



Massachusetts Office of Business Development

Economic Development Incentive Program (EDIP)



Annual Report
Fiscal Year 2026



DIRECTOR LETTER



MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
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September 30, 2026

Dear Governor Healey:

On behalf of the Massachusetts Office of Business Development (MOBD), we are pleased to submit the Economic Development Incentive Program (EDIP) FY 2026 Annual Report in accordance with Section 3B(c) of Chapter 23A of the Massachusetts General Laws. The Annual Report covers the Economic Assistance Coordinating Council (EACC) and the Economic Development Incentive Program for FY 2026, ending June 30, 2026.

With the 2024 Mass Leads Act reforms implemented, EDIP continues to expand as the largest job creation incentive in the Commonwealth. In fiscal year 2026, the EACC certified 36 projects to receive EDIP tax credits worth over \$90 million that will result in private capital investment of \$1.9 billion and the creation of 4,974 jobs. Awards are spread over several years to ensure the program does not exceed the \$30 million limit on EDIP tax credits that can be claimed in a single year. Awarded projects are located in 28 municipalities, including 12 projects in Gateway Cities, and represent a wide variety of industries including, but not limited to, manufacturing, financial services, information technology, hospitality, and artificial intelligence.

Sincerely,

Geoff Kravitz

Senior Director, Business Incentive Programs

Cc: The Senate Committee on Ways & Means / The House Committee on Ways & Means / The Joint Committee on Economic Development and Emerging Technologies



ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

About the Program

EDIP aims to help Massachusetts become the top choice for businesses when deciding where to locate and grow. The program fosters the creation of quality full-time jobs in every corner of the Commonwealth by responsibly awarding attractive tax credits to businesses committed to expanding in Massachusetts. EDIP offers state tax credits in support of businesses investing in capital projects that create jobs throughout the Commonwealth. EDIP tax credits are also offered as an incentive to companies that relocate operations to Massachusetts from other states, and in some limited cases, to companies that maintain operations in Massachusetts instead of moving jobs out of the Commonwealth.

INVESTMENT



IN MASS



JOBS COMMITMENT

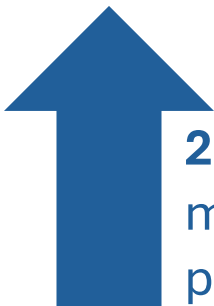


TAX CREDITS



EDIP Reforms

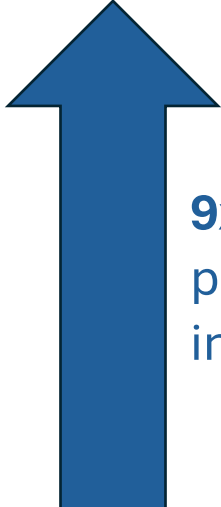
The Mass Leads Act, signed into law on November 20, 2024, included significant reforms to EDIP that, along with administrative improvements implemented by MOBD, have already made the program more efficient, attractive, and effective.



