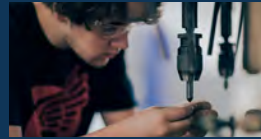


# 25 YEARS



# A MILESTONE CELEBRATION



# OF

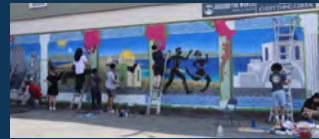


# A



# QUARTER-

# CENTURY



# DEDICATED



# TO

# PROGRESS



# AND



# GROWTH

# WELCOME



*Celebrating community-centered organizations with United Way of Massachusetts Bay.*

**B**orn out of a merger of the Massachusetts Industrial Finance Agency and the Massachusetts Government Land Bank in 1998, MassDevelopment became the Commonwealth’s resource of choice for businesses and communities in search of financing or real estate assistance. As a unified organization we could more effectively provide innovative financing packages for growing companies, nonprofits, and housing developments as well as deliver creative solutions to challenging economic development projects.

*This same work continues 25 years later!*

As you turn the pages of this report, you will learn about illustrative projects we supported in Fiscal Year 2023. These investments are creating well-paying jobs, building housing units that tackle the shortage in the market, and contributing to a better quality of life in neighborhoods across the Commonwealth. Our financing programs, community development assistance, and guidance in real estate planning and development are making positive and lasting impacts statewide.

#### *Team first!*

Our professional staff, subject matter experts in their own right, are hard working and committed to the mission. However, we could not accomplish what we do without the help of our partners – including federal, state, and local government, banks, community development corporations, and many other economic development entities. They continue to play an important and collaborative role in all that we do.

#### *Back to the future!*

This year, we welcomed a new board chair, Economic Development Secretary Yvonne Hao. We also welcomed new board member Dan O’Connell, whose name might sound familiar from his days serving as Executive Director of the Massachusetts Industrial Finance Agency. We are fortunate that MassDevelopment’s Board of Directors is made up of industry and community leaders whose diverse backgrounds represent years of experience across multiple disciplines.

MassDevelopment recognizes its role in Team Massachusetts: to utilize our “superpowers” to support and serve clients and have a positive impact on communities across the state and the people who live, work, and visit there.

Sincerely,

**Dan Rivera**  
President and CEO

## GREATER BOSTON REGION

# CRAFTING COMMUNITY THROUGH CRAFT BEER



### GREAT AMERICAN BEER HALL

MassDevelopment was excited to take part in financing the Great American Beer Hall on busy Mystic Ave in Medford, supporting local entrepreneurship with a loan from the new State Small Business Credit Initiative (SSBCI). The property, previously an automotive repair facility, will soon house a 19,000-square-foot food and beverage space with 90 beers on tap, burger and pizza vendors, as well as communal spaces to enjoy sports and entertainment on the big screen.



### THE CHALLENGE

Although the partners and management team of this new venture bring a wide range of professional experience to the table, financing was a critical component for project completion.

### OUR SOLUTION

MassDevelopment delivered a \$1.75 million SSBCI loan, generously matched by Stoneham Bank, resulting in substantial funding for the beer hall. MassDevelopment's allocation of SSBCI funding from the U.S. Department of the Treasury has allowed the agency to boost access to capital for small businesses, particularly those owned by economically and socially disadvantaged individuals.

## ALSO IN THE REGION

### BOSTON MEDICAL CENTER

Our partnership with Boston Medical Center (BMC) champions green financing with an eye on environmental and social responsibility. This year, MassDevelopment issued \$232 million in tax-exempt Sustainability Bonds to help BMC renovate and expand its campus in Boston's historic South End neighborhood. This financing supports BMC's goal to achieve **carbon neutrality by 2030**.

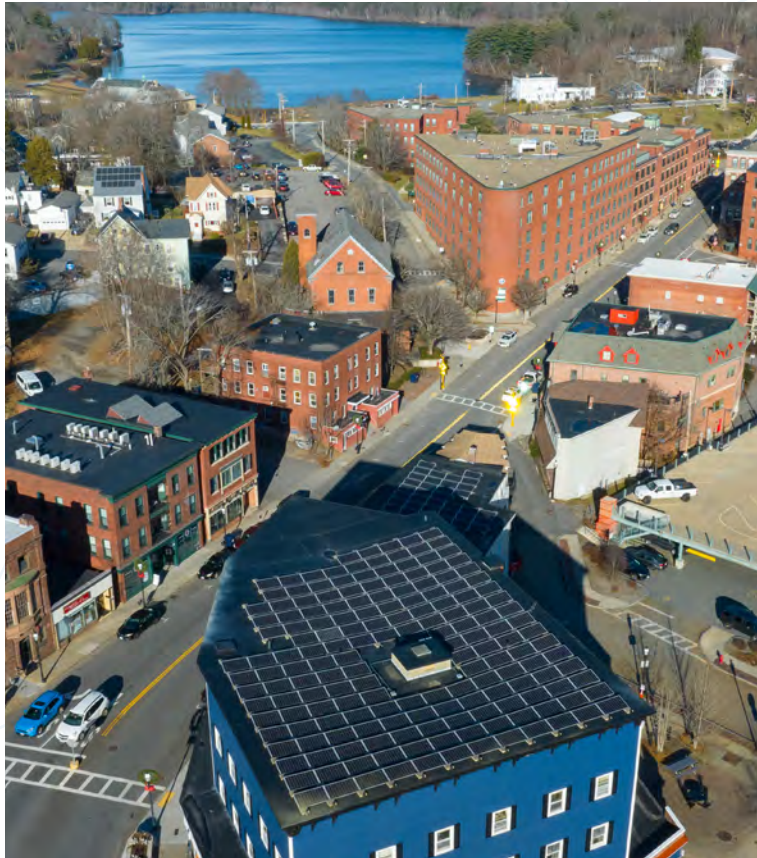
BMC's nearly 300 million-square-foot campus comprises 28 BMC-owned or controlled buildings. Its 81 residency training programs and 905 resident and fellowship positions help serve its primary mission of providing community-based, accessible health services to all in need of care regardless of status and ability to pay.

Following the project financing announcement, MassDevelopment was presented with the **2023 ESG/ Green Financing Deal of the Year Award by The Bond Buyer** for pioneering the first Sustainability Bonds for a nonprofit health care organization in the United States.



## CENTRAL REGION

# TRANSFORMING GARDNER'S DOWNTOWN WITH COLLABORATIVE FINANCING



## MASS AVE RENTALS

In a resounding example of community revitalization, MassDevelopment joined forces with Fidelity Bank to extend a \$2.94 million loan to Mass Ave Rentals, led by esteemed local developer Gary Lorden. The aim? To breathe new life into two vacant commercial buildings located at 42-50 and 52 Parker Street in downtown Gardner. This visionary project would see these buildings transformed into a collection of market-rate apartments, featuring both one-bedroom and two-bedroom units.



## THE CHALLENGE

The two commercial buildings had languished in neglect due to prolonged periods of vacancy and deferred maintenance. This decay detracted from the charm of Gardner's downtown, contributing to the loss of a valuable community asset. The Gardner Redevelopment Authority's acquisition of the buildings in 2017, aided by a \$400,000 grant from MassDevelopment's Site Readiness Program, marked the initial step towards rejuvenation. However, more financial support was needed to bring the properties back to life.

## OUR SOLUTION

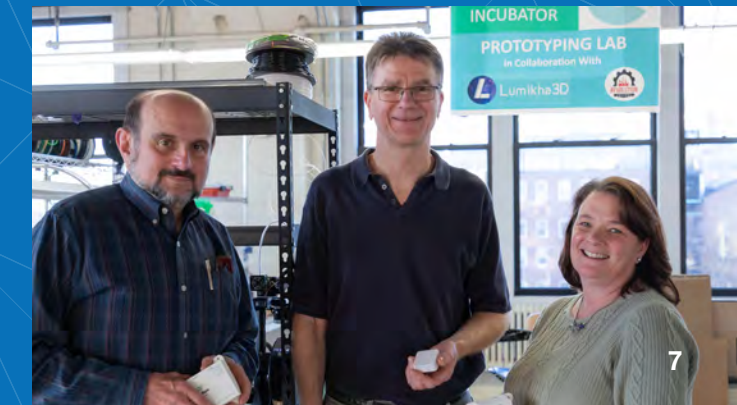
The direct loan, along with a \$900,000 award from the Underutilized Properties Program, enabled Mass Ave Rentals to embark on this transformative journey, showing how strategic financing can rejuvenate communities and breathe life into underutilized properties, ultimately enhancing Gardner's downtown landscape.

