

# OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT

## REPORTING AGENCY OVERVIEW

### Reporting Agency Overview

*Provide Information below for the Agency for Fiscal Year 2019*

Reporting Agency Name

MassDevelopment

General Description

MassDevelopment, the state's economic development and finance agency, works with businesses, nonprofits, financial institutions, and communities to stimulate economic growth across the Commonwealth. Through these collaborations we help create jobs, increase the number of housing units, revitalize urban environments, and address factors limiting economic growth including transportation, energy, and infrastructure.

Agency Mission

MassDevelopment's mission is to stimulate economic development and industrial growth, increase employment, build communities, promote prosperity and general welfare, and eradicate blight across the Commonwealth.

Agency Budget funded by the Commonwealth of Massachusetts

\$28,643,525.00

Agency Total Budget (*including Commonwealth of Massachusetts funding*)

\$124,806,238.00

Does the Agency have additional mandatory reporting requirements? - select Yes or No

Yes

If Agency has additional mandatory reporting requirements - provide Details.

Annual and or quarterly legislative reports are required for multiple agency programs, including: Transformative Development Fund, Brownfields Fund, Cultural Facilities Fund, Emerging Technology Fund, Advanced Manufacturing Futures Fund, the STAR fund, the Transportation Infrastructure Enhancement Trust Fund, Devens, and the Collaborative Workspace program.

**OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT**  
**REPORTING AGENCY ENABLING LEGISLATION**

Reporting Agency Enabling Legislation

*Provide details for all Agency Enabling Legislation.*

**Include:** Mass General Law; Session Law (published in the Acts and Resolves); House Bills; Senate Bills (examples: Economic Development Bill)

General Law Citations: The General Laws are laws that are general in nature and are organized by subject. Private companies publish "annotated" editions of the General Laws. Notes are included at the end of each chapter and section of these editions, which include when the law was added and revised.

Acts and Resolves Citations: Acts and Resolves are yearly compilations of laws passed by the Massachusetts General Court, the state's legislature. These laws are arranged chronologically. These session laws provide the exact text of the law passed by the legislature, including what chapters and sections of the General Laws should be changed.

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Citation for Legislation

M.G.L. Ch.23G (MassDevelopment Enabling Statute)

Link to Legislation

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G>

**OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT**  
**REPORTING AGENCY'S FISCAL YEAR 2019 GOALS & TARGETS**

**Reporting Agency Fiscal Year 2019 Goals & Targets**

*All reporting agencies must provide 5 Agency Goals and Targets for Fiscal Year 2019.*

**Goal #1**

Agency Fiscal Year 2019 Goal # 1

Supporting Private Sector Growth: Provide Access to Capital

Metric Fiscal Year 2019 Goal # 1 will be measured by

• Total financed (All programs, by program and region)

Metric Source

Agency reporting on lending/guarantees, grants, real estate investments as well as total conduit bond volume issued.

Target for Fiscal Year 2019 Goal #1

\$2,108,040,000 (total all financing (bond, loan, grant closings plus real estate investments)

Was Fiscal Year 2019 Goal #1 Achieved? (*yes, no, partially*)

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

\$2,074,363,580 (Total in closings, all finance programs plus real estate investments. 98% of expected volume.)

**Goal #2**

Agency Fiscal Year 2019 Goal # 2

Supporting Private Sector Growth: Job Creation

Metric Fiscal Year 2019 Goal # 2 will be measured by

• Total job creation – new permanent & construction from all programs, by program and region

Metric Source

Agency reporting

Target for Fiscal Year 2019 Goal # 2

7,864 (target, total jobs (new permanent and construction, based on an average of jobs created in three similar volume years) (FY13-15)

Was Fiscal Year 2019 Goal # 2 Achieved? (*yes, no, partially*)

Yes

Fiscal Year 2019 Goal # 2

Results - *or* - Details if not achieved

9,743 total jobs created. (3,145 borrower projected new jobs, 6,598 calculated construction jobs)

### Goal #3

Agency Fiscal Year 2019 Goal # 3

Developing Vibrant Communities: Increase Housing Options

Metric Fiscal Year 2019 Goal # 3 will be measured by

- Total housing units built/preserved as affordable

Metric Source

Agency reporting

Target for Fiscal Year 2019 Goal # 3

1,802 (target, total units (new permanent and preserved as affordable based on an average of units created in three similar volume years (FY13-15))

Was Fiscal Year 2019 Goal # 3 Achieved? (*yes, no, partially*)

Yes

Fiscal Year 2019 Goal # 3

Results - *or* - Details if not achieved

1,992 total units. (1,242 new units, 750 units preserved as affordable)

## Goal #4

Agency Fiscal Year 2019 Goal # 4

Developing Vibrant Communities: Support Transformative Development

Metric Fiscal Year 2019 Goal # 4 will be measured by

• Workplan attainment (fellow and district, for new and extended districts); equity investment pipeline opportunities developed & made

Metric Source

Agency reporting

Target for Fiscal Year 2019 Goal # 4

20 new pipeline projects identified; \$8M in influenced investment in districts; 4 new partnership/fellows workplans (new districts); 6 district sustainability workplans (extended districts)

Was Fiscal Year 2019 Goal # 3 Achieved? (*yes, no, partially*)

Partially

Fiscal Year 2019 Goal # 3

Results - *or* - Details if not achieved

Due to onboarding of new districts and ongoing work to refine the equity investment program statute, lower than expected projects in the investment pipeline. All new and exiting districts completed workplans as planned. In FY19, total investment from the TDI program in the districts was \$3,509,524. This helped to catalyze TDI Influenced Investment of \$7,646,994 and TDI Assisted Investment of \$244,000.

## Goal #5

Agency Fiscal Year 2019 Goal # 5

Developing Vibrant Communities: Identify and Prepare Sites for Development

Metric Fiscal Year 2019 Goal # 5 will be measured by

Number of sites identified & prepared; acres unlocked for potential development; Number of new real estate services engagements identified for pipeline

Metric Source

Agency reporting

Target for Fiscal Year 2019 Goal # 5

55 (28 brownfields closings, 11 predevelopment loans, 11 new site readiness awards, 5 new real estate services engagements)

Was Fiscal Year 2019 Goal # 3 Achieved? (*yes, no, partially*)

Partially

Fiscal Year 2019 Goal # 3

Results - *or* - Details if not achieved

38 total closings. (18 brownfields closings; 3 predevelopment loans, 11 site readiness awards, 6 new real estate services projects). Fewer brownfields and predevelopment closings were achieved than expected, though brownfields funds for the FY19 round were fully awarded in larger than typical amounts. These brownfields projects will redevelop over 40 acres, and create 181 market-rate housing units, 170 affordable housing units, 162 permanent jobs and 20 part-time jobs. These site readiness projects will unlock 629 acres of new development potential.

# OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT

## PROGRAM & INITIATIVE OVERVIEWS, GOALS & TARGETS

Provide program information, goals, and targets for all agency programs and initiatives that connect with economic development and that receive funding from the Commonwealth of Massachusetts.

### Program / Initiative Information, Goals, Targets

#### Program / Initiative

##### Program Overview

Name

Brownfields Redevelopment Fund

Legislation - if applicable

M.G.L. Ch. 23G, § 29A

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G/Section29A>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/financing/loans-and-guarantees/>

Description of Program / Initiative

MassDevelopment administers the Brownfields Redevelopment Fund, which helps to transform vacant, abandoned, or underutilized industrial or commercial properties. In most cases, redevelopment is complicated by real or perceived environmental contamination and liability.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D006 - Brownfields Redevelopment Fund

Fiscal Year 2019 Budget

\$2,500,000.00

Total Budget (Total \$, including other sources)

\$2,896,733.00

## Details of additional funding sources

Past operating budget appropriations capitalize loans, and staffing and out-of-pocket expenses. Grants and recoverable grants to municipalities and CDCs are funded by capital dollars. The Brownfields Fund was initially capitalized by Commonwealth operating funds, and is now funded through the annual capital plan.

## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

Provide access to capital for brownfields site assessment and remediation.

Metric Goal #1 will be measured by

Total # awards, \$ of Brownfields grants & loans (by region); total potential jobs/housing units from remediated/assessed brownfields sites.

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

28 new grants; \$2,500,000 in total financing provided

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Partially

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

18 closings, \$3,367,573 total provided to projects in 13 communities. These brownfields projects will redevelop over 40 acres, and create 181 market-rate housing units, 170 affordable housing units, 162 permanent jobs and 20 part-time jobs.

## Program / Initiative

### Program Overview

Name

Transformative Development Fund - TDI Equity

Legislation - if applicable

M.G.L. Ch. 23G, § 46

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G/Section46>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/real-estate-services/>

Description of Program / Initiative

MassDevelopment's Transformative Development Initiative (TDI) is a place-based development program for Gateway Cities designed to enhance local public-private engagement and community identity; stimulate an improved quality of life for local residents; and spur increased investment and economic activity. Along with new tools in the Commonwealth of Massachusetts' Transformative Development Fund, we use existing Agency finance products and real estate services, and coordinate with private and public-sector partners to encourage development activity by private landowners, enterprises, and investors.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

009 - \$2,000,000

Fiscal Year 2019 Budget

\$2,000,000.00

Total Budget (Total \$, including other sources)

\$8,587,048.00

Details of additional funding sources

The TDI fund supports staffing, administration and all other program expenses. (The TDI fund is a restricted fund created by the Legislature and housed at MassDevelopment. The TDI fund was capitalized by agency general funds per two board of directors votes, in a 2015 board of directors vote, and recapitalized by a second board vote in 2017.)



## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

Goal #1

Catalyze follow on investment in TDI Districts in Development by making equity investments, complimented by other TDI tools and staff

Metric Goal #1 will be measured by

- investments identified and in development: amount, type, # under due diligence, agreement, acquired, under development.
- \$ TDI-influenced/assisted private/public investments in districts (total to date/by district) —tied to full TDI toolbox
- Increase in deal pipeline from new and/or extended districts

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

- Identify 1-3 properties in each new district to be considered, pending modified solicitation process.
- Maintain and advance active project pipeline to facilitate additional investment
- Demonstrate additional "TDI influenced & Assisted" investment (In all districts, showing increase in numbers from prior year)

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Partially

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

Programming Equity Investment funds remains a major challenge for TDI. We have identified a proposed change in the TDI enabling legislation that would make these investments more flexible and allow for an easier use of the Commonwealth's capital funds allocated to TDI Equity Investments, which remains under discussion with EOHEd. In FY19, total investment from the TDI program in the districts was \$3,509,524. This helped to catalyze TDI Influenced Investment of \$7,646,994 and TDI Assisted Investment of \$244,000. Since program inception, \$13.5M of program funds have influenced \$39.8M and assisted an additional \$80.6M of public and private investments in TDI Districts.

