



Annual Report FY 2008
MASSDEVELOPMENT

Build. Create. Innovate.

A LETTER FROM THE PRESIDENT AND CEO AND THE CHAIRMAN OF THE BOARD

Build. Create. Innovate. Thanks to a variety of investments and an array of programs, MassDevelopment had a strong record of accomplishment in fiscal year 2008 that has helped to make Massachusetts a better place in which to work and live.

Build. Backed by support from Governor Deval Patrick, who awarded a \$100,000 43D grant and a priority development site designation, we broke ground on new homes at Village Hill Northampton and introduced a multiyear, multimedia marketing campaign to promote this new community. Located in the heart of the Pioneer Valley, at full build-out Village Hill Northampton will support the creation and retention of 600 jobs.

MassDevelopment had a banner year of working with the Commonwealth's higher-education institutions, concluding nearly \$1.5 billion in deals with 22 different colleges and universities.

Create. The quality of life in Massachusetts attracts business owners and employees to set up companies and work in the Commonwealth. Recognizing the close connection between the arts and commerce, MassDevelopment partnered with the Massachusetts Cultural Council to co-administer the Cultural Facilities Fund to support nonprofit organizations with building projects that add jobs, increase tourism, and leverage private funds. In fiscal year 2008, we announced three separate award rounds representing a total investment of \$24.3 million, none of which could have happened without the backing of both the Legislature and Patrick Administration.

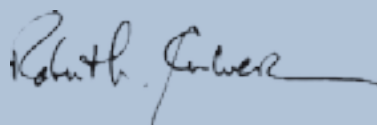
Innovate. Inspired by a recognition that a business-as-usual approach alone does not sufficiently stimulate economic growth, MassDevelopment staff constantly seek to develop new programs and initiatives to respond to the challenges of today's businesses. In line with Governor Patrick's and Secretary of Energy and Environmental Affairs Ian Bowles' efforts to make Massachusetts an international leader in green business, MassDevelopment issued \$3.1 million in clean renewable energy bonds to support twelve solar-power projects throughout the Commonwealth that will reduce annual carbon dioxide emissions by twelve tons.

To support the efforts of Governor Patrick and Secretary of Housing and Economic Development (and MassDevelopment Board Member) Dan O'Connell, MassDevelopment released a report on the defense sector showing that it contributes \$14.7 billion to the Massachusetts economy.

To stimulate growth in the Gateway Cities, MassDevelopment held Developers' Conferences in Springfield and New Bedford that not only brought investors to these cities but also have resulted in new deals.

We appreciate the guidance of the Board of Directors and the hard work of the MassDevelopment staff in making all of these events and programs possible. In particular, we thank Judy Pagliuca for her service on the Board and welcome Gerald Cohen to the Board.

To cap off an Olympic year, *Banker & Tradesman* readers recognized MassDevelopment by awarding us Silver in banking/lending and Bronze in banking/community development in the newspaper's first annual poll. We invite you to read this annual report to learn more about our work. Facing challenging economic circumstances in the current year, MassDevelopment will continue its efforts to build, create, and innovate in order to strengthen Massachusetts.



Robert L. Culver
President/CEO



MassDevelopment's Jami Loh, Joe Dabraeo of Lehman Brothers, and Anne Marie Martorana from Wheelock College. (Left to Right)



PASSING ALONG A TRADITION OF HIGHER EDUCATION.

Q: Who makes the world better for children and families? A: Wheelock College. Since 1888, Wheelock College in Boston has been educating students in the liberal arts and professional fields of education, child and family studies, and social work to improve the lives of children and families around the globe. To further its internationally recognized programs, Wheelock is using proceeds from a \$42 million bond issued through MassDevelopment to construct additional student housing and a new campus center. The project will offer more students on-campus housing and enhance Wheelock's vibrant campus community.

PULLING TOGETHER

Few things can unite a community like sports. That's why MassDevelopment arranged a \$4.1 million financing package for Community Rowing, Inc. of Watertown to build a 30,000-square-foot boathouse on the Charles River in Brighton. Community Rowing's new headquarters will feature a main building for

large boat storage, administrative offices, classroom space and boat bays for repairs, as well as a sculling pavilion to house smaller vessels. The new facility will allow the group to better provide a variety of programs for neighborhood adults and children. Great things happen when we all work as one.



BRINGING DOWN THE HOUSE. BRINGING TOGETHER THE COMMUNITY.

Because the show must go on, the Worcester Center for the Performing Arts undertook a \$30 million renovation to transform an historic theatre in downtown Worcester into the Hanover Theatre for the Performing Arts. This new 2,300-seat performing arts space is the latest act in a storyline that started in 2001, when MassDevelopment provided a \$25,000 predevelopment award for a market analysis and feasibility study of the site. Since then, MassDevelopment has provided a \$300,000 loan to assist with architectural fees and partnered with the Nonprofit Finance Fund and Commonwealth National Bank to provide loans totaling \$2.35 million. Today, the Hanover Theatre is a vibrant cultural destination reborn.