# ALSO IN THE REGION

## EMBUE INC.

MassDevelopment extended a **\$3.8 million** Emerging Technology Fund loan to Embue Inc., aiding in its plan to hire 38 new full-time employees. Embue's innovative smart building platform offers substantial energy efficiency improvements for apartment buildings, reducing carbon emissions by 25% or more. The technology has the potential to revolutionize multifamily housing developments; however, to meet growing demand, Embue needed to expand its operations.

Based in Worcester's WorcLab incubator, also a client of MassDevelopment's, Embue needed an ecosystem that could keep up with its growing ambitions. By providing financing to improve the facility and purchase essential equipment, MassDevelopment acted as a catalyst for the company's growth, allowing it to tap into the burgeoning demand for its smart building product.



## NORTH REGION

# PARTNERING WITH CDCs TO PRESERVE AFFORDABLE HOUSING

### NEW POINT FAMILY HOUSING IN SALEM

The North Shore Community Development Coalition invests in neighborhoods to create thriving communities. The organization has created more than 400 affordable homes in cities like Beverly, Gloucester, Manchester-by-the-Sea, and Salem. In the past nine years, this nonprofit community development corporation has leveraged public and private resources to bring \$90 million in investment to the North Shore.



### THE CHALLENGE

Financing was needed to buy and renovate three century-old multifamily residential buildings totaling 18 rental units in Salem's Point neighborhood. Located between Salem's South River and Palmer Cove, "The Point" is a historic community teeming with creativity, culture, and diversity.

### OUR SOLUTION

MassDevelopment partnered with Eastern Bank to issue an \$8.22 million tax-exempt bond to modernize the buildings and preserve their affordability. Extending the lifespan of these 18 permanently affordable homes will ensure The Point remains an accessible place to live for individuals and families for generations to come.

## ALSO IN THE REGION

### CITY OF PEABODY, 24 CALLER STREET

In a testament to the power of strategic investment, the City of Peabody received a \$250,000 Brownfields Remediation award from MassDevelopment for environmental cleanup activities integral to the proposed Riverwalk project along the North River. The primary objective is to breathe life into a site located at 24 Caller Street, a key anchor to the overall development of this downtown project.

The former Clark Steel Barrel and Drum Co. operated a drum reclamation facility at the site from 1965 to 2019, and environmental cleanup is required to allow for future use. The Riverwalk multiuse path will provide an alternate transportation route and recreation opportunities for members of the community and visitors alike. The project will spur the revitalization of Peabody's downtown while optimizing and maximizing green infrastructure, stormwater management, and flood storage/mitigation as part of its design.

The benefits of unlocking the potential of brownfields are significant. The Brownfields Redevelopment Fund has become an important tool for the Commonwealth's communities to return underutilized or vacant property to productive use. Historically industrial cities like Peabody are now able to grow in new ways that are responsible and compatible with the community's vision.

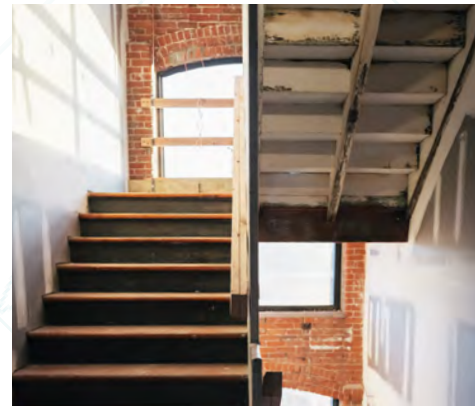


## SOUTH REGION

# PRESERVING HERITAGE, CREATING HOMES

### 54 UNION STREET LLC

MassDevelopment, in collaboration with HarborOne Bank, embarked on a transformative venture financing 54 Union Street LLC, led by developer Jonathan Cozens. The ambitious project is aimed at revitalizing a former five-story factory at 54 Union Street and a two-story factory at 12 Dunham Street in downtown Attleboro. The historic properties once housed the Metal Tile Technology and Plastic Craft companies, respectively.



### THE CHALLENGE

The endeavor encountered the challenge of breathing new life into structures with a rich industrial legacy so that they could become modern community assets – helping to alleviate a housing crisis and clean up blight.

### OUR SOLUTION

In support of this opportunity, MassDevelopment and HarborOne Bank united as 50-50 participants, providing \$11.28 million in financing. The investment comprised a construction loan, a Housing Development Incentive Program (HDIP) bridge loan, and strategic leveraging of federal and state historic tax credits. This collaborative effort injected vital funds into the project and facilitated the metamorphosis of both sites into market-rate apartments, ushering in a new era of prosperity for downtown Attleboro. The synergistic approach exemplifies the power of public-private partnerships in fostering community revitalization and economic growth.

## ALSO IN THE REGION

### THE ISLAND AUTISM GROUP

MassDevelopment played a crucial role in fostering community and inclusivity by issuing a **\$1.5 million tax-exempt bond** on behalf of The Island Autism Group. This funding was earmarked for the construction of the HUB House in West Tisbury, a pivotal component of the Island Autism Center. The center is envisioned as a comprehensive campus dedicated to people of all ages with autism and other developmental disabilities.

This endeavor is the first of a **three-phase** development, with subsequent phases supporting housing and cottages. Martha's Vineyard Savings Bank's purchase of the bond played a pivotal role in helping The Island Autism Group achieve a lower cost of capital, with an additional **\$1.5 million loan** provided by The Life Initiative. This collaborative financing approach underlines the power of strategic investments for a greater good.



## WEST REGION

# REVITALIZING THE ARTS: VACANT SPACE TO CULTURAL HUB



### THE ADAMS THEATER

This year, the Adams Theater in western Massachusetts underwent a remarkable journey from a vacant property to a thriving arts and performance venue. Guided by developer Yina Moore, the project breathed new life into the community thanks to crucial support through the Underutilized Properties Program.



### THE CHALLENGE

When Moore acquired the property in 2021, the challenge was not just physical transformation but a mission to create an inclusive, accessible, and interdisciplinary space. The inherent goal was to cultivate creative partnerships, enhance arts accessibility in a small town, and foster cultural exchange. Despite the potential, the project faced financial constraints and the need for substantial upgrades to the auditorium and public facilities.

### OUR SOLUTION

With determination and strategic planning, Moore navigated the challenges by securing a substantial grant through the Underutilized Properties Program, one of 13 state grant programs available through the Community One Stop for Growth initiative. Funding was utilized for auditorium upgrades and the creation of accessible public restrooms. The result is a rejuvenated theater that serves as a cultural hub, symbolizing the power of public-private collaboration in fostering community development.

## ALSO IN THE REGION

### VALLEY OPPORTUNITY COUNCIL

MassDevelopment partnered with the Valley Opportunity Council, Inc. (VOC), through its Voces de Esperanza arm, to provide an **\$8.5 million tax-exempt bond** to renovate and preserve 37 apartments in Holyoke's Churchill neighborhood. Built in 1920 and 1999, two structures will undergo extensive renovations including kitchen and bathroom upgrades, new fixtures, and flooring. The bond, purchased by bankESB, lowered capital costs and is supporting Holyoke's affordable housing stock.

Established in 1965, the VOC is dedicated to eliminating poverty by providing the opportunity for low- and moderate-income neighbors, families, and friends in the Greater Hampden County area to achieve greater independence and a higher quality of life.

MassDevelopment also assisted the Massachusetts Department of Housing and Community Development with the approval of federal low-income housing tax credits providing approximately **\$5.7 million** in equity for the project. This is a proud example of MassDevelopment's commitment to flexible financing for projects that support new housing.



# GREENFIELD ILLUMINATED IN EVERY COMMUNITY WE SEE POSSIBILITY

“MassDevelopment is an essential development partner for the City of Greenfield. Their assistance in the redevelopment of Wilson’s Department store, a 135-year-old anchor building on Main Street, for mixed use is transformative for the revitalization of downtown Greenfield. The addition of 65 units of new housing plus retail space to expand the locally owned Green Fields Market, a cooperative food market, meets our goals for more downtown affordable housing and renewed economic development.”

**Roxann Wedegartner**  
Mayor of Greenfield



## LAND BANK DEVELOPMENT

**WITH NEW GROCERY AND 65 APARTMENTS,  
THE SHUTTERED STORE WILL BE REBORN  
AS A DOWNTOWN ANCHOR IN GREENFIELD**

The former Wilson’s Department Store building, originally built in 1882, is undergoing a dynamic makeover. The first floor will soon house Green Fields Market Co-op, and the upper levels will transform into 65 mixed-income apartments. This multimillion-dollar redevelopment, a collaboration between the city, The Community Builders, and MassDevelopment, meets the modern-day needs of the community—supporting a vibrant, walkable downtown neighborhood.