## Program / Initiative

### Program Overview

Name

Site Readiness Program

Legislation - if applicable

2016 Mass. Acts 219

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/SessionLaws/Acts/2016/Chapter219>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/real-estate-services/site-readiness/>

Description of Program / Initiative

The Site Readiness Program aims to boost the Commonwealth's inventory of large, well-located, project-ready sites; accelerate private-sector investment in industrial and commercial projects; and support conversion of abandoned sites and obsolete facilities into clean, actively-used, tax-generating properties.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D010

Fiscal Year 2019 Budget

\$2,500,000.00

Total Budget (Total \$, including other sources)

\$2,713,764.00

Details of additional funding sources

Agency general funds partially support staffing, administration and other expenses. All program grant expenses are funded by the site readiness capital funds.

## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

Identify, improve and support local and regional development sites to drive economic prosperity across the Commonwealth

Metric Goal #1 will be measured by

#, \$ in new technical assistance projects; total acres made more ready for potential development; Monitor progress of prior awards and report on zoning changes, sites, jobs housing if a site moves forward in development plan.

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

13 new site readiness projects; 300 acres with development potential advanced

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

11 new site readiness projects, provided a total of \$2,380,950. These awards are expected to unlock 629 acres of new development potential.

## Program / Initiative

### Program Overview

Name

Collaborative Workspace Program

Legislation - if applicable

2016 Mass. Acts 219

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/SessionLaws/Acts/2016/Chapter219>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/financing/grants/collaborative-workspace->

Description of Program / Initiative

The Collaborative Workspace Program accelerates the pace of new business formation, job creation, and entrepreneurial activity in communities by supporting infrastructure that fuels community-based innovation. Eligible collaborative workspace applicants may apply for either Seed Grants for predevelopment and feasibility work, or Fit-out Grants for building improvements and equipment purchases.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D009; D012

Fiscal Year 2019 Budget

\$500,000 (from TDI capital funds for awards in Gateway cities); \$1,000,000 (from innovation infrastructure capital funds)

Total Budget (Total \$, including other sources)

\$2,777,762.00

Details of additional funding sources

Awards are capital funded. Program is also supported by MassDevelopment general fund (for costs of administration) and by an investment from the Barr Foundation of \$1,965,000 to be used over three years.

### Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

Identify, improve and support local and regional development sites to drive economic prosperity across the Commonwealth.

Metric Goal #1 will be measured by

#, \$ in awards; # of incubators/makerspaces funded; # new business starts; # of participants/members at spaces

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

28 new awards

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

29 new cowork grants, totalling \$2,368,392 were provided to spaces in 24 different communities. FY19 awards supported over 20,000 SF of space, expected to serve at least 500 members.

## Program / Initiative

### Program Overview

Name

MASSTF - Military Bond Bill

Legislation - if applicable

M.G.L. Ch. 6, § 216 (MASSTF Enabling Statute); 2014 Mass. Acts 48 (MASSTF Bond

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/key-initiatives/defense-sector/masstf>

Description of Program / Initiative

The Commonwealth created the Massachusetts Military Asset and Security Strategy Task Force in 2012 to protect and expand missions, jobs and economic investments at and surrounding Massachusetts' military installations. Housed within the Office of the Governor and supported by the Executive Office of Housing and Economic Development and MassDevelopment, the Military Asset and Security Strategy Task Force coordinates among the Commonwealth's military facilities to maximize their efficiency.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D013

Fiscal Year 2019 Budget

\$1,000,000.00

Total Budget (Total \$, including other sources)

\$1,000,000.00

Details of additional funding sources

Staffing for Task Force supported by Executive Office of Housing and Economic Development.

## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

Continue support of the Umass Aviation Training Center at Westover Air Reserve Base.

Metric Goal #1 will be measured by

Establishment of center; then by development of curriculum meeting regional workforce needs; increase in number of trained air traffic controllers

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

Center targeted to reach initial operating capability mid calendar year 2020.

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

## Program / Initiative

### Program Overview

Name

Devens

Legislation - if applicable

1993 Mass. Acts 498 (as amended)

Legislation Website Link - if applicable

<http://www.devensec.com/ch498/dec498toc.html>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/real-estate-services/development->

Description of Program / Initiative

Located in Central Massachusetts, Devens is a 4,400 acre mixed-use community and an award winning model for military base reuse. After serving as the U.S. Army's New England headquarters for 79 years, Fort Devens was closed in 1996. MassDevelopment purchased the property and, with financial support from the Commonwealth, is redeveloping Devens into a sustainable and diverse mixed-use community.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D018

Fiscal Year 2019 Budget

\$500,000.00

Total Budget (Total \$, including other sources)

\$20,231,448.00

Details of additional funding sources

The Devens fund supports staffing, administration and other project expenses. The capital funds provided by the Commonwealth assist with preparing sites for development.



## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

Further the development and long term sustainability of Devens

Metric Goal #1 will be measured by

Buildings remediated and cleared; Land sold/leased; Housing units built; Total new public/private investment; permits

Source of Metric for Goal #1

Agency reporting.

Target for Fiscal Year 2019 Goal #1

10 acres sold; 50 new housing units under construction

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

17.67 acres sold; 99 housing units. Also projects/companies at Devens project to create 35 new and 96 construction jobs. \$500,000 in public investment leveraged \$16,787,910 in private investment.

## Program / Initiative

### Program Overview

Name

Carriage Grove (Former Belchertown State School)

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/real-estate-services/development->

Description of Program / Initiative

Carriage Grove is a new neighborhood in Belchertown with mountain views, master planned for up to 581,000 square feet of mixed-use development.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

D021

Fiscal Year 2019 Budget

\$500,000.00

Total Fiscal Year 2019 Budget expended

\$500,000.00

Total Budget (Total \$, including other sources)

\$4,200,000.00

Details of additional funding sources

MassDevelopment general fund supports staffing, administration and other project expenses. These capital funds provided by the Commonwealth assist with preparing sites for development. Additionally, the project has received MassWorks funding (\$3,500,000) and an EPA clean up grant (\$200,000)

## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

Goal #1

Complete infrastructure and utility improvements to further the development of the site.

Metric Goal #1 will be measured by

Sites cleared or made accessible for potential development; public private investment; # sites prepared and or sold; permits, jobs and housing units (if projects move forward)

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

15 acres newly made accessible through roadway construction and demolition and 2 sites cleared

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

\$2,993,574 in total road construction activity (2,000 linear feet of new road and utilities). This opens up approx. 25 acres, which according to the masterplan for the project is about 3 large multi-family housing sites, one commercial site and 5 industrial/small business sites.

## Program / Initiative

### Program Overview

Name

Cultural Facilities Fund

Legislation - if applicable

M.G.L. Ch. 23G, § 42

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G/Section42>

Program / Initiative Website Link - if one exists

<http://www.massculturalcouncil.org/facilities/facilities.htm>

Description of Program / Initiative

The Cultural Facilities Fund is an initiative to increase public and private investment in cultural facilities throughout the state. The program is administered jointly with the Massachusetts Cultural Council for 501(c)(3) organizations engaged in the arts, humanities, or interpretive sciences. MassDevelopment administers the grant program and its board approves grant award decisions made by a grant review process administered by the Massachusetts Cultural Council.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

A010

Fiscal Year 2019 Budget

\$10,000,000.00

Total Budget (Total \$, including other sources)

\$10,600,913.00

## Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

*Goal #1*

#, \$ in new awards; #, \$ in dispersement of existing awards

Metric Goal #1 will be measured by

#, \$ in awards dispersed, timely approval of new round when provided by MCC

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

70 grant agreement closings

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

77 closings, totalling \$10,068,000 in investment

## Program / Initiative

### Program Overview

Name

Transformative Development Fund - TDI Fellows

Legislation - if applicable

M.G.L. Ch. 23G, § 46

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G/Section46>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/real-estate-services/>

Description of Program / Initiative

The TDI Fellows Program, a cornerstone of the initiative, enhances a district's economic development capacity by providing additional expertise and leadership. The Fellows work full-time in their host municipalities as lead community organizers for three years, and serve as an extension of MassDevelopment's regional teams. Fellows have professional backgrounds in community and economic development, planning, law, architecture, workforce and business development. Each Fellow's specific work plan is outlined in a memorandum of agreement between the TDI District and MassDevelopment.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

7002-1502

Fiscal Year 2019 Budget

\$250,000.00

Total Budget (Total \$, including other sources)

Budget for TDI fellows is \$1,100,481. (Note: the TDI program as a whole carries total expenses in FY19 for the Agency of \$8,587,048)

Details of additional funding sources

The TDI fund supports staffing, administration and all other program expenses. (The TDI fund is a restricted fund created by the Legislature and housed at MassDevelopment. The TDI fund was twice capitalized by a total of \$20 million dollars in agency general funds per two board of directors votes, in a 2015 board of directors vote, and recapitalized by a second board vote in 2016.)

Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

Goal #1

Identify and onboard four new fellows for newly designated TDI Districts

Metric Goal #1 will be measured by

Successful, timely recruitment of a pool of fellows and successful matching with district partnerships

Source of Metric for Goal #1

Agency reporting

Target for Fiscal Year 2019 Goal #1

4 fellows

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

New fellows onboarded and placed in Chelsea, Fitchburg, Lawrence, and Worcester.

Program / Initiative's

Fiscal Year 2019

Goal #2

Develop fellows and district workplans for new districts, complete year one activities

Metric Goal #2 will be measured by

Timely completion of plans and execution on year one workplan milestones determined by district partnerships

Source of Metric for Goal #2

Partnership reporting

Target for Fiscal Year 2019 Goal #2

4 new partnership/fellows workplans (new districts); 6 district sustainability workplans (extended districts)

Was Fiscal Year 2019 Goal #2 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal #2

Results - *or* - Details if not achieved

All new and exiting districts completed workplans as planned.



## Program / Initiative

### Program Overview

Name

Lending

Legislation - if applicable

M.G.L. Ch. 23G

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G>

Bill Item Number - if applicable

NA

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/financing/loans-and-guarantees/>

Description of Program / Initiative

MassDevelopment specializes in financing complex projects that require experience and innovative thinking. Our low rates and flexible terms help foster real estate and business projects that generate economic benefits for local communities and the state as a whole. We provide the following lending programs: Brownfields Remediation Loans, Charter School Loan Guarantees, Commercial Real Estate Loans, Emerging Technology Fund Loans, Equipment Loans, Export Financing, Mortgage Insurance Guarantees, Pre-development Loans, TechDollars, Working Capital Loan Guarantees, and Working Capital Loans.