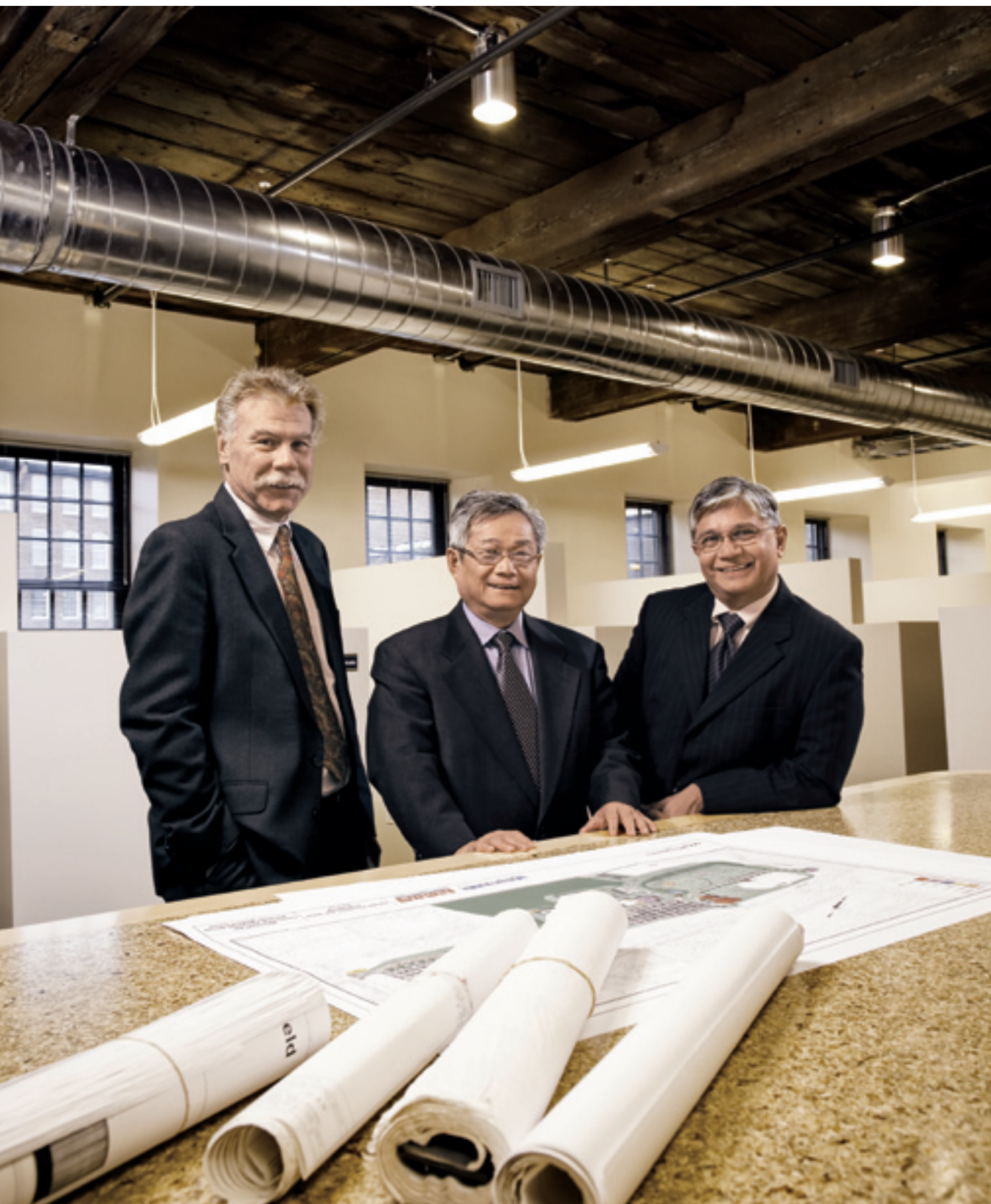
SPRUCED UP

A little TLC (and a lot of hard work) can go a long way. The 40 Spruce Street, LLC project involves the purchase and renovation of a 43,000-square-foot factory on 2.5 acres of land in Leominster's historic "comb and carriage" district. A \$1.18 million New Markets Fund

loan from MassDevelopment will aid in the restoration and upgrade of the facility for new office tenants, retailers, and small commercial operations. Restoring this historic building will help revitalize the community and give the neighborhood an economic boost.



Charlie Valade of Commonwealth National Bank, Troy Siebels from the Hanover Theatre for the Performing Arts and MassDevelopment's Roy Angel. (Left to Right)



MassDevelopment's Mike Galligan, Paul Chan of MHIC, and Nannu Nobis from Nobis Engineering. (Left to Right)



BIGGER STEPS. A SMALLER FOOTPRINT.

Nobis Engineering knows a thing or two about healthy growth. Since 1988, Nobis has been providing environmental, geotechnical and civil engineering services. Meeting clients' needs—and the earth's needs, too—has helped the company grow in size and project capabilities. Naturally, when MassDevelopment worked directly with the Massachusetts Housing Investment Corporation (MHIC) to provide a \$2.07 million loan for the purchase and renovation of an abandoned mill building in Lowell, Nobis stepped up again. And today this innovative company leads a 20,793-square-foot renovation that will reduce the carbon footprint of the building, allowing the project to seek Leadership in Energy and Environmental Design certification. Nobis is making a big impact on the market by leaving a smaller impact on the environment.

THE SHOE FITS

What do you do with four early-20th-century shoe factory buildings sitting abandoned in Haverhill? If you're MassDevelopment, you help Forest City Enterprises to repurpose them into 305 rental apartments, now known as the Haverhill Mills. Specialists in the ownership, development, acquisition, and management

of commercial and residential real estate, Forest City Enterprises made the most of the \$49 million tax-exempt bond and low-income housing tax credits provided through MassDevelopment. And created apartments that fit the residents, and the community, perfectly.



GETTING BETTER ALL THE TIME.

The New Bedford Jewish Convalescent Home, Inc. is constantly looking for new ways to improve, starting with the already excellent care it provides to its residents. However, improving resident care also involved some TLC for the group's property. So proceeds from a \$1.5 million tax-exempt bond, provided by MassDevelopment and the Bank of Fall River, are being used for the construction of a 1,981-square-foot addition and the renovation of the existing 32,028-square-foot facility. Now this skilled nursing facility can continue to offer hospice, medical services, and rehabilitative and restorative therapy in an even better way.

LOCAL COLOR, LOCAL SUCCESS

Instead of fading from the Massachusetts economy, EC Pigments USA, Inc. of Fall River used a financing package from MassDevelopment and the Fall River Office of Economic Development (FROED) to keep its business in state. This supplier of organic pigments preserved 47 local jobs, and created 20 new ones.

The financing package included a \$625,000 New Markets Fund loan from MassDevelopment, a \$150,000 co-loan from lending partner FROED, and a \$750,000 equipment loan from MassDevelopment. Now the company's future has never looked brighter.



