



DEVENS DELIVERS

ANNUAL REPORT 2023



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(as of June 30, 2023)

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Devens Reserve Forces Training Area (RFTA) change of command ceremony, June 2023

This past year, Devens delivered in great ways.

Devens company Commonwealth Fusion Systems (CFS) welcomed U.S. Energy Secretary Jennifer Granholm, U.S. Senator Elizabeth Warren, U.S. Senator Ed Markey, U.S. Congresswoman Lori Trahan, Lt. Governor Kim Driscoll, Secretary of Economic Development and MassDevelopment Board Chair Yvonne Hao, elected officials, company executives, and others to their facility where they will build "a compact fusion device that will prove fusion can work as a commercial energy source for the first time in history."

CFS is in good company with innovative businesses like Accumet Engineering, Bristol-Myers Squibb, Electric Hydrogen, SMC Ltd., VulcanForms, and Watson-Marlow, and many others who have chosen to locate their growing operations in Devens. These are companies that are poised to deliver cell therapies, new technology, precision tools, and energy for the benefit of Massachusetts and the world.

Devens quickly adapted when asked to host an emergency assistance intake center. This key entry point for aid to homeless families was an effort that required planning, flexibility, and execution by many. Community members can be proud of the level of service delivered.

Our team in Devens understands what delivering excellence means. Devens Department of Public Works & Recreation staff members are responsive and reliable and can be seen working outdoors in the community daily. The Engineering team has professional expertise in a multitude of elements, and they quietly go about their work to ensure project goals align with vision. The Utilities unit is exemplary in providing accurate, relevant answers to residents and business that can range from a simple billing question to vital information needed for company growth initiatives and expansion. Empathy also has a role in customer service, and we are proud of our Devens Fire Department on receiving a Governor's Citation for the extraordinary measures they took to celebrate the 2022 holidays with clients of the Commonwealth's Emergency Assistance Intake Center.

MassDevelopment's home office may be in Boston, with regional offices across the state, but we all enjoy working in Devens whenever schedules allow. The opportunity to hold our annual all-staff gathering on historic Rogers Field is an honor and a privilege. And this year, despite our many summer rainstorms, the sun delivered.

Dan Rivera
President & CEO

Regional Resources

New Public Safety Facility

Plans are underway for MassDevelopment to convert a partially vacant agency-owned building at 270 Barnum Road into a state-of-the-art public safety facility that will house the Devens Fire Department, the Massachusetts State Police, who provide police services in Devens under a contract with the agency, and the Nashoba Valley Regional Dispatch District.

Once complete, the new 30,745-square-foot full-service building will feature a new apparatus bay to house fire and ambulance vehicles; modern living spaces for firefighters; clean, efficient administrative and working spaces; conference space for safety training and local emergency management operations; and an exterior tower to provide more opportunity for regular training exercises. The new building will also feature solar panels and electric charging stations to help reduce the environmental footprint. The project is estimated to cost \$20.8 million; MassDevelopment was awarded a \$4.6 million federal Defense Community Infrastructure Pilot (DCIP) Program grant for the project, and the agency will fund the remaining costs. The facility is expected to be fully operational by summer 2025.



New public safety building groundbreaking,
October 2023

Emergency Assistance Intake Center

In December 2022, Devens answered the call to stand up an emergency assistance intake center for new arrivals to the state and individuals experiencing homelessness. Coordinated with the Commonwealth of Massachusetts, Massachusetts Emergency Management Agency, and others, a safe and well-run facility was located within the Bob Eisengrein Community Center that allowed for timely case management services and intake assessments for adults and children. The temporary site remained open until March 13, 2023, with clients being moved to a new emergency intake facility in Concord.



Congresswoman Lori Trahan visits the emergency assistance intake center, January 2023

Clear Path for Veterans NE/Soldier On

Veterans' services are a priority for Devens and after a request for proposal (RFP) process, Clear Path for Veterans NE/Soldier On was chosen as the new service provider of Veterans housing and services at the units located at Auman and Bates Streets in Devens. Substantive physical improvements are being made by MassDevelopment to upgrade the units in preparation for full occupancy in 2024.



“We are honored to call the Devens campus our home, as we passionately deliver essential support services to our beloved Veterans, not only across the North Central Massachusetts region, but to those who have served our nation far and wide. Our strong partnerships with Devens exemplify the profound synergy between our mission and the vibrant community infrastructure. In preserving the rich military heritage of Devens, we take pride in our commitment to those who selflessly served our country.”