## PACE MASSACHUSETTS

**REHABBED GREENFIELD BUILDING,  
NOW HOME TO DA’S OFFICE**

MassDevelopment provided \$450,000 in financing for energy improvements to 56 Bank Row in Greenfield, the first project financed under the agency’s PACE Massachusetts program. The 12,696-square-foot office building, now home to the Northwestern District Attorney’s office, used the financing for a range of energy updates including efficient electrification of space heating, energy recovery ventilation, LED lighting and controls, and more.



## COLLABORATIVE WORKSPACE PROGRAM

**MAKING REAL CHANGE WITH COWORK GRANT**

A \$2,000 Collaborative Workspace Program grant was provided to The Imaginary Bookshop on Main Street in Greenfield to improve the Storytellers Writing Center – a place where young people can write, be heard, and have their voices amplified. This program, which MassDevelopment administers on behalf of the Commonwealth, is designed to accelerate the pace of new business formation, job creation, and entrepreneurial activity by supporting infrastructure that funds community-based innovation.



## REAL ESTATE CONSULTING

**CITY OF GREENFIELD PLANS TO START  
A NEW CHAPTER BY SELLING CITY BUILDING**

MassDevelopment contributed \$25,000 in real estate consulting services to assist the city in determining the most suitable utilization of the First National Bank building located in the middle of the community’s downtown. MassDevelopment helped prepare a comprehensive list of options that could then be used to engage private-sector interest.



# TDI FELLOWS KEY PLAYERS TRANSFORMING GATEWAY CITIES



In a remarkable stride towards Gateway City revitalization, MassDevelopment introduced a cohort of 13 Transformative Development Initiative (TDI) Fellows in 2022. These Fellows will dedicate three years of work within selected TDI districts in Attleboro, Barnstable (Hyannis), Fall River, Holyoke, Lawrence, Lowell, Lynn, New Bedford, Pittsfield, Revere, Springfield, Taunton, and Worcester. The TDI Fellows program represents a critical component of MassDevelopment's commitment to catalyzing economic development and fostering collaborative leadership in cities across the state.

## THE INITIATIVE AND ITS SIGNIFICANCE

TDI Fellows, who are MassDevelopment employees, play a pivotal role in the TDI program by providing on-the-ground economic development expertise. Their presence in cities helps local partners leverage a wide array of tools aimed at stimulating growth. These tools encompass technical assistance, grants to support local market development, the development of arts and cultural infrastructure, collaborative workshops, placemaking strategies, and more.



MassDevelopment believes this initiative to be a critical success story for several reasons:

## COMMUNITY-CENTERED APPROACH

TDI Fellows immerse themselves in their respective districts, fostering a community-centered approach to economic development. This grassroots involvement ensures that the initiatives align with the specific needs and aspirations of each city.

## EXPERTISE AND COLLABORATION

TDI Fellows bring a wealth of expertise to these districts, enhancing their ability to navigate economic challenges and leverage opportunities. Furthermore, their role as collaborative leaders encourages community partnerships and knowledge sharing across cities.

## HOLISTIC DEVELOPMENT

TDI provides a holistic approach to community development, covering everything from market support to arts and cultural infrastructure. The program places an emphasis on the impact and the input of the people who live and work there. This comprehensive strategy empowers cities to create vibrant, sustainable communities.

## EMPOWERING LOCAL INITIATIVES

By facilitating technical assistance and grants, TDI Fellows empower local initiatives and businesses to thrive, thus contributing to economic growth and sustainability.

The Transformative Development Initiative (TDI) program represents a success story that epitomizes MassDevelopment's commitment to fostering inclusive economic development, building vibrant communities, and providing a comprehensive toolkit for transformative change in cities across Massachusetts. Our on-the-ground team of TDI Fellows serve as a beacon for collaborative, community-driven development, and economic progress.



# PROJECT LISTING

## GREATER BOSTON

### BELMONT

**Belmont Council on Aging**  
Taxi/Livery Grant  
\$10,000

### BOSTON

**480 McClellan LLC**  
PACE Massachusetts  
\$1,118,955

**Adama Taxi**  
Taxi/Livery Grant  
\$32,700

**African Community Economic Development of NE**  
Taxi/Livery Grant  
\$125,000

**Bashay Cab**  
Taxi/Livery Grant  
\$30,000

**Boston Capital Development**  
Underutilized Property Program  
\$400,000

**Boston Center for the Arts**  
Cultural Facilities Fund  
Capital Grant  
\$180,000

**Boston City Lights Performing Arts**  
Cultural Facilities Fund  
Capital Grant  
\$70,000

**Boston Health Care for the Homeless**  
Taxi/Livery Grant  
\$250,000

**Boston Medical Center**  
Tax-Exempt Bond  
\$232,415,000

**Boston Public Library**  
CoWork Fit-Out Grant  
\$17,250

**Boston Youth Symphony Orchestras**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Chinese Economic Development Council**  
CoWork Fit-Out Grant  
\$10,000

**Chinese Economic Development Council**  
Underutilized Property Program  
\$100,000

**City on a Hill Foundation**  
Tax-Exempt Bond  
\$2,500,000

**Commonwealth Fund IV LLC**  
Emerging Technology Fund  
\$5,000,000

**Convenient Cab**  
Taxi/Livery Grant  
\$32,541

**DA & MU Cab**  
Taxi/Livery Grant  
\$31,789

**Dalul, Inc.**  
Taxi/Livery Grant  
\$32,584

**Darwish Limo Service**  
Taxi/Livery Grant  
\$20,000

**Day of the Dead Festival**  
Commonwealth Places  
\$15,000

**Dimock Community Health Center**  
Community Health Center Grant  
\$50,000

**Dimock Community Health Center**  
Tax-Exempt Bond  
\$9,100,000

**DVM Consulting**  
CoWork Seed Grant  
\$15,000

**Epeke, Inc.**  
Taxi/Livery Grant  
\$32,579

**Fedala Sport, Inc.**  
Taxi/Livery Grant  
\$20,000

**Fenway Community Health Center**  
Community Health Center Grant  
\$50,000

**Fields Corner Business Lab**  
CoWork Fit-Out Grant  
\$55,722

**Four Corner Plaza**  
Brownfields Site Assessment/  
Remediation  
\$250,000

**Gilboss Taxi**  
Taxi/Livery Grant  
\$20,000

**Golden Cab**  
Taxi/Livery Grant  
\$20,000

**Grace of you Lord, Inc.**  
Taxi/Livery Grant  
\$32,500

**Grub Street**  
Cultural Facilities Fund  
Capital Grant  
\$135,000

**Grub Street**  
Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$10,000

**Halliday Transportation**  
Taxi/Livery Grant  
\$10,000

**Hammere, Inc.**  
Taxi/Livery Grant  
\$32,541

**Heading Home**  
Tax-Exempt Bond  
\$5,000,000

**Isabella Stewart Gardner Museum**  
Cultural Facilities Fund  
Capital Grant  
\$225,000

**Kera Goffa Corp.**  
Taxi/Livery Grant  
\$32,548

**Lot Lab**  
Commonwealth Places  
\$50,000

**Louanas Taxi**  
Taxi/Livery Grant  
\$20,000

**M&T Taxi**  
Taxi/Livery Grant  
\$32,700

**MA & NA Taxi**  
Taxi/Livery Grant  
\$31,789

**Mahja and Preet Transportation**  
Taxi/Livery Grant  
\$18,200

**Mattapan Community Health Center**  
Community Health Center Grant  
\$20,243

**Maylomin Transportation**  
Taxi/Livery Grant  
\$32,541

**Meklit Cab**  
Taxi/Livery Grant  
\$32,493

**Meshualekia, Inc.**  
Taxi/Livery Grant  
\$32,550

**Mirka, Inc.**  
Taxi/Livery Grant  
\$20,000

**Museum of Science**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**N K B Cab, Inc.**  
Taxi/Livery Grant  
\$32,445