Fiscal Year 2019 Line Item Number (##### - #####) - if applicable

NA

Fiscal Year 2019 Budget

\$0.00

Total Budget (Total \$, including other sources)

\$5,976,838.00

Details of additional funding sources

The total budget provided above includes expenses for lending in the FY19 MassDevelopment agency budget.

Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

Goal #1

Provide access to capital by originating new loans and guarantees to a range of customers.

Metric Goal #1 will be measured by

Number and volume of originations, by type of lending and region

Source of Metric for Goal #1

Borrowers and agency reporting

Target for Fiscal Year 2019 Goal #1

\$50,250,000 in new closings

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Yes

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

\$57,135,877 in loan closings from agency lending. These loans are projected to create 1,217 new permanent (borrower projection) and construction (calculated) jobs. These loans are also projected to support the creation of 269 new housing units.

## Program / Initiative

### Program Overview

Name

Bond Financing

Legislation - if applicable

M.G.L. Ch. 23G

Legislation Website Link - if applicable

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23G>

Program / Initiative Website Link - if one exists

<https://www.massdevelopment.com/what-we-offer/financing/bond-financing/>

Description of Program / Initiative

MassDevelopment's bond financing programs offer a cost-effective way to finance real estate and equipment in Massachusetts. Bond financing programs include: tax exempt bonds, taxable bonds, and infrastructure financing bonds.

Fiscal Year 2019 Budget

\$0.00

Total Budget (Total \$, including other sources)

\$2,198,798.00

Details of additional funding sources

The total budget provided above includes all expenses for bond financing in the FY19 MassDevelopment agency budget.

Program Goals and Targets

Program / Initiative's

Fiscal Year 2019

Goal #1

Originate new bond issuances to a variety of eligible borrowers.

Metric Goal #1 will be measured by

Number of bonds issued, total bond volume issued, by region and bond type

Source of Metric for Goal #1

Agency reporting and borrower reporting

Target for Fiscal Year 2019 Goal #1

102 new bond deals; targeted total volume of \$2,057,790,000

Was Fiscal Year 2019 Goal #1 Achieved? - select yes, no, or partially

Partially

Fiscal Year 2019 Goal # 1

Results - *or* - Details if not achieved

57 bond closings, \$1,969,771,409 in total volume

OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT

INVESTMENTS AND GRANTS AWARDED OR PROVIDED BY THE AGENCY  
DURING FISCAL YEAR 2019

Please provide details on Investments and Grants awarded or provided by the agency

Award Overview				Award Address Information where project/award is located			
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...) spell out	Municipality of Recipient *if regional or state-wide, please indicate
Commonwealth Places	Bellingham Community Farm	Matching grant for online crowd funded support for project from community members. The project will begin with the 2018 Spring growing season and will serve roughly 40 families through a weekly CSA (community supported agriculture) program. There will also be educational and volunteer opportunities, open to all members of the community. Another important element of the project is partnerships with local anti-hunger organizations, including the local food pantry. The Farm will make use of a formerly vacant piece of land adding to the vibrancy of the neighboring community. Bellingham Community Farm 2018 Improvements funded in part by the campaign include a new split rail fence, trees to shield the project from the road and a new farmstand.	\$5,500	200	Center	St	Bellingham
Commonwealth Places	Revitalizing Poplar Street	Matching grant for online crowd funded support for project from community members. With funds from this campaign, Roslindale Village Main Street will implement the following improvements: Work with local artists to paint sidewalk murals to beautify the street; Add seating that will encourage people to rest, eat, converse, and mingle; Add planters to sidewalks and seating areas in order to create a more pleasant and beautiful environment; Place bicycle racks to support increased bicycle traffic; Install new recycling and trash containers to reduce litter; Install decorative lighting to better illuminate the sidewalk at night; and add lighting and improved wayfinding to the informational kiosk.	\$25,000		Poplar	St	Boston
Commonwealth Places	Central Square Mural Project	Matching grant for online crowd funded support for project from community members. With funds from this campaign, proponents will install ten murals commissioned and painted by locally recognized artists who reflect the cultural makeup of Central Square and host a community block party.	\$25,000		Central	Square	Cambridge
Commonwealth Places	MathScapes	Matching grant for online crowd funded support for project from community members. Math Talk is partnering with the City of Cambridge to "mathematize" Sennott Park and streetscapes near the intersections of Bishop Allen Drive, Columbia Street and Washington Street, transforming these spaces into playful early math learning environments for all residents and in particular the many low-income families in the Port.	\$30,000		numerous sites		Cambridge
Commonwealth Places	Sombras de Chelsea	Matching grant for online crowd funded support for project from community members. The intent is to develop the City-owned end of Luther Place into an activated public space by installing murals, seating and shading that match the cultural landscape of Bellingham Square.	\$15,000		Cherry	St	Chelsea

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Commonwealth Places	Activate Mill Street	Matching grant for online crowd funded support for project from community members. Activate Mill Street project will use low-cost, flexible design solutions to create a temporary, unique space for concerts, downtown events, or just a quiet lunch-hour with some friends. Our proposal includes transforming the concrete road to replicate a park with planters and low-cost lighting. The addition of temporary decking will transform the area near Boulder Drive into a place where people want to gather, while murals and public art will transform perceptions of downtown Fitchburg with a fun display of color and creativity.	\$40,000		Mill	St	Fitchburg
Commonwealth Places	Irving Street Park	Matching grant for online crowd funded support for project from community members. The goal of this project is to create a small park that will provide an attractive and usable recreation space in a dense urban neighborhood, while also enhancing an important visual gateway into the downtown core. The corner lot sits on Irving Street, a busy two-lane street that connects Downtown to Southside neighborhoods, and is walkable to thousands of nearby residents and employees in the city's historic train-oriented downtown area.	\$50,000		Irving	St	Framingham
Commonwealth Places	El Corazón / The Heart of Holyoke	Matching grant for online crowd funded support for project from community members. El Corazón / The Heart of Holyoke is an exciting placemaking project celebrating the Puerto Rican and Latinx community of Holyoke. Imagine a vibrant Main Street with colorful banners, large-scale art works, dynamic lighting, beautiful murals, food trucks and art festivals; a Main Street that reflects the vital culture of the surrounding neighborhoods; a Main Street that supports emerging businesses with safe and walkable streets.	\$20,000		Main	St	Holyoke
Commonwealth Places	Hull Art Walk	Matching grant for online crowd funded support for project from community members. Contributions will support the creation of community space, public art installations, landscaping, seating, and new economic opportunities along Hull's ArtWalk.	\$25,000		numerous sites		Hull
Commonwealth Places	Iluminación Lawrence	Matching grant for online crowd funded support for project from community members. Iluminación Lawrence is a city-wide lighting project that creates an immersive public art gallery using LED lighting and projections. Lighting the city's walls and pedestrian spaces not only makes for a safer, more enjoyable city, but also serves as a dynamic medium where creatives are invited to turn city streets into installations of art.	\$30,000		numerous sites		Lawrence
Commonwealth Places	The Launch	Matching grant for online crowd funded support for project from community members. "The Launch" is the newest project of Beyond Walls. Imagine an open space to enjoy epic art and congregate for memorable experiences... all on Lynn's waterfront! Project will include giant five story towers of art installs, a stage for live music and theater, a multi-use futsal court, beer gardens, parklet seating, a children's playground, pop up vendors and amenities all on the waterfront.	\$50,000	37-39	Bubier		Lynn
Commonwealth Places	Superflat New Bedford 2019 Mural Program	Matching grant for online crowd funded support for project from community members. This campaign will help fund: An Artist-In-Residency Program that embeds a recognized or emerging artist within the community to create a series of original and responsive public artworks in three distinct areas of the city—the North End, Downtown, and the South End (funded outside of Commonwealth Places Program) and ten New Murals reflecting the culture and community of New Bedford painted by local, national, and international artists in key locations throughout the North End, Downtown and South End.	\$50,000		numerous sites		New Bedford

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Commonwealth Places	Make Poetry Concrete	Matching grant for online crowd funded support for project from community members. Make Poetry Concrete will stamp selected poems into the concrete of newly constructed sidewalks throughout Newton's villages.	\$7,500		numerous sites		Newton
Commonwealth Places	The Ashland Street Initiative	Matching grant for online crowd funded support for project from community members. Ashland Street Initiative plans to install a new mural, implement a bike share, install a tree way, art path and outdoor seating in this key downtown corridor.	\$12,500		Ashland	St	North Adams
Commonwealth Places	Revitalize Congress Street	Matching grant for online crowd funded support for project from community members. With the funds raised for this transformative, city-beautifying and community-strengthening project, we will implement four placemaking installations to activate the corridor. These changes will make the area pedestrian friendly and profitable for small businesses. The plan also lays solid groundwork for long-term infrastructure improvements. The Revitalize Congress Street project will include custom-designed parklets (small, artistic seating spaces), colorful crosswalks, and a welcoming public art plaza.	\$40,000		Congress	St	Salem
Commonwealth Places	Fresh Paint Springfield	Matching grant for online crowd funded support for project from community members. The project will provide for installation of seventeen professional muralists creating ten giant murals throughout downtown Springfield. Local artists' work will be featured on smaller murals and public pianos. Coordinated events will provide opportunities for people to learn about the art and the artists, and to celebrate our shared creative wealth.	\$50,000		numerous sites		Springfield
Site Readiness Grant	City of Brockton	The City of Brockton and Steward Good Samaritan Medical Center are seeking to encourage redevelopment of underutilized land surrounding the hospital for life science and biotech uses to capitalize on the site's prime location on Route 24. Funds will be used for master planning as the foundation for a future Urban Renewal Plan.	\$150,000	824	Oak	Street	Brockton
Site Readiness Grant	Town of Canton	The Route 138 corridor extends for approximately four miles in a north-south direction through the Town of Canton. The corridor is experiencing increasing levels of vacancy and disinvestment and needs new direction. Funds will be used for a corridor study that will identify potential infrastructure improvements and opportunities for new development.	\$75,000		Route 138		Canton