2.25x
more
projects



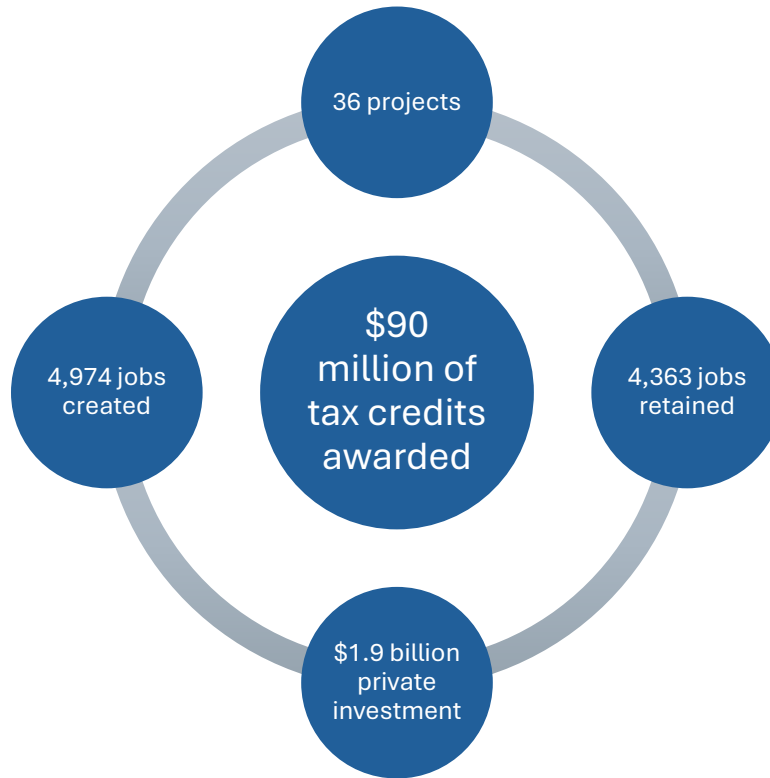
5x more
jobs
committed



9x more
private
investment



Overview of Projects Receiving EDIP Tax Credits

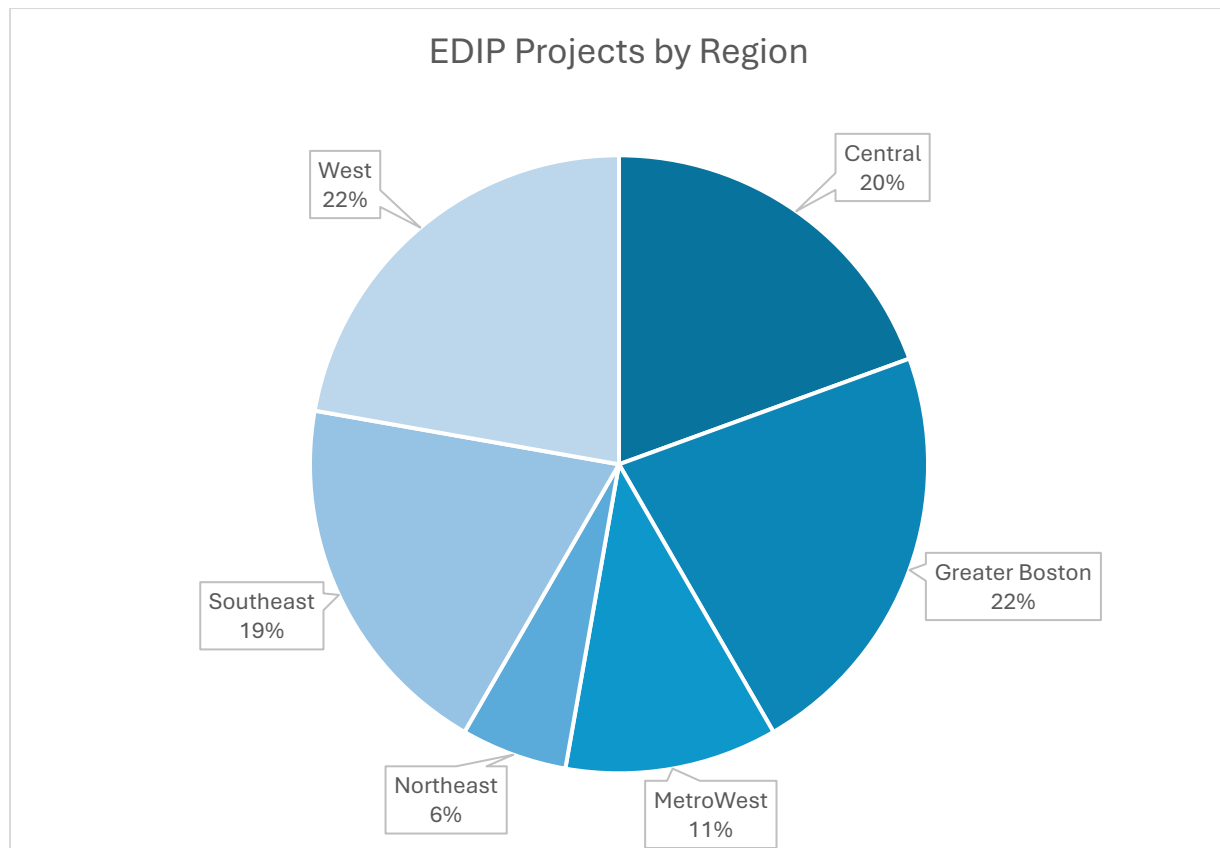


Regional Snapshot

Region	Projects	Jobs Created*	Jobs Retained†	Private Investment	EDIPC Awarded
Central	7	1,395	1,554	\$ 1,465,916,779	\$ 25,980,000
Greater Boston	8	2,808	1,313	\$ 155,480,371	\$ 51,410,000
MetroWest	4	363	547	\$ 105,018,879	\$ 5,540,000
Northeast	2	50	45	\$ 9,500,000	\$ 750,000
Southeast	7	134	565	\$ 108,782,780	\$ 1,700,000
West	8	224	339	\$ 62,175,086	\$ 4,965,000
TOTAL	36	4,974	4,363	\$ 1,906,873,895	\$ 90,345,000

* For purposes of this report, “Jobs Created” indicates the number of net new permanent full-time employees to the Commonwealth committed to by projects approved in FY26.