# PROJECT LISTING

## GREATER BOSTON

### BOSTON (CONT.)

#### Nanak Naam, Inc.

Taxi/Livery Grant  
\$35,000

#### Nedal Cab

Taxi/Livery Grant  
\$20,500

#### New England Historic Genealogical Society

Tax-Exempt Bond  
\$18,000,000

#### North Sudan Corporation

Taxi/Livery Grant  
\$20,000

#### Northeastern University

Tax-Exempt Bond  
\$378,510,000

#### O and H Transportation

Taxi/Livery Grant  
\$32,584

#### Pok Oi

Tax-Exempt Bond  
\$25,978,000

#### Ride In Style

Taxi/Livery Grant  
\$20,000

#### Satti Livery

Taxi/Livery Grant  
\$11,490

#### Selam Transportation

Taxi/Livery Grant  
\$32,493

#### Selekleka Transportation

Taxi/Livery Grant  
\$31,626

#### Signature Transportation Services

Taxi/Livery Grant  
\$20,000

#### St. Francis House

Taxi/Livery Grant  
\$93,600

#### Tedy & Amnu, Inc.

Taxi/Livery Grant  
\$32,700

#### The Huntington

Cultural Facilities Fund  
Capital Grant  
\$200,000

#### The Possible Project

CoWork Fit-Out Grant  
\$55,800

#### The Substation

CoWork Fit-Out Grant  
\$51,585

#### The West End Museum

Cultural Facilities Fund  
Capital Grant  
\$200,000

#### Tiba Service

Taxi/Livery Grant  
\$15,000

#### Urban Farming Institute

Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$30,000

#### Wentworth Institute of Technology

Tax-Exempt Bond  
\$50,000,000

#### Widad, Inc.

Taxi/Livery Grant  
\$20,000

#### Winner's Cab

Taxi/Livery Grant  
\$32,660

#### YEAB, Inc.

Taxi/Livery Grant  
\$31,651

#### Zeda Transportation

Taxi/Livery Grant  
\$32,328

#### Zoo New England

Cultural Facilities Fund  
Capital Grant  
\$80,000

### BROOKLINE

#### 108 Centre Street

Tax-Exempt Bond  
\$20,589,625

#### Coolidge Corner Theatre

Cultural Facilities Fund  
Capital Grant  
\$200,000

#### Dexter Southfield

Tax-Exempt Bond  
\$10,000,000

#### MAB Community Services

Tax-Exempt Bond  
\$10,871,000

#### Puddingstone

Taxable and Tax-Exempt Bond  
\$126,332,013

#### Sussman House

Tax-Exempt Bond  
\$42,625,000

#### The Park School

Tax-Exempt Bond  
\$36,000,000

#### Town of Brookline

Taxi/Livery Grant  
\$28,980

### CAMBRIDGE

#### 116 Norfolk Apartments LLC

Tax-Exempt Bond  
\$21,075,000

#### Cambridge Public Health Commission

Taxi/Livery Grant  
\$250,000

#### Dance Complex

Cultural Facilities Fund  
Capital Grant  
\$70,000

#### Eritrea Transportation

Taxi/Livery Grant  
\$31,833

#### KTB Cab

Taxi/Livery Grant  
\$31,626

#### Milkyis Limo

Taxi/Livery Grant  
\$30,786

#### Mobile Media Innovation Lab

Commonwealth Places  
\$5,000

#### Samuel Transportation

Taxi/Livery Grant  
\$14,466

#### The Foundry

Cultural Facilities Fund  
Capital Grant  
\$200,000

#### Vinfen Corporation

Taxi/Livery Grant  
\$198,600

#### Zelalem, Inc.

Taxi/Livery Grant  
\$30,786

### CHELSEA

#### Addis Ababa, Inc.

Taxi/Livery Grant  
\$32,700

#### Apollinaire Theatre Company

TDI Creative Catalyst Grant  
\$80,000

#### Apollinaire Theatre Company

TDI Creative Catalyst Grant  
\$100,000

#### City of Chelsea

Underutilized Property Program  
\$100,000

#### HarborCOV, Inc.

Underutilized Property Program  
\$115,000

#### HarborCOV, Inc.

Underutilized Property Program  
\$260,000

# PROJECT LISTING

## GREATER BOSTON

### CHELSEA (CONT.)

**La Colaborativa**  
Commonwealth Places  
\$50,000

**La Colaborativa**  
TDI Creative Catalyst Grant  
\$40,000

### DEDHAM

**Addis Cab**  
Taxi/Livery Grant  
\$32,525

### EVERETT

**Engeda Livery Service**  
Taxi/Livery Grant  
\$20,000

### FRAMINGHAM

**Advocates, Inc.**  
Tax-Exempt Bond  
\$10,521,000

**Carlson Crossing West**  
Tax-Exempt Bond  
\$22,000,000

**Community Art Garden Project**  
Commonwealth Places  
\$29,613

**Edith Chaille Elder  
Transportation Fund**  
Taxi/Livery Grant  
\$132,000

**Framingham Council on Aging**  
Taxi/Livery Grant  
\$69,254

**Framingham State University**  
Cultural Facilities Fund  
Capital Grant  
\$125,000

**Framingham State University**  
Underutilized Property Program  
\$75,000

**Mass211, Inc.**  
Taxi/Livery Grant  
\$80,000

**Tommy's Taxi**  
Taxi/Livery Grant  
\$7,900

### HULL

**Hull Business  
Improvement District**  
Real Estate Services  
Technical Assistance  
\$25,000

**Hull Council on Aging**  
Taxi/Livery Grant  
\$35,479

**Seaside Transport**  
Taxi/Livery Grant  
\$20,000

### LINCOLN

**deCordova Sculpture Park  
and Museum**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**The Commons in Lincoln**  
Tax-Exempt Bond  
\$95,650,000

### MALDEN

**Bread of Life**  
Tax-Exempt Bond  
\$1,660,000

**Malden Center for Arts & Culture  
Reuse Study**  
Real Estate Services  
Technical Assistance  
\$30,000

### MEDFIELD

**Bellforge Arts Center**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Bellforge Arts Center**  
Underutilized Property Program  
\$600,000

