

# 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.

## 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  
\$10 Million I-Cubed Bonds for Phase I  
\$15.75 Million District Improvement Refunding Financing (issued by City)

For more information, contact John Markowitz at 617-330-2085 or email [jmarkowitz@massdevelopment.com](mailto:jmarkowitz@massdevelopment.com).

## MassDevelopment Regional Offices

### Central Massachusetts

89 Shrewsbury Street, Suite 300  
Worcester, MA 01604  
508.363.2799

### Devens

33 Andrews Parkway  
Devens, MA 01434  
978.784.2900  
[DevensCommunity.com](http://DevensCommunity.com)

### Greater Boston

99 High Street  
Boston, MA 02110  
617.330.2000

### Northeastern Massachusetts

360 Merrimack Street, Building 5  
Lawrence, MA 01843  
978.459.6100

### Southeastern Massachusetts

275 Martine Street, Suite 201  
Fall River, MA 02723  
508.678.0533

### Western Massachusetts

1350 Main Street, Suite 1110  
Springfield, MA 01103  
413.731.8848