

Building Stronger Communities WITH US

2021
Annual Report

 @MassDev | massdevelopment.com



Welcome

It was the honor of a lifetime to join MassDevelopment at the start of 2021 as president and CEO of this dynamic and high-impact organization. In my short time as a member of the team, I have witnessed incredible work by our dedicated staff along with the immense power of this agency to uplift businesses and organizations and their families, neighborhoods, communities, and regions. This annual report offers an overview of our work stimulating economic growth across Massachusetts during this past year. My sincere thanks to my predecessor Lauren Liss and her leadership team for their service and contributions to the projects you'll read about on the pages that follow.

An annual overview will only scratch the surface of the many ways our team helps bring important projects over the finish line. To learn more about MassDevelopment and how our products and services can help you, visit massdevelopment.com and reach out directly to our staff.

As Massachusetts' development finance agency and land bank, our work aligns with the Commonwealth's economic development plan, Partnerships for Growth:

- Respond to the housing crisis
- Build vibrant communities
- Support business competitiveness

This year, by refocusing our lending and real estate strategies, and maintaining a commitment to organizational excellence, we are setting the stage to have an even larger impact in the years to come. To that end, we took on a significant restructuring at the agency, primarily by creating a new community development division that will improve how we interact with clients, municipalities, and other partners.

As we look to the future, MassDevelopment stands ready to help move Massachusetts forward. The 2020 Census showed how the state's demographics are changing, creating new opportunities for our Gateway Cities. The injection of federal funds is allowing state and local partners to rethink what's possible in our communities. And the road to recovery from COVID-19 remains top of mind. We look forward to sharing our expertise where it's needed most to make a difference and create positive change across the Commonwealth.

While we continue the work of the agency, and find new ways to support our communities, we promise to work entrepreneurially, to be a strong partner, and to celebrate your successes as you strive to make Massachusetts a better place to live, work, and do business.

Sincerely,



Dan Rivera
President and CEO

Our Impact in 2021

MassDevelopment, the state’s development finance agency and land bank, works with businesses, nonprofits, banks, and municipalities to stimulate economic growth across the Commonwealth.

416 PROJECTS FINANCED
OR MANAGED

6,578 JOBS CREATED
OR SUPPORTED

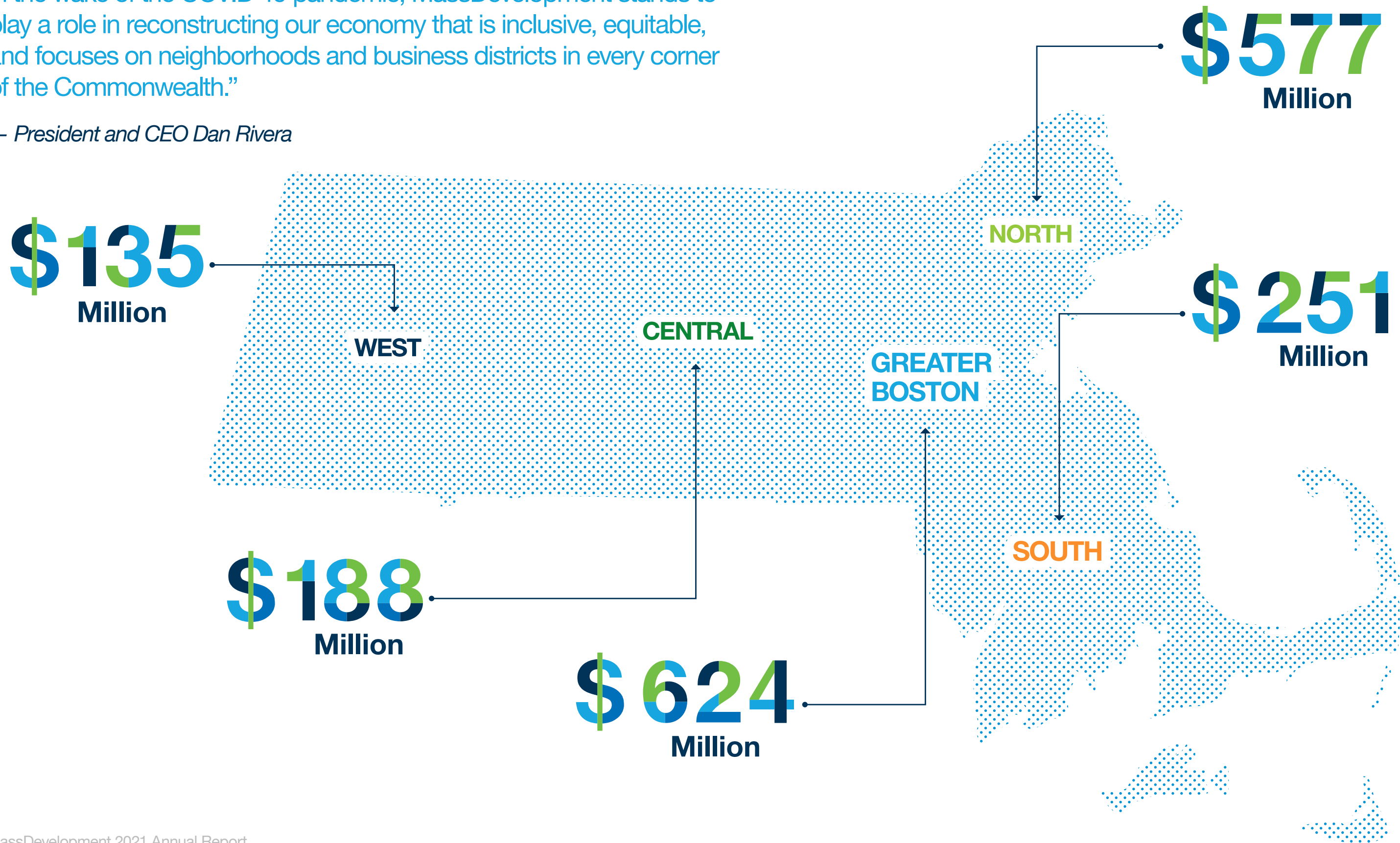
\$1.86 BILLION INVESTED IN
MASS ECONOMY

1,909 HOUSING UNITS
BUILT OR PRESERVED

Statewide Investments: \$1.86 Billion

In the wake of the COVID-19 pandemic, MassDevelopment stands to play a role in reconstructing our economy that is inclusive, equitable, and focuses on neighborhoods and business districts in every corner of the Commonwealth.”

— President and CEO Dan Rivera



GREATER BOSTON REGION

Creating a More Thoughtful World WITH US

MassDevelopment's support for nonprofit organizations is making a powerful impact on the next generation. From loans for family-focused youth development centers, to bond financing for building state-of-the-art higher-ed facilities, our work is helping to build a more thoughtful, caring environment for the development of today's young people.



Building Brighter Futures in Roxbury

Children's Services of Roxbury (CSR) has spent nearly 50 years providing the state's most vulnerable families with housing and social services. This year, MassDevelopment guaranteed an **\$8.1 million loan** to help CSR purchase its 45,000-square-foot headquarters in **Roxbury**, significantly improving cash flow and increasing the organization's capacity to expand care to underserved children and families across the Commonwealth.



