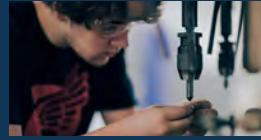


25 YEARS



A MILESTONE CELEBRATION



OF

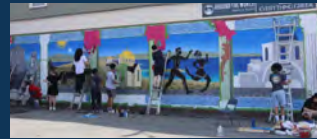


A



QUARTER-

CENTURY



DEDICATED



TO

PROGRESS



AND



GROWTH

WELCOME



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

Born 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**.

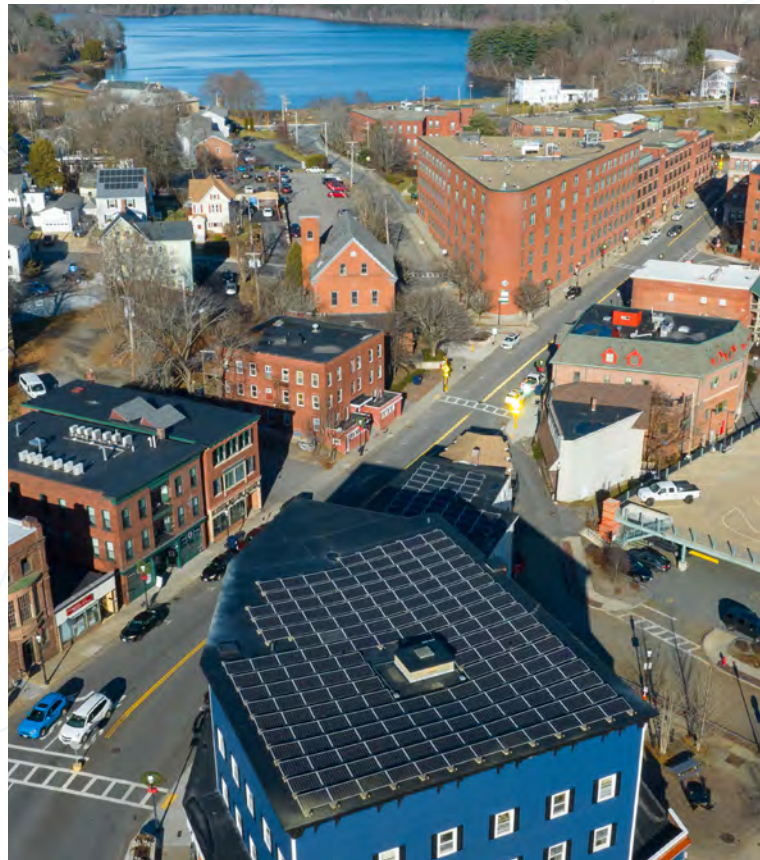
BMC's nearly 300 million-square-foot campus comprises 28 BMC-owned or controlled buildings. Its 81 residency training programs and 905 resident and fellowship positions help serve its primary mission of providing community-based, accessible health services to all in need of care regardless of status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

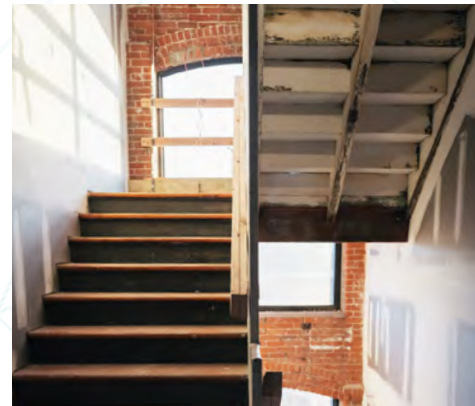


SOUTH REGION

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.

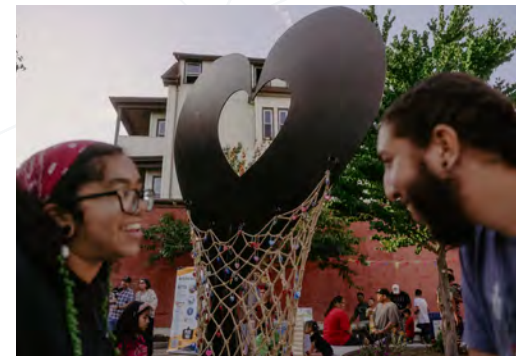
HOLISTIC DEVELOPMENT

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

Utec

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 (net of accumulated amortization)	\$2,638,340
Right to use subscription assets (net of accumulated amortization)	\$544,268
Assets held for sale	\$5,229,591
Capital assets (net of accumulated depreciation)	\$90,210,112
Total assets	\$557,332,617

LIABILITIES

Current liabilities	\$69,347,359
Noncurrent liabilities	\$55,464,678
Total liabilities	\$124,812,037

DEFERRED INFLOWS OF RESOURCES

	\$4,388,369
Total liabilities and deferred inflows of resources	\$129,200,406

NET POSITION

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

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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