



Destination Devens

FY 2022 Annual Report

MassDevelopment Board of Directors (as of June 30, 2022)



Charlie Baker
Governor

Karyn Polito
Lieutenant Governor

Mike Kennealy, Chair
Secretary of Housing & Economic Development

Brian Kavoogian, Vice Chair
Managing Partner, National Development

Jessica Andors
Executive Director, Lawrence CommunityWorks

Mark Attia
Designee for Secretary of Administration & Finance

Gary Campbell
Chief Executive Officer, Gilbert Campbell Real Estate

James E. Chisholm
Division President, Waypoint

Joan C. Corey
Business Agent, Teamsters Local Union No. 25

Juan Carlos Morales
Founding and Managing Director, Surfside Capital Advisors

Kristina Spillane
Managing Director, Strategic Accounts, Fidelity National Information Services

Julieann M. Thurlow
President and Chief Executive Officer, Reading Cooperative Bank



A Message from MassDevelopment

I am excited to share the Devens annual report for FY 2022. As the president and CEO of MassDevelopment, I am proud to serve the Devens community alongside many other dedicated and passionate staff members.

Devens – its people, businesses, and places – is a special location that has so much to offer and so much potential.

Our business-ready community is a national model for sustainable redevelopment and military base reuse, and provides an abundance of opportunity for commercial investment and residential growth. Devens has rapidly become a destination for global companies such as Bristol Myers Squibb, Quiet 3PF, SMC Ltd., Watson-Marlow, and many more. By planting regional or divisional operations here, these world-class businesses create high-quality jobs and generate significant economic activity in central Massachusetts.

The community's location is within easy driving distance of Boston and Worcester, and a daily shuttle service to the MBTA Commuter Rail has made that travel even easier for many commuters. For those traveling to and from, Marty's Corner Café & Deli has become one of many popular stops to enjoy a coffee, baked good, sandwich, or salad. At the same time, developments like Emerson Green are growing, providing much-needed housing options for families, retirees, and working professionals.

What makes Devens really stand out is the integration of 1,700 acres of open space that contributes to the character and work-life balance that exists here. Our local Department of Public Works & Recreation works hard to maintain all public spaces, roadways, and sidewalks to ensure convenience and safety no matter the season. Moreover, they manage an active and robust recreation calendar of sporting events, family activities, and tournaments that bring thousands to the community each year.

I'm inviting you to make Devens your next destination. Our team at MassDevelopment stands ready to give you a tour of available property and review the benefits of locating to this idyllic and innovative Massachusetts community.



Dan Rivera
President & CEO



Clearpath for Veterans New England patio dedication in May 2022. Left to right: Representative Dan Sena, MassDevelopment President and CEO Dan Rivera, ClearPath for Veterans NE Executive Director Donna Bulger, and Scott Bulger

Pro-Business

Every so often, a submarket in a major metro area emerges as a destination for high-growth companies. In New England, Devens has become that submarket – especially for life sciences and manufacturing. To support this growth, MassDevelopment continues to invest in infrastructure, utilities, public safety, and more – supporting \$1+ billion in development activity in Devens this past year alone.

King Street Properties is developing a five building, \$500 million bio-manufacturing campus on approximately 45 acres in Devens. The Pathway Devens campus will include 510,000-square-feet of research and development lab space, giving biotech companies the room they need to manufacture their drugs in-house without compromise.

Watson-Marlow Fluid Technology Group broke ground for a 150,000-square-foot manufacturing facility on a 25.4-acre parcel overlooking Red Tail Golf Club's 18-hole course. The build-to-suit facility will feature eight cleanrooms, warehousing, and offices with additional room for growth.

The 47-acre commercial fusion energy campus will be home to **Commonwealth Fusion System's (CFS)** compact fusion device SPARC that will demonstrate how fusion can work as a power source, as well as corporate offices, and an advanced manufacturing facility. Spun out of the Massachusetts Institute of Technology (MIT), CFS combines the decades of research experience of MIT's Plasma Science and Fusion Center.