“Thanks to the partnership involving MassDevelopment and Eastern Bank, CSR can continue its critical work with the financial flexibility it needs to address economic and social inequities in our communities.”

— *Housing and Economic Development Secretary and
MassDevelopment Board Chair Mike Kennealy*

Also in the Region

Tax-Exempt Bonds
Totaling \$179.6
Million

Investing in Higher Education

MassDevelopment has issued **tax-exempt bonds totaling \$179.6 million** to three institutions based in **Newton: Boston College, Lasell University, and William James College**. The schools, which enroll a combined total of approximately 17,740 students, will use bond proceeds to add new buildings to their campuses, renovate and improve existing facilities, and refinance previously issued debt.



\$50,000 Was Awarded to
The Rose Fitzgerald Kennedy
Greenway Conservancy

Ensuring Vibrant
Community Spaces

\$50,000 was awarded to **The Rose Fitzgerald Kennedy Greenway Conservancy** to enhance lighting infrastructure, make playground equipment updates, plant foliage, increase public art installations, and increase programming celebrating Asian and Asian-American culture in and around Auntie Kay and Uncle Frank Chin Park on the Greenway in **Boston's Chinatown neighborhood**. The grant is part of MassDevelopment's **Commonwealth Places** program, which invests in people and places to help reinvigorate the economy and aid recovery from COVID-19.



NORTH REGION

Helping People Thrive

WITH US

Our work has helped create a healthier, more fulfilling environment for people across the entire North Region. Our financing has provided new programs for children with developmental disabilities, created a much-needed multichannel communication system for hospital patients, and will build a brand-new health and community center for seniors on the North Shore.



Lowell Community Health Center
CARING FOR LOWELL. CARING FOR YOU.
978.937.9700 | www.lchealth.org

Students from Around the Region Have a New Place to Go

A **\$17 million tax-exempt bond** helped finance a new location for the **Collaborative for Regional Educational Services and Training (CREST)** in **Andover**, a nonprofit that provides educational, vocational, and therapeutic programs for children with developmental disabilities from 16 school districts throughout the region. The bond went towards buying and renovating a former office building so CREST could consolidate all its services and programs under one roof.

Nonprofits like CREST ensure students of all abilities have access to high-quality educational programming in a safe and welcoming environment, and helping CREST own a space for the important programs it runs for children with developmental disabilities is at the core of MassDevelopment's mission.



“Our new home has allowed us to move all of our programs to one campus and capitalize on the strength of our entire community. This new facility will allow for greater growth opportunities in the coming years and provide our member districts with a strong asset well into the future.”

— CREST Executive Director Kim Oliveira

Also in the Region

\$50,000 Grant for Capital Improvements

Improving Digital Access to Healthcare

The Lowell Community Health Center received a \$50,000 Community Health Center grant for capital improvements to fund a new multichannel communication system, enhancing efficiencies and improving patient outcomes. This was a crucial evolution of a health center service that has been offering high-quality, affordable healthcare to people of all ages since 1970, and will increase the health center’s ability to meet demand and evolve with the community’s needs.



\$250,500 from The Brownfields Redevelopment Fund

A New Mixed-Use project for Health, Housing, and Urban Beautification

MassDevelopment made two awards from the Brownfields Redevelopment Fund totaling \$250,500 to the North Shore Community Development Coalition, an organization focused on the reactivation of distressed neighborhoods. The projects will revitalize The Point neighborhood in Salem and include: The Lighthouses, a new 46-unit affordable housing project; and the nonprofit center, which will provide affordable senior housing, a new health center, and revitalized community space on the corner of Derby and Lafayette Streets. In 2021, the organization also received a \$10,000 Commonwealth Places grant to improve and drive foot traffic to four local storefronts.



SOUTH REGION

Making Business Better WITH US

At MassDevelopment, our work has helped local businesses grow, create new jobs, and provide unique benefits to their communities. This year, we've helped an emerging life sciences company launch new products and hire more employees; provided grants to build signage for small businesses; and helped an 8th-generation textiles manufacturer expand its operations.



A Surgical Devices Company Gets a Capital Infusion

MassDevelopment's **Emerging Technology Fund (ETF)** will help a **Stoughton** life sciences company create jobs and expand its product line. **Beeken Biomedical** is using a **\$1.5 million loan** to hire new employees and support company-wide growth as it launches innovative new product lines that help stop bleeding during surgeries.

MassDevelopment's ETF provides low-cost, long-term venture debt to early-stage and emerging tech companies, and will help Beeken Biomedical advance these life-saving technologies—a real win-win for Massachusetts. Our ability to support businesses with capital investment helps position the state as a desired location for more and more of the country's most innovative companies.



“This funding will accelerate our hiring initiatives within the highly talented Massachusetts life sciences community. We look forward to expanding our footprint in Massachusetts through hiring top-tier Massachusetts talent. Additionally, the funding will allow the company to purchase sufficient inventory to support our highly anticipated surgical product launch.”

— *Beeken Biomedical President and CEO Richard Kendall*

Also in the Region

\$1 Million in Loan Financing

8th-Generation Textiles Company Pivots to PPE

\$1 Million in loan financing went to **Merrow Manufacturing**, a **Fall River** sewing and textiles company that pivoted to produce reusable and disposable Personal Protective Equipment during the COVID-19 pandemic. Merrow Manufacturing is now the largest producer of USA-sourced PPE, and MassDevelopment’s financing will support the first phase of a major expansion and buy equipment that will modernize the company’s manufacturing operations.



\$35,000 TDI Grant



Improving Small Business Signage in Attleboro

Ten small businesses throughout **downtown Attleboro** will benefit from a **\$35,000 Transformative Development Initiative (TDI) Local grant** providing design and production assistance for business signage. As communities across Massachusetts recover from COVID-19, better signage can help generate a timely boost of patronage and help increase local commercial activity.

\$70,000 in Site Readiness Funds

Supporting Redevelopment in Downtown Brockton

MassDevelopment awarded the **Brockton Redevelopment Authority \$70,000 in Site Readiness funds** to support redevelopment efforts for a downtown site on Frederick Douglass Avenue into a proposed 300-space public parking garage, workforce housing, and a vertical farm. Now in its fifth year, Site Readiness Program grants advance local projects and help revitalize underused parcels, spurring new economic growth.



WEST REGION

Supporting Manufacturing WITH US

At MassDevelopment, we understand just how important manufacturing is to the state's economy. Over the past year, our financing and resources have helped boost the West Region's manufacturing sector in innovative ways—turning a 16.5-acre power station into a new life sciences space, financing new production facilities, and helping build a new virtual reality lab for the engineering and life sciences communities.



Renowned Artist Supply Manufacturer Growing in Northampton

MassDevelopment helped **Chartpak**, a leading creative products company, expand into a third facility in Northampton, providing additional manufacturing space to accommodate increased sales and hire additional workforce. **Country Bank for Savings** purchased the **\$1.8 million tax-exempt bond**, which MassDevelopment enhanced with a **\$220,000 mortgage insurance guarantee**.

“MassDevelopment consists of an incredible group of people who are dedicated to helping businesses obtain the necessary low-cost financing in order to support their growth. They are a team of practical people that recognize the daily demands that business owners face while they are simultaneously expending efforts to obtain financing.”