— Donna Bulger, Clear Path for Veterans New England

Opportunities for Business Growth

Commonwealth Fusion Systems (CFS)

Commonwealth Fusion Systems (CFS) held a ribbon cutting in February 2023 at its new world headquarters and campus in Devens where they are already employing 500-plus people. CFS is striving to become the first private company with a fusion reactor that achieves “net energy,” which is the total amount of useful energy available from an energy resource minus the energy needed to make it available to consumers. The event was attended by state and federal officials who welcomed the company to Devens and Lt. Governor Kim Driscoll lauded the potential for Massachusetts to become a “hub for fusion energy and drive real progress on our climate goals.” The 714,000-square-foot Devens facility will house SPARC, a tokamak device that uses high-temperature superconducting magnets to achieve a fusion reaction. This innovative technology, which is expected to be operational in 2025, is already making waves in the industry and beyond. Devens provided the ideal combination of land, location, supporting infrastructure, and permitting timeline for the company’s future.



CFS' commercial fusion energy campus in Devens

State and federal officials attended a ribbon cutting for Commonwealth Fusion Systems (CFS), February 2023



Electric Hydrogen's new facility at 33 Jackson Road

Electric Hydrogen (EH2)

In May 2023, Natick-based Electric Hydrogen (EH2) announced plans to build a 187,000-square-foot facility at 33 Jackson Road on the new King Street Properties Pathway Devens campus. EH2's new building will include lab, office, and storage space to support their primary R&D and manufacturing for the development of advanced electrolyzers to produce more green hydrogen – a clean energy source for decarbonizing industry. The company's new location, next door to nuclear fusion startup Commonwealth Fusion Systems and battery recycling company Ascend Elements, makes for an energy innovation cluster that is gaining worldwide attention. At the factory's full capacity, Electric Hydrogen aims to produce twice as many electrolyzers each year as the total amount installed globally in 2022. EH2 cited the local and regional labor pool as a key benefit since the company will employ assemblers, technicians, and engineers.

VulcanForms

In June 2023, VulcanForms was referred to as “the most interesting startup in America” by *The Boston Globe*. The company is at the leading edge of a push to transform 3-D printing into an industrial force and it's all happening at 112 Barnum Road in Devens. Some of the world's leading companies rely on VulcanForms to build advanced products, medical implants, supercomputers, jet engines, and more.

Watson-Marlow Fluid Technology Solutions

Construction was completed on Watson-Marlow Fluid Technology Solutions' new, state-of-the-art 150,000-square-foot facility on Bulge Road – overlooking Red Tail Golf Club's 18th hole. With segregated cleanroom and non-cleanroom production capabilities, Watson-Marlow's new facility strengthens the support the company provides to customers in the region across its core sectors of pharmaceutical, biotechnology, medical diagnostics, and process industries.



“CFS selected its site in Devens after a nationwide search for our new commercial fusion energy campus. Ultimately, we selected Devens because of the local ecosystem, business friendly environment, and proximity to our talent base. We knew we needed to streamline the development of our project and the team at MassDevelopment has been a supportive partner throughout this process.”

— Bob Mumgaard, CEO, Commonwealth Fusion Systems

Infrastructure Excellence

West Main Street, Ayer Corridor/Verbeck Gate

Work on the \$3.16 million Public Infrastructure/Economic Development MassWorks grant project for the West Main Street, Ayer Corridor/Verbeck Gate was completed in spring 2023. The project included new water and wastewater lines, stormwater management, roadway surfacing, ADA-compliant sidewalks, bicycle lanes, a Devens Shuttle Bus station, sidewalk shade trees, and on-street parking. The project also included historic improvements to the Verbeck Gatehouse and walls, making the intersection of Jackson Road and West Main Street safer for pedestrians and cyclists. A new multi-purpose trail now connects to Ayer, Devens, and Shirley (and a small section of Harvard) sidewalks along West Main Street. This new infrastructure is helping to transform the West Main Street Corridor and provide better regional connections between the surrounding communities.



Historic Verbeck Gate entrance named after General William J. Verbeck, who was Post Commander from 1959-1963

New Water Treatment Plants

Construction on two new water treatment plants continued in Fiscal Year 2023. These treatment plants are a large capital investment by MassDevelopment to replace existing facilities and treat any iron, manganese, and PFAS concentrations in Devens' drinking water. As the project nears completion (Patton Water Treatment Plan was given approval to be commissioned in October 2023), the goal remains to improve the community's quality of life, spurring social and economic growth.



New Patton Water Treatment Plant completed, October 2023

Fort Devens Reserve Forces Training Area (RFTA)

New leadership arrived in June 2023 when Lieutenant Colonel (LTC) Trent Colestock relinquished responsibility of Fort Devens Reserve Forces Training Area (RFTA) to commander LTC Joshua M. Bloom, during a combined change of command and change of responsibility ceremony. LTC Bloom is a native of Fort Liberty, North Carolina. He was commissioned as a Military Intelligence Officer upon graduation from the United States Military Academy at West Point in 2006 with a bachelor's degree in mechanical engineering with a specialization in Aeronautical Systems. As a Military Intelligence Officer, LTC Bloom served in a variety of tactical assignments in air assault, special operations, and intelligence units. Welcome to Devens!