Drug maker **Bristol Myers Squibb** is expanding their bio-manufacturing campus with a 244,000-square-foot, state-of-the-art Cell Therapy manufacturing facility. The company has highly trained manufacturing teams that work in one of the most technologically advanced environments in the world. This new addition includes specialized processing suites, quality assurance and quality control facilities, packaging, office, and storage space for the development of a new form of cancer treatment.



Bio-manufacturing facilities are plants where drugs and other materials that go into the human body are made. Their physical proximity to the research labs where therapies are developed is a big plus and Devens offers an ideal environment for them to grow and to thrive.

Accumet Engineering, an advanced processing manufacturer, will consolidate its existing operations in Massachusetts into a new 40,000-square-foot facility on Lake George Street where it will have room to expand its operations. MassDevelopment worked with banking partner and bond purchaser, Middlesex Savings Bank to provide a \$4.1 million tax-exempt bond for building construction and fit-out costs.



Accumet Engineering

Optimum location

The Devens community is conveniently located by Route 2 and I-495 with 2,100 acres of open space and recreation land accessible to residents, employees, and visitors. During the spring, summer, and early fall, Devens is a hub for outdoor fitness, family-friendly fun, and more.

The **Department of Public Works (DPW) & Recreation** manages a schedule that includes monthly and seasonal events (Spring Blood Drive, Family Fun Summer Celebration, Food Truck & Craft Fest, Harvest Festival, Annual Tree Lighting, etc.) along with a full calendar of field and facility rentals that bring thousands to Devens for fundraisers, games, and tournaments. Our DPW specializes in commercial maintenance and when you enter the community, you are welcomed with well-manicured grounds and professionally maintained roadways.

In FY 2022, DPW oversaw miles of paving, crack sealing, and other asphalt maintenance projects including catch basin rebuilding and pothole repairs. From snowplowing to tree replacement, our staff is constantly on the move, preserving, maintaining, and improving infrastructure.



Public Safety is comprised of the **Devens Fire Department, Emergency Management, and the Massachusetts State Police**. In FY 2022, the Devens Fire Department improved their efforts to recruit a more diverse workforce, adding women, minority, and bilingual staff members. Over the course of the year, the fire prevention team completed more than 300 inspections directly contributing to an increase in workplace fire safety across the community.



Food Truck & Craft Fest



Mirror Lake Family Fun Day

MassDevelopment contracts with the Massachusetts State Police for customary policing of criminal activities, traffic enforcement, investigation of motor vehicle crashes, and responses to emergency 911 calls.

Visitors are encouraged to explore the natural surroundings in Devens as well as its history. The Fort Devens Museum offers a free guide to the many monuments that exist throughout the community that pay tribute to our Veterans.

Devens tenants vary in size and cover a range of industries including manufacturing, professional, scientific, and technical, and educational services, retail, and more. No matter the size and scale of your business, MassDevelopment will work with you to ensure your success in a safe and well-run community.



Devens Farmers Market



Warrior Memorial Park

Adaptable and efficient



MassDevelopment's environmental mission in Devens is to ensure that the land once used and impacted as a former military base becomes and remains suitable for productive reuse whether it be for recreational, open space, industrial, or residential purposes. We continue to work closely with the U.S. Army, U.S. Environmental Protection Agency (EPA), Massachusetts Department of Environmental Protection (MassDEP), and local stakeholders.

Low impact development, green infrastructure, and waste management are priorities in Devens. The community adopted a **Devens Complete Streets Policy** that incorporates principles that contribute to the overall safety, health, economic viability, and quality of life of the community. The policy was further updated to include green stormwater infrastructure, shade trees, and the use of recycled materials, to protect and create a healthier natural and social environment, improve air and water quality, and help reduce localized flooding.