– *Chartpak, Inc. President Steven Roth*



Also in the Region

\$1.1 Million in Funding to Develop a 16.5-acre Tract

Former Power Transformer Facility Gets New Life

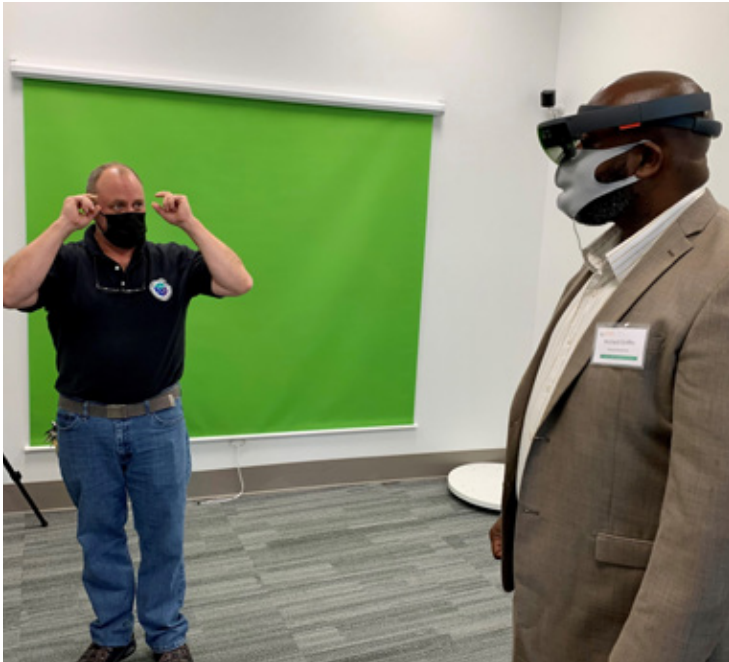
MassDevelopment helped provide over **\$1.1 million in funding** to develop a 16.5-acre tract within **Pittsfield's William Stanley Business Park**. The site is the former home of a General Electric Power Transformer Facility, and funding from Massachusetts' **Site Readiness Program** and **Brownfields Redevelopment Fund** will go towards decontamination and pre-construction costs. Construction is expected to begin in 2022 and the site aims to attract new opportunities in life sciences, manufacturing, or R&D.



\$14,435 from The Collaborative Workspace Program

Supporting the STEM Community in Berkshire County

The **Berkshire Innovation Center (BIC)** will use **\$14,435** from the **Collaborative Workspace Program** to buy and install a VR/AR simulation lab. The BIC is a collaborative workspace that supports the life sciences and engineering community in Berkshire County, and its new technology will allow virtual meetings and conferences that will benefit its partners in industry and academia.



CENTRAL REGION

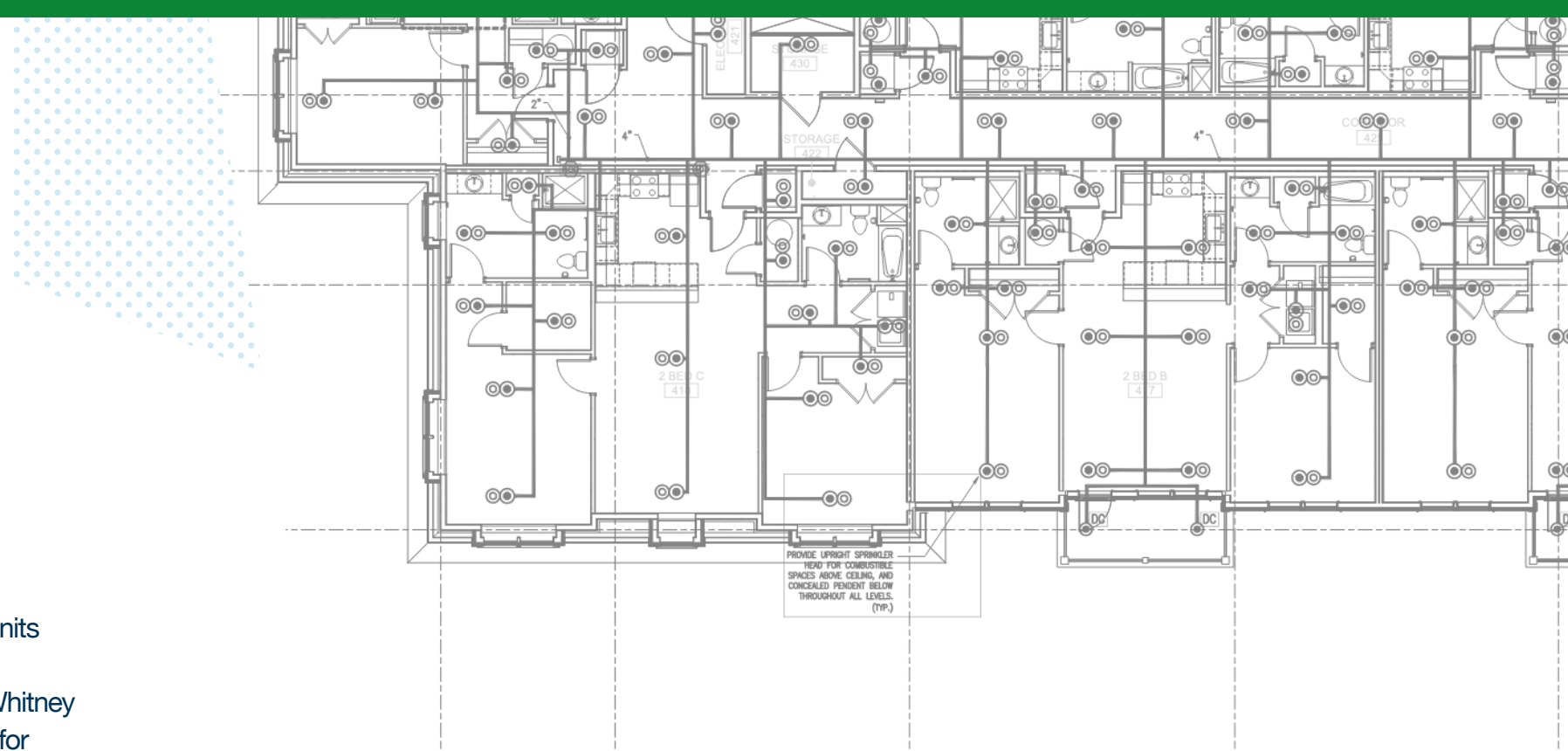
Building Smarter Housing WITH US

This year, we've partnered with some of the state's most forward-thinking banks to transform the housing market by creating thoughtful, equitable housing solutions. From building and renovating high-quality, mixed-income housing units to transforming damaged lots into premium market-rate units, our work is having a powerful positive impact in neighborhoods.



72 Units of Mixed-Income Housing in Sterling

MassDevelopment and Fidelity Bank have worked together on several housing projects including the construction of **Northgate Meadows** — a building consisting of 54 units of market-rate housing and 18 units of affordable rental housing on a 17.76-acre site conveniently located near Route 12 in the town of Sterling. MassDevelopment originally provided a **\$5 million participation** in a **\$12.9 million loan** to developer J. Whitney Development. This past fiscal year, MassDevelopment provided an additional **\$950,000 real estate loan** for associated project costs.