### MEDFORD

**Chevalier Theatre**  
Cultural Facilities Fund  
Capital Grant  
\$90,000

**Great American Beer Hall**  
SSBCI Loan  
\$1,750,000

**Magan Transport**  
Taxi/Livery Grant  
\$9,512

**Medford District  
Improvement Financing**  
Real Estate Services  
Technical Assistance  
\$50,000

**Saltonstall Building**  
Tax-Exempt Bond  
\$68,000,000

### MILTON

**Azin Taxi**  
Taxi/Livery Grant  
\$18,200

**GOH Cab**  
Taxi/Livery Grant  
\$32,003

**Milton Academy**  
Tax-Exempt Bond  
\$9,500,000

**Super Syd Taxi**  
Taxi/Livery Grant  
\$30,000

### NATICK

**Covenant Transportation**  
Taxi/Livery Grant  
\$17,000

**Natick Council on Aging**  
Taxi/Livery Grant  
\$26,730

### NEEDHAM

**Town of Needham**  
Taxi/Livery Grant  
\$49,999

### NEWTON

**New Art Center**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

**Opus Newton**  
Tax-Exempt Bond  
\$129,000,000

**Space Cab**  
Taxi/Livery Grant  
\$20,000

**The Julie Fund, Inc.**  
Taxi/Livery Grant  
\$250,000

**West Suburban YMCA**  
Underutilized Property Program  
\$75,000

### NORWOOD

**Norwood Space Center**  
CoWork Fit-Out Grant  
\$25,000

### QUINCY

**Bay State Community Services**  
Taxi/Livery Grant  
\$5,000

**Institute for Development  
Thru Transportation**  
Taxi/Livery Grant  
\$176,500

**North Quincy Business District**  
Commonwealth Places  
\$50,000

**Quincy Housing Authority**  
Taxi/Livery Grant  
\$114,800

**United States Naval  
Shipbuilding Museum**  
Cultural Facilities Fund  
Capital Grant  
\$50,000

# PROJECT LISTING

## GREATER BOSTON

### REVERE

**Beach Street Pop-up**  
TDI Cohort Project  
\$16,000

**City of Revere**  
Underutilized Property Program  
\$50,000

**RCK Transportation**  
Taxi/Livery Grant  
\$19,750

**Shirley Ave Business Leader**  
TDI Technical Assistance  
\$5,500

**Shirley Ave Neighborhood Activation**  
TDI Creative Catalyst Grant  
\$100,000

**Small Business Support**  
TDI Local  
\$112,500

### SHERBORN

**Sherborn Council on Aging**  
Taxi/Livery Grant  
\$6,900

### SOMERVILLE

**CultureHouse**  
Commonwealth Places  
\$15,000

**Greentown Labs**  
CoWork Fit-Out Grant  
\$42,000

**Partners Healthcare System**  
Tax-Exempt Bond  
\$100,230,000

**Somerville Museum**  
Cultural Facilities Fund  
Capital Grant  
\$140,000

**Somerville-Cambridge Elder Services**  
Taxi/Livery Grant  
\$70,000

**The Dormition Family Table**  
Taxi/Livery Grant  
\$7,500

**Warsame Livery Services**  
Taxi/Livery Grant  
\$20,000

### STOUGHTON

**All State Taxi**  
Taxi/Livery Grant  
\$20,500

### WALPOLE

**Gradam LLC**  
SSBCI Loan  
\$5,925,000

### WALTHAM

**Gore Place**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### WAYLAND

**Wayland Council on Aging**  
Taxi/Livery Grant  
\$35,620

### WESTON

**Regis College**  
Cultural Facilities Fund  
Capital Grant  
\$80,000

**Town of Weston**  
Taxi/Livery Grant  
\$50,000

**Weston Coach**  
Taxi/Livery Grant  
\$15,000

### WEYMOUTH

**420R Washington Street**  
Brownfields Remediation  
\$69,500

**South Shore Stars**  
Tax-Exempt Bond  
\$4,640,000

## CENTRAL

### ATHOL

**1060 Pleasant Street**  
CoWork Fit-Out Grant  
\$50,000

### CLINTON

**172 Sterling Street Site Analysis**  
Real Estate Services Consulting  
\$20,000

**Clinton Council on Aging**  
Taxi/Livery Grant  
\$31,000

### DEVENS

**Clear Path for Veterans NE**  
Real Estate Services Planning  
\$12,000

**OX3 Corporation**  
Real Estate Loan  
\$728,739

**The Cannon Theatre**  
Cultural Facilities Fund  
Capital Grant  
\$49,000

### DOUGLAS

**North Street Infrastructure Upgrade and Realignment**  
Site Readiness Program  
\$529,300

### DUDLEY

**Dudley Industrial Park Feasibility Study**  
Site Readiness Program  
\$50,000

**Tri-Valley, Inc.**  
Taxi/Livery Grant  
\$250,000

**Stevens Mill LLC**  
Underutilized Property Program  
\$900,000

### FITCHBURG

**173 Bemis Road**  
Brownfields Site Assessment  
\$65,000

**409 Main Street LLC**  
TDI Equity Investment  
\$75,000

**Fitchburg Abolitionist Park Juneteenth Event**  
Commonwealth Places  
\$2,750

**Fitchburg State University**  
TDI Creative Cities  
\$225,000

**Montachusett Regional Transit Authority**  
Taxi/Livery Grant  
\$250,000

**NewVue Communities**  
Underutilized Property Program  
\$726,000

### GARDNER

**Gardner Business Park**  
Site Readiness Program  
\$150,500

**Gardner DIF Implementation**  
Real Estate Services  
Technical Assistance  
\$40,000

**Mass Ave Rentals LLC**  
Housing Loan  
\$1,470,000

**Wachusett Business Incubator**  
CoWork Fit-Out Grant  
\$14,239

### HOLLISTON

**Holliston Senior Center**  
Taxi/Livery Grant  
\$21,000

### HOPKINTON

**Town of Hopkinton**  
Taxi/Livery Grant  
\$35,618

# PROJECT LISTING

## CENTRAL

### HUDSON

**Hudson Cultural Alliance**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### LANCASTER

**Old Common Road Reuse Study**  
Real Estate Services Planning  
\$35,000

### LEICESTER

**WorcShop**  
CoWork Fit-Out Grant  
\$32,500

### LEOMINSTER

**236 Lancaster Street LLC**  
Real Estate Loan  
\$1,665,000

### 34 Tremaine Street LLC

Housing Loan  
\$500,000

### 34 Tremaine Street LLC

Real Estate Loan  
\$2,250,000

### 34 Tremaine Street LLC

Underutilized Property Program  
\$725,000

### NORTH BROOKFIELD

**North Brookfield Town House**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

### Town of North Brookfield

Underutilized Property Program  
\$225,000

### PEPPERELL

**Fitzpatrick Collaborative**  
CoWork Fit-Out Grant  
\$30,000

### SHIRLEY

**Shirley Council on Aging**  
Taxi/Livery Grant  
\$20,000

### SHREWSBURY

**Knights Airport  
Limousine Service**  
Taxi/Livery Grant  
\$30,000

### Shrewsbury Council on Aging

Taxi/Livery Grant  
\$60,000

### SOUTHBRIDGE

**Southbridge Tech Incubator**  
CoWork Fit-Out Grant  
\$19,000

### UXBRIDGE

**Blackstone Valley Livery**  
Taxi/Livery Grant  
\$30,000

### WESTMINSTER

**Route 2A/Depot Road  
Intersection Redesign**  
Site Readiness Program  
\$418,700

### WINCHENDON

**4 Summer Drive**  
Brownfields Remediation  
\$200,000

### 4 Summer Drive

Brownfields Site Assessment/  
Remediation  
\$100,000

### WORCESTER

**120 Washington Street LLC**  
Tax-Exempt Bond  
\$19,640,000

### 526 Main Street Partners LLC

Real Estate Loan  
\$1,139,250

### 526 Main Street Partners LLC

Real Estate Loan  
\$1,374,593

### 526 Main Street Partners LLC

Real Estate Loan  
\$4,400,000

### American Antiquarian Society

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Broadcasting Our Stories

TDI Creative Catalyst Grant  
\$32,000

### Creative Hub Worcester

TDI Equity Investment  
\$450,000

### EcoTarium

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Embue

Emerging Technology Fund  
\$3,800,000

### Greendale Revitalization

Brownfields Site Assessment/  
Remediation  
\$2,000,000

### Greendale Revitalization

Site Readiness Program  
\$252,000

### Hanover Theatre & Conservatory

Cultural Facilities Fund  
Capital Grant  
\$170,000

### Ilah Cibis Jewelry

Real Estate Loan  
\$400,000

### Joy of Music

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Latin American Health Alliance

CoWork Fit-Out Grant  
\$10,507

### Mission on Summer LLC

Real Estate Loan  
\$1,500,000

### Open Sky Community Services

Taxi/Livery Grant  
\$250,000

### Plaza Sábados

TDI Creative Catalyst Grant  
\$40,000

### Pleasant Street Adjunct Fellow

TDI Technical Assistance  
\$5,000

### Pleasant Street Pick Me Up

TDI Quick Win  
\$10,000

### Preservation Worcester

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Small Business and Lease Subsidies Assistance Program

TDI Local  
\$115,000

### The Cage Basketball Court Revitalization

TDI Cohort Project  
\$16,000

### WinnDevelopment

Underutilized Property Program  
\$900,000

### Worcester Art Museum

Cultural Facilities Fund  
Capital Grant  
\$179,000

### Worcester Historical Museum

Cultural Facilities Fund  
Capital Grant  
\$110,000

### You Belong Here!

Commonwealth Places  
\$15,000

# PROJECT LISTING

## CENTRAL

### WORCESTER (CONT.)

**Youth on the Move**  
Taxi/Livery Grant  
\$20,000

## NORTH

### ACTON

**Acton Community Center**  
Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$7,000

**Discovery Museum**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

### ANDOVER

**Andover Historical Society**  
Cultural Facilities Fund  
Capital Grant  
\$30,000

### BEDFORD

**The Edinburg Center**  
Tax-Exempt Bond  
\$4,661,666

### BEVERLY

**Boston Chauffeur**  
Taxi/Livery Grant  
\$40,000

**The Cabot**  
Cultural Facilities Fund  
Capital Grant  
\$160,000

### BILLERICA

**Middlesex Canal Association**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### BOXFORD

**4 Middleton Road Reuse Study**  
Real Estate Services  
Technical Assistance  
\$25,000

### CHELMSFORD

**Lighthouse School**  
Tax-Exempt Bond  
\$10,000,000

### CONCORD

**51 Walden Performing  
Arts Center**  
Cultural Facilities Fund  
Capital Grant  
\$130,000

### DANVERS

**Danvers Community YMCA**  
Tax-Exempt Bond  
\$4,000,000

### ESSEX

**Essex Historical Society  
& Shipbuilding Museum**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$25,000

### GLOUCESTER

**Gloucester 400+**  
Commonwealth Places  
\$15,000

**Gloucester Lyceum and Sawyer  
Free Library**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Manship Artists Residency**  
Cultural Facilities Fund  
Capital Grant  
\$20,000