Raymond Harris of the Bank of Fall River, MassDevelopment's Joe Grivers and Carol Trudeau from the New Bedford Jewish Convalescent Home. (Left to Right)



Stephen Huntley from the Valley Opportunity Council, Guida Sajdak of Chicopee Savings Bank and MassDevelopment's Frank Canning. (Left to Right)



ROOM FOR EVERYONE TO GROW.

The Valley Opportunity Council has a lot of people to help—and precious little room to do it in. So MassDevelopment stepped in and worked with the Chicopee Savings Bank to provide a \$2.835 million tax-exempt bond backed by a \$315,000 mortgage insurance guaranty to help the organization buy and renovate the former Mt. Carmel School into much-needed program space. Valley Opportunity Council—a federally designated community action agency supporting low-income individuals in Holyoke, Chicopee, and the surrounding region—will renovate the 29,000-square-foot former school to expand its childcare center while consolidating programs like WIC, transportation assistance, senior services, adult education, and more. Now, there's room for everyone.

ADAPT AND ADVANCE

Mastex Industries, Inc. of Holyoke started business as a fabric producer serving the ladies' garment industry. But when that industry shifted overseas to lower-cost manufacturers, Mastex had a choice. Close shop or reinvent itself. Mastex chose the latter and transitioned to the production of nylon fabric used for automotive

airbags. MassDevelopment provided a \$162,500 mortgage insurance guaranty in conjunction with a \$1.25 million industrial development bond issuance with TD Banknorth to help the company grow. Loan proceeds will be used to purchase the manufacturing facility that Mastex currently leases, proving that old dogs can learn new tricks.

The background of the page features a close-up, slightly blurred image of a white ruler with black markings. The ruler is oriented vertically, with the numbers 31, 32, 33, and 34 visible. A semi-transparent blue rectangular overlay covers the right two-thirds of the page, providing a background for the text. On the left edge of the page, there is a vertical blue bar with a grid of small squares, one of which is highlighted in green.

MassDevelopment's Finance Programs include economic development lending, and bond and tax credit financing. Staff in Boston and each of the regional offices work with businesses, private nonprofits, and governmental organizations to support job growth and housing production by providing loans for real estate acquisition and development, equipment, capital improvements, and other investments.

ECONOMIC DEVELOPMENT LENDING

The Lending Department offers a full menu of loan and guarantee programs for real estate and equipment projects that provide community benefits by creating jobs or eliminating blight. Loan products include permanent mortgage financing, development loans, construction loans, term loans, and loan guarantees. Special loan programs and funds include the South Coast Revolving Loan Fund (formerly known as the Seafood Loan Program), the Emerging Technology Fund, the Brownfields Redevelopment Fund, TechDollars, Export Finance, Term Working Capital, the Charter School Facilities Guaranty Program, the New Markets Loan Fund, and the Cultural Facilities Fund. In FY 2008, the Agency made 71 loans and guarantees totaling \$43,137,611 to 55 borrowers across the Commonwealth.

BUSINESS DEVELOPMENT

The Business Development group supports the Agency's delivery of services by developing and nurturing business and community relationships and originating financing and real estate transactions. Staff constitutes the Agency's sales force.

INVESTMENT BANKING


MassDevelopment has issued more than \$16.5 billion in federally tax-exempt and taxable bonds for real estate and equipment acquisition projects undertaken by nonprofit organizations, governmental entities, elder care and affordable housing developers, manufacturers, and environmental enterprises. Bondholders pay no federal taxes on tax-exempt bond interest, allowing eligible borrowers to use tax-exempt bonds to purchase, renovate, and construct buildings; buy equipment; or refinance existing debt at below-market rates. In FY 2008, the Agency issued bonds on behalf of 94 organizations totaling \$2,849,612,220.

COMMUNITY DEVELOPMENT PROGRAM

MassDevelopment administers the **Brownfields Redevelopment Fund**, a state-funded Brownfields reclamation program. Created by the Legislature in 1999 and recapitalized in FY 2006, the Brownfields Redevelopment Fund has issued more than 500 awards for projects in 100 eligible communities. According to award recipients, these loans and grants are expected to support the creation of more than 5,100 housing units and 6,000 jobs statewide. In FY 2008, the Agency made 66 loans and grants totaling \$11,835,556 to entities throughout Massachusetts.

To support early-stage real estate redevelopment projects, MassDevelopment provides seed money and technical support through two programs. The **Predevelopment Loan Program** funds pre-development costs such as market and feasibility studies, appraisals, architectural and engineering plans, and other necessary analyses. The **Brownfields Site Assessment Program** funds environmental site assessments. Both programs make unsecured loans to project sponsors typically with five-year terms or earlier repayment if project financing or other specified events occur. Only certain governmental and nonprofit recipients are eligible under the Brownfields statute for site assessment grants.

The **Massachusetts Cultural Facilities Fund (MCFF)**, jointly administered by the Community Development Program and the Massachusetts Cultural Council, provides capital grants, loans, and planning assistance to help nonprofits renovate, expand, and repair facilities, and to leverage matching contributions from private funding sources. Through FY 2008, the MCFF has received annual appropriations totaling \$25 million. To date, 120 grants have been awarded to projects to benefit local tourism and the state's economy.



MassDevelopment undertakes a wide range of real estate redevelopment projects and provides planning, permitting, and development assistance to communities and businesses, with the twin goals of creating employment and housing opportunities throughout the state.

MAJOR PROJECTS UNDERWAY

MassDevelopment has a successful record of redeveloping the state's most challenging sites into revenue-producing resources that provide jobs and housing. The Agency specializes in compromised surplus government property and urban brownfields sites. Current major projects include:

DEVENS: The Real Estate Department works with Devens operations staff to plan and facilitate development in the Devens Regional Enterprise Zone, and is responsible for marketing and managing real property within the 4,400-acre site. Target industries include life sciences, biopharmaceuticals, medical devices, defense, and clean energy. Currently "shovel ready" and available for sale are 74 acres zoned for commercial development. Another 578.4 acres are zoned for mixed-use development.