“Financing projects in communities where we work and live is a key element of Fidelity Bank’s LifeDesign banking approach. We appreciate the opportunity to partner with MassDevelopment on the Northgate Meadows development to help our valued client, Whitney Companies, move forward with clarity and confidence.”

— Fidelity Bank Chariman and CEO Ed Manzi Jr.

Also in the Region

\$2.5 Million in Loan Financing to Summer Street Apartments, LLC



Vacant Former Boarding House Becomes 21 Market-Rate Apartments

MassDevelopment partnered with Clinton Savings Bank to provide \$2.5 million in loan financing to Summer Street Apartments, LLC, an affiliate of Cougar Capital Management, which will use the proceeds to convert a vacant former rooming house into 21 market-rate rental housing units in downtown Leominster. Originally constructed in 1840, the building played an important role in Leominster's early industrial history by housing workers from several area factories.

“Clinton Savings Bank is always looking for ways to partner with and support local organizations that make a difference in our region to drive economic growth across Massachusetts.”

— Clinton Savings Bank Senior Vice President and Commercial Loan Officer Len Anctil

\$1.33 Million in Loan Financing

Seven New Rental Townhomes in Fitchburg

MassDevelopment teamed up with Main Street Bank to provide \$1.33 million in loan financing to construct seven new units of market-rate rental housing in downtown Fitchburg. The site had been sitting undeveloped for almost two decades after a fire in 2001. The developer, Nicholas Pelletier, is a local real estate professional and existing customer of Main Street Bank.



Board of Directors

*As of June 30, 2021

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Consolidated Statement of Net Position

Fiscal Year 2021

Assets

Cash and cash equivalents	\$ 139,258,647
Investments	\$ 165,814,718
Investment in Other	\$ 8,114,030
Investment in joint ventures	\$ 5,737,417
Loans receivable, net	\$ 88,421,922
Interest receivable	\$ 711,795
Accounts receivable and other assets	\$ 17,838,242
Project escrow deposits	\$ 2,272,639
Predevelopment and Brownfields receivables, net	\$ 894,392
Assets held for sale	\$ 2,855,160
Capital assets, net	\$ 83,929,071

Total assets **\$ 515,848,038**

Liabilities & net position

Accounts payable and accrued expenses	\$ 12,489,114
Bonds payable	\$ 4,854,177
Loans payable	-
Advances from the Commonwealth	\$ 6,794,862
Accrued interest payable	\$ 194,496
Project escrow payable	\$ 2,487,981
Other liabilities	\$ 52,754,344

Total liabilities **\$ 79,574,974**

Net position **\$ 436,273,064**

Total liabilities and net position **\$ 515,848,038**



Supporting communities in 2021

Greater Boston

Boston 125 Amory Street Development Affordable Rental Housing Bond \$ 750,000	Boston Collegiate Charter School Tax-Exempt Bond \$ 12,490,000	Delta Cab Taxi/Livery Grant \$ 42,500
2H Cab Taxi/Livery Grant \$ 15,105	Boston Youth Symphony Orchestras Cultural Facilities Fund Feasibility/Technical Grant \$ 30,000	DotHouse Health Community Health Center Grant \$ 50,000
826 Boston Cultural Facilities Fund Feasibility/Technical Grant \$ 7,500	Charlbett Cab Taxi/Livery Grant \$ 19,700	Dudley Terrace Apartments Tax-Exempt Bond \$ 8,260,000
Addis Ababa Taxi/Livery Grant \$ 15,105	Children’s Services of Roxbury Mortgage Insurance Guarantee \$ 900,000	Egleston Square Main Street Commonwealth Places \$ 15,000
Agaro Taxi Taxi/Livery Grant \$ 15,105	Codman Square Neighborhood Development Corporation/270 Talbot Avenue Brownfields Site Assessment/Remediation \$ 88,000	Emmanuel’s Limousine Services Taxi/Livery Grant \$ 25,000
Amanuel Transport Taxi/Livery Grant \$ 10,000	Community Music Center of Boston Cultural Facilities Fund Feasibility/Technical Grant \$ 10,000	Fairmount Greenway Task Force Commonwealth Places \$ 18,000
Artisan’s Asylum CoWork Grant \$ 100,000	DA & MU Cab Taxi/Livery Grant \$ 15,105	Flying Carpet Cab Taxi/Livery Grant \$ 41,300
Betty and Matty Cab Taxi/Livery Grant \$ 15,105	Dafin Taxi/Livery Grant \$ 19,700	Footlight Club Cultural Facilities Fund Capital Grant \$ 190,000

Project Listing



GrubStreet CoWork Grant \$ 25,000	Melissa Cab Taxi/Livery Grant \$ 4,686	Nuestra Comunidad Development Corporation Commonwealth Places \$ 10,000	The Clubhouse Network, Inc. Cultural Facilities Fund Capital Grant \$ 50,000
GrubStreet Cultural Facilities Fund Capital Grant \$ 200,000	Meshualekia Taxi/Livery Grant \$ 15,105	Raneem Trans Taxi/Livery Grant \$ 15,105	The Greenway Commonwealth Places \$ 50,000
Holtzer Park Affordable Rental Housing Bond \$ 17,200,000	Mesi and Solo Taxi/Livery Grant \$ 15,105	Revolutionary Spaces Cultural Facilities Fund Capital Grant \$ 200,000	The Greenway Cultural Facilities Fund Capital Grant \$ 190,000
Huntington Theatre Company Cultural Facilities Fund Capital Grant \$ 200,000	Metropolitan Area Planning Council Taxi/Livery Grant \$ 528,978	Samuel Transportation Taxi/Livery Grant \$ 35,714	The Institute of Contemporary Art Cultural Facilities Fund Capital Grant \$ 120,000
Intigua Emerging Technology Fund Loan \$ 1,000,000	Metropolitan Area Planning Council Taxi/Livery Grant \$ 2,880,836	Selam Corporation Taxi/Livery Grant \$ 15,105	The Record Co. CoWork Grant \$ 50,000
Jo G Cab Taxi/Livery Grant \$ 41,300	MIC-Paul Taxi Taxi/Livery Grant \$ 2,986	Sociedad Latina Cultural Facilities Fund Capital Grant \$ 200,000	The Theater Offensive Cultural Facilities Fund Feasibility/Technical Grant \$ 30,000
Knights of Columbus Senior Apartments Affordable Rental Housing Bond \$ 6,400,000	Mirka Taxi/Livery Grant \$ 14,310	Space Cab Taxi/Livery Grant \$ 42,500	The Vilna Shul Cultural Facilities Fund Capital Grant \$ 200,000
M1 Airport Livery Taxi/Livery Grant \$ 10,000	Museum of Science Cultural Facilities Fund Capital Grant \$ 200,000	Suffolk University Tax-Exempt Bond \$ 67,635,000	Tremont Street Taxi Taxi/Livery Grant \$ 15,105
Madison Park Development Corporation/ 75-81 Dudley Street Brownfields Site Assessment/Remediation \$ 500,000	Next Cab Taxi/Livery Grant \$ 16,600	Tee Flow Taxi Corp Taxi/Livery Grant \$ 15,105	Tudor Cab Taxi/Livery Grant \$ 50,000
MassArt Cultural Facilities Fund Capital Grant \$ 225,000	Northeastern University Tax-Exempt Bond \$ 103,480,000	The Celebrity Series of Boston Cultural Facilities Fund Feasibility/Technical Grant \$ 30,000	United Private Car Taxi/Livery Grant \$ 50,000

