Reasons to Love Devens

2021 Annual Report

DEVENS
MASSACHUSETTS

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A Message from MassDevelopment

There's a lot to love about Devens, a vibrant and growing community in central Massachusetts. In recognition of the 25th anniversary of the year MassDevelopment was charged with redeveloping the former military base, we've listed in this annual report our top 25 reasons to love Devens. **Visit the community to see for yourself – and share your favorite memories, destinations, and things to do with us on Twitter using #Devens25.**

The past year has been challenging for many, with COVID-19 changing how we do business and spend time together. MassDevelopment is proud that Devens has been able to provide consistent and reliable services for residents and businesses throughout the pandemic, such as first-rate utility services, responsive fire and police services, dedicated public works crews, community events, and more. Meanwhile, we continue to attract new residents and world-class companies eager to make Devens their home, as well as visitors who enjoy our restaurants, open space, and other attractions.

As you can see in this annual report, Devens is a one-of-a-kind community with a rich history and an exciting future. We're confident one visit will bring you back for more.

Dan Rivera
President and CEO

Jessica Strunkin
Executive Vice President, Devens

Economic Vitality

More than 100 companies and organizations call Devens home and are powering the transformation of this former military base into a thriving mixed-use community and economic engine.

#1 Jobs, Jobs, Jobs

Devens businesses, nonprofits, and governmental organizations employ more than 6,000 workers and the economic activities of these entities support employment of another 8,038 workers in Massachusetts.[1]

#2 Regional Investment

An estimated $2.3 billion in direct economic activity by private and nonprofit organizations in Devens supported additional spending of $1.5 billion in local supply chains for a total contribution of nearly $3.8 billion to the Massachusetts economy.[1]

UMASS DONAHUE INSTITUTE

[1] "Devens Economic Profile and Contributions. An economic impact study of businesses and organizations located in Devens, MA, FY20," The UMass Donahue Institute's Economic & Public Policy Research Group, June 2020

#3 Homes

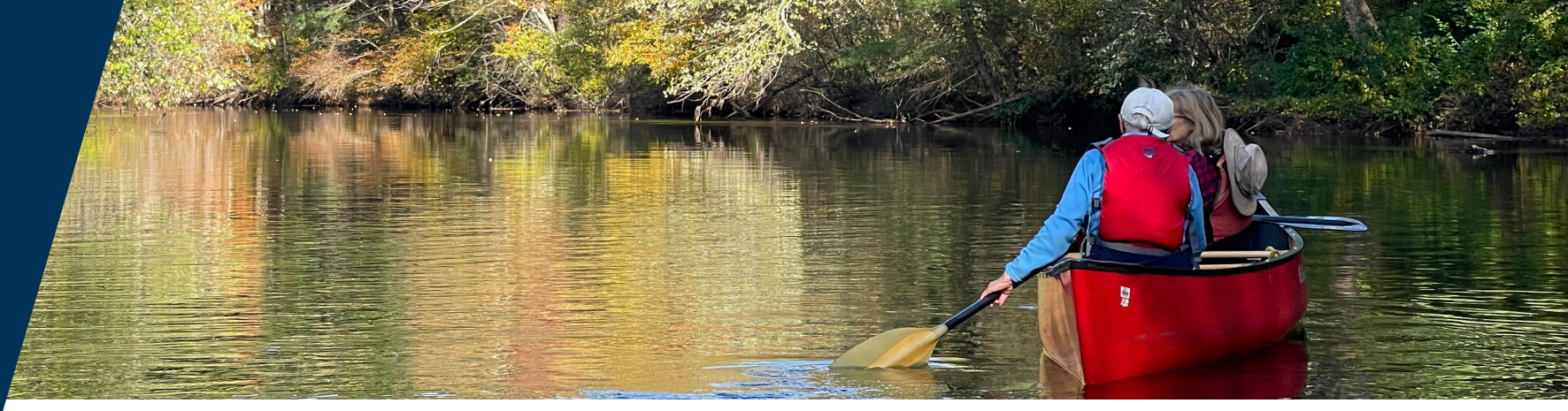
A range of housing options in Devens offer charm and quality in a safe, inviting, and special location – perfect for any phase of life. The Emerson Green neighborhood continues to grow with the planned addition of approximately 40 apartments and the new Shirley Meadows complex features 58 well-appointed and affordable apartments for seniors with supportive services for aging in place.