In FY 2008, MassDevelopment completed five real estate transactions involving 37 acres of land and two existing buildings in Devens. The transactions generated \$2.33 million in revenues, will create 533,000 square feet of new or redeveloped commercial space, and will result in 745 permanent jobs and 320 full-time equivalent construction-related jobs in Devens. The most prominent transaction was MassDevelopment's long-term ground lease of 22 acres to Evergreen Solar for the construction of a 475,000-square-foot solar panel manufacturing facility. Evergreen currently employs more than 425 people in Devens and is expected to add an additional 300 jobs next year.

Meanwhile, Bristol-Myers Squibb's new biologics manufacturing campus in Devens is taking shape. The complex includes a living cell culture manufacturing plant, administrative offices, new drug research and development labs, and support facilities occupying 88.7 acres in Devens' Jackson Technology Park. Phase One, now under construction at a cost of \$750 million, will consist of 397,140 square feet of facilities and employ an estimated initial workforce of 350.

VILLAGE HILL NORTHAMPTON: Located on the former campus of Northampton State Hospital, Village Hill Northampton is a master-planned, mixed-use, Smart Growth project that will include 300,000 square feet of commercial development generating up to 800 jobs, and more than 200 market-rate and affordable residential units. The 126-acre site is within walking distance of downtown Northampton and Smith College. Supported by a \$7 million appropriation from the Legislature, MassDevelopment demolished and cleared the site of a 680,000-square-foot brick hospital complex. Road construction on the north campus is underway to serve new residential and business development, connected to its main street, Village Hill Road.

Village Hill's first commercial tenant, Volz Clarke, Inc., completed construction on its new 20,000-square-foot high-end furniture manufacturing facility in August 2008. Kollmorgen Electro-Optical, a periscope and imaging systems manufacturer currently located on King Street in Northampton, is under agreement to purchase the 11-acre upper south campus parcel. Kollmorgen plans to build a 150,000-square-foot manufacturing and R&D facility that will retain 330 jobs in Northampton and create up to 120 new jobs.

SPRINGFIELD: The Agency is managing the development of Springfield Smith & Wesson Industrial Park, creating economic opportunity on one of the last large tracts of developable land in Springfield. The first tenant, Richmond, Virginia-based Performance Food Group, a Fortune 500 company, constructed and is operating a 211,000-square-foot food distribution facility on 35 acres, resulting in the retention of 270 jobs and creation of 230 new jobs.

MUNICIPAL SERVICES

To help cities and towns plan and manage economic revitalization projects, MassDevelopment launched the Cities and Towns Pilot Program and the Predevelopment Real Estate Services Program. The Agency also is working with cities and towns under Chapter 43D, the state's expedited permitting law, to attract companies by offering 180-day permitting for priority development sites. Examples of the type of work supported by these programs include:

SPRINGFIELD: In 2006, MassDevelopment staff helped the City's development team prepare for and host an Urban Land Institute study panel of national

experts who identified and prioritized critical initiatives for the City's overall economic development. Since that time, MassDevelopment has worked closely with City leaders to implement these initiatives, from managing the remediation and clearance of a prominent waterfront site to planning and conducting feasibility studies for neighborhood revitalization. MassDevelopment has taken the lead on one of ULI's other priorities, the reuse of a former federal courthouse in downtown Springfield. The Agency and the City co-sponsored a Developer Conference in April 2008. The event attracted nearly 80 development and real estate professionals. As a result, an out-of-state business is in discussions with City officials to take space at a featured property.

NEW BEDFORD: MassDevelopment is working closely with the City of New Bedford and the New Bedford Economic Development Council on planning initiatives across the City. Current work includes a strategic plan for the downtown focused on redeveloping key sites, a reuse plan for the New Bedford Armory, and a Vision Plan for the Upper Acushnet Harborfront, a neighborhood long denied access to the river by a row of monumental mill buildings. The Agency also collaborated with the City to present a successful Developer Conference in June 2008. The event attracted more than 90 developers and real estate professionals, generated five follow-up tours of specific sites and resulted in one new project to date – a 19-unit mixed-use/housing development.

OTHER COMMUNITIES: In the past year, Real Estate staff and consultants completed master planning and visioning studies for the City of Lawrence's Canal District and the City of Worcester's downtown. As part of a state response team led by Lt. Governor Murray, the Agency helped the Town of Uxbridge cope with a devastating fire at a downtown mill complex.

EXPEDITED PERMITTING PROGRAM: MassDevelopment has a significant role in the state's expedited permitting initiative, the 43D Program. The Agency works with the Massachusetts Permit Regulatory Office, the regional planning associations, the Massachusetts Office of Business Development, and the Massachusetts Alliance for Economic Development to ensure that communities receive the technical assistance they need to utilize 43D, and companies seeking sites in Massachusetts experience an efficient and equitable permitting system. Over the past year, MassDevelopment met with 77 communities to discuss implementation of the program, and is helping municipalities as diverse as the cities of Gardner and Lynn and the towns of Deerfield, Lee, and Groton.