Project Listing

Victorian Taxi
Taxi/Livery Grant
\$ 12,412

Whittier Street Health Center
Community Health Center Grant
\$ 50,000

XRHealth
Emerging Technology Fund Loan
\$ 2,000,000

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

Hancock Village
Affordable Rental Housing Bond
\$ 7,498,000

Hancock Village
Affordable Rental Housing Bond
\$ 15,000,000

Puppet Showplace Theater
Cultural Facilities Fund Capital Grant
\$ 20,000

Cambridge
Abyssinia Coach
Taxi/Livery Grant
\$ 46,000

Buckingham Browne & Nichols
Tax-Exempt Bond
\$ 20,375,000

Cambridge Innovation Center
CoWork Grant
\$ 50,000

Central Square Business Improvement District
Commonwealth Places
\$ 10,000

Chabad Lubavitch of Cambridge
Tax-Exempt Bond
\$ 11,480,000

LabCentral
CoWork Grant
\$ 40,000

Met Boston Limo
Taxi/Livery Grant
\$ 23,920

Prime Limo Services
Taxi/Livery Grant
\$ 37,800

Truman Apartments
Affordable Rental Housing Bond
\$ 18,700,000

Chelsea
Beyond Walls
Commonwealth Places
\$ 50,000

Chelsea, City of
TDI Challenge Grant
\$ 9,000

Chelsea, City of
TDI Technical Assistance
\$ 2,000

Chelsea Small Business
Pandemic Relief Emergency Funding
TDI Local
\$ 60,000

Dedham
Animal Rescue League of Boston
Tax-Exempt Bond
\$ 12,600,000

Everett
DPV Transportation
Taxi/Livery Grant
\$ 10,000

St. Therese Apartments
Affordable Rental Housing Bond
\$ 9,143,000

Framingham
Downtown Framingham, Inc.
Commonwealth Places
\$ 10,000

Framingham History Center
Cultural Facilities Fund Feasibility/Technical Grant
\$ 14,000

Native Plant Trust, Inc.
Cultural Facilities Fund Systems Replacement
Plan Grant
\$ 7,000

South Middlesex Opportunity Council
Tax-Exempt Bond
\$ 21,414,500

Tommy's Taxi
Taxi/Livery Grant
\$ 50,000

Hull
Hull Artists
Cultural Facilities Fund Feasibility/Technical Grant
\$ 22,000

Lynn
RAW Art Works
TDI Creative Catalyst Grant
\$ 75,000

Malden
Everett Car Service
Taxi/Livery Grant
\$ 50,000

Idle Hands Craft Ales
Equipment Loan
\$ 75,000

Malden Catholic High School
Tax-Exempt Bond
\$ 16,500,000

Medford
Joseph's Transportation
Taxi/Livery Grant
\$ 50,000

Melrose
ASLK Corporation
Taxi/Livery Grant
\$ 26,490

Follow Your Art Community Studios
Cultural Facilities Fund Capital Grant
\$ 100,000

Project Listing

Milton

Labouré College of Healthcare
Tax-Exempt Bond
\$ 7,781,800

Newton

Boston College
Tax-Exempt Bond
\$ 101,960,000

Brimmer

Tax-Exempt Bond
\$ 16,822,585

Dadoo Cab

Taxi/Livery Grant
\$ 50,000

I&V Cab

Taxi/Livery Grant
\$ 50,000

Lasell University

Tax-Exempt Bond
\$ 54,800,000

LAVB Cab

Taxi/Livery Grant
\$ 41,300

MIR Taxi

Taxi/Livery Grant
\$ 50,000

William James College

Tax-Exempt Bond
\$ 22,885,000

Norwood

Norwood Historical Society
Cultural Facilities Fund Capital Grant
\$ 80,000

Quincy

Shore Transit
Taxi/Livery Grant
\$ 16,800

Revere

One Transportation Group
Taxi/Livery Grant
\$ 35,000

Somerville

Arts at the Armory
Cultural Facilities Fund Capital Grant
\$ 28,000

Green Cab Co.

Taxi/Livery Grant
\$ 50,000

Greentown Labs

CoWork Grant
\$ 70,000

Mt. Pleasant Taxi

Taxi/Livery Grant
\$ 24,000

Somerville Community Corporation

Affordable Rental Housing Bond
\$ 11,444,274

Waltham

Airport Coach LTD
Taxi/Livery Grant
\$ 43,837

Brandeis University

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

Watertown

The Dorothy and Charles Mosesian Center
for the Arts
Cultural Facilities Fund Feasibility/Technical Grant
\$ 30,000