#4 New & Growing Businesses

This year, Commonwealth Fusion Systems selected Devens to be the home of its new 47-acre research and development campus to commercialize fusion energy. Similarily, King Street Properties moved forward with the first phase of Pathway KSP, a biomanufacturing campus positioned to serve the manufacturing needs of Massachusetts life science companies. For foodies, Bandoleros Mexican Grill opened on the Devens Common, serving up a “true taste of Mexico” with a variety of Mexican dishes and drinks. Just down the street on Jackson Road, Marty’s Corner Cafe & Deli moved into the space formerly occupied by the Natural Café and is now serving breakfast and lunch fare such as fresh coffee and muffins, acai bowls, salads, sandwiches, and more.

#5 Destination Devens

Every year, it’s “destination Devens” for thousands of youth lacrosse, soccer, and softball players (and their families) who compete in tournaments held in Devens. However, visitors are not limited to sports enthusiasts. Our two hotels and their meeting facilities host everything from business meetings to picture-perfect weddings.



Open Space & Recreation

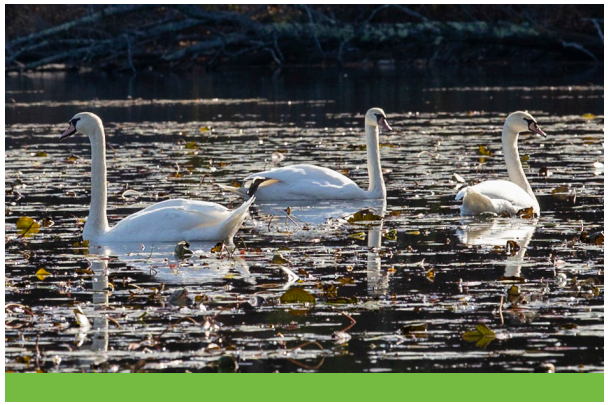
Devens is known for its open space that accounts for approximately 1,700 acres and is part of a larger regional matrix of protected land, floodplains, and wetlands extending along the Nashua River Valley. It is also a place to enjoy the outdoors.

#6 Mirror Lake

The laid-back, family-friendly Mirror Lake is surrounded by conservation land and is a great place to relax on the beach or enjoy a swim. If you are looking for more activity, grab a paddle and canoe or kayak along Mirror Lake's shore, taking in the beautiful scenery, or firm up your core with some stand-up paddle boarding. Some may be content just to cast a line and wait for the fish to bite.

#7 Swans a Swimming

The Robbins Pond walking trail is approximately 0.6 miles and is well known for its beautiful plant life. The pond is also home to a family of swans that bird watchers of all ages can enjoy from afar.



#8 Golf & Disc Golf

Devens is home to the 18-hole championship Red Tail Golf Club, under new owners who are already engaged with the community at large, as well as two professional disc golf courses – The Commander and The Hill. Both sports share the same joys and frustrations of golf, whether it is sinking a putt or hitting a tree…

#9 Yoga on Rogers

Yogis of all levels enjoy free yoga, sponsored by MassDevelopment, on Rogers Field every Wednesday throughout the summer months. Led by the experienced practitioners from Dragonfly Wellness Center, these one-hour classes get you moving, breathing, and feeling great.

#10 DPW & Recreation

The Devens Department of Public Works & Recreation is easily spotted on any given day across the community. The crew mows acres of lawn, tends to landscaping, sets up for tournaments, plows and repairs miles of roadway, and keeps all of our residents and businesses happy.

21st Century Community

Devens is a model for sustainable redevelopment of a former military base and continues to build on its 4-star STAR Sustainable Community Rating, LEED for Cities and Communities certification, and status as a premier eco-industrial park – integrating sustainable development into every aspect of base reuse and future growth.

#11 Award Recognition

The American Planning Association awarded the Devens sustainable housing pilot project its Excellence in Sustainability Award, recognizing the project's leadership in green planning, design, and development. The eight single-family homes and 12 townhomes on Adams Circle and Bates Street are designed to provide a replicable example of innovative sustainable building practices that are practical for the Commonwealth.

#12 Community Vibe

The strength of our community comes from the people who call Devens home. Every effort is made to make our residents feel comfortable and we enjoy bringing them together for special events like the annual residents' BBQ, Yoga on Rogers, Fall Harvest Fest, Family Fun Day, Annual Tree Lighting, and more.