**Ocean Alliance**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

**Schooner Adventure**  
Cultural Facilities Fund  
Capital Grant  
\$30,000

### GROVELAND

**150 Center Street**  
Site Readiness Program  
\$191,150

### HAVERHILL

**45-51 Wingate Street LLC**  
Mortgage Insurance Guarantee  
\$150,500

**45-51 Wingate Street LLC**  
Real Estate Loan  
\$381,510

**45-51 Wingate Street LLC**  
Real Estate Loan  
\$1,386,000

**New Business/Industrial Park  
Route 110**  
Site Readiness Program  
\$300,000

**Sycoone Taxi**  
Taxi/Livery Grant  
\$32,339

### IPSWICH

**Agawam Village**  
Tax-Exempt Bond  
\$32,499,739

### LAWRENCE

**115-125 Essex Street LLC**  
Mortgage Insurance Guarantee  
\$547,500

**115-125 Essex Street LLC**  
Real Estate Loan  
\$3,285,000

**15 Orchard Street**  
Brownfields Remediation  
\$111,500

**284 & 286-288 Essex Street**  
Mortgage Insurance Guarantee  
\$234,000

**284 & 286-288 Essex Street**  
TDI Equity Investment  
\$222,358

**Center for Urban  
Entrepreneurship**  
CoWork Fit-Out Grant  
\$25,000

**Elevated Thought Foundation**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

**Essex Art Center**  
CoWork Fit-Out Grant  
\$10,000

# PROJECT LISTING

## NORTH

### LAWRENCE (CONT.)

#### Essex Broadway Storefront Improvement Program

TDI Local  
\$125,000

#### Island Parkside I

Brownfields Site Assessment/  
Remediation  
\$352,000

#### Island Parkside II

Brownfields Remediation  
\$703,000

#### Lawrence Art Collective Year 2

TDI Creative Catalyst Grant  
\$75,000

#### Lawrence Placemaking Initiative

TDI Cohort Project  
\$16,000

#### Marketing Engagement Specialist

TDI Technical Assistance  
\$5,000

#### Outdoor Dining Ordinance

TDI Challenge Grant  
\$9,000

#### Taste of Lawrence at Pemberton Park

TDI Quick Win  
\$9,974

### Town Livery

Taxi/Livery Grant  
\$20,000

### LEXINGTON

#### Town of Lexington

Taxi/Livery Grant  
\$46,000

### LOWELL

#### Acre Business Equipment Grant

TDI Local  
\$125,000

#### Arts & Business Council of Greater Boston

Cultural Facilities Fund  
Capital Grant  
\$200,000

#### ArtUp Lowell 2023

Mural Initiative  
TDI Creative Catalyst Grant  
\$40,000

#### Community Engagement Specialist

TDI Technical Assistance  
\$5,000

#### D'Youville Senior Care

Tax-Exempt Bond  
\$24,660,380

### District Brand and Placemaking

TDI Technical Assistance  
\$40,000

### Farmers Market Friday Family

#### Fun Days

Commonwealth Places  
\$50,000

### Lowell Art Association

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Lowell Makes

CoWork Fit-Out Grant  
\$9,709

### Outdoor Dining Patio Buildout

TDI Cohort Project  
\$16,000

### Reshape McIntyre LLC

Mortgage Insurance Guarantee  
\$187,500

### Studio 26 Associates

CoWork Fit-Out Grant  
\$45,000

### UTECH

Underutilized Property Program  
\$815,000

### LYNN

#### Activation of Community Minority Cultural Center

TDI Cohort Project  
\$16,000

#### Brickyard Collaborative

CoWork Fit-Out Grant  
\$12,000

#### Centerboard

CoWork Fit-Out Grant  
\$100,000

#### Exchange Corridor Project

Commonwealth Places  
\$29,500

#### LEO, Inc.

Underutilized Property Program  
\$500,000

#### Restaurant Support Project Director

TDI Technical Assistance  
\$5,000

#### Small Business Operational Assistance

TDI Technical Assistance  
\$47,500

#### Soliyarn

Mortgage Insurance Guarantee  
\$208,350

### Soliyarn

Mortgage Insurance Guarantee  
\$916,650

### Soliyarn

Tax-Exempt Bond  
\$3,300,000

### Creative Cities Year I

TDI Creative Cities  
\$240,000

### Union Street Business Assistance

TDI Local  
\$125,000

### Union Street Stories

TDI Quick Win  
\$9,954

### MARBLEHEAD

#### Marblehead Arts Association

Cultural Facilities Fund  
Capital Grant  
\$60,000

#### Marblehead Little Theatre

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

#### Marblehead Museum

Cultural Facilities Fund  
Capital Grant  
\$150,000

### MAYNARD

#### Artspace

Cultural Facilities Fund  
Capital Grant  
\$150,000

#### Civico Development LLC

Underutilized Property Program  
\$570,000

### MERRIMAC

#### Coastal Metals, 2 Little's Court

Brownfields Remediation  
\$250,000

### METHUEN

#### JBS Corp

CoWork Fit-Out Grant  
\$26,807

### NEWBURYPORT

#### Newburyport Art Association

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

#### Tim Taxi

Taxi/Livery Grant  
\$20,000



# PROJECT LISTING

## NORTH

### NORTH ANDOVER

**Melmark**  
Tax-Exempt Bond  
\$750,000

**Merrimack College**  
Tax-Exempt Bond  
\$33,220,000

### PEABODY

**24 Caller Street**  
Brownfields Remediation  
\$250,000

### READING

**Care Remedy**  
Taxi/Livery Grant  
\$25,000

### ROWLEY

**Bradstreet Road Affordable Housing Project**  
Real Estate Services  
Technical Assistance  
\$30,000

### SALEM

**Casa de Abuela**  
Commonwealth Places  
\$50,000

### City of Salem

Underutilized Property Program  
\$600,000

### New Point Family Housing

Tax-Exempt Bond  
\$8,224,540

### North Shore Community Development Coalition

Underutilized Property Program  
\$300,000

### Punto Urban Art Museum

Cultural Facilities Fund  
Capital Grant  
\$200,000

### The Bridge at 211

Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

### The House of the Seven Gables

Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$2,475

### SUDBURY

**Towns of Sudbury, Acton, Bolton, and Stow**  
\$222,336

### TEWKSBURY

**Public Health Museum in Massachusetts**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$10,000

### WENHAM

**Gordon College**  
Tax-Exempt Bond  
\$15,000,000

### WESTFORD

**Rose F. Limo**  
Taxi/Livery Grant  
\$7,000

## SOUTH

### ATTLEBORO

**53 Falmouth Street**  
Brownfields Remediation  
\$249,540

**54 Union Street LLC**  
Commercial Loan  
\$602,797

**54 Union Street LLC**  
Housing Loan  
\$765,000

**54 Union Street LLC**  
Housing Loan  
\$4,272,084

**A Shining City Placemaking**  
TDI Cohort Project  
\$16,250

**Business Assistance Program**  
TDI Local  
\$100,000

**Commercial Signage Design**  
TDI Technical Assistance  
\$6,650

**Creative Media Adjunct Fellow**  
TDI Technical Assistance  
\$5,000

**Cuddy Court Creatures Phase 2**  
TDI Quick Win  
\$10,000

### GATRA

Taxi/Livery Grant  
\$250,000

### BARNSTABLE

**Adjunct Fellow**  
TDI Technical Assistance  
\$5,000

**Arts and Justice Collective**  
TDI Creative Catalyst Grant  
\$90,000

**Duffy Health Center**  
Community Health Center Grant  
\$50,000

**Hyannis First Fridays and Placemaking**  
TDI Cohort Project  
\$17,000

**Light Up Hyannis**  
TDI Quick Win  
\$10,000

**Local Business Boost and Façade Improvement**  
TDI Local  
\$125,000

### BARNSTABLE/BROCKTON

**Sound of the Community**  
TDI Creative Catalyst Grant  
\$63,000

### BOURNE

**Gosnold Behavioral Health**  
Mortgage Insurance Guarantee  
\$560,000

### BRIDGEWATER

**Bill's Taxi Service**  
Taxi/Livery Grant  
\$40,000

**Bridgewater Council on Aging**  
Taxi/Livery Grant  
\$243,480

### BROCKTON

**11-15 Frederick Douglas Avenue**  
Brownfields Remediation  
\$250,000

**Brockton Area ARC**  
Tax-Exempt Bond  
\$1,350,000

**Brockton Redevelopment Authority**  
Underutilized Property Program  
\$66,185

**Frederick Douglass Marketplace**  
CoWork Fit-Out Grant  
\$36,000

**Lovett Brook**  
Site Readiness Program  
\$125,000

# PROJECT LISTING

## SOUTH

### BROCKTON (CONT.)

**Massachusetts Federation of Farmers & Gardeners Markets**  
Commonwealth Places  
\$29,968

**Old Colony YMCA**  
Taxi/Livery Grant  
\$83,527

**Trinity Financial**  
Underutilized Property Program  
\$900,000

**Trout Brook Urban Renewal Implementation**  
Site Readiness Program  
\$30,000

### CHILMARK

**The Yard**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

### DARTMOUTH

**Dartmouth Cultural Center**  
Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$8,000

### DENNIS

**Cape Cod Museum of Art**  
Cultural Facilities Fund  
Capital Grant  
\$50,000

### DUXBURY

**Alden Kindred of America**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$30,000

### FALL RIVER

**AART Property Management**  
TDI Equity Investment  
\$246,000

**Bristol County Chamber Foundation**  
TDI Technical Assistance  
\$5,000

**Fall River Arts and Culture Coalition**  
TDI Creative Catalyst Grant  
\$40,000

**Fall River Museum of Contemporary Art**  
TDI Creative Catalyst Grant  
\$40,000

**Groundwork**  
CoWork Fit-Out Grant  
\$45,000

**Isenberg Projects LLC**  
TDI Technical Assistance  
\$70,000

**Narrows Center for the Arts**  
CoWork Fit-Out Grant  
\$50,000

**Narrows Center for the Arts**  
Cultural Facilities Fund  
Capital Grant  
\$70,000

**Sanford Spinning Mills LLC**  
Underutilized Property Program  
\$900,000

**Shane Landing**  
CoWork Seed Grant  
\$15,000

**Shane Landing**  
Underutilized Property Program  
\$335,000

**The Ignition Project**  
TDI Creative Catalyst Grant  
\$100,000

**USS Massachusetts Memorial Committee**  
Cultural Facilities Fund  
Capital Grant  
\$20,000

**Viva Fall River Pop-up Support**  
TDI Cohort Project  
\$16,000

**Viva Fall River Retail Incubation**  
TDI Local  
\$125,000

### FALMOUTH

**College Light Opera Company**  
Cultural Facilities Fund  
Capital Grant  
\$40,000

**Cotuit Center for the Arts**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Falmouth Sharespace**  
CoWork Fit-Out Grant  
\$30,120