Weymouth

RAZ
Taxi/Livery Grant
\$ 50,000

South Shore Hospital

Tax-Exempt Bond
\$ 49,221,666

Winthrop

PJM Executive Car Service
Taxi/Livery Grant
\$ 23,000

North Region

Acton

Discovery Museum
Cultural Facilities Fund Capital Grant
\$ 200,000

Amesbury

Amesbury Carriage Museum
Cultural Facilities Fund Capital Grant
\$ 120,000

Amesbury Chamber of Commerce

Commonwealth Places
\$ 8,450

Amesbury Chamber of Commerce

Commonwealth Places
\$ 16,000

Andover

CREST Collaborative
Mortgage Insurance Guarantee
\$ 1,000,000

CREST Collaborative

Tax-Exempt Bond
\$ 17,000,000

Phillips Andover Academy

Tax-Exempt Bond
\$ 50,920,000

Beverly

Beverly Main Streets
Commonwealth Places
\$ 6,825

Boston Chauffeur Service

Taxi/Livery Grant
\$ 50,000

Cabot Street YMCA

Tax-Exempt Bond
\$ 10,500,000

Burlington

Burlington Mall Road
Site Readiness Program
\$ 85,000

Project Listing

Wellforce Tax-Exempt Bond \$ 234,335,000	Fleet Machine Export Loan Guarantee \$ 357,000	St. Joseph’s Schoolhouse LLC Real Estate Loan \$ 3,241,045	Marriner Building Site Readiness Program \$ 135,000
Chelmsford Annex Transit Taxi/Livery Grant \$ 50,000	Fleet Machine Gloucester Revolving Loan Fund \$ 510,000	Lawrence 599 Studios CoWork Grant \$ 50,000	Methuen Street Realty Real Estate Loan \$ 1,362,432
Careplus Medical Transport Taxi/Livery Grant \$ 50,000	Hammond Castle Museum Cultural Facilities Fund Capital Grant \$ 100,000	EB Associates LLC Real Estate Loan \$ 2,437,500	Town Livery Taxi/Livery Grant \$ 50,000
Concord The Guild for Human Services Tax-Exempt Bond \$ 17,644,000	O’Keefe, Timothy G. Gloucester Revolving Loan Fund \$ 44,108	Lawrence Art Collective TDI Creative Catalyst Grant \$ 100,000	Lexington Lexington, Town of Cultural Facilities Fund Capital Grant \$ 200,000
Concord Antiquarian Society Cultural Facilities Fund Capital Grant \$ 200,000	Waterfront Redevelopment Site Readiness Program \$ 700,000	Lawrence, City of TDI Local \$ 30,000	Lowell Chestnut Square Affordable Rental Housing Bond \$ 7,695,000
Emerson Umbrella Center for the Arts Cultural Facilities Fund Capital Grant \$ 100,000	Wheelhouse Cowork CoWork Grant \$ 65,000	Lawrence, City of TDI Technical Assistance \$ 50,899	Do-it-Yourself Lowell Commonwealth Places \$ 10,000
Danvers Rollo Limousine Services Taxi/Livery Grant \$ 12,564	Haverhill 27 Washington Street LLC Commercial Loan \$ 2,000,000	Lawrence CommunityWorks/50 Island Street Brownfields Remediation \$ 100,500	Lowell Community Health Center Community Health Center Grant \$ 50,000
St. John’s Preparatory School Tax-Exempt Bond \$ 51,375,109	87 Washington LLC Real Estate Loan \$ 175,000	Lawrence CommunityWorks/610 Broadway Brownfields Site Assessment \$ 88,940	Lowell Makes CoWork Grant \$ 90,000
Gloucester Cape Ann Fisheries Development Corporation Jodrey Management Fee \$ 143,520	Greater Haverhill Chamber of Commerce Commonwealth Places \$ 25,000	Lawrence Small Business Pandemic Relief Emergency Funding TDI Local \$ 60,000	Lowell Makes Cultural Facilities Fund Capital Grant \$ 76,000

Project Listing

UTEC
Commonwealth Places
\$ 50,000

Lynn
ARC Realty Management LLC
Real Estate Loan
\$ 920,000

ARC Realty Management LLC
Real Estate Loan
\$ 2,800,000

ARC Realty Management LLC/
38-54 Exchange Street
Brownfields Remediation
\$ 130,000

Beyond Walls
Commonwealth Places
\$ 4,250

Economic Development & Industrial Corporation
of Lynn/83 Willow Street
Brownfields Remediation
\$ 250,000

Lynn, City of
Cultural Facilities Fund Capital Grant
\$ 160,000

Raw Art Works
Cultural Facilities Fund Capital Grant
\$ 154,000

Raw Art Works
TDI Creative Catalyst Grant
\$ 75,000

Tia Cole/Lynn Main Streets
Commonwealth Places
\$ 15,000

Marblehead
Marblehead Little Theatre
Cultural Facilities Fund Capital Grant
\$ 70,000

Maynard
ArtSpace Maynard
Commonwealth Places
\$ 10,000

Newburyport
Theater in the Open
Cultural Facilities Fund Capital Grant
\$ 22,000

Turning Point
Tax-Exempt Bond
\$ 4,900,000

North Andover
Merrimack College
Tax-Exempt Bond
\$ 22,760,000

Merrimack College
Tax-Exempt Bond
\$ 53,409,546

Peabody
Granite Coast Brewing
TDI Creative Catalyst Grant
\$ 30,000

Michael's Limousine Co.
Taxi/Livery Grant
\$ 30,400

Roman Limousine
Taxi/Livery Grant
\$ 50,000

Total Praise Services
Taxi/Livery Grant
\$ 8,530

Rowley
Clark School
CARES RLF Loan
\$ 160,000

Salem
North Shore Community Development Coalition
Commonwealth Places
\$ 10,000

North Shore Community Development Coalition/
47 Leavitt Street
Brownfields Remediation
\$ 170,000

North Shore Community Development Coalition/
9 Peabody Street; 73, 75 & 83-85 Lafayette Street
Brownfields Site Assessment
\$ 80,500

Peabody Essex Museum
Cultural Facilities Fund Capital Grant
\$ 200,000

Salem Heights II Preservation Associates
Affordable Rental Housing Bond
\$ 55,000,000

Salisbury
Four Star Limousine
Taxi/Livery Grant
\$ 48,501

Limo Dave
Taxi/Livery Grant
\$ 34,970

Wenham
Gordon College
Tax-Exempt Bond
\$ 31,173,021

Westford
C&L Air Limo
Taxi/Livery Grant
\$ 24,696

Rides By Joanne
Taxi/Livery Grant
\$ 20,000

South Region

Aquinnah
Aquinnah Wampanoag Indian Museum
Cultural Facilities Fund Capital Grant
\$ 64,000

Attleboro
Attleboro Arts Museum
Commonwealth Places
\$ 9,700

Attleboro, City of
TDI Challenge Grant
\$ 9,000

Attleboro, City of
TDI Local
\$ 35,000

Project Listing

Attleboro, City of
TDI Technical Assistance
\$ 65,961

Attleboro Small Business Pandemic Relief
Emergency Fund
TDI Local
\$ 30,000

Downtown Beautification
TDI Cohort Project
\$ 20,000

Robbins Children’s Programs
Tax-Exempt Bond
\$ 2,850,000

Barnstable
Barnstable, City of
TDI Technical Assistance
\$ 49,195

Barnstable Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 30,000

Cape Cod Healthcare
Tax-Exempt Bond
\$ 69,400,000

CapeBuilt Development
Mortgage Insurance Guarantee
\$ 419,200

CapeBuilt Development
Real Estate Loan
\$ 6,601,250

Circles and Artists’ Residencies
TDI Cohort Project
\$ 20,000

Hyannis Main Street BID
Commonwealth Places
\$ 10,000

Hyannis Main Street BID
Commonwealth Places
\$ 19,500

The Cape Cod Toy Library
Commonwealth Places
\$ 50,000

Brewster
Cape Rep Theatre
Cultural Facilities Fund Capital Grant
\$ 200,000

Bridgewater
Bill’s Taxi Service
Taxi/Livery Grant
\$ 50,000

Brockton
Black Owned Brockton Organizational Support
TDI Cohort Project
\$ 10,000

Brockton Beer Company
CARES RLF Loan
\$ 430,000

Brockton, City of
TDI Challenge Grant
\$ 8,000

Brockton, City of
TDI Local
\$ 35,000

Brockton, City of
TDI Technical Assistance
\$ 13,520

Brockton, City of/308 Montello Street
Brownfields Remediation
\$ 250,000

Brockton Redevelopment Authority/
Frederic Douglass Avenue
Site Readiness Program
\$ 70,000

Brockton Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 30,000

Cardinal Spellman High School
Tax-Exempt Bond
\$ 3,000,000

Fuller Craft Museum
Cultural Facilities Fund Capital Grant
\$ 140,000

Lynch’s Towing/790 West Chestnut Street
Brownfields Site Assessment
\$ 61,000

Canton
ACC Transportation Group
Taxi/Livery Grant
\$ 50,000

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

Eastham
Lower Cape TV
Cultural Facilities Fund Feasibility/Technical Grant
\$ 30,000

Fairhaven
Route 6/Route 240
Site Readiness Program
\$ 75,000

Fall River
64 Durfee, LLC
Mortgage Insurance Guarantee
\$ 916,000

Bristol County Chamber Foundation
Commonwealth Places
\$ 10,000

Fall River, City of
TDI Challenge Grant
\$ 9,000

Fall River, City of
TDI Local
\$ 65,000

Fall River, City of
TDI Technical Assistance
\$ 34,357

Fall River Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 60,000

Project Listing

Fall River State Pier
MDFA Unreimbursed Admin Cost
\$ 101,203

Merrow Manufacturing
CARES RLF Loan
\$ 1,000,000

South Main Business Incubator
TDI Cohort Project
\$ 10,000

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

Falmouth ShareSpace
CoWork Grant
\$ 10,471

Friends of Nobska Light
Cultural Facilities Fund Capital Grant
\$ 200,000

The College Light Opera Company
Cultural Facilities Fund Capital Grant
\$ 200,000