**ANNUAL LEASE
REVENUE**

100 Cambridge Street
Boston, \$20,406,000

Cape Ann Fisheries Building
Gloucester, \$676,976

Devens Properties
Devens, \$933,326

Fall River - 151 Martine Street
Fall River, \$1,404,288

Jodrey State Pier
Gloucester, \$584,550

**ASBESTOS AND LEAD
PAINT ABATEMENT**

Jamaica Plain NDC
Jamaica Plain, \$86,000

Lawrence CommunityWorks, Inc.
Lawrence, \$14,000

Main South CDC
Worcester, \$350,000

Town of Orange
Orange, \$50,000

City of Taunton
Taunton, \$120,000

Twin Cities CDC
Fitchburg, \$130,000

BROWNFIELDS REMEDIATION

700 Harrison, LLC
Boston, \$500,000

Allston-Brighton CDC
Allston, \$125,000

Chelsea Neighborhood Housing
Chelsea, \$1,500,000

Codman Square NDC
Dorchester, \$80,000

MRM Project Management, LLC
Salem, \$594,000

**Nuestra Comunidad
Development Corp.**
Roxbury, \$500,000

**Nuestra Comunidad
Development Corp.**
Roxbury, \$500,000

Parker Charter School
Devens, \$4,100,000

Town of Provincetown
Provincetown, \$300,000

Town of West Springfield
West Springfield, \$330,000

Town of Westport
Westport, \$201,000

BROWNFIELDS SITE ASSESSMENT

Abington Realty Trust
Abington, \$35,000

Abington Realty Trust
Abington, \$8,200

Avery Investment Properties, LLC
Abington, \$16,300

Codman Square NDC
Boston, \$12,750

BROWNFIELDS SITE ASSESSMENT (CONT.)

Dorchester Bay EDC
Dorchester, \$26,050

**Holbrook Environmental
Logistics Partnership**
Holbrook, \$37,426

I.P. Services, Inc.
Worcester, \$2,185

I.P. Services, Inc.
Worcester, \$10,500

Jamaica Plain NDC
Roxbury, \$106,505

City of New Bedford
New Bedford, \$93,600

**Nuestra Comunidad
Development Corp.**
Roxbury, \$33,640

City of Pittsfield
Pittsfield, \$75,000

Seawall Realty, LLC
Chelsea, \$50,000

Somerville Community Corp.
Somerville, \$175,000

Urban Edge Housing Corp.
Roslindale, \$30,000

Viet-AID
Dorchester, \$17,500

Viet-AID
Dorchester, \$15,000

Viet-AID
Dorchester, \$15,000

Watch CDC
Waltham, \$20,000

BUSINESS LOAN

Desforges, Peter & Deborah
Southbridge, \$50,000

Worcester Center for the Performing Arts
Worcester, \$1,350,000

CAPITAL FINANCING 501

Anna Maria College
Paxton, \$5,000,000

Brooks School
North Andover, \$6,000,000

Community Rowing, Inc.
Brighton, \$4,100,000

Massachusetts Youth Soccer Assoc.
Lancaster, \$7,000,000

The Sizer Foundation
Lancaster, \$2,600,000

The Trustees of Hampshire College
Amherst, \$3,075,000

The Williston Northampton School
Easthampton, \$8,600,000

CHARTER SCHOOL GUARANTEE

Abby Kelley Foster Charter Public School
Worcester, \$3,000,000

Innovation Academy Charter School
Tyngsborough, \$1,473,000

New Bedford Global Learning Charter School
New Bedford, \$750,000

New Bedford Global Learning Charter School
New Bedford, \$250,000

South Shore Charter Educational Foundation, Inc.
Norwell, \$1,200,000

CLEAN RENEWABLE ENERGY BOND

Massachusetts Department of Correction
Bridgewater, \$310,000

Massachusetts Department of Correction
Framingham, \$184,000

Massachusetts Department of Correction
Norfolk, \$310,000

Massachusetts Department of Correction
Norfolk, \$310,000

Massachusetts Department of Correction
Walpole, \$231,000

Massachusetts Water Resources Authority
Winthrop, \$310,000

Mount Wachusett Community College
Gardner, \$310,000

North Shore Community College
Lynn, \$190,600

Salem State College
Salem, \$214,500

Soldiers' Home of Massachusetts
Chelsea, \$193,200

Springfield Technical Community College
Springfield, \$256,000

Worcester State College
Worcester, \$310,000

CONSULTING

City of Springfield Consulting Agreement
Springfield, \$109,044

CULTURAL FACILITIES FUND

Amherst Cinema Center, Inc.
Amherst, \$675,000

Berkshire Athenaeum
Pittsfield, \$84,000

Boston Neighborhood Network Television
Roxbury, \$518,400

Dorchester Historical Society
Dorchester, \$9,375

Double Edge Theatre
Ashfield, \$67,000

Emily Dickinson Museum
Amherst, \$28,500

Fuller Craft Museum
Brockton, \$30,000

Gloucester Maritime Heritage Center
Gloucester, \$95,000

Hancock Shaker Village
Pittsfield, \$37,500

Institute of Contemporary Art
Boston, \$675,000

Jacob's Pillow Dance Festival
Becket, \$33,750

City of Lowell
Lowell, \$564,000

Lowell Parks and Conservation Trust
Lowell, \$21,000

Mahaiwe Performing Arts Center, Inc.
Great Barrington, \$147,000

Massachusetts College of Art and Design
Boston, \$18,750

Massachusetts Museum of Contemporary Art, Inc.
North Adams, \$429,000

CULTURAL FACILITIES FUND (CONT.)