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Site Readiness Grant	City of Chicopee	The quasi-public Westover Metropolitan Development Corporation (WMDC) received a FY18 Site Readiness grant for due diligence and master planning work on 88 acres of land that it owns south of Westover Airport. This initial work has underscored the need to acquire adjacent land in several places to allow the site to accommodate large-scale industrial users. Funds will be used to acquire four parcels of land—approximately 20 acres of land in total—including preliminary tasks in support of acquisition, such as site survey, ASTM Phase 1 Environmental Site Assessments, wetland reconnaissance, and existing conditions review.	\$850,000	0	Fuller	Road	Chicopee
Site Readiness Grant	City of Fitchburg	A due diligence study for this property, funded by the FY17 Site Readiness Program, identified a series of steps the City could undertake to advance the development of the site. Funds will be used for geotechnical borings to understand the limits of sand deposits on the site and the acquisition of approximately one-half acre of land from an adjacent business in order to improve the geometry of the site driveway's intersection with Airport Road.	\$100,000	0	Airport	Road	Fitchburg
Site Readiness Grant	Town of Freetown	The Churchill and Banks Company has been steadily advancing this 402-acre site towards development for a number of years. Having secured a MEPA certificate for up to 2.13 million square feet of industrial development, the company—in partnership with the Town of Freetown—will use funding for the design of a 4,000-foot access road and associated infrastructure.	\$150,000		South Main	Street	Freetown
Site Readiness Grant	City of Greenfield	The I-91 Industrial Park in Greenfield is at full capacity and boasts an impressive roster of high-tech manufacturing firms. The Town is eager to expand the industrial park into 15 acres of adjacent land already graded by a sand and gravel operation. The Town is in talks with the property owner to acquire the 15 acres and is seeking Site Readiness funding for due diligence work, wetlands delineation and master planning for the expansion site, and the design of a 750-foot site access road.	\$250,000	37	Butternut	Street	Greenfield
Site Readiness Grant	City of Haverhill	With industrial vacancy at an historic low in Haverhill, the City has been proactively working with Frontier Development, the owner of this 85-acre property, to advance it towards shovel-readiness. Funds will be used for a due diligence study for the well-located site. The work would include wetlands delineation and creation of a subdivision plan, among other tasks.	\$50,000		Hilldale	Avenue	Haverhill



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Site Readiness Grant	Town of Hudson	With downtown Hudson emerging as a regional destination for nightlife and dining, the availability of parking has become an issue. The Town is proposing to acquire and demolish the derelict mill building at 15 Broad Street and then build a municipal parking lot on the site. The parking lot will support a number of growing businesses in the area. Funds will pay for a Phase II environmental assessment and building demolition.	\$400,000	15	Broad	Street	Hudson	
Site Readiness Grant	City of New Bedford	The New Bedford Development Corporation (NBDC) is a 501(c)(3) recently formed for the purpose of developing mixed-income housing in downtown New Bedford. As a new nonprofit, the organization has limited resources for land acquisition. Funds will be used for the acquisition of the so-called Barkers Block property. A purchase and sale agreement has already been signed and NBDC has finalized architectural plans for a new, five-story mixed-use building containing ground-floor retail with 43 mixed-income apartments above.	\$180,000	117	Union	St	New Bedford	
Site Readiness Grant	Town of Shrewsbury	The Town of Shrewsbury is using these funds to supplement a FY18 grant for the permitting and engineering for a new business park.	\$25,950	384	South	Street	Shrewsbury	
Site Readiness Grant	City of Westfield	The Turnpike Industrial Park received Site Readiness funding in FY17 and FY18. The FY17 funds paid for due diligence work, master planning, and the first two phases of the MEPA process. The FY18 funds went towards the acquisition of eight acres of additional land, bringing the overall site to 74 acres. FY19 funds will be used for the preparation of the final Environmental Impact Report, which will allow the City to move forward aggressively with marketing. The City is currently in talks with several potential users.	\$150,000	99	Turnpike Industrial	Road	Westfield	
Real Estate Planning and Development	Carriage Grove	Public Infrastructure/Demolition work at Agency real estate project. Includes construction of the primary road accessing future industrial, commercial, and residential development sites.	\$2,993,574				Belchertown	
Real Estate Planning and Development	Emerson Green	Public Infrastructure/Demolition work at Agency real estate project.	\$282,000				Devens	

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Real Estate Planning and Development	Village Hill Northampton	Public Infrastructure/Demolition work at Agency real estate project. Includes supporting private investment and development of housing within a former state hospital site.	\$0				Northampton
Real Estate Planning and Development	Myles Standish Industrial Park	Public Infrastructure/Demolition work at Agency real estate project. Includes comprehensive improvements to roadway network to support continued private commercial/industrial investment.	\$220,889				Taunton
TDI Cohort Project	Tyler Street Lab	This is a follow up award in aiding the Tyler Street Lab to determine a sustainability plan and eventually transition to a new location within the TDI District.	\$5,000	730	Tyler	Street	Pittsfield
TDI Equity Investment	Hotel Jess Redevelopment	Final costs associated with Hotel Jess acquisition and sale to Whitman Properties.	\$13,961	335	Dwight	Street	Holyoke
TDI Equity Investment	MDFA - Melville	Partial cost to stub utilities to site prior to moratorium on Union Street, prepping the site for future redevelopment.	\$50,000	193-197	Union	Street	New Bedford
TDI Equity Investment	8-12 Stearns Square	Stubbed new Water Line from Street Main to prep for renovation/redevelopment of property prior to moratorium on street. Marketing and evaluations against proposals to redevelop.	\$177,185	8-12	Stearns	Square	Springfield
TDI Equity Investment	526 Main Street	Environmental Due Diligence	\$201,916	526	Main	Street	Worcester
TDI Local Grant	Sabura Youth Programs	This is a Lease it Local grant assistang with the costs associated with Brockton's PROVA! summer-long pop-up event.	\$15,000	147	Main	Street	Brockton

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TDI Local Grant	Chelsea Chamber of Commerce	The grant awarded aims to support a TDI effort of branding the Broadway district through means of wayfinding and gazebo façade improvements in addition to already existing efforts in Chelsea.	\$20,000		District Wide		Chelsea
TDI Local Grant	Chelsea Chamber of Commerce Charitable Foundation	This grant's purpose is to support businesses and emerging entrepreneurs in Chelsea through funding the creation of CHISA BizLab, a community engaging entity within the Chelsea District.	\$20,000	308	Broadway		Chelsea
TDI Local Grant	Fitchburg State University	This pair of grants aims to add value to the district and the incentives coupled with the grant. The grants are identified as a Local Lift and a Lease it Local grant where the local lift will provide much needed support for façade improvements in Fitchburg. The Lease it Local provides support in attempting to attract businesses to the vacant locations spread through Fitchburg's downtown and TDI District.	\$65,000		District Wide		Fitchburg
TDI Local Grant	Lawrence Partnership	This Local Lift grant focuses on improving storefronts and facades for businesses in the TDI District.	\$40,000		District Wide		Lawrence
TDI Local Grant	New Bedford Economic Development Council	The grant award aims to build off of previously successful initiatives in New Bedford. This Find it Local Grant for Wicked Cool Places aims to support the implementation of a year-long cycle of events that promote the well being, health, and happiness of people through activation of parks, vacant spaces, plazas, streets, and other publically accessible locations.	\$40,000		District Wide		New Bedford
TDI Local Grant	City of Pittsfield	This grant acts as a challenge grant to support the creation of an EforAll satellite location in the Tyler Street TDI District	\$15,000		District Wide		Pittsfield
TDI Local Grant	Main South Community Development Corporation	A pair of TDI Local grants were awarded to the Main South Community Development Corporation to support (1) much needed storefront and façade improvements to businesses throughout the Main South Business Corridor. (2) the second grant aims to support community involvement through mini-RFPs to activate vacant public spaces in the district.	\$55,000		District Wide		Worcester
501 (c)3 Bond	Atrius Health, Inc.	Tax exempt and taxable Refunding former Harv Vanguard bonds plus new \$\$	\$172,280,000		275 Grove Street		Newton
501 (c)3 Bond	Bancroft School	Series 2019 Refinancing of the 2001 Bonds, refinancing of a line of credit, and new moey for capital projects.	\$8,916,000		110 Shore Drive		Worcester

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501 (c)3 Bond	Brandeis University	Series 2018 Refunding Series 2008N	\$35,500,000		415 South Street		Waltham
501 (c)3 Bond	Brandeis University	Series 2019 Refunding of Series O & several campus improvements	\$36,905,000		415 South Street		Waltham
501 (c)3 Bond	Casa Myrna Vazquez, Inc.	Purchase and renovation of 2 adjacent buildings in the Grove Hall area of Boston. One building would serve as Casa Myra's main office. DCF has a lease on 2 floors which expire in Feb 2020. The other one-story building has tenants on ground floor. Undetermined as to its future use (may demolish). 451 Blue Hill Ave and 632-636 Warren Street	\$3,250,000		451 Blue Hill Avenue		Boston
501 (c)3 Bond	Chelsea Jewish Lifecare, Inc.	Refinance existing debt for Chelsea and Peabody locations and misc capital projects.	\$54,725,000		165 Captains Row		Chelsea
501 (c)3 Bond	CIL Realty of Massachusetts Incorporated	2018 Refi Series 2007 and conventional mortgages and acquisition/renovations	\$29,210,000		65 Clydesdale Drive		Pittsfield
501 (c)3 Bond	Conservation Law Foundation, Inc.	Series 2018 New building improvement projects and refi pool loan.	\$4,500,000		62 Summer Street		Boston
501 (c)3 Bond	Conservatory Lab Charter School Foundation, Inc.	New Grade 3-8 school building for approx. 275 students. Demolish existing structures and construct new 43K sf. 3-story building.	\$22,300,000		395-409 Columbia Road		Boston
501 (c)3 Bond	Cooperative Production, Inc.	2018 Borrower seeking to refinance a group home, finance and/or refinance debt used for the construction a new duplex (group home), and expand a commercial property. Duplex property to create (8) beds.	\$3,104,000		2298 Cranberry Highway		Wareham

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501 (c)3 Bond	CIEE, Inc.	Acquisition and renovation of Boston building - 2018	\$37,500,000		69 A Street		Boston
501 (c)3 Bond	Cradles To Crayons, Inc.	Series 2019 bond would be used to acquire new HQ building. Equity/fundraising will pay for build-out. Anticipated move-in early 2020.	\$4,400,000		281 Newtonville Avenue		Newton
501 (c)3 Bond	The Trustees of the Cushing Academy	Refinance 2004 bonds	\$19,200,000		39 School Street		Ashburnham
501 (c)3 Bond	Hampden Charter School of Science West	Purchase former Immaculate Conception church, school, rectory & admin building from diocese of Spfld. and make renovations.	\$4,350,000		511 Main Street		West Springfield
501 (c)3 Bond	Lycee International de Boston/International School of Boston, Inc.	Series 2018 - Fund renovations to school buildings.	\$2,000,000		45 Matignon Road		Cambridge
501 (c)3 Bond	MetroWest Young Men's Christian Association, Inc.	2018 Renovation and expansion of current Framingham branch, including upgrades to the pool, new family pool, improved wellness area, and expansion/renovation of early learning center.	\$7,000,000		280 Old Connecticut Path		Framingham
501 (c)3 Bond	Northeastern University	Series 2018 Refunding of Series 2008R	\$61,005,000		360 Huntington Avenue		Boston
501 (c)3 Bond	Partners HealthCare System, Inc.	PHS Series T-1, T-2 2019 Refi Series I-3, M & Mass Eye Series C, D	\$158,250,000		399 Revolution Drive		Somerville