Woods Hole Public Library
Cultural Facilities Fund Systems Replacement
Plan Grant
\$ 7,000

Franklin
Amego, Inc.
Tax-Exempt Bond
\$ 30,000,000

Harwich
Outer Cape Health Services
Community Health Center Grant
\$ 50,000

Mashpee
Old Indian Meeting House
Cultural Facilities Fund Feasibility/Technical Grant
\$ 30,000

Middleborough
Middleborough, Town of
Cultural Facilities Fund Capital Grant
\$ 20,000

Nantucket
Nantucket Historical Association
Cultural Facilities Fund Capital Grant
\$ 150,000

New Bedford
East Coast Seafood
Equipment Loan
\$ 602,000

Groundwork
CoWork Grant
\$ 7,790

Massachusetts College of Art and Design
Commonwealth Places
\$ 25,000

New Bedford Art Museum
Cultural Facilities Fund Feasibility/Technical Grant
\$ 20,000

New Bedford State Pier
Capital Improvements
\$ 201,231

New Bedford State Pier
MDFA Unreimbursed Admin Cost
\$ 336,522

Nicholas Transportation
Taxi/Livery Grant
\$ 3,000

Places To Go
Taxi/Livery Grant
\$ 16,000

South Coast Surface Design
CoWork Grant
\$ 5,000

Southcoast Hospitals Group
Tax-Exempt Bond
\$ 83,010,000

TDI Creative Cities Pilot
TDI/Barr Creative Economy Initiative
\$ 43,875

TDI Creative Cities Pilot
TDI/Barr Creative Economy Initiative
\$ 224,000

Verdean Veterans Memorial Foundation
TDI/Barr Creative Economy Initiative
\$ 12,000

Waterfront Historic Area League of New Bedford
CARES RLF Loan
\$ 445,000

Waterfront Historic Area League of New Bedford
CARES RLF Loan
\$ 500,000

Waterfront Historic Area League of New Bedford
Cultural Facilities Fund Capital Grant
\$ 200,000

North Attleboro
Hockomock Area YMCA
Tax-Exempt Bond
\$ 10,500,000

Norton
Wheaton College
Tax-Exempt Bond
\$ 34,740,000

Orleans
Orleans Chamber of Commerce
Commonwealth Places
\$ 12,750

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

Plymouth
Manomet
Cultural Facilities Fund Capital Grant
\$ 100,000

Plymouth Center for the Arts
Cultural Facilities Fund Capital Grant
\$ 150,000

Provincetown
Fine Arts Work Center
Cultural Facilities Fund Capital Grant
\$ 200,000

Project Listing

- Raynham

Really Robin’s Transportation
Taxi/Livery Grant
\$ 45,051
- Sandwich

Heritage Museums & Gardens
Cultural Facilities Fund Capital Grant
\$ 200,000
- Seekonk

Seekonk, Town of/36 Maple Street
Brownfields Remediation
\$ 250,000
- Stoughton

Beeken Biomedical
Emerging Technology Fund Loan
\$ 1,500,000
- Taunton

D and P Community Transportation
Taxi/Livery Grant
\$ 15,220
- Truro

Mercedes Cab Company
Taxi/Livery Grant
\$ 50,000
- Truro Center for the Arts at Castle Hill
Cultural Facilities Fund Capital Grant
\$ 100,000
- Truro Historical Society
Cultural Facilities Fund Capital Grant
\$ 150,000

West Region

- Amherst

Amherst Area Chamber of Commerce
Commonwealth Places
\$ 10,000
- Amherst Cinema
Cultural Facilities Fund Capital Grant
\$ 90,000
- Hitchcock Center for the Environment
Cultural Facilities Fund Capital Grant
\$ 75,000
- Valley Light Opera
Cultural Facilities Fund Capital Grant
\$ 16,000
- Becket

Jacob’s Pillow
Cultural Facilities Fund Capital Grant
\$ 200,000
- Belchertown

Carriage Grove Power Plant
Site Readiness Program
\$ 804,000
- Blandford

Historical Society of Blandford
Cultural Facilities Fund Capital Grant
\$ 95,000
- Chicopee

Chicopee Center Park Design and Program Work
TDI Cohort Project
\$ 10,000

- Chicopee Chamber of Commerce
Commonwealth Places
\$ 10,000
- Chicopee Chamber of Commerce
Commonwealth Places
\$ 23,000
- Chicopee, City of
TDI Local
\$ 30,000
- Chicopee, City of
TDI Technical Assistance
\$ 38,437
- Chicopee Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 60,000
- Chicopee Wayfinding Production
TDI Cohort Project
\$ 39,023
- Deerfield

Deerfield Academy
Tax-Exempt Bond
\$ 60,615,000
- Historic Deerfield
Cultural Facilities Fund Capital Grant
\$ 200,000
- Great Barrington

Community Access to the Arts
Cultural Facilities Fund Capital Grant
\$ 200,000

- Community Access to the Arts
Cultural Facilities Fund Systems
Replacement Plan Grant
\$ 7,000
- Greenfield

Greenfield Business Association
Commonwealth Places
\$ 15,000
- Western Massachusetts Food Processing Center
CoWork Grant
\$ 61,000
- Hadley

The Porter-Phelps-Huntington House Museum
Cultural Facilities Fund Capital Grant
\$ 16,000
- Holyoke

Cubit Coworks
CoWork Grant
\$ 27,315
- Holyoke, City of
Cultural Facilities Fund Capital Grant
\$ 110,000
- Nuestras Raíces Farm/La Finca
CoWork Grant
\$ 55,000
- Lee

Eagle Mill Redevelopment
Commercial Loan
\$ 800,000

Project Listing

Lenox

Frankie’s Ristorante Italiano
Commonwealth Places
\$ 7,675

Massachusetts Audubon Society
Cultural Facilities Fund Capital Grant
\$ 200,000

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

Longmeadow

Glenmeadow
Affordable Rental Housing Bond
\$ 8,000,000

Montague

Nova Labs
CoWork Grant
\$ 30,000

The Brick House Community Resource Center
Commonwealth Places
\$ 9,880

Turners Falls Cultural District
Commonwealth Places
\$ 6,400

North Adams

North Adams Chamber of Commerce
Commonwealth Places
\$ 17,850

Northampton

Academy of Music
Cultural Facilities Fund Capital Grant
\$ 120,000

Chartpak
Industrial Development Bond
\$ 1,798,720

Chartpak
Mortgage Insurance Guarantee
\$ 220,000

Northampton Community Arts Trust
Cultural Facilities Fund Capital Grant
\$ 100,000

Palmer

Church Street Bridge
Site Readiness Program
\$ 280,000

Pittsfield

Barrington Stage Company
Cultural Facilities Fund Capital Grant
\$ 170,000

Berkshire Innovation Center
CoWork Grant
\$ 14,435

Downtown Pittsfield, Inc.
Commonwealth Places
\$ 39,000

Roots Rising
Commonwealth Places
\$ 7,500

William Stanley Business Park/Site 9
Site Readiness Program
\$ 880,000

William Stanley Business Park/Site 9
Brownfields Site Assessment/Remediation
\$ 264,000