New England Aquarium
Boston, \$455,000

Norman Rockwell Museum
Stockbridge, \$22,000

Old North Foundation
Boston, \$37,500

Paul Revere Memorial Association
Boston, \$37,500

Pilgrim Society
Plymouth, \$339,000

Riverside Theatre Works
Hyde Park, \$37,500

Shakespeare & Co.
Lenox, \$395,000

Springfield Library & Museum Association
Springfield, \$675,000

Sterling & Francine Clark Art Institute
Williamstown, \$353,000

Suzuki School of Newton
Newton, \$18,750

The Discovery Museums
Acton, \$37,500

The Walden Woods Project
Lincoln, \$31,875

Thornton W. Burgess Museum
Sandwich, \$39,000

Truro Center For The Arts
Truro, \$83,000

Worcester Center for the Performing Arts
Worcester, \$675,000

DEVENS INFRASTRUCTURE IMPROVEMENTS

MacPherson Road & North Post
 Devens, \$78,500

Marne Road Reconstruction
 Devens, \$25,000

Patton & Marne Intersection
 Devens, \$200,000

Sidewalk & Fence Construction
 Devens, \$300,000

EMERGING TECHNOLOGY FUND LOAN

Beacon Power Corporation
 Tyngsborough, \$2,500,000

ECl Biotech
 Worcester, \$400,000

EQUIPMENT LOAN

B. M. A., Inc.
 Ayer, \$200,000

Blue Sky Biotech, Inc.
 Worcester, \$175,000

E C Pigments USA, Inc.
 Fall River, \$750,000

GTR Manufacturing Corp.
 Brockton, \$205,000

Innovative Mold Solutions, Inc.
 Leominster, \$130,000

Optim Incorporated
 Sturbridge, \$175,000

Steel Art Company
 Allston, \$499,165

The Pro's Choice, Inc.
 Ludlow, \$139,792

The Smith Print, Inc.
 Norwell, \$933,500

EXPORT LOAN GUARANTEE

B. M. A., Inc.
 Ayer, \$140,000

E C Pigments USA, Inc.
 Fall River, \$500,000

GTR Manufacturing Corp.
 Brockton, \$287,000

Hyaluron Corporation
 Burlington, \$250,000

Innovative Mold Solutions, Inc.
 Leominster, \$91,000

Optim Incorporated
 Sturbridge, \$122,500

Steel Art Company
 Brighton, \$349,416

Steel Art Company
 Brighton, \$140,000

GLOUCESTER REVOLVING LOAN FUND

B&S Investments, LLC
 Gloucester, \$182,700

MY Management Group, LLC
 Gloucester, \$200,000

GUARANTEE

Job Training & Employment Corporation
 Hyannis, \$80,000

MICRO LOAN PROGRAM

New Bedford Economic Development Council, Inc.
 New Bedford, \$1,250,000

MORTGAGE INSURANCE GUARANTEE

B&S Investments, LLC
 Gloucester, \$20,300

Mastex Industries, Inc.
 Holyoke, \$162,500

MORTGAGE INSURANCE GUARANTEE (CONT.)

Otis Street Properties, LLC
Northborough, \$315,000

VCA, Inc.
Northampton, \$205,750

NEW MARKETS LOAN FUND

1350 Main Street, LLC
Springfield, \$3,000,000

40 Spruce Street, LLC
Leominster, \$1,180,000

Brothers 3, LLC
Brockton, \$321,000

C M O'Malley, LLC
Brockton, \$239,000

E C Pigments USA, Inc.
Fall River, \$625,000

Griffen Manufacturing, Inc.
Fall River, \$2,000,000

John Gill, dba Gill's Auto Repair
Brockton, \$324,000

Marine Blvd Assoc., LLC
Lynn, \$1,460,000

**Pepperill Mills
Limited Partnership**
Fall River, \$1,000,000

PRE-DEVELOPMENT LOAN

Nokode Holdings, LLC
Lowell, \$50,000

Tremont Yards, LLC
Lowell, \$50,000

REAL ESTATE DEVELOPMENT

Buena Vista
Devens, \$60,000

Evergreen Solar
Devens, \$41,000,000

REAL ESTATE DEVELOPMENT (CONT.)

Jackson Place
Devens, \$6,000,000

MediTech
Fall River, \$30,000,000

Nat. Ind. Portfolio/US Gypsum
Devens, \$400,000

Salerno Site Demolition
Devens, \$5,300,000

Springfield Smith & Wesson Industrial Park
Springfield, \$900,000

Systems h2o/Magnamotion
Devens, \$7,000,000

Transitions Housing
Devens, \$155,000

Village Hill Northampton
Northampton, \$3,696,000

York Street Jail
Springfield, \$1,400,000

REAL ESTATE EXPANSION

Parker Charter School
Devens, \$4,100,000

REAL ESTATE LOAN

ARC of North Central, Inc.
Fitchburg, \$546,502

Cedar Tree Development, LLC
Amesbury, \$1,062,000

Conway School of Landscape Design
Conway, \$80,929

Cooperative Production, Inc.
Dighton, \$315,000

Desforges, Peter & Deborah
Southbridge, \$600,000

Duncan Block Realty Trust
North Brookfield, \$550,000

REAL ESTATE LOAN (CONT.)

Eagles Club, LLC
Pittsfield, \$319,500

Friends of Family Planning of Martha's Vineyard, Inc.
Vineyard Haven, \$112,500

Gateway Park, LLC
Worcester, \$1,825,180

Hillel Foundation of Cambridge, Inc.
Cambridge, \$230,000

Hyaluron Corporation
Burlington, \$500,000

MHIC New Markets Fund II, LLC
Lowell, \$2,070,000

New Bedford Global Learning Charter School
New Bedford, \$250,000

Open Square Properties, LLC
Holyoke, \$2,000,000

Page Moore Realty Trust
Ayer, \$380,000

Pumas, LLC
Devens, \$400,000

The Pro's Choice, Inc.
Ludlow, \$101,997

Turnpike Rod & Gun Club
Ashburnham, \$38,280

Worcester Business Development Corporation
Grafton, \$200,000

Worcester Center for the Performing Arts
Worcester, \$1,000,000

REAL ESTATE SERVICES

43D Expedited Permitting Technical Assistance
Statewide, \$309,094

REAL ESTATE SERVICES (CONT.)

City of Lawrence
Lawrence, \$75,092

City of New Bedford
New Bedford, \$44,398

Town of Plymouth
Plymouth, \$71,128

Town of Uxbridge
Uxbridge, \$23,000

City of Worcester
Worcester, \$25,000

SOUTHEAST REGIONAL LOAN FUND

Friends of Family Planning of Martha's Vineyard, Inc.
Vineyard Haven, \$112,500

GTR Manufacturing Corp.
Brockton, \$205,000

Mazalewski, Stanley T.
Plymouth, \$77,000

Muldoon, Seamus P. & O'Brien, William M.
Harwich, \$41,600

Steel Art Company
Boston, \$200,000

United Housing Management, LLC
Roxbury, \$200,000

TAX-EXEMPT BOND

Abby Kelley Foster Charter Public School
Worcester, \$35,000,000

Innovation Academy Charter School
Tyngsborough, \$7,458,000

TAX-EXEMPT 501(C)(3) BOND

Alternatives Unlimited, Inc.
Northbridge, \$11,000,000

TAX-EXEMPT 501(C)(3) BOND (CONT.)