“As one of our longest partnerships, our relationship with MassDevelopment has enhanced Devens RFTA’s ability to deliver essential support to the military community across New England. For more than 25 years, MassDevelopment has provided tailored infrastructure and services that have consistently met our needs. I look forward to future collaboration with both MassDevelopment and our local community.”

— LTC Joshua M. Bloom, Garrison Commander, Devens RFTA

Community

The Ayer/Devens Pilot Pocket Forest Project

The Ayer/Devens Pilot Pocket Forest Project aims to engage residents to help plan and design pocket forests throughout the two communities. The first pocket forest was installed on East Main Street in Ayer in April where more than 100 people attended to help plant, learn more about the project, and show support for climate resiliency. As a green infrastructure tool, the pocket forests will be located and designed to increase carbon sequestration, enhance biodiversity and ecosystem connectivity, improve soil health, filter stormwater runoff, mitigate air pollution, cool concentrated areas of impervious surfaces, and provide opportunities for residents to better connect with nature.



Planting day at the pilot site on East Main Street in Ayer.

Photo credit: Gillian Davies, BSC Group

Making it Public for MA Municipalities

Devens is one of 11 Massachusetts communities participating in the 2023 Cohort for Making it Public for MA Municipalities, hosted in collaboration with the Metropolitan Area Planning Council, New England Foundation for the Arts, and Forecast Public Art. The program aims to foster a community of practice that inspires more vibrant, cultural, and just public spaces through public artmaking across the Commonwealth. The award includes \$15,000 to work with an artist and fund a temporary art installation. The planning team has identified the proposed site for the temporary art installation as the intersecting paths at Willard Field, adjacent to a section of historic Sherman Avenue. The goal for the art installation is to attract visitors to reflect on Devens' cultural and community identity, engage with the art, and support local artists. The proposed project theme is the intersection of communities and cultures in Devens.

Devens Recreation

Each year from April through November, Devens Recreation organizes a robust calendar of events designed to engage the community and make people feel at home outdoors. From festivals and farmers markets to lacrosse, soccer, and softball tournaments, there is a lot to be enjoyed in Devens.



Yoga on Rogers summer series sponsored by Dragonfly Wellness and MassDevelopment



“After serving in Fort Devens I chose to raise a family here. Devens provides a terrific quality of life where residents and businesses can thrive. Our strength is in our diverse and welcoming community where people from all over the world have come to settle. Simply put...we are Devens.”

— John Katter, Devens Resident

Financials

Devens Utilities - For the Years Ended June 30, 2022 and June 30, 2023

Revenue and Expenses	2022	2023
Operating revenues:		
Gas	\$7,520,534	\$7,374,269
Electric	19,985,052	26,820,644
Water	1,272,034	1,522,396
Wastewater	3,501,591	3,654,695
Total operating revenues	32,279,211	39,372,005
Operating expenses:		
Professional and administrative operations	775,057	840,618
Gas operations	6,343,210	6,063,482
Electric operations	19,203,512	22,202,812
Water operations	729,572	791,016
Wastewater operations	1,985,287	2,055,930
Bad debt expense	(43,105)	24,676
Depreciation expense	3,991,538	3,784,677
Amortization of bonds	215,660	56,681
Total operating expenses	33,200,730	35,819,891
Excess revenues/(expenses) before non-operating activity	\$(921,520)	\$3,552,113
Non-operating revenues/(expenses)	(44,720)	762,096
Excess revenues/(expenses)	\$(966,240)	\$4,314,209
Capital activity:		
Utility infrastructure	\$14,297,814	\$16,453,825
Total capital activity	\$14,297,814	\$16,453,825

Devens - For the Years Ended June 30, 2022 and June 30, 2023

Revenue and Expenses	2022	2023
Operating revenues:		
Lease income	\$1,460,930	\$946,014
Property taxes	11,880,549	13,453,730
Other municipal income	378,391	1,044,441
Public education	178,199	184,263
Fire and Police income	290,981	360,076
Recreation income	407,008	401,457
Total operating revenues	14,596,058	16,389,980
Operating expenses:		
Professional and administrative operations	4,933,204	6,163,824
Fire operations	3,012,457	3,320,256
Public works operations	1,702,802	1,966,462
Recreation operations	78,490	155,182
Municipal education expense	2,637,768	2,969,649
Police operations	1,586,736	1,659,233
Bad debt expense and tax overlay reserve	101,149	500,739
Depreciation and amortization expense	2,950,295	3,082,316
Total operating expenses	17,002,901	19,817,661
Excess operating expenses	\$(2,406,843)	\$(3,427,681)
Land and building sales, net	3,235,175	1,068,181
Non-operating revenues/(expenses)	138,645	1,042,367
Excess revenues/(expenses)	\$966,976	\$(1,317,133)
Capital activity:		
Office equipment, computers, software	\$43,155	\$70,924
Environmental activities	22,127	18,844
Devens municipal services	242,258	220,285
Devens real estate and engineering	1,408,259	1,384,897
Total capital activity	\$1,715,799	\$1,694,950



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DevensCommunity.com