Southwick

Hudson Drive/Sam West Road Industrial Park
Site Readiness Program
\$ 105,000

Springfield

1550 MAIN
Annual Lease Revenue
\$ 2,023,088

Blues to Green
Commonwealth Places
\$ 50,000

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

Caring Health Center
Tax-Exempt Bond
\$ 7,200,000

Common Wealth Murals
Commonwealth Places
\$ 7,500

Duc-Pac Corporation
Industrial Development Bond
\$ 3,123,550

Friends of Springfield Preparatory Charter School
Charter School Loan
\$ 2,486,000

Friends of Springfield Preparatory Charter School
Tax-Exempt Bond
\$ 13,350,000

Gio’s Ollie Session
TDI Creative Catalyst Grant
\$ 100,000

Rooted Essence Dance Mecca
TDI Creative Catalyst Grant
\$ 35,000

Springfield, City of
TDI Local
\$ 30,000

Springfield, City of/846 & 876 Bay Street
Brownfields Site Assessment/Remediation
\$ 250,000

Springfield Museums Corporation
Cultural Facilities Fund Capital Grant
\$ 150,000

Springfield Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 60,000

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

Project Listing

Urban Artisan Farm CoWork Grant \$ 50,000
Stockbridge Berkshire Botanical Garden Cultural Facilities Fund Feasibility/Technical Grant \$ 30,000
IS183 Art School Cultural Facilities Fund Systems Replacement Plan Grant \$ 7,000
National Trust for Historic Preservation Cultural Facilities Fund Capital Grant \$ 175,000
Stockbridge Library, Museum & Archives Commonwealth Places \$ 7,200
West Springfield Hampden Charter School of Science West Charter School Loan \$ 1,810,000
Hampden Charter School of Science West Tax-Exempt Bond \$ 7,375,000
Williamsburg Snow Farm - The New England Craft Program Cultural Facilities Fund Capital Grant \$ 12,000
Williamstown Sterling and Francine Clark Art Institute Cultural Facilities Fund Capital Grant \$ 130,000

Williams College Tax-Exempt Bond \$ 20,555,000
Central Region
Boylston Tower Hill Botanic Garden Cultural Facilities Fund Capital Grant \$ 200,000
Devens Devens Leased Properties Annual Revenue \$ 836,698
Dudley Nichols College Tax-Exempt Bond \$ 20,000,000
Fitchburg Crescent Street Development Real Estate Loan \$ 340,000
Fitchburg, City of TDI Challenge Grant \$ 9,000
Fitchburg, City of TDI Local \$ 40,000
Fitchburg, City of TDI Technical Assistance \$ 33,560

Fitchburg Small Business Pandemic Relief Emergency Funding TDI Local \$ 60,000
FSU Foundation Supporting Organization Real Estate Loan \$ 500,000
FSU Foundation Supporting Organization/ 15 Central Street Brownfields Remediation \$ 500,000
IVJ Group/87-91 River Street Brownfields Remediation \$ 275,000
Relmagine North of Main Commonwealth Places \$ 10,000
River Styx Brewing Equipment Loan \$ 650,000
River Styx Brewing Export Loan Guarantee \$ 455,000
The Drivers Transportation Taxi/Livery Grant \$ 29,500
Hopkinton Hopkinton Center for the Arts Cultural Facilities Fund Capital Grant \$ 180,000

Lancaster Perkins Tax-Exempt Bond \$ 17,080,000
Leicester The WorcShop CoWork Grant \$ 65,000
Leominster Summer Street Apartments, LLC Real Estate Loan \$ 400,000
Marlborough Dav-Tech Plating Commercial Loan \$ 295,734
Milford Milford Regional Medical Center Tax-Exempt Bond \$ 56,650,000
Millbury Laramée & Calley Taxi/Livery Grant \$ 50,000
North Brookfield The Friends of the Town House Commonwealth Places \$ 9,450
Southborough St. Mark’s School Tax-Exempt Bond \$ 47,946,000

Project Listing

Southbridge

Desforges, Peter A. & Deborah
Commercial Loan
\$ 393,498

Sterling

Northgate Meadows
Real Estate Loan
\$ 950,000

Templeton

CC MPZ School Street LLC/16 School Street
Brownfields Site Assessment
\$ 50,036

Uxbridge

Blackstone Valley Livery, LLC
Taxi/Livery Grant
\$ 17,389

Winchendon

Winchendon, Town of/Summer Drive
Brownfields Site Assessment/Remediation
\$ 150,200

Worcester

180 Main Street Associates
Real Estate Loan
\$ 2,016,841

526 Main Street
Annual Lease Revenue
\$ 20,400

526 Main Street
TDI Equity Investment
\$ 181,582

Arts & Business Council of Greater Boston
Cultural Facilities Fund Capital Grant
\$ 200,000

Condron Worcester Realty LLC
Real Estate Loan
\$ 600,000

Creative Hub Worcester
Commonwealth Places
\$ 5,515

Family Health Center of Worcester
Community Health Center Grant
\$ 23,488

Main South Community Development Corporation
TDI Local
\$ 60,000

Main South Community Development
Corporation/92 Grand Street
Brownfields Site Assessment/Remediation
\$ 257,800

MBI StartUp & ScaleUp Centers
CoWork Grant
\$ 45,000

New Garden Park
Real Estate Loan
\$ 265,537

Notre Dame Health Care
Tax-Exempt Bond
\$ 33,628,308

Safeway Luxury Transportation
Taxi/Livery Grant
\$ 18,585

Technocopia
CoWork Grant
\$ 45,000

Telegram & Gazette Building
Mortgage Insurance Guarantee
\$ 1,840,320

Worcester Art Museum
Cultural Facilities Fund Capital Grant
\$ 200,000

Worcester, City of
TDI Technical Assistance
\$ 46,329

Worcester Idea Lab & Accelerator
CoWork Grant
\$ 1,855

Worcester Regional Food Hub
CoWork Grant
\$ 100,000

Worcester Small Business Pandemic Relief
Emergency Funding
TDI Local
\$ 60,000

WorcLab
CoWork Grant
\$ 22,134

Youth On The Move
Taxi/Livery Grant
\$ 50,000

Statewide

CIL Realty of Massachusetts
Tax-Exempt Bond
\$ 33,965,000

Commonwealth of Massachusetts Infrastructure
Tax-Exempt Special Obligation Bond
\$ 51,120,000

New England Livery Association
Taxi/Livery Grant
\$ 1,000,000

University of Massachusetts
Innovation Voucher Fund
\$ 325,370

University of Massachusetts
Innovation Voucher Fund
\$ 373,576

University of Massachusetts
Innovation Voucher Fund
\$ 407,294

University of Massachusetts
Innovation Voucher Fund
\$ 513,994

University of Massachusetts
Innovation Voucher Fund
\$ 577,238

TDI Emerging Developers Workshops
TDI Technical Assistance
\$ 15,750

The Transportation Alliance
Taxi/Livery Grant
\$ 1,000,000

For more information
contact us.