#13 Unique Neighborhoods

(Cavite & Adams Circle, Auman & Bates, Emerson Green, Elm & Walnut, and Shirley Meadows)

Devens offers unique neighborhoods, which comprise renovated homes that harken to Devens' military past while also welcoming cutting-edge, zero-energy, and ultra-efficient models. Each neighborhood has a distinct feel and is surrounded by recreational facilities or open space offering opportunities to socialize with others in the community.

#14 DevCom & DEAC

Engaging residents is a priority for MassDevelopment. Our 250-plus households are offered the opportunity to participate in the decision-making process on Devens-specific matters, and as a result, help inform actions that impact the community. The Devens Committee (DevCom) makes community recommendations to MassDevelopment and other stakeholders, while the Devens Educational Advisory Committee (DEAC) focuses on educational matters.

#15 The DEC

The Devens Enterprise Commission (DEC) is the regulatory and permitting authority for Devens and administers and enforces the reuse plan, bylaws, regulations, and sustainability vision. The commission also functions as a board of health, conservation commission, zoning board of appeals, historic district commission, and planning board.

The DEC recently coordinated the production of the Devens Forward Climate Action and Resiliency Plan, a collaboration between staff, community members, and outside experts that addresses how to build resilience against growing climate change impacts. Visit www.devensforward.com to learn more.

DEVENS
ENTERPRISE • COMMISSION

Military Past & Present

In its 79 years of service to the country and the New England area, more than 400 units (including a U.S. Navy Air Squadron) called Fort Devens home. In 1991, the Base Realignment and Closure Office recommended that Fort Devens' active duty mission be eliminated and a small reserve enclave and training area be maintained for use by the U.S. Army Reserve and National Guard. Today, Fort Devens provides training capabilities and base operations support to the U.S. Armed Forces across New England.

#16

Landmarks

Begin your adventure studying Devens' history on a self-guided tour of significant landmarks, memorials, and monuments located throughout the community. A monument map can be easily downloaded from www.devenscommunity.com.

#17

Fort Devens Museum

The Fort Devens Museum has an extensive collection of artifacts, documents, and photographs that chronicle the history of Devens from 1917 to today. The museum continues to be a wonderful resource for researchers from grade school to postgraduate level.

#18 Memorial Day Remembrance

The Fort Devens RFTA (Reserve Forces Training Area) hosts a solemn remembrance each year on Memorial Day to honor the men and women who made the ultimate sacrifice for our country.

#19 Trees for Soldiers

Hosted by the Fort Devens RFTA, Trees for Soldiers makes the holidays more special each year by donating Christmas trees to active-duty military, reservists, National Guard members, and veterans. Operation Service, a nonprofit veteran's organization, collaborates with the Boston Bruins Foundation and the VFW to supply the trees.

#20 Wreaths Across America

Each December on National Wreaths Across America Day, Devens participates in the mission to remember, honor, and teach by coordinating wreath-laying ceremonies at the Fort Devens Cemetery.

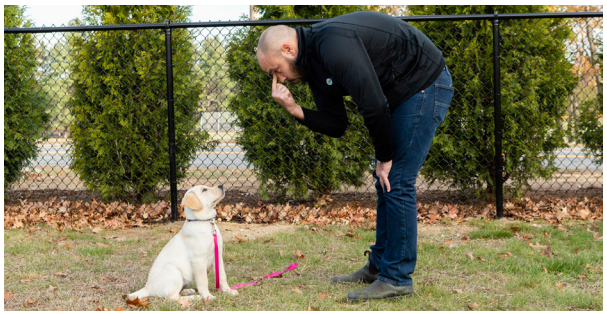
Giving Back

Devens is making an impact in many ways. MassDevelopment is proud of the community resources available to those within Devens and the region at large, including making available playing fields and facility space for surrounding towns; partnering with neighboring communities on infrastructure improvements; providing mutual fire aid throughout the region; and much more.

#21 Loaves & Fishes

600,000 lbs. of food is taken in on an annual basis by food pantry Loaves & Fishes – more than half from donations – to help feed local and regional neighbors. MassDevelopment sold the food pantry its original location at 234 Barnum Road for $1 and a can of peas. In 2018, Loaves & Fishes underwent a $120,000 renovation to add updated coolers and more space for storing perishable products.