† For purposes of this report, “Jobs Retained” indicates the total employee headcount of all projects approved in FY26 at the time of the respective EDIP application submissions.

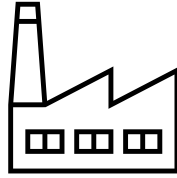


Jobs & Awards by Industry

Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Awards
Manufacturer	2,787	2,949	\$1,721,943,438	\$51,915,000
Service	18	23	\$15,450,000	\$180,000
Wholesale	6	9	\$2,495,000	\$60,000
Technology	1,864	1,170	\$119,380,371	\$33,705,000
Hotel	19	0	\$7,728,000	\$285,000
Grocery	20	84	\$23,430,660	\$300,000
Food Processing	25	7	\$2,946,426	\$375,000
Finance	220	99	\$4,000,000	\$3,300,000
Distributor	15	22	\$9,500,000	\$225,000
TOTAL	4,974	4,363	\$1,906,873,895	\$90,345,000



Key Highlights



23 projects (64%) were in the manufacturing industry



12 projects (33%) were located in Gateway Cities

FY26 Goals & Initiatives

MOBD operational priorities for Fiscal Year 2026 included

- Conducting municipal outreach meetings with municipal officials to discuss EDIP changes.
- Implementing EDIP reform measures to become more streamlined and attractive to businesses.
- Aligning EDIP with other state incentive programs.

EDIP Projects by Region

Central Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
Northborough	Saint Gobain Ceramics & Plastics, Inc	MFG	13	364	\$120,000,000	\$195,000
Sturbridge	Photonis USA NV, Inc.	MFG	68	6	\$12,000,000	\$1,020,000
Grafton	Epic Polymer Solutions, LLC	MFG	5	10	\$7,577,642	\$75,000
Northbridge	Omni Control Technology	MFG	52	88	\$2,400,000	\$520,000
Leominster	Affordable Interior Systems, Inc. (AIS)	MFG	74	810	\$4,939,137	\$1,110,000
Milford	Sky Nutro Incorporated	MFG	120	25	\$12,000,000	\$1,800,000
Devens	VulcanForms, Inc.	MFG	1,063	251	\$1,307,000,000	\$21,260,000
TOTAL			1,395	1,554	\$1,465,916,779	\$25,980,000



Greater Boston Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
Boston	Hasbro, Inc.	MFG	700	0	\$25,000,000	\$14,000,000
Boston	Voya Financial, Inc.	FIN	220	99	\$4,000,000	\$3,300,000
Hingham	Yankee Trader Seafood Ltd	MFG	33	48	\$7,400,000	\$495,000
Boston	Axon	IT	450	101	\$1,962,000	\$6,750,000
Boston	Pryzm Dynamics, Inc.	IT	45	16	\$533,658	\$675,000
Cambridge	FieldAI / AI for Humanity, Inc.	IT	36	16	\$3,900,000	\$450,000
Waltham	Boston Dynamics	IT	1,250	943	\$101,079,018	\$25,000,000
Watertown	CD Projekt RED	IT	74	90	\$11,605,695	\$740,000
TOTAL			2,808	1,313	\$155,480,371	\$51,410,000

MetroWest Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
Littleton	Precision Optics Corporation, Inc.	MFG	86	59	\$2,681,579	\$1,290,000
Billerica	Entegris Inc.	MFG	200	408	\$100,000,000	\$3,500,000
Billerica	Frontrunner Bus Group	MFG	68	76	\$2,037,300	\$660,000
Burlington	Skyline Nav AI, Inc.	IT	9	4	\$300,000	\$90,000
TOTAL			363	547	\$105,018,879	\$5,540,000

Northeast Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
Middleton	Fameccanica North America Inc	MFG	25	0	\$1,000,000	\$375,000
Methuen	Mass Cabinets, Inc.	MFG	25	45	\$8,500,000	\$375,000
TOTAL			50	45	\$9,500,000	\$750,000