Babson College

Wellesley, \$20,440,000

Babson College

Wellesley, \$66,315,000

Bentley College

Waltham, \$60,000,000

Boston College

Chestnut Hill, \$176,980,000

Boston University

Boston, \$485,365,000

Boston University

Boston, \$50,000,000

Boston Young Men's Christian Union

Boston, \$8,250,000

Boys & Girls Club of Greater Billerica

Billerica, \$2,500,000

Brandeis University

Waltham, \$62,505,000

Bridgewell, Inc.

Lynn, \$8,000,000

Brockton Area Association for Retarded Citizens, Inc.

Brockton, \$1,200,000

Center For Human Development, Inc.

Springfield, \$3,000,000

Challenge Unlimited, Inc.

Andover, \$1,908,000

Chapel Hill-Chauncy Hall School

Waltham, \$2,700,000

City on a Hill Foundation, Inc.

Boston, \$6,700,000

Clark University

Worcester, \$50,255,000

College of the Holy Cross

Worcester, \$111,830,000

TAX-EXEMPT 501(C)(3) BOND (CONT.)

Consumer Law Building Corp.

Boston, \$6,400,000

Dean College

Franklin, \$28,400,000

Dexter School & Southfield School, Inc.

Brookline, \$35,750,000

Doctor Franklin

Perkins School

Lancaster, \$8,200,000

Eagle Hill Foundation of Massachusetts, Inc.

Hardwick, \$8,000,000

Eliot Community Human Services Trust

Lexington, \$2,000,000

Greater Lawrence Community Action Council, Inc.

Lawrence, \$4,300,000

Hillside School

Marlborough, \$10,000,000

Institute for Developmental Disabilities, Inc.

Freetown, \$10,895,000

Job Training & Employment Corporation

Hyannis, \$2,600,000

Kripalu Center for Yoga and Health, Inc.

Stockbridge, \$20,000,00

LifeLinks, Inc.

Lowell, \$2,219,000

Massachusetts Affordable Housing Alliance

Boston, \$1,200,000

Massachusetts College of Pharmacy & Health Services

Boston, \$55,870,000

**TAX-EXEMPT 501(C)(3) BOND
(CONT.)**

MetroWest YMCA
Hopkinton, \$6,700,000

Nashoba Learning Group
Bedford, \$4,560,000

**New Bedford Jewish
Convalescent Home, Inc.**
New Bedford, \$1,500,000

**Northfield Mount
Hermon School**
Gill, \$74,600,000

Old Colony YMCA
Taunton, \$3,800,000

People, Incorporated
Fall River, \$3,785,000

Shady Hill School
Cambridge, \$30,600,000

Solomon Schechter Day School
Newton, \$6,500,000

**South Shore Charter Educational
Foundation, Inc.**
Norwell, \$7,200,000

The Fay School
Southborough, \$43,000,000

The Sage Center for Learning, Inc.
Foxboro, \$2,750,000

The Sage Center for Learning, Inc.
Foxboro, \$2,300,000

The Trustees of the Smith College
Northampton, \$72,960,000

Tidd Home
Woburn, \$800,000

Trustees of Mount Holyoke College
South Hadley, \$39,765,000

**Tufts New England
Medical Center, Inc.**
Boston, \$1,300,000

**TAX-EXEMPT 501(C)(3) BOND
(CONT.)**

**Wayside Youth & Family
Support Network, Inc.**
Framingham, \$16,970,000

**Wentworth Institute
of Technology**
Boston, \$64,790,000

**Wentworth Institute
of Technology**
Boston, \$30,060,000

Western New England College
Springfield, \$5,000,000

WGBH Educational Foundation
Boston, \$22,130,000

WGBH Educational Foundation
Boston, \$130,061,620

Wheelock College
Boston, \$42,225,000

Worcester Polytechnic Institute
Worcester, \$54,815,000

**TAX-EXEMPT AND TAXABLE
FOR-PROFIT HOUSING BOND**

**Methuen Assisted Living
Limited Partnership**
Methuen, \$15,650,000

TAX-EXEMPT ELECTRIC BOND

Nantucket Electric Company
Harwich, \$13,300,000

**TAX-EXEMPT FOR-PROFIT
HOUSING BOND**

FC Haverhill, LLC
Haverhill, \$49,000,000

Fifty West Broadway, LLC
Boston, \$47,000,000

**Irving Square
Redeveloper, LLC**
Framingham, \$3,290,500

TAX-EXEMPT INDUSTRIAL DEVELOPMENT BOND

Argotec, Inc.

Greenfield, \$5,000,000

Bagel Boy, Inc.

Lawrence, \$4,388,800

Cedar's Mediterranean Foods, Inc.

Haverhill, \$6,500,000

Dynamic Flowform Corp.

Billerica, \$6,000,000

Finicky Pet Foods, Inc.

New Bedford, \$3,400,000

Hazen Paper Company

Holyoke, \$6,000,000

Kirkwood Printing Company

Wilmington, \$2,400,000

Mass Crane & Hoist Services, Inc.

Tyngsborough, \$1,650,000

Mastex Industries, Inc.

Holyoke, \$1,250,000

Petricca Industries, Inc.

Pittsfield, \$4,500,000

Universal Plastics Corp.

Holyoke, \$2,288,000

VCA, Inc.

Northampton, \$1,650,000

TAX-EXEMPT NONPROFIT HOUSING BOND

Adventcare, Inc.

Marblehead, \$35,815,000

Linden Ponds, Inc.