The **Devens Regional Household Hazardous Products Collection Center** is a collaboration of 14 surrounding communities and is available to residents and businesses that generate small quantities of hazardous waste.

The Great Exchange program is run out of the Devens Eco-Efficiency Center that prevents the waste of unneeded items and provides savings opportunities for nonprofit, commercial, and industrial entities by hosting bi-monthly shopping events for lightly used items.

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.

A net zero energy home

Opportunity for community

Devens has thriving neighborhoods with residents and local businesses committed to the success of the community. Public participation and community engagement is encouraged through vehicles like the [Devens Committee](#), [Devens Educational Advisory Committee](#), and the [Nashoba Valley Chamber of Commerce](#). MassDevelopment also works closely with the U.S. Army Garrison Fort Devens and this year partnered with them and the town of Ayer to host a day-long Fort Devens Day celebration in August that concluded with a brilliant fireworks display.

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.

School-aged children living in Devens are educated in the [Harvard Public School System](#) thanks to a contract between MassDevelopment and the town of Harvard.

By choosing Devens, residents are embracing a mixed-use community that incorporates open space and outdoor recreation with professional management and smart business growth.



Fort Devens Day

Financials

Devens Utilities - For the Years Ended June 30, 2021 and June 30, 2022

Revenue and Expenses	2021	2022
Operating revenues:		
Gas	\$6,822,993	\$7,520,534
Electric	19,518,413	19,985,052
Water	1,128,102	1,272,034
Wastewater	3,226,145	3,501,591
Total operating revenues	30,695,651	32,279,211
Operating expenses:		
Professional and administrative operations	881,965	775,057
Gas operations	6,040,463	6,343,210
Electric operations	15,787,050	19,203,512
Water operations	742,338	729,572
Wastewater operations	2,006,965	1,985,287
PILOT Fee-Electric	750,000	-
Bad debt expense	(16,913)	(43,105)
Depreciation expense	3,970,469	3,991,538
Amortization of bonds	87,044	215,660
Total operating expenses	30,249,380	33,200,730
Excess revenues/(expenses) before non-operating activity	\$446,271	\$(921,520)
Non-operating revenues/(expenses)	(137,128)	(44,720)
Excess revenues/(expenses)	\$309,143	\$(966,240)
Capital activity:		
Utility infrastructure	\$1,856,057	\$14,297,814
Total capital activity	\$1,856,057	\$14,297,814

Devens - For the Years Ended June 30, 2021 and June 30, 2022

Revenue and Expenses	2021 (restated)	2022
Operating revenues:		
Lease income	\$1,283,492	\$1,460,930
Payment in Lieu of Taxes	750,000	-
Property taxes	9,752,093	11,880,549
Other municipal income	460,827	378,391
Public education	197,328	178,199
Fire and Police income	237,534	290,981
Recreation income	245,911	407,008
Total operating revenues	12,927,185	14,596,058
Operating expenses:		
Professional and administrative operations	5,287,774	5,006,510
Fire operations	2,647,874	3,012,457
Public works operations	1,565,296	1,702,802
Recreation operations	56,644	78,490
Municipal education expense	2,185,342	2,637,768
Police operations	1,344,235	1,586,736
Bad debt expense and tax overlay reserve	64,195	101,149
Depreciation and amortization expense	3,042,250	2,893,602
Total operating expenses	16,193,611	17,019,513
Excess operating expenses	\$(3,266,426)	\$(2,423,456)
Land and building sales, net	153,511	3,235,175
Non-operating revenues/(expenses)	644,719	143,286
Excess revenues/(expenses)	\$(2,468,196)	\$955,005
Capital activity:		
Office equipment, computers, software	\$27,945	\$43,155
Environmental activities	47,593	22,127
Devens municipal services	497,353	242,258
Devens real estate and engineering	498,996	1,408,259
Total capital activity	\$1,071,888	\$1,715,799





DevensCommunity.com