Southeast Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
New Bedford	Jaz Brush USA, Inc.	Wholesaler	6	9	\$2,495,000	\$60,000
Fall River	Quality Design Cabinet LLC	MFG	6	2	\$1,022,780	\$60,000



Economic Development Incentive Program

Taunton	BlueTriton Brands, Inc.	MFG	52	473	\$65,000,000	\$780,000
New Bedford	Ketcham Supply Co., Inc.	MFG	9	19	\$10,550,000	\$135,000
New Bedford	Proto XYZ, Inc.	MFG	13	9	\$1,265,000	\$195,000
West Bridgewater	Blue Collar Customs, LLC	SVC	18	23	\$15,450,000	\$180,000
Pembroke	Sunrise Systems Electronics Co., LLC	MFG	30	30	\$13,000,000	\$290,000
TOTAL			134	565	\$108,782,780	\$1,700,000

West Region

Municipality	Business Name	Industry	Jobs Created	Jobs Retained	Private Investment	EDIP Award
Greenfield	Franklin Community Coop	GROCERY	20	84	\$23,430,660	\$300,000
Chicopee	Trafa Pharmaceutical	DIST	15	22	\$9,500,000	\$225,000
Pittsfield	Jain Americas	MFG	31	99	\$8,500,000	\$465,000
Pittsfield	Noble Carbon	MFG	6	3	\$570,000	\$105,000
Williamstown	Garden Properties & Development	HOTEL	19	-	\$7,728,000	\$285,000
Holyoke	AM Lithography	MFG	8	124	\$8,000,000	\$1,860,000
Hardwick	Stillman Quality Meats, LLC	Food Processing	25	7	\$2,946,426	\$375,000
Holyoke	Framebridge, Inc.	MFG	100	-	\$1,500,000	\$1,350,000
TOTAL			224	339	\$62,175,086	\$4,965,000



MASSACHUSETTS VACANT STOREFRONT PROGRAM

About the Program

The Massachusetts Vacant Storefront Program aids municipalities in their efforts to revitalize their downtown and commercial areas by encouraging the occupancy of long-term vacant storefronts. The program allows municipalities to use refundable tax credits as a tool to attract businesses to prominent vacancies within a community's downtown and/or commercial area.

Vacant Storefront Program Reforms

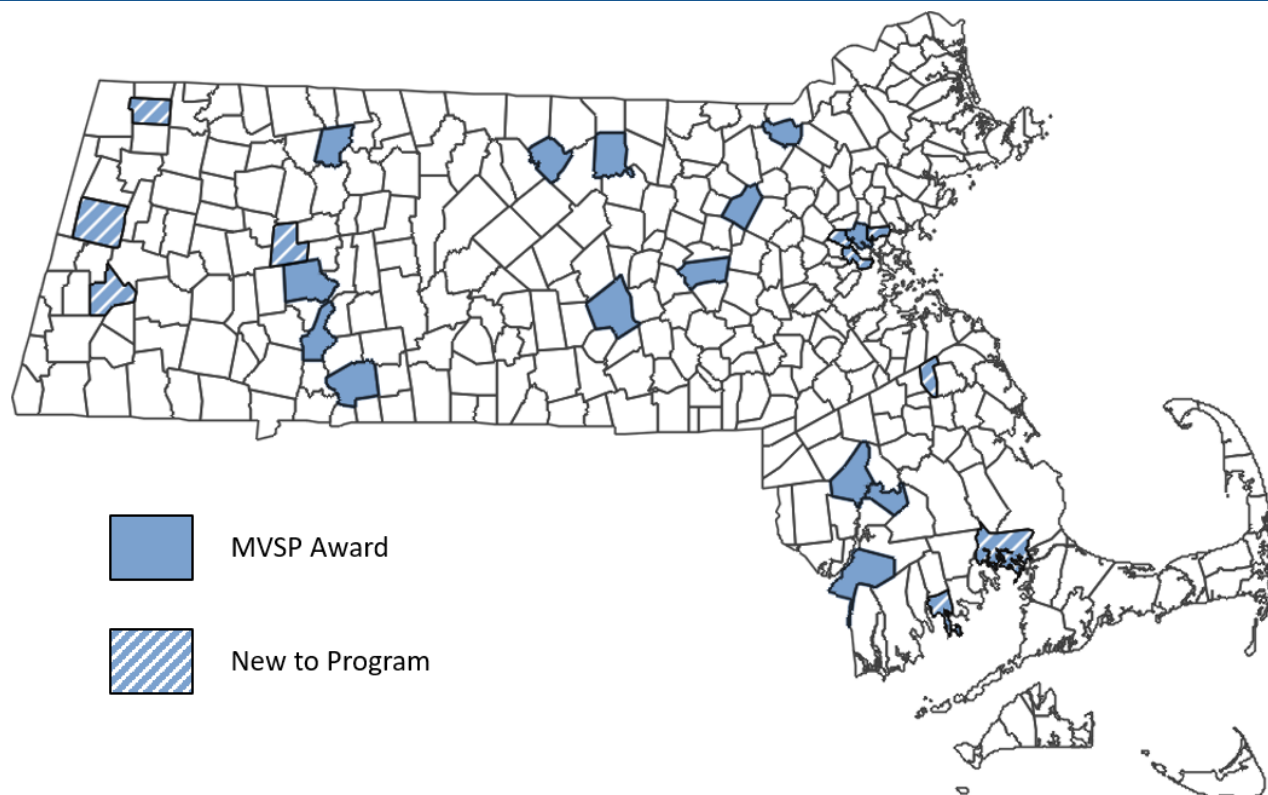
In 2025, the Massachusetts Vacant Storefront Program was reformed to establish an annual municipal allocation of Vacant Storefront Program tax credits and eliminate Vacant Storefront Districts. Municipalities may now apply each year for access to up to \$50,000 in refundable tax credits, which they may direct to one or more businesses occupying storefronts that have been vacant for at least six months. This approach provides municipalities with greater flexibility and control to incentivize businesses to fill long-vacant commercial spaces.

