The Hub on Causeway, *Boston*

MassDevelopment

Infrastructure Financing

Programs

MassDevelopment offers access to three unique infrastructure financing programs designed to support and accelerate economic development. The programs can be used independently, or in combination, and involve the establishment of an identified development district to finance infrastructure.

Infrastructure Investment Incentive Program (I-Cubed)

- Public-private partnership to support approved development projects with major infrastructure needs in the range of $5 to $50 million.
- Debt service is paid by the Commonwealth from new state tax revenue generated from job creation and other economic activity from the project.
- Bonds issued by MassDevelopment on behalf of Commonwealth and debt service supported by Commonwealth general obligation contract assistance.

District Improvement Financing (DIF)

- Known as Tax Increment Financing (TIF) in other states.
- Using new property tax revenues collected from a predefined geographic area to pay infrastructure project costs through a bond or pay-as-you go.
- Bonds issued by the municipality or MassDevelopment on behalf of the district.

Local Infrastructure Development Program (23-L)

- Special assessment financing for infrastructure improvements.
- Landowners petition to create a district and agree to an additional assessment on their property. Assessment stays in place if property is sold.
- Can be used with DIF - landowners only pay special assessment if incremental tax revenues are insufficient.
- Bonds issued by MassDevelopment on behalf of the district.

MassDevelopment


Cambridge Crossing, *Cambridge*

Eligible Infrastructure (including but not limited to)

- Roadways and intersections
- Water and waste water facilities and related lines
- Transportation facilities such as train stations, bus depots, etc.
- Seawalls, docks, wharves, bridges, culverts, tunnels
- Streetscape, sidewalks, electric lines, street lights
- Parks, playgrounds and recreational facilities
- Parking garages.
- Brownfields mitigation
- Site acquisition, demolition, and site pad development
- Soft and financing costs (engineering, architectural, etc.)

Case Studies

“Fan Pier” Boston
$34.6 Million I-Cubed Bonds

“Assembly Row” Somerville
$37 Million I-Cubed Bonds for Phase I & I
$15.75 Million District Improvement Refunding Financing (issued by City)

For more information, contact José Peralta at 617-330-2045 or email jperalta@massdevelopment.com.