Hingham, \$156,365,000

**Mary Ann Morse
Healthcare Corp.**

Framingham, \$23,000,000

NewBridge on the Charles, Inc.

Dedham, \$378,905,000

TAXABLE AND TAX-EXEMPT INDUSTRIAL DEVELOPMENT BOND

PearlMart, LLC

Brockton, \$7,344,000

FY 2008 TOTALS

265 PROJECTS



\$3,100,000,000 INVESTED

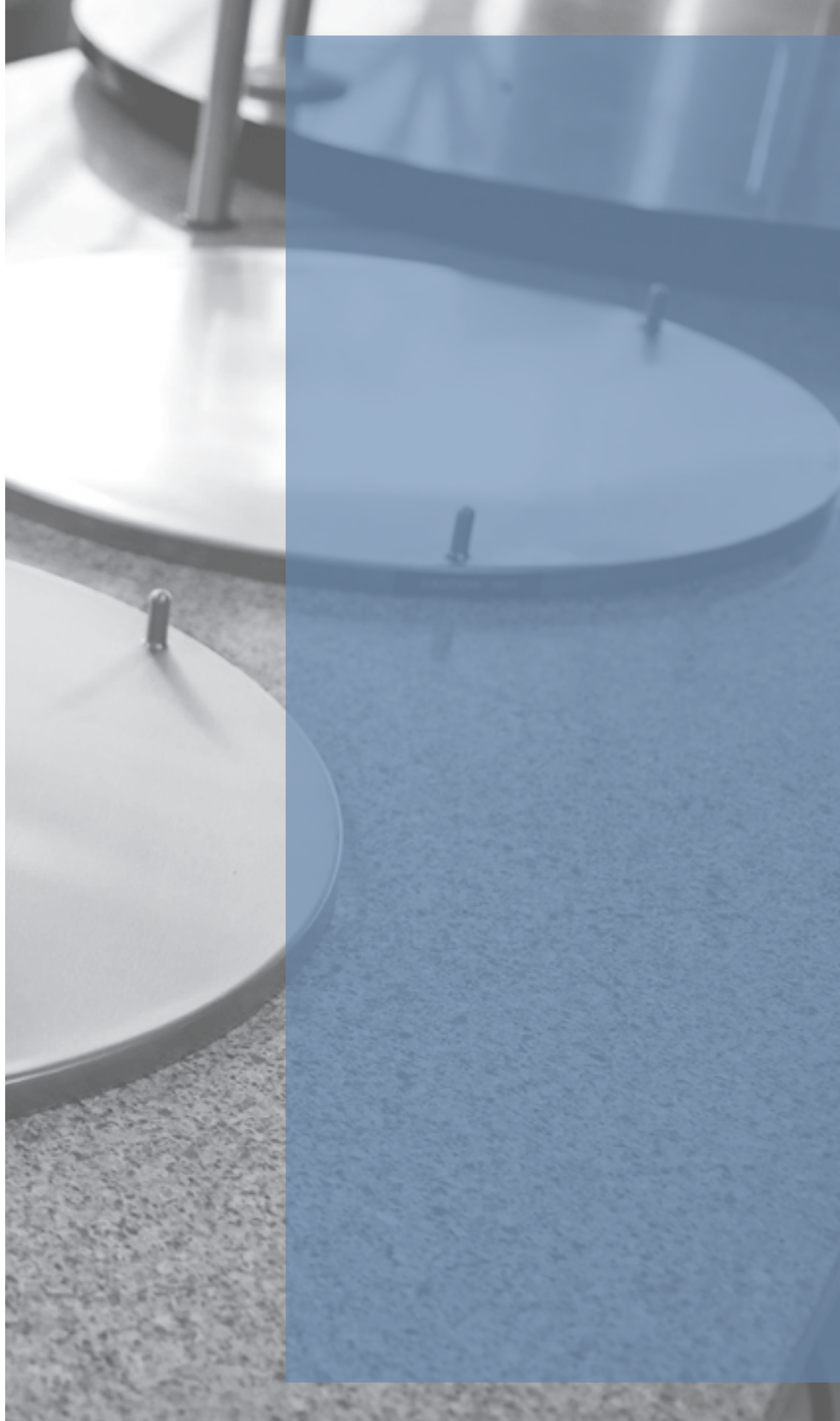


10,384 JOBS



4,001 HOUSING UNITS

MASSEVELOPMENT CONSOLIDATED BALANCE SHEET 2008



ASSETS

Cash and Cash Equivalents	\$75,024,690
Investments	282,034,528
Loans Receivable, Net	82,497,135
Accounts Receivable and Other Assets	18,904,360
Project Escrow Deposits	6,272,967
Predevelopment Projects, Net	944,497
Financing Costs, Net	10,541,658
Deferred Expenses, Net	2,617,526
Assets Held for Sale	178,840
Capital Assets, Net	<u>226,839,827</u>
TOTAL ASSETS	<u>\$705,856,028</u>

LIABILITIES

Accounts Payable and Accrued Expenses	\$40,071,869
Bonds, Notes and Accrued Interest Payable	219,317,618
Project Escrows	6,256,936
Deferred Revenue	<u>4,301,914</u>
TOTAL LIABILITIES	269,948,337
TOTAL NET ASSETS	<u>435,907,691</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$705,856,028</u>

BOARD OF DIRECTORS

Ranch C. Kimball, Chairman
Joslin Diabetes Center

Joseph P. Craven, III, Vice Chair
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Gregory P. Bialecki
Massachusetts Department
of Business and Technology

Gerald D. Cohen
SF Properties, Inc.

Katherine P. Craven
Massachusetts School Building Authority

Dix Davis
Allmerica Financial (retired)

Christopher E. Goode
EMC Corp.

Matthew J. Gorzkowicz
Massachusetts Executive Office
for Administration and Finance (designee)

Brian H. Kavoogian
Charles River Realty Investors, LLC

Daniel O'Connell
Massachusetts Executive Office of
Housing and Economic Development



