopment
Real Estate Services Technical Assistance
\$20,000

SOMERVILLE

Somerville Historical Society
Cultural Facilities Fund Capital Grant
\$200,000

SOUTH HADLEY

Loomis Communities
Tax-Exempt Bond
\$6,005,000

SOUTHBOROUGH

Fay School
Tax-Exempt Bond
\$45,025,000

SPRINGFIELD

Baystate Place
Affordable Rental Housing Bond
Taxable Bond
\$38,879,217

Caring Health Center
Community Health Center Grant
\$47,725

Fresh Paint Springfield
Commonwealth Places
\$50,000

Gandara Mental Health Center
Tax-Exempt Bond
\$4,300,000

Mason Square Phoenix Day

TDI Quick Win
\$10,000

Springfield College

Tax-Exempt Bond
\$106,675,000

Springfield Jazz & Roots Festival

Commonwealth Places
\$50,000

STONEHAM

Food Revolution

CoWork Fit-Out Grant
\$7,121

STURBRIDGE

Old Sturbridge Village

Cultural Facilities Fund Capital Grant
\$80,000

TAUNTON

49-53 Main Street, LLC

Underutilized Properties Program
\$225,000

DC Clymens Construction: 12 Porter Street

Brownfields Site Assessment
\$100,000

Taunton TDI Partnership Development

TDI Technical Assistance
\$30,000

Whittenton Day

TDI Quick Win
\$10,000

TISBURY

Martha's Vineyard Film Society

Cultural Facilities Fund Capital Grant
\$200,000

TRURO

Truro Center for the Arts at Castle Hill

Cultural Facilities Fund Capital Grant
\$180,000

WALTHAM

Bentley University

Tax-Exempt Bond
\$93,455,000

Charles River Museum of Industry & Innovation

Cultural Facilities Fund
Feasibility/Technical Grant
\$9,712

WARE

Town of Ware: Monroe Street

Brownfields Site Assessment/Remediation
\$74,000

Workshop13, Cultural Arts & Learning Center

Underutilized Properties Program
\$6,000

WATERTOWN

Armenian Museum of America

Cultural Facilities Fund Capital Grant
\$90,000

The Dorothy and Charles Mosesian Center

Cultural Facilities Fund Capital Grant
\$200,000

WELLESLEY

Babson College

Tax-Exempt Bond
\$52,010,000

Dana Hall School

Tax-Exempt Bond
\$11,000,000

Wellesley College

Tax-Exempt Bond
\$44,960,000

WEST SPRINGFIELD

Town of West Springfield

Underutilized Properties Program
\$200,000

WEST STOCKBRIDGE

West Stockbridge Historical Society

Cultural Facilities Fund Capital Grant
\$80,000

WESTFIELD

Westfield State University

Cultural Facilities Fund Capital Grant
\$100,000

WESTFORD

Town of Westford: 12 North Main Street

Brownfields Site Assessment/Remediation
\$240,000

WESTON

Meadowbrook School of Weston

Tax-Exempt Bond
\$18,037,000

Regis College

Cultural Facilities Fund Capital Grant
\$70,000

The Rivers School

Tax-Exempt Bond
\$13,070,000

WESTWOOD

Lifeworks

Tax-Exempt Bond
\$7,120,854

WEYMOUTH

Pleasant Street Rentals

Real Estate Loan
\$1,752,510

WILLIAMSTOWN

Sterling and Francine Clark Art Institute

Cultural Facilities Fund Capital Grant
\$190,000

Sterling and Francine Clark Art Institute

Tax-Exempt Bond
\$15,370,000

WORCESTER

Architectural Heritage Foundation

Underutilized Properties Program
\$475,000

Arts & Business Council of Greater Boston, Inc.

Underutilized Properties Program
\$500,000

Ascentria Care Alliance

Tax-Exempt Bond
\$56,730,000

Briarwood Community

Tax-Exempt Bond
\$38,850,000

Community Healthlink

Community Health Center Grant
\$50,000

Edward M. Kennedy Community Health Center

Community Health Center Grant
\$45,000

Goddard/Homestead

Tax-Exempt Bond
\$7,500,000

Learning First Charter Public School

Charter School Loan Guarantee
\$3,000,000

Learning First Charter Public School

Tax-Exempt Bond
\$13,000,000

Project Listing



Main South Ambassador Program

TDI Challenge
\$45,000

Main South Pilot Ambassador Program

TDI Cohort Project
\$25,000

Main South Community Development Corporation: 92 Grand Street

Brownfields Site Assessment/Remediation
\$129,087

Main South Community Development Corporation: 807-815 Main Street

TDI Equity Investment
\$950,000

Public Space Activations, Placemaking Projects, & Pilot Ambassador Support

TDI Local
\$107,000

Seven Hills Foundation

Tax-Exempt Bond
\$30,220,000

Technical Assistance: Branding Support

TDI Technical Assistance
\$8,327

Technocopia

CoWork Fit-Out Grant
\$14,178

Worcester Art Museum

Cultural Facilities Fund Capital Grant
\$200,000

Worcester Center for Crafts

Cultural Facilities Fund Capital Grant
\$70,000

Worcester Polytechnic Institute

Tax-Exempt Bond
\$42,540,000

WorcLab

CoWork Fit-Out Grant
\$27,566

YMCA of Central Massachusetts

Tax-Exempt Bond
\$16,914,000

YARMOUTH

Cape Cod Collaborative

Tax-Exempt Bond
\$3,000,000

Family Table Collaborative

CoWork Seed Grant
\$15,000





MassDevelopment

**For more information
contact us.**

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