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501 (c)3 Bond	Emanuel Development Corporation	2019 Acquisition of 122-Bed Presentation Rehabilitation and Skilled Nursing Center by Emanuel Development Corporation a subsidiary of Ascentria Care Alliance, Inc.	\$22,800,000		10 Bellamy Street		Boston
501 (c)3 Bond	River Valley Charter School Foundation, Inc.	2018 Refi - Borrower will refinance existing bond issuance.	\$3,372,000		2 Perry Way		Newburyport
501 (c)3 Bond	Simmons University	Refi Series G	\$42,385,000		300 The Fenway		Boston
501 (c)3 Bond	South Middlesex Opportunity Council, Inc.	Series 2019 - Acquisition of Suburban Athletic Club. Purchase/renovate building, renovate existing buildings and refinance existing bank debt.	\$17,910,000		10 Roxanna Street		Framingham
501 (c)3 Bond	St. John's Preparatory School	Series 2019 Refinance, roof and field replacement and property acquisition	\$17,000,000		72 Spring Street		Danvers
501 (c)3 Bond	Suffolk University	Refunding of Series 2009A and Series 2010	\$80,960,000		73 Tremont Street		Boston
501 (c)3 Bond	The Chestnut Hill School	Refinance 2011 MDFA bond.	\$7,500,000		428 Hammond Street		Newton
501 (c)3 Bond	Governor Dummer Academy	Refinancing (2) existing bonds, (1) existing loan and possible payment of swap termination fees.	\$23,353,177		1 Elm Street		Newbury

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501 (c)3 Bond	The Learning Center For The Deaf, Inc.	Refund 2009 and 2010 bonds and a small commercial bank loan. Also fund parking, driveway, and other misc projects.	\$11,650,000		848 Central Street		Framingham
501 (c)3 Bond	The Skating Club of Boston	New three-ice rink facility in Norwood, including parking and seating for 2,500.	\$25,000,000		750 University Avenue		Norwood
501 (c)3 Bond	Trinity Health Corporation	Series 2019 -- Refinance \$6M of taxable commercial paper. Refinance outstanding \$30M MA HEFA Bond. Project Amount \$33,864,601.60			271 Carew Street		Springfield
501 (c)3 Bond	Trustees of Tufts College	2018 - Major renovations to various residence halls and academic buildings	\$34,000,000		190-210 Packard Ave.		Somerville
501 (c)3 Bond	Provident Commonwealth Education Resources, Inc.	Series 2018 - New residence hall at UMass Dartmouth	\$132,185,000		285 Old Westport Rd.		Dartmouth
501 (c)3 Bond	Vinfen Corporation	Series 2019 -- New money projects and possible refunding of 2013 bond. Working on scope of project.	\$42,900,000		950 Cambridge Street		Cambridge
501 (c)3 Bond	Way Finders, Inc.	Purchase & demolition of former Peter Pan Bus Building property on corner of Main & Liberty St. & construction, furnishing equipping thereon of a new building.	\$6,960,000		1776 Main Street		Springfield
501 (c)3 Bond	Wellforce, Inc.	Series 2019 Refinancing plus new projects	\$429,545,000		1600 District Avenue #125		Burlington

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501 (c)3 Bond	Youth Opportunities Upheld, Inc.	Refinance 2007 bonds -- See YOU, Inc.	\$5,990,000		81 Plantation Street		Worcester
501(c)3 Lease	New England Life Flight, Inc.	Helicopter Value Lease Schedule No. 6 (2019)	\$9,980,000		150 Hanscom Drive		Bedford
501(c)3 Lease	Milford Regional Medical Center	Value Lease - EPIC EMR	\$14,345,000		14 Prospect Street		Milford
Barr Foundation CoWork Fit-Out Grant	BamRock Entertainment LLC	This is a Cowork Fit-Out award for the creation of a shared work space for various recording and music interests. The project will help expand the Red13 Studios in Saxonville Mills in Framingham/	\$135,763		1420 Concord Street		Framingham
Barr Foundation CoWork Fit-Out Grant	Studio for Integrated Craft LLC	Studio for Integrated Craft is a collaborative workspace in a repurposed mill building, founded with the goal of fostering a professional creative community and housing the owners' small design businesses.	\$147,572		430 Park Street		Great Barrington
Barr Foundation CoWork Fit-Out Grant	Emerson Umbrella Center For The Arts	Makerspace: Construction and fit out of a 1,700 square foot makerspace within its multi-million dollar construction of a new wing of existing building	\$85,000		40 Stow Street		Concord
Barr Foundation CoWork Fit-Out Grant	Waterfront Historic Area League (W.H.A.L.E), Inc.	Grant funding for acoustical and sound isolation structural components	\$14,165		137 Union Street		New Bedford
Barr Foundation CoWork Fit-Out Grant	Zea Mays, Inc.	Printmaking Studio, workshop, gallery, residency space, research and teaching facility	\$92,500		320 Riverside Drive		Northampton



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Barr Foundation CoWork Seed Grant	Fuller Craft Museum, Inc.	CoWork Seed: Fuller Craft is undertaking community/stakeholder outreach process to determine feasibility and best use for shared community arts space and studios	\$9,000		455 Oak Street		Brockton
Barr Foundation CoWork Seed Grant	Cultural Alliance of Medfield	Assess 2 unoccupied buildings at the former Medfield State Hospital for redevelopment as a maker space, commercial kitchen, visual arts studio, and flexible use arts related space as part of a seven building cultural campus.	\$25,000		65 Hospital Rd		Medfield
Barr Foundation CoWork Seed Grant	NewVue Communities	B.F. Brown project	\$25,000		62 Academy Street		Fitchburg
Barr Foundation CoWork Seed Grant	The Record Company	CoWork FY2017 - Seed Grant	\$25,000		960 Massachusetts Ave		Boston
Brownfields Remediation	Lawrence Community Works Inc	LCW is constructing 5 affordable units (totaling approximately 10,000 sq. ft.) of single family housing for low-income, first time home buyers. This particular funding is in addition to previous assessment and remediation funding through the BRF.	\$97,819		128-132 Union St.		Lawrence
Brownfields Remediation	Gardner Redevelopment Authority	Pocket commercial site or a former auto repair shop in a residential area that abuts a river. Leaking contaminants into the river have been continued to be found following remediation of the site utilizing MDFA BRF funding. City of Gardner continues to pursue final remediation of the site for a future commercial use. In general, the findings from (and since) the RAM Completion filing indicate there's still fairly widespread petroleum contamination in soils at depth (i.e., below the depth of the previous contaminated soil excavation work completed under the RAM Plan), and there's still light non-aqueous phase liquid (LNAPL) present in at least one site monitoring well located in the	\$350,000		140 S. Main Street		Gardner
Brownfields Remediation	Attleboro Redevelopment Author	Redevelopment authority is looking to get this site cleaned up so that it can be sold to a private developer for redevelopment as mixed use, residential and commercial. ARA needs to assess and remediate site prior to sale to private developer.	\$500,000		101 Olive Street		Attleboro
Brownfields Remediation	Town of Montague	Tow of Montague is sole owner of the property. It was acquired by tax title foreclosure 2/19/2010. Site contains 8 interconnected buildings. 5 of the interconnected buildings will be demolished and 3 will be abated and remediated for the purpose for adaptive re-uses that include Offices, Retail Manufacturing, and Wharehousing	\$250,000		20 Canal Road		Montague

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Brownfields Remediation	10 Congress Street LLC	Approved redevelopment of contaminated site along the river adjacent to the Beverly/Salem Bridge and just off Rantoul Street. PLans call for 62 new luxury/market rate apartments.	\$487,350		12-16 Congress St		Beverly
Brownfields Site Assessment	Peabody, City of	Site is a key parcel in the development and advancement of the Riverwalk, located in the middle of the TDI District. Owner is negotiating a sale to the City and comprehensive site assessment must be completed prior to purchase. City has PARC funding and is updating its access agreement.	\$93,750		24 Caller Street		Peabody
Brownfields Site Assessment	Dorchester Bay Economic Corpor	The proposed project calls for the development of 46 units of affordable senior housing in the Dorchester neighborhood of Boston. The project has the support of local elected and community officials. It will redevelop 5 parcels that have been vacant since the 1970s and restore them back into the fabric of this residential and neighborhood based commercial neighborhood. It will also address the growing need for affordable housing opportunities for elderly residents.	\$20,000		5-13 Leyland Street		Boston
Brownfields Site Assessment	54 Union Street LLC	Assessment and potential remediation of a former jewelry site that is being converted into a mixed use property.	\$21,784		54 Union Street		Attleboro
Brownfields Site Assessment	North Brookfield, Town of	Former 2008 NOFA 1 Brownfield Priority Project. Never moved forward during that solicitation and designation. The Town has segregated a portion of the parcel, behind the siting area for the police station, for commercial use to be sold or leased to a respondent to an RFP. Quabaug Corporation has indicated in the past that they are very interested in leasing this portion of the site. The Town is continuing discussion with Quaboag and in determining other uses for the site. There remains, following \$800,000 in EPA funded remediation at a majority of the site, additional site assessment work to be completed in the rear portion of the property.	\$88,430		14 South Common Street		North Brookfield
Brownfields Site Assessment	Lawrence Community Works Inc	LCW is purchasing 4 parcels at 20-30 Island Street (former Ultimate Windows site) to redevelop into Island Parkside. It will include 80 units of 100% affordable rental housing aimed at families earning 60% AMI and 3 acres of recreational space, connecting to Ferrous Park. Last portion of the Union Crossing complex project.	\$18,000		20 Island Street		Lawrence
Brownfields Site Assessment	NewVue Communities	The Fitchburg Art Museum (FAM) and NewVue Communities (NVC), a regional community development corporation, are working together to create approximately 60 units of mixed income rental artist live/work space. The Fitchburg Arts Community (FAC) will be created on a campus of three historical buildings adjacent to FAM in downtown Fitchburg and within the newly designated TDI District.	\$20,000		62 Academy Street		Fitchburg
Brownfields Site Assessment	One Industrial Lofts LLC	Redevelopment project is a multiphase, multi-year Residential Housing and mixed used project. There is an estimated starting date of late 2017 early 2018. Phase 1 Building 1 will have 12-15 loft apartment condominiums with construction duration of 1 year. Phase 2 Building 5 will have 24 loft apartment condominiums with construction duration of 1 year. Phase 3 Building 9 will have approximately 60-80 loft apartment condominiums and mixed use businesses. Construction duration 2.5 years.	\$22,500		1 Ferry Street		Easthampton