#22 Devens Dog & Music Festival



This annual fundraiser supports the Clear Path for Veterans New England Dogs2Vets program that provides much-needed service dogs to Veterans. Clear Path works together with the communities of Ayer, Harvard, Shirley, and Devens, along with the Nashoba Valley Rotary Club, to bring this dog-loving funfest to the area each year.

#23 Reuse, Recycling, and Regional HHW

The Devens Eco-Efficiency Center provides educational forums, technical assistance, networking venues, and partnership opportunities to help businesses and organizations protect natural, material, human, and capital resources. It also manages The Great Exchange, an innovative program that prevents the waste of unneeded items and provides savings opportunities for small businesses, municipalities, and nonprofits by offering access to a wide variety of new and like-new supplies and fixtures at two locations in Devens. The community is also home to the Devens Regional Hazardous Household Waste (Devens HHW) Collection Center to provide for the safe disposal of these materials.

#24 Shriver Job Corps

The Job Corps is a tuition-free training and education program run by the federal government that connects eligible young men and women with the skills and educational opportunities they need to establish successful careers across a number of disciplines.

#25 The Mount

Devens is home to a Mount Wachusett Community College (MWCC) satellite campus that – in addition to offering a range of academic programs – provides excellent workforce training programs to the Devens and regional business community. From assisting companies with accessing workforce training fund grants to delivering top-notch customized contract training, this is a local resource worth celebrating!

Financials

Devens Utilities - For the Years Ended June 30, 2020 and June 30, 2021

Revenue and Expenses	2020	2021
Operating revenues:		
Gas	$6,806,388	$6,822,993
Electric	18,695,845	19,518,413
Water	1,303,655	1,128,102
Wastewater	3,121,605	3,226,145
Total operating revenues	**29,927,493**	**30,695,651**
Operating expenses:		
Professional and administrative operations	846,339	881,965
Gas purchases	4,927,590	4,641,589
Electric purchases	13,889,510	14,848,409
Water operations	1,240,084	792,738
Wastewater operations	1,972,576	2,006,965
PILOT Fee-Electric	-	750,000
Bad debt expense	16,362	(16,913)
Depreciation expense	3,731,932	3,970,469
Amortization of bonds	1,083	957
Total operating expenses	**26,625,475**	**27,876,178**
Excess revenues/(expenses) before non-operating activity	**$3,302,018**	**$2,819,473**
Non-operating revenues/(expenses)	**(2,460,347)**	**(2,467,971)**
Excess revenues/(expenses)	**$841,671**	**$351,502**
Capital activity:		
Utility infrastructure	$1,985,559	$1,856,057
Total capital activity	**$1,985,559**	**$1,856,057**

Devens - For the Years Ended June 30, 2020 and June 30, 2021

Revenue and Expenses	2020	2021
Operating revenues:		
Lease income	$974,798	$949,725
Payment in Lieu of Taxes	-	750,000
Property taxes	8,731,212	9,584,800
Other municipal income	1,040,303	842,058
Public education	266,794	197,328
Fire income	206,853	213,521
Police income	1,020	24,013
Recreation income	139,630	245,911
Total operating revenues	**11,360,609**	**12,807,356**
Operating expenses:		
Professional and administrative operations	5,165,621	5,587,753
Fire operations	2,682,853	2,647,874
Public works operations	1,609,865	1,565,296
Recreation operations	54,366	56,644
Municipal education expense	2,046,869	2,185,342
Police operations	1,316,592	1,344,235
Bad debt expense and tax overlay reserve	124,599	64,195
Depreciation expense	2,960,258	2,765,434
Total operating expenses	**15,961,023**	**16,216,773**
Excess operating expenses	**$(4,600,414)**	**$(3,409,417)**
Land and building sales, net	**21,955**	**153,511**
Non-operating revenues/(expenses)	**910,477**	**685,238**
Net revenues/(expenses)	**$(3,667,982)**	**$(2,570,667)**
Capital activity:		
Office equipment, computers, software	$27,295	$27,945
Environmental activities	17,033	47,593
Devens municipal services	735,653	497,353
Devens real estate and engineering	1,136,543	498,996
Total capital activity	**$1,916,524**	**$1,071,888**

DEVENS

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DevensCommunity.com