**Friends of Nobska Light**  
Cultural Facilities Fund  
Capital Grant  
\$160,000

### FOXBORO

**Foxboro Regional Center for the Performing Arts**  
Cultural Facilities Fund  
Capital Grant  
\$90,000

### FRANKLIN

**Benjamin Franklin Classical Charter Public School**  
Tax-Exempt Bond  
\$26,463,000

**Franklin Regional Transit Authority**  
Taxi/Livery Grant  
\$233,000

### HYANNIS

**Atlantic Apartments LLC**  
Underutilized Property Program  
\$125,000

### MANSFIELD

**Mass Arts Center**  
Cultural Facilities Fund  
Capital Grant  
\$110,000

### MASHPEE

**Community Health Center of Cape Cod**  
Community Health Center Grant  
\$50,000

### MATTAPOISETT

**Mattapoisett Historical Society**  
Cultural Facilities Fund  
Capital Grant  
\$20,000

### MIDDLEBORO

**8 Station Street LLC**  
Underutilized Property Program  
\$325,000

**Harper Lane Brewery**  
CARES/RLF Loan  
\$276,250

### NEW BEDFORD

**Acushnet Ave Small Business Support**  
TDI Local  
\$125,000

**Community Economic Development Center**  
Underutilized Property Program  
\$900,000

**Discovery Economic Development Hub**  
CoWork Fit-Out Grant  
\$25,000

**Love the Ave**  
TDI Cohort Project  
\$16,000

**Massachusetts Design Art & Technology Institute, Inc.**  
Commonwealth Places  
\$50,000

**New Bedford Media Campaign**  
TDI Technical Assistance  
\$30,000

# PROJECT LISTING

## SOUTH

### NEW BEDFORD (CONT.)

**New Bedford Port Society**  
Cultural Facilities Fund  
Capital Grant  
\$70,000

**New Bedford Research & Robotics**  
Underutilized Property Program  
\$900,000

**Old Dartmouth Historical Society**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$35,000

**Project Assistant**  
TDI Technical Assistance  
\$5,000

**Southcoast LGBTQ+ Network Shared Kitchen**  
CoWork Fit-Out Grant  
\$100,000

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

### ORLEANS

**Lower Cape Community Access Television**  
CoWork Seed Grant  
\$15,000

**Lower Cape Community Access Television**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### PLYMOUTH

**Greater Plymouth Performing Arts Center**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Plimoth Patuxet Museums**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Plymouth Antiquarian Society**  
Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$12,500

**The Mayflower Society**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### PROVINCETOWN

**Fine Arts Work Center**  
Cultural Facilities Fund  
Capital Grant  
\$130,000

**Fine Arts Work Center**  
Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$8,000

**Helping Our Women**  
Taxi/Livery Grant  
\$74,000

**Mercedes Cab Company**  
Taxi/Livery Grant  
\$39,987

**Provincetown Chamber of Commerce**  
Underutilized Property Program  
\$180,000

**Provincetown Commons**  
Underutilized Property Program  
\$100,000

### SCITUATE

**Scituate Arts Association**  
Cultural Facilities Fund  
Capital Grant  
\$15,000

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

### SEEKONK

**Attleboro Dye Works**  
Brownfields Remediation  
\$250,000

### SOMERSET

**3280 County Street**  
Brownfields Remediation  
\$200,700

**Southcoast Open Air Market**  
CoWork Fit-Out Grant  
\$15,000

### TAUNTON

**12 Porter Street Development LLC**  
Underutilized Property Program  
\$465,000

**5-7 Nickerson Ave**  
Brownfields Site Assessment/  
Remediation  
\$200,000

**Cooperative Production, Inc.**  
Tax-Exempt Bond  
\$2,945,509

**Heart of Taunton Adjunct Fellow**  
TDI Technical Assistance  
\$5,000

**Taunton Nursing Home Reuse Study**  
Real Estate Services  
Technical Assistance  
\$50,000

**Whittenton Gaming Nights**  
TDI Cohort Project  
\$16,000

**Whittenton Small Business Support**  
TDI Local  
\$100,000

### TRURO

**Town of Truro**  
Underutilized Property Program  
\$900,000

### WAREHAM

**Sharrock's Bakery**  
SSBCI Guarantee  
\$1,083,340

### WELLFLEET

**The Wellfleet Historical Society & Museum**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### WEST TISBURY

**Circuit Arts**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**Island Autism Group**  
Tax-Exempt Bond  
\$1,500,000