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Brownfields Site Assessment/Remediation	Jackson Square Partners LLC	Phase III of the Jackson Square Redevelopment initiative. Project calls for the creation of 2 buildings and up to 150 units of mixed income housing. This project would be a continuation of the 10 year transition of Jackson Square into a TOD based redevelopment spanning the area surrounding the Jackson Square TStop on the Orange Line. Early projects have included 225 Centre Street, Jackson Commons and Amory Ave Residences. The project will be across the street from the Bromley Heath Street projects on Centre Street in Jamaica Plain.	\$250,000		250 Centre Street 50 Amory Street		Boston
Brownfields Site Assessment/Remediation	Codman Square Neighborhood Development Corporation	Proposed project calls for the development of mixed-use building in Dorchester. The project will create street level retail in Talbot Ave as well as 19 units of affordable housing and 17 units of moderate housing.	\$350,000		270 Talbot Ave		Boston
Brownfields Site Assessment/Remediation	Town of Erving	Town seeks to redevelop former IP winners Falls complex into mixed-use commercial/residential project. Several Businesses have expressed interest. Recent report includes analysis of two conceptual subdivision alternatives for light industrial and commercial use. Town seeking to secure more funding commitments for demolition.	\$200,000		8 papermill road		Erving
Brownfields Site Assessment/Remediation	Springfield Office of Economic And Community Development	Redevelopment of four properties totaling approximately 13.96 acres. After conducting some necessary due diligence to consolidate previous investigations and fill in data gaps, the City of Springfield plans to issue an RFP to attract a new commercial or industrial user on the former junkyard. The project has been approved through delegated authority and is awaiting an updated municipal repayment vote before closing.	\$99,940		NWS Tapley Street		Springfield
Brownfields Site Assessment/Remediation	Fitchburg, City of	BST III - MDFA BRF Funded remediation completed. Continued leaking contaminants into river. Additional remediation necessary. Pad-Ready site will be marketed to a developer for a commercial use consistent with the current Activity and Use Limitation	\$250,000		465 Westminster St.		Fitchburg
Brownfields Site Assessment/Remediation	Lynn EDIC	Brownfield site at 83 Willow Street in Downtown TDI District of Lynn. Small parcel but its down gradient contamination is preventing redevelopment of other major parcels in Downtown. Addressing this site will unlock this entire area.	\$248,000		83 Willow Street		Lynn
Community Health Center Grant	Brockton Neighborhood Health Center, Inc.	Convert office into additional vision exam room.	\$50,000		63 Main Street		Brockton
Community Health Center Grant	Codman Square Health Center	Upgrade of Access Control Base System to enhance campus security.	\$50,000		637 Washington Street		Boston

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Community Health Center Grant	Community Health Connections Family Health Centers	Construction of a centralized Call Center	\$50,000		326 Nichols Road		Fitchburg
Community Health Center Grant	Greater New Bedford Community Health Center	Upgrade of under sized emergency generator.	\$50,000		874 Purchase Street		New Bedford
Community Health Center Grant	Healthfirst Family Care Center, Inc.	Upgrade security system.	\$25,412		387 Quarry Street		Fall River
Community Health Center Grant	Hilltown Community Health Center	Purchase of equipment.	\$45,035		58 Old North Road		Worthington
Community Health Center Grant	Manet Community Health Center, Inc.	Purchase and install security equipment.	\$42,703		110 West Squantum Street		Boston
Community Health Center Grant	North End Community Health Committee, Inc.	Equipment	\$49,508		332 Hanover Street		Boston
Community Health Center Grant	South End Community Health Center	Equipment for Eye clinic	\$50,000		1601 Washington Street		Boston
Community Health Center Grant	The General Hospital Corporation	Minor construction and equipment, technology	\$46,679		73 High Street		Boston

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Community Health Center Grant	Whittier Street Health Center Committee Incorporated	Dental equipment	\$50,000		1290 Tremont Street		Boston
Community Innovation CoWork Fit-Out Grant	BoroBot, Inc.	fund equipment including 3D printers, CNC machine, alarm system, etc.	\$7,500		670 Plymouth St		Middleborough
Community Innovation CoWork Fit-Out Grant	The Brickyard Collaborative, Inc.	Makerspace: Construction and fit out of a new makerspace in Lynn	\$32,460		71 Linden St		Lynn
Community Innovation CoWork Fit-Out Grant	Creatorpult LLC	Makerspace: Fit out of existing makerspace in Haverhill	\$17,447		143 Essex Street		Haverhill
Community Innovation CoWork Fit-Out Grant	Empow Studios	fund construction of a control room, storage solutions and equipment.	\$89,931		180 Needham St		Newton
Community Innovation CoWork Fit-Out Grant	Artists For Humanity, Inc.	The CoWork FitOut Grant is related to the build out the Maker Studios in the EpiCenter in South Boston facility.	\$500,000		100 West 2ns Street		Boston
Community Innovation CoWork Fit-Out Grant	CIC Innovation Communités	Cowork space located at 50 Milk Street in Boston. Purpose of the space is to a digital fabrication lab.	\$33,466		50 Milk Street		Boston
Community Innovation CoWork Fit-Out Grant	Quincy Economic Development Corporation	Creation and build out of CoWork space at 1400 Hancock Street. Project.	\$30,000		1400 Hancock Street		Quincy

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Community Innovation CoWork Fit-Out Grant	LaunchSpace	1060 Pleasant Street School in Athol, MA collaborative workspace	\$105,000		1060 Pleasant Street		Athol
Community Innovation CoWork Fit-Out Grant	MassDiGI New Ventures Center at Becker College	CoWork fit-out grant	\$21,400		80 Williams Street		Worcester
Community Innovation CoWork Fit-Out Grant	Somerville, City of	Somerville Arts Council is creating a new culinary cowork space a called Nibble Kitchen. The facility will be in the new Bow Market redevelopment on Somerville Ave.	\$61,610		337 Somerville Ave		Somerville
Community Innovation CoWork Fit-Out Grant	Provincetown Commons	Complete renovations of a 10,000 sq ft building as well as the purchase of furnishings and IT equipment.	\$231,372		46 Bradford St		Provincetown
Community Innovation CoWork Seed Grant	Berkshire Community College	BCC proposes to establish a Learning Kitchen and collaborative workspace centered around the thriving hospitality, agriculture and farm to table movement in Berkshire County.	\$25,000		343 Main Street		Great Barrington
Community Innovation CoWork Seed Grant	Wellspring Cooperative Corporation	ellspring Cooperative is co-developing a Shared Commercial Kitchen Incubator with Gasoline Alley, a business incubator with a sustainable business mission in Springfield.	\$25,000		143 Main Street		Springfield
Community Innovation CoWork Seed Grant	Mill City Grows	CoWork: Feasibility study regarding establishing an urban food and sustainability center for farmers and food products	\$5,700		144 Western Ave.		Lowell
Community Innovation CoWork Seed Grant	Newton Needham Chamber of Commerce	Seed grant to fund construction cost verification, and operational models	\$25,000				Newton

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Community Innovation CoWork Seed Grant	Valleycast! - Alternatives Unlimited, Inc.	Cowork seed grant	\$22,500		50 Douglas Road		Northbridge
Cultural Facilities Fund - Capital Grant	Harvard, Town of	To renovate and make accessibility upgrades to the Hapgood Library, a community arts and cultural center in Harvard.	\$192,000		13 Ayer Road		Harvard
Cultural Facilities Fund - Capital Grant	Peabody, City of	To provide aesthetic rehabilitation of the decorative painted ceiling, a new sound and video projection system, and accessibility improvements to the Wiggin Auditorium of City Hall.	\$102,000		24 Lowell Street		Peabody
Cultural Facilities Fund - Capital Grant	Ames Free Library, Inc.	To renovate and restore the roofing and mortar-wood erosion of the Queset House building.	\$125,000		53 Main Street		Easton
Cultural Facilities Fund - Capital Grant	Arms Library Association, Inc.	To secure the building's exterior through masonry, foundation, and window improvements; replace energy systems; restore historic murals; and re-vision interior displays and a community room programming space.	\$266,000		60 Bridge Street		Shelburne
Cultural Facilities Fund - Capital Grant	Artists For Humanity, Inc.	To construct expanded maker studio and event space in the Artists for Humanity EpiCenter.	\$200,000		100 West 2nd Street		Boston
Cultural Facilities Fund - Capital Grant	Berkshire Garden Center, Inc.	To complete the expansion and renovation of the historic Center House building into an energy-efficient, multi-use community center.	\$75,000		5 West Stockbridge Road		Stockbridge
Cultural Facilities Fund - Capital Grant	Berkshire Pulse, Inc.	for accessibility improvements including converting the existing freight elevator into an ADA compliant lift.	\$84,000		420 Park Street		Great Barrington

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Cultural Facilities Fund - Capital Grant	Bolton Conservation Trust, Inc.	For the construction of an Outdoor Performance Pavilion within the new Bolton Town Common, that will be used for concerts, films, theatrical performances and arts festivals.	\$96,000		715 Main Street		Bolton
Cultural Facilities Fund - Capital Grant	Boston Symphony Orchestra	To support the construction of a new, four-building complex at Tanglewood which will provide space for the Fellows of the Tanglewood Music Center and house the Tanglewood Learning Institute, a new audience engagement program.	\$200,000		Symphony Hall		Boston
Cultural Facilities Fund - Capital Grant	Bridgewater State University	For the restoration and HVAC upgrades to the BSU Art Center and Wallace Anderson Gallery.	\$200,000		131 Summer Street		Bridgewater
Cultural Facilities Fund - Capital Grant	Coalition For Buzzards Bay, Inc.	To rehabilitate and expand the historic 1890 Bathhouse on Onset Beach.	\$125,000		114 Front Street		New Bedford
Cultural Facilities Fund - Capital Grant	Chester Theatre Company, Inc.	For renovations and repairs within the main facility that serves as programming, artist housing, and office space.	\$44,000		15 Middlefield Road		Chester
Cultural Facilities Fund - Capital Grant	Decordova And Dana Museum And Park	For the replacement of elevators and boilers in the museum.	\$100,000		51 Sandy Pond Road		Lincoln
Cultural Facilities Fund - Capital Grant	Earthdance Creative Living Project, Inc.	To undertake renovations related to life safety systems, accessibility, and structural upgrades of the dance studio foundation.	\$77,000		252 Prospect Street		Plainfield
Cultural Facilities Fund - Capital Grant	Edith Wharton Restoration	to support the restoration and partial reconstruction of the Terrace at the Mount.	\$124,000		2 Plunkett Street		Lenox