FY26 Program Information

Municipal Allocations

In the first year following the program changes, 23 communities were awarded municipal allocations of \$50,000 each, including 10 communities new to the program(*):

- | | | |
|--------------|----------------|-----------------|
| • Acton | • Holyoke | • Pittsfield* |
| • Arlington* | • Lee* | • Rockland* |
| • Cambridge* | • Lowell | • Springfield |
| • Fairhaven* | • Malden* | • Taunton |
| • Fall River | • Marlborough | • Wareham* |
| • Fitchburg | • Medford | • Williamsburg* |
| • Gardner | • North Adams* | • Worcester |
| • Greenfield | • Northampton | |



Certified Vacant Storefront Projects

Municipality	Business Name	Description	Award
Ware	FurBaby Medical Veterinary Practice LLC*	Veterinary practice startup offering animal healthcare services in Ware.	\$5,000
Cambridge	Michette, LLC	French bakery installing essential electrical, plumbing, and HVAC fixtures.	\$10,000
Cambridge	Mushrooms for My Friends, LLC	Retail mushroom shop upgrading signage, paint, and shelving.	\$10,000
Gardner	Coffee & Cream LLC	Family-friendly ice cream, coffee, and pastry shop activating downtown storefront.	\$34,000
Medford	Weslie Etienne LLC	Interior plant design studio building out an accessible, stylish space.	\$25,000
Northampton	Seconds Thrift Shop, LLC	Kids' resale clothing shop considering signage and laundry upgrades.	\$15,000
Taunton (Gateway)	2 Jerks BBQ LP	BBQ restaurant renovating a long-vacant former pub in Weir Village.	\$50,000
Worcester (Gateway)	Alma Gaucha	Brazilian steakhouse offering premium tableside rodízio dining.	\$20,000
TOTAL			\$169,000

* Indicates an award prior to the program reforms



ECONOMIC ASSISTANCE COORDINATING COUNCIL

Gubernatorial Appointees

Secretary of EOED (or designee) - Chair	Zenobia Moochhala (designee)
Secretary of Housing & Livable Communities (or designee)	Chris Kluchman (designee)
Director of Career Services (or designee)	Beth Goguen
Secretary of Labor and Workforce Development (or designee)	Ken Brown
Secretary of EOED Appointee	Peter Abair
Director of Business Development (or designee)	Kelly Arvidson (designee)
President of Commonwealth Corp. (or designee)	Robert Duncan (designee)

Ex Officio Members

Northeastern Region	Georgianna Melendez
Western Region	Gabrielle Gould
Central Region	Paul F. Matthews
Eastern Region	Lisa Prior
Southeastern Region	Mary Waldron
Cape and Islands Region	David Keator
Merrimack Valley	Joseph J. Bevilacqua
Higher Educational Institute	Dr. Michael D. Goodman Ph.D.



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