**MVYRADIO**  
Cultural Facilities Fund  
Capital Grant  
\$60,000

### WRENTHAM

**Village Hall**  
Underutilized Property Program  
\$530,000

# PROJECT LISTING

## WEST

### ADAMS

**Berkshire Scenic Railway Museum**  
Cultural Facilities Fund  
Capital Grant  
\$40,000

**The Adams Theater**  
Underutilized Property Program  
\$800,000

### AMHERST

**Jones Library**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

**The Eric Carle Museum of Picture Book Art**  
Cultural Facilities Fund  
Capital Grant  
\$90,000

**UMass Amherst**  
Cultural Facilities Fund  
Capital Grant  
\$60,000

**Village Center Placemaking**  
Commonwealth Places  
\$5,000

### ASHFIELD

**Ashfield Community Hall**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$6,000

**Double Edge Theatre**  
Cultural Facilities Fund  
Capital Grant  
\$154,000

### BECKET

**Becket Arts Center**  
Cultural Facilities Fund  
Capital Grant  
\$40,000

**Jacob's Pillow**  
Cultural Facilities Fund  
Capital Grant  
\$200,000

### BELCHERTOWN

**Belchertown Community Alliance**  
Underutilized Property Program  
\$50,000

**Carriage Grove Power Plant**  
Brownfields Site Assessment/  
Remediation  
\$500,000

### BLANDFORD

**Porter Memorial Library Patio**  
Commonwealth Places  
\$15,800

**The Blandford Historical Society**  
Cultural Facilities Fund  
Capital Grant  
\$35,000

### BUCKLAND

**Buckland Historical Society**  
Cultural Facilities Fund  
Capital Grant  
\$137,000

**Shelburne Falls Trolley Museum**  
Cultural Facilities Fund  
Capital Grant  
\$50,000

### CHICOPEE

**Center Fresh Market**  
TDI Creative Catalyst Grant  
\$20,000

**Terrien Transportation**  
Taxi/Livery Grant  
\$30,000

### CUMMINGTON

**Town of Cummington**  
Underutilized Property Program  
\$45,000

### EASTHAMPTON

**Center for Human Development**  
Tax-Exempt Bond  
\$3,000,000

**Easthampton Pepin, Center, Maple Schools Reuse Study**  
Real Estate Services Planning  
\$3,500

**Pleasant Street Mills Infrastructure Plan**  
Site Readiness Program  
\$175,000

**Williston Northampton School**  
Tax-Exempt Bond  
\$6,000,000

### EGREMONT

**Town of Egremont**  
Taxi/Livery Grant  
\$28,350

### GREAT BARRINGTON

**Alander Group**  
Underutilized Property Program  
\$500,000

**The DuBois Freedom Center**  
Cultural Facilities Fund  
Capital Grant  
\$117,000

### GREENFIELD

**The Imaginary Bookshop**  
CoWork Seed Grant  
\$2,000

### HOLYOKE

**A Day in the Yoke**  
TDI Quick Win  
\$10,000

**Adjunct Fellow**  
TDI Technical Assistance  
\$5,000

**Canal Row LLC**  
CoWork Fit-Out Grant  
\$15,000

**El Punto Paper City LLC**  
Underutilized Property Program  
\$260,000

**Façade Improvement and High Street Business Assoc.**  
TDI Local  
\$106,500

**Girls Inc. of the Valley**  
Mortgage Insurance Guarantee  
\$455,000

**Girls Inc. of the Valley**  
Tax-Exempt Bond  
\$2,275,000

### Holyoke 2023

TDI Cohort Project  
\$16,000

### Holyoke hARTwork

TDI Creative Catalyst Grant  
\$75,000

### Holyoke Health Center

Community Health Center Grant  
\$50,000

### Holyoke Media

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Lighthouse Holyoke

Real Estate Services Planning  
\$22,880

### Voces de Esperanza

Tax-Exempt Bond  
\$8,511,570

### Way Finders, Inc.

Underutilized Property Program  
\$900,000

### LENOX

**Allegrone Companies**  
Underutilized Property Program  
\$525,000

# PROJECT LISTING

## WEST

### LENOX (CONT.)

**Shakespeare & Company**  
Cultural Facilities Fund  
Capital Grant  
\$94,000

### LONGMEADOW

**Glenmeadow, Inc.**  
Tax-Exempt Bond  
\$5,000,000

### LUDLOW

**Ludlow Mill**  
Site Readiness Program  
\$500,000

### Lupa Game Farm

Cultural Facilities Fund  
Capital Grant  
\$90,000

### MONTAGUE

**Nova Real Estate LLC**  
Underutilized Property Program  
\$95,000

### MOUNT WASHINGTON

**Mount Washington Cultural Council**  
Cultural Facilities Fund Feasibility/  
Technical Assistance Grant  
\$14,197

### NORTH ADAMS

**MASS MoCA**  
Cultural Facilities Fund  
Capital Grant  
\$150,000

### The Woodcraft Collaborative

CoWork Seed Grant  
\$15,000

### NORTHAMPTON

**Bombyx**  
Cultural Facilities Fund  
Capital Grant  
\$162,000

### Bombyx

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

### Forbes West Lawn Performance Stage

Commonwealth Places  
\$2,500

### Historic Northampton

Cultural Facilities Fund  
Capital Grant  
\$106,000

### Lambson Square Properties LLC

Underutilized Property Program  
\$585,000

### Northampton Community Arts Trust

Cultural Facilities Fund  
Capital Grant  
\$150,000

### Northampton Senior Services

Taxi/Livery Grant  
\$27,000

### Valley Community Development

Underutilized Property Program  
\$830,000

### PITTSFIELD

**Berkshire Black Economic Council**  
CoWork Seed Grant  
\$15,000

### Berkshire Environmental Action Team

Cultural Facilities Fund  
Capital Grant  
\$200,000

### Berkshire Healthcare Systems

Tax-Exempt Bond  
\$80,000,000

### Berkshire Innovation Center

CoWork Seed Grant  
\$15,000

### Creative Wayfinding and Arts & Culture Space Activation

TDI Technical Assistance  
\$28,000

### Downtown Pittsfield, Inc.

TDI Creative Catalyst Grant  
\$65,000

### It's Alive

TDI Quick Win  
\$9,999

### North Street, Dunham Mall, and Burbank Alley Activation

TDI Cohort Project  
\$16,000

### Pittsfield Innovation District

Real Estate Services Planning  
\$38,250

### Pittsfield Murals

TDI Technical Assistance  
\$10,000

### TDI Business and Public Art Adjunct Fellow

TDI Technical Assistance  
\$5,000

### Transporting the People

Taxi/Livery Grant  
\$22,000

### Vibe North Street Storefront Recruitment Grant Program

TDI Local  
\$111,000

### SHELBURNE FALLS

### Connecting Village Downtown

Commonwealth Places  
\$50,000

### SOUTH HADLEY

### Loomis Communities

Tax-Exempt Bond  
\$13,755,000

### SOUTHWICK

### Sam West Road & Hudson Drive Connector

Site Readiness Program  
\$1w34,500

### SPRINGFIELD

### Art for the Soul Gallery

TDI Creative Cities  
\$45,000

### BayState Medical Center

Tax-Exempt Lease  
\$30,000,000

### Branding, Storytelling, and Placemaking Activation Program

TDI Local  
\$125,000

### Community Music School of Springfield

Cultural Facilities Fund Systems  
Replacement Plan Grant  
\$10,000

### Drama Studio

Cultural Facilities Fund  
Capital Grant  
\$200,000

### East Side Pinevale Street

Brownfields Site Assessment/  
Remediation  
\$100,000

### Fresh Paint Springfield 2023

Commonwealth Places  
\$50,000

### Gasoline Alley

CoWork Fit-Out Grant  
\$27,500

### Make-It Springfield

Cultural Facilities Fund  
Capital Grant  
\$180,000

### Mason Square Racial History Project Coordinator

TDI Technical Assistance  
\$5,000

### New England Public Media

Cultural Facilities Fund  
Capital Grant  
\$200,000

# PROJECT LISTING

## WEST

### SPRINGFIELD (CONT.)

**Rozki Rides**  
Taxi/Livery Grant  
\$39,790

**Springfield Business Improvement District, Inc.**  
TDI Technical Assistance  
\$50,000

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

**Springfield Redevelopment Authority**  
Underutilized Property Program  
\$900,000

**Springfield Riverfront Development Corporation**  
Commercial Loan  
\$2,600,000

**STCC Assistance Corporation**  
Tax-Exempt Bond  
\$2,555,000

**Stone Soul Programming and Community Space**  
TDI Cohort Project  
\$16,000

**Valley Venture Mentoring Service**  
TDI Creative Cities  
\$180,000

**Westmass Area Development Corporation**  
Underutilized Property Program  
\$495,000

### STOCKBRIDGE

**Norman Rockwell Museum**  
Cultural Facilities Fund  
Capital Grant  
\$140,000

**Stockbridge Library**  
Cultural Facilities Fund  
Capital Grant  
\$110,000

### WARE

**13 North LLC**  
Underutilized Property Program  
\$140,000

**Mark Machine Co.**  
Underutilized Property Program  
\$80,500

**Workshop13**  
Underutilized Property Program  
\$215,000

### WARWICK

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

### WESTFIELD

**Exchange Assets LLC**  
Underutilized Property Program  
\$575,000

### WILLIAMSTOWN

**Wild Soul River**  
Underutilized Property Program  
\$26,000

**Williams College**  
Tax-Exempt Bond  
\$99,670,000

### WORTHINGTON

**Sevenars Concerts**  
Cultural Facilities Fund  
Capital Grant  
\$20,000

## STATEWIDE

**Boston MedFlight**  
Tax-Exempt Lease  
\$9,597,728

**CIL Realty of Massachusetts**  
Tax-Exempt Bond  
\$25,000,000

**UMass Core Facilities**  
Innovation Voucher Fund Grant  
\$374,552

**UMass Core Facilities**  
Innovation Voucher Fund Grant  
\$505,457

**UMass Core Facilities**  
Innovation Voucher Fund Grant  
\$542,777

**UMass Core Facilities**  
Innovation Voucher Fund Grant  
\$602,363

# STATEMENT OF NET POSITION JUNE 30, 2023

## ASSETS

|   |                      |
|---|----------------------|
| Current assets  | \$315,606,900        |
| Noncurrent assets   | \$143,103,406        |
| Right to use leased assets<br>(net of accumulated amortization)       | \$2,638,340          |
| Right to use subscription assets<br>(net of accumulated amortization) | \$544,268            |
| Assets held for sale  | \$5,229,591          |
| Capital assets<br>(net of accumulated depreciation)                   | \$90,210,112         |
| <b>Total assets</b>   | <b>\$557,332,617</b> |

## LIABILITIES

|                          |                      |
|--------------------------|----------------------|
| Current liabilities      | \$69,347,359         |
| Noncurrent liabilities   | \$55,464,678         |
| <b>Total liabilities</b> | <b>\$124,812,037</b> |

## DEFERRED INFLOWS OF RESOURCES

|  |                      |
|--|----------------------|
|  | \$4,388,369          |
| <b>Total liabilities and deferred inflows of resources</b> | <b>\$129,200,406</b> |

## NET POSITION

|  |                      |
|--|----------------------|
| Net investment in capital assets   | \$65,851,071         |
| Restricted   | \$211,101,968        |
| Unrestricted   | \$151,179,172        |
| <b>Total net position</b>  | <b>\$428,132,211</b> |
| <b>Total liabilities, deferred inflows of resources and net position</b> | <b>\$557,332,617</b> |

We thank Governor Healey and Lieutenant Governor Driscoll for their unwavering commitment and visionary leadership at MassDevelopment, shaping a prosperous future for our communities.



**Maura Healey**  
Governor



**Kim Driscoll**  
Lieutenant Governor

# MEET MASSDEVELOPMENT'S BOARD OF DIRECTORS

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