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Cultural Facilities Fund - Capital Grant	Fine Arts Work Center In Provincetown	To renovate three buildings to address accessibility compliance, energy efficiency, and habitability issues.	\$125,000		24 Pearl Street		Provincetown
Cultural Facilities Fund - Capital Grant	First Parish Meeting House Prevation Society	To create an accessible main entrance, interior, and handicapped restroom.	\$97,000		44 Brown Road		Shirley
Cultural Facilities Fund - Capital Grant	Friends of Nobska Light, Inc.	to support the restoration of the Nobska lighthouse and the renovation of the keepers' house.	\$225,000		233 Nobska Rd		Falmouth
Cultural Facilities Fund - Capital Grant	Stoneham Theatre	For renovations and accessibility upgrades to the theatre's main entrance.	\$16,000		395 Main Street		Stoneham
Cultural Facilities Fund - Capital Grant	Society For The Preservation of New England Antiquities, Inc.	To restore the exterior and site infrastructure of the Codman Estate.	\$200,000		141 Cambridge Street		Boston
Cultural Facilities Fund - Capital Grant	Huntington Theatre Company	For upgrades to the HVAC, security, and safety systems.	\$200,000		264 Huntington Avenue		Boston
Cultural Facilities Fund - Capital Grant	Lloyd Center For The Environment	for the construction of two facilities to house a "Living Building Challenge," renovation of the main building and site improvements to transform the Lloyd Center into a regional Biodiversity Learning Center with enriched educational opportunities.	\$225,000		430 Potomska Rd.		Dartmouth
Cultural Facilities Fund - Capital Grant	Massachusetts Symphony Orchestra	To create a new music library, additional women's restrooms, and to replace the roof of the historic Tuckerman Hall.	\$150,000		10 Tuckerman Street		Worcester

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Cultural Facilities Fund - Capital Grant	Middlesex Community College	To support renovation and transformation of the former Boston & Maine Railroad Depot into a performing arts education center.	\$113,000		33 Kearney Square		Lowell
Cultural Facilities Fund - Capital Grant	Mother Brook Arts And Community Center	to build two, five-stall handicapped accessible restrooms adjacent to the performance space, gallery and classrooms.	\$40,000		123 High Street		Dedham
Cultural Facilities Fund - Capital Grant	Museum of Fine Arts	the renovation of four galleries of Japanese art that have not been upgraded in over 30 years, including a plan to transform the display and interpretation of this unparalleled collection of the arts of Japan for visitors from Boston and beyond.	\$600,000		465 Huntington Avenue		Boston
Cultural Facilities Fund - Capital Grant	New Bedford Whaling Museum	To construct an urban green space on the museum campus which will facilitate an outdoor gallery and public programing.	\$170,000		18 Johnny Cake Hill		New Bedford
Cultural Facilities Fund - Capital Grant	New England Aquarium Corporation	For the installation of a new HVAC system.	\$200,000		1 Central Wharf		Boston
Cultural Facilities Fund - Capital Grant	New Marlborough Village Association	for the completion of the Meeting House exterior restoration by installing wrought iron bannisters, a copper dome and repairs to the steeple.	\$27,000		154 Hartsville-New Marlborough Rd.		New Marlborough
Cultural Facilities Fund - Capital Grant	North Bennet Street School	To support roof replacements, and exterior masonry and repairs for the North and South buildings.	\$200,000		150 North Street		Boston
Cultural Facilities Fund - Capital Grant	Old North Foundation of Boston, Inc.	To restore and stabilize masonry in the Old North Church's 300 year old crypt, and bring the space into ADA compliance.	\$200,000		193 Salem Street		Boston

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Cultural Facilities Fund - Capital Grant	Old South Association in Boston	To insulate the roof and install an ice melt system for improved energy efficiency and to prevent ice dams.	\$177,000		Old South Meeting House		Boston
Cultural Facilities Fund - Capital Grant	Old Sturbridge Village, Inc.	to update the Visitor Center and Curatorial spaces that are essential components to the visitor experience.	\$125,000		1 Old Sturbridge Village Rd.		Sturbridge
Cultural Facilities Fund - Capital Grant	Payomet Performing Arts	To purchase and install a new Mainstage Facility including desks, risers, outbuildings and a stage.	\$100,000		29 Old Dewline Road		Truro
Cultural Facilities Fund - Capital Grant	Provincetown Center For Coastal Studies	For renovations to consolidate our operations under one roof, create sustainability, and improve our interpretive science offerings and access to the public; including permanent exterior/interior exhibits and interactive classrooms.	\$174,000		115 Bradford St.		Provincetown
Cultural Facilities Fund - Capital Grant	Regis College	For the installation of a new sound system in the Eleanor Welch Casey Theatre.	\$32,000		235 Wellesley Street		Weston
Cultural Facilities Fund - Capital Grant	Shakespeare & Co.	For improvements to wayfinding signage, parking lot repairs, and energy efficiency.	\$100,000		70 Kemble Street		Lenox
Cultural Facilities Fund - Capital Grant	South Shore Conservatory	to support the renovation of the Ellison Center for the Arts, including exterior repairs, acoustic treatments and installation of sound systems.	\$133,000		1 Conservatory Drive		Hingham
Cultural Facilities Fund - Capital Grant	Sterling and Francine Clark Art Institute	To replace environmental controls systems for the Manton Research Center's 5 air handling units and to install central heating and dehumidification systems in the Museum Building attic.	\$165,000		225 South Street		Williamstown

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Cultural Facilities Fund - Capital Grant	Suzuki School of Newton, Inc.	To rehabilitate the historic Staples-Craft Wiswall farmstead which will become the school's new home.	\$100,000		1860 Washington Street		Newton
Cultural Facilities Fund - Capital Grant	The American Antiquarian Society	Expansion and renovation of the Antiquarian Hall and a historic in-house library, and the installation of new electrical, plumbing and HVAC systems.	\$200,000		185 Salisbury Street		Worcester
Cultural Facilities Fund - Capital Grant	Citi Performing Arts Center	For lighting replacement on the Shubert stage, as well as LED marquee replacements and security systems upgrades to both the Shubert and Wang theatres.	\$200,000		270 Tremont Street		Boston
Cultural Facilities Fund - Capital Grant	The Clubhouse Network, Inc.	For the buildout of the new location in Dudley Square.	\$200,000		2101 Washington Street		Boston
Cultural Facilities Fund - Capital Grant	Concord Antiquarian Society	for the construction of a new 13,000 square foot Education Center, campus improvements, and Museum renovations to meet greatly expanded programming needs.	\$225,000		200 Lexington Rd.		Concord
Cultural Facilities Fund - Capital Grant	The Institute of Contemporary Art, Inc.	For chiller, electrical, and lighting repairs.	\$102,000		25 Harbor Shore Drive		Boston
Cultural Facilities Fund - Capital Grant	Joy of Music Program	To replace thermal windows throughout the building, and for the renovation of the front entrance and four rooms to expand teaching, storage and office space.	\$174,000		1 Gorham Street		Worcester
Cultural Facilities Fund - Capital Grant	The Mahaiwe Performing Arts Center, Inc.	to renovate the center's lower lobby, install LED lighting and upgrade audio systems.	\$65,000		14 Castle Street		Great Barrington

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Cultural Facilities Fund - Capital Grant	Nantucket Dreamland Foundation	For the installation of a new, flexible seating system in the Studio Theatre, and to create a film screening room.	\$174,000		17 South Watter Street		Nantucket
Cultural Facilities Fund - Capital Grant	The Stratton Players, Inc.	Complete renovation of an 1880s building by The Stratton Players, Inc., which lost its playhouse in a fire in July 2011 and in January 2013 was gifted Lucy's Barn, which will be made into a theater.	\$200,000		60 Wallace Avenue		Fitchburg
Cultural Facilities Fund - Capital Grant	The Trustees of Reservations	For the reconfiguration of Shay Shed, landscape improvements, parking lot reconfiguration, architecture and engineering	\$500,000		269 Monument St		Concord
Cultural Facilities Fund - Capital Grant	Ventfort Hall Association, Inc.	for the installation of an elevator and to support urgent exterior stabilization repairs.	\$125,000		104 Walker Street		Lenox
Cultural Facilities Fund - Capital Grant	Walden Woods Project	for the completion of interpretive and media exhibits at a new Walden Pond Visitor Center.	\$125,000		44 Baker Farm Rd.		Lincoln
Cultural Facilities Fund - Capital Grant	Worcester Center For Crafts, Inc.	For upgraded equipment in the glass blowing studio.	\$30,000		25 Sagamore Road		Worcester
Cultural Facilities Fund - Capital Grant	Sterling, Town of	To support the renovation of the Great Hall in the 1835 Town Hall, including interior, electrical and roof repairs.	\$100,000		1 Park Street		Sterling
Cultural Facilities Fund - Capital Grant	Truro Center For The Arts At Castle Hill	To support renovations to the Joyce Johnson House, accessibility improvements to Edgewood Farm, and site work on the Meetinghouse Road campus .	\$100,000		10 Meetinghouse Road		Truro

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Cultural Facilities Fund - Capital Grant	Truro Historical Society & Museum	For the installation of a climate controlled heating & cooling system in the collection room of artworks & historic documents and an elevator providing ADA access to the second floor exhibition rooms.	\$200,000		6 Highland Light Road		Truro
Cultural Facilities Fund - Capital Grant	USS Constitution Museum, Inc.	To replace six air handlers and a boiler, and to add a solar hot water system.	\$200,000		Charlestown Navy Yard		Boston
Cultural Facilities Fund - Capital Grant	Trustees of Boston University	To support the creation of CitySpace on the first floor of the studios, which will become a multidisciplinary presentation, discussion and cultural center in Harvard	\$200,000		890 Commonwealth Avenue		Boston
Cultural Facilities Fund - Capital Grant	Wellfleet Historical Society, Inc.	To renovate a newly-acquired building, integrating it into existing facilities.	\$100,000		266 Main Street		Wellfleet
Cultural Facilities Fund - Capital Grant	Wellfleet Preservation Hall	To support expanded office, meeting and storage space, as well as landscaping and roof repairs.	\$200,000		335 Main Street		Wellfleet
Cultural Facilities Fund - Capital Grant	Whitfield-Manjiro Friendship Society	transforming the carriage house adjacent to Capt. William Whitfield's historic home into an educational/cultural center in Fairhaven.	\$50,000		11 Cherry Street		Fairhaven
Cultural Facilities Fund - Capital Grant	Worcester Center For Performing Arts	For upgraded lighting, energy, and security systems, and for exterior door replacements.	\$97,000		2 Southbridge Street		Worcester
Cultural Facilities Fund - Capital Grant	Worcester Cultural Coalition, Inc.	To construct a Black Box performance space, and a multi purpose gallery and workshop area.	\$200,000		455 Main Street		Worcester

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Cultural Facilities Fund - Capital Grant	Worcester Historical Museum	To replace the roofs of both the Museum and Salisbury Mansion.	\$100,000		30 Elm Street		Worcester
Cultural Facilities Fund - Feasibility/Technical Grant	Medfield, Town of	For the schematic design to renovate two historical buildings and an addition to connect them, to create a multidiscipline performing arts, education, and event space at the former Medfield State Hospital.	\$30,000		459 Main Street		Medfield
Cultural Facilities Fund - Feasibility/Technical Grant	Boston Lyric Opera	To conduct a comprehensive study for a new performance facility and permanent home.	\$30,000		11 Avenue de Lafayette		Boston
Cultural Facilities Fund - Feasibility/Technical Grant	Cape Arts and Entertainment	to support a comprehensive conditions assessment and building systems evaluation, and to create a conceptual design study for expansion.  Also known as Cape Conservatory.	\$30,000		1060 Falmouth Road		Barnstable
Cultural Facilities Fund - Feasibility/Technical Grant	Cape Verdean Association in New Bedford	To plan for the restoration of the historic 1909 vaudeville Strand Theater in the gateway to the "International Marketplace" in New Bedford to house the Cape Verdean Cultural Center.	\$30,000		59 Sycamore Street		New Bedford
Cultural Facilities Fund - Feasibility/Technical Grant	Community Access to the Arts, Inc.	For a feasibility assessment to define options for expansion and business planning.	\$26,000		40 Railroad Street		Great Barrington
Cultural Facilities Fund - Feasibility/Technical Grant	Massachusetts Horticultural Society	To plan for the restoration and program expansion of historic gardens and buildings at The Gardens at Elm Bank.	\$30,000		900 Washington Street		Wellesley
Cultural Facilities Fund - Feasibility/Technical Grant	Nichols House Museum	For a system replacement plan and assessment of the existing climate control system.	\$7,000		55 Mount Vernon Street		Boston

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Cultural Facilities Fund - Feasibility/Technical Grant	Provincetown Art Association and Museum, Inc.	for a feasibility study to plan for expansion of the facility onto the Museum's recently acquired additional land.	\$30,000		460 Commercial Street		Provincetown
Cultural Facilities Fund - Feasibility/Technical Grant	Rose F. Kennedy Greenway	For electrical planning to light the Dewey Square mural, other art installations, and provide theatrical lighting for cultural programming.	\$30,000		185 Kneeland Street		Boston
Cultural Facilities Fund - Feasibility/Technical Grant	The Record Company	to conduct a feasibility study to establish an all-ages collaborative music venue in Boston.	\$10,000		960 Massachusetts Ave.		Boston
Cultural Facilities Fund - Feasibility/Technical Grant	The Yard, Inc.	for schematic design planning per the second phase t of a larger campus renovation project.	\$30,000		1 The Yard		Chilmark
Cultural Facilities Fund - System Replacement Grant	The Immigrant City Archives	SRP	\$7,000		6 Essex Street		Lawrence
Cultural Facilities Fund - System Replacement Grant	Joy of Music Program	For a systems replacement plan.	\$7,000		1 Gorham Street		Worcester
For Profit Housing Bond	New 125 Amory Street LLC	Preservation of 199 units of affordable housing, previously Boston Housing Authority units.	\$37,150,000		125 Amory Street		Boston
For Profit Housing Bond	Historic Riviera LLC	Acquisition and renovation of 75 units of special needs housing in Boston.	\$5,500,000		270 Huntington Avenue		Boston



Award Overview					Award Address Information where project/award is located		
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...) spell out	Municipality of Recipient *if regional or state-wide, please indicate
For Profit Housing Bond	EAFD Brook Ave Developer LLC	Acquisition rehab of 36 affordable units	\$5,300,000		33-37 Julian Street, 7-9 Judson Street		Boston
For Profit Housing Bond	BH Chestnut Crossing, LLC	Preservation of 101 unit SRO facility	\$9,190,000		275 Chestnut Street		Springfield
For Profit Housing Bond	Coppersmith Village Rental Limited Partnership	\$400,000 bond increase needed to fund cost overruns	\$400,000		73 Border Street		Boston
For Profit Housing Bond	MacArthur Terrace, LLC	Acquisition rehab of MacArthur Terrace, a 222 unit multi-family rental facility.	\$15,000,000		70 Broadway Street		Chicopee
For Profit Housing Bond	O'Connor Senior Housing LLC	New construction of 46 affordable units for seniors.	\$11,264,377		5 Major Michael J. O'Connor Way		Boston
For Profit Housing Bond	Talbot Commons I Limited Partnership	Construction of 19 new affordable multi-family units. Also renovation of 21 affordable multi-family units.	\$10,165,755		14 & 18 New England Avenue		Boston
For Profit Housing Bond	Beverly Street Residential I 1B, LLC	Recycling State II -- Refinancing taxable bonds	\$10,102,665		101 Beverly Street		Boston
For Profit Housing Bond	Beverly Street Residential I 1B, LLC	2018 Recycling I	\$22,897,335		101 Beverly Street		Boston

Award Overview				Award Address Information where project/award is located			
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For Profit Housing Bond	Egleston Infill LLC	2018 increase Fund cost overruns	\$835,000		80 Walnut Park,		Boston
For Profit Housing Bond	Wilshire Westminster LLC	Acquisition rehab of Wilshire Apartments (29 units) and Westminster Court (70 units).	\$14,495,000		49 Cheney Street		Boston
IDB	HYE Partners, LLC	Purchase 3 acre lot & construct & EQ a 24,000 sq. ft. manufacturing facility	\$2,800,000		Parcel C Oxford Property		Deerfield
IDB	Blue Ivy, LLC	2018 Issuance to purchase new equipment and build a new brewery. Borrower intends to lease 2nd floor space to a restaurant.	\$5,000,000		99 Main St		Essex
IDB	Patriot Armored Systems Holding, LLC	2018 Purchase of 45K s.f. bldg. Patriot currently leases, a small building addition & new EQ.	\$2,646,000		100 Valley Street		Lee
IDB	J & V Realty Trust/Vining Enterprises, LLC	2018 Issuance to acquire new building shell and invest \$1.5MM in plant completion post-close	\$8,775,000		177 North Main Street		Middleton
I Cubed Bond	Podium Developer, LLC	I-Cube deal for development proposal for The Hub on Causeway project.	\$28,810,000		Causeway Street		Boston
Non-profit Housing Bond	William B. Rice Eventide Home, Inc.	Construction of 107 senior rental units	\$32,500,000		22 Stonehaven Drive		Weymouth



OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT

Technical Assistance PROVIDED BY THE AGENCY  
DURING FISCAL YEAR 2019

Please provide details on Technical Assistance provided by the agency

Award Overview				Award Address Information where project/award is located			
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...)	Municipality of Recipient *if regional or state-wide, please indicate
Real Estate Technical Assistance	Acton, Town of	Hotel Market/Fatal Flaw Analysis to look at feasibility of hotel on town-owned property on Route 27 north of Route 2	\$7,500	348 to 364	Main Street		Acton
Real Estate Technical Assistance	Barnstable, Town of	Economic Development Plan focused on options to consolidate ferry parking away from the waterfront and open up development opportunities	\$50,000	NA	NA		Barnstable
Real Estate Technical Assistance	Brockton, City of	Master Plan for CSX site and surrounding parcels in downtown Brockton	\$0	NA	NA		Brockton
Real Estate Technical Assistance	NA	District Improvement Financing (DIF) Guide for the towns of Amesbury, Dedham and Plymouth	\$109,805	NA	NA		Regional

Award Overview				Award Address Information where project/award is located			
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...)	Municipality of Recipient *if regional or state-wide, please indicate
Real Estate Technical Assistance	Medford, City of	Test fit scenarios and market analysis to advance development concepts for downtown municipally owned parking lots.	\$30,000	NA	NA		Medford
Real Estate Technical Assistance	Millville, Town of	Opportunities/constraints analysis of 2 adjacent properties located on either side of Central Street just south of the intersection of Main Street and Central Street in the Town of Millville.	\$10,000	181 & 8	Main Street & Central Street		Millville
Real Estate Technical Assistance	Northbridge, Town of	Opportunities/constraints analysis of five contiguous properties located on Main Street east of Route 146/Main Street interchange.	\$10,000	NA	Main Street and Route 146		Northbridge
Urban Land Institute Technical Assistance Panel	Millville, Town of	TAP focused on development strategies for several town-owned, town center parcels which are part of the Local Priority Development Area (PDA).	\$5,000	181 & 8	Main Street & Central Street		Millville
Urban Land Institute Technical Assistance Panel	Northbridge, Town of	TAP focused on development strategies for one of town's mill centers called Rockdale Village.	\$5,000	NA	NA		Northbridge

Award Overview				Award Address Information where project/award is located			
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Urban Land Institute Technical Assistance Panel	City of Boston (West Roxbury)	TAP focused on determining which properties and areas of Centre Street are the most critical to focus on for economic development. It also provided examples of thriving economic development districts that have recently undergone roadway diets.	\$5,000	9 to 11	Bank Row		
Real Estate Technical Assistance	Shirley, Town of	Opportunities/constraints analysis of a town-owned lot in the Shirley Village Business District.	\$7,000	11	Main Street		Shirley
Real Estate Technical Assistance	Shrewsbury, Town of	District Master Plan & Feasibility Study for a K1 Elementary School in the Town Center that is being replaced.	\$50,000	1 to 7	Maple Avenue		Shrewsbury
Real Estate Technical Assistance	Westfield, City of	Market Test Fits and Development Concepts for a site on Elm Street in downtown Westfield.	\$50,000		32 Church Street, 88 Elm Street, 80 Elm Street, 22 Arnold Street, 64 Elm Street, 56 Elm Street, 11 Church Street, 23 Church		Westfield
Real Estate Technical Assistance	Greenfield, Town of	Architectural feasibility and re-use study for the First National Bank building in downtown Greenfield.	\$60,000	9 to 11	Bank Row		Greenfield

Award Overview				Award Address Information where project/award is located			
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Real Estate Technical Assistance	Rockland, Town of	Downtown Master Plan for 40R district with focus on infrastructure, streetscape, business development, and parking issues.	\$39,000	NA	NA		Rockland
TDI Technical Assistance	City of Chelsea	Consultant Zapalac Advisors - Early Partnership development work. Consultant Visual Dialogue - Developed a neighborhood branding and marketing study.	\$85,160		District Wide		Chelsea
TDI Technical Assistance	City of Fall River	Consultant Zapalac Advisors completed early Partnership development work and worked on event management and research for a restaurant industry showcase.	\$29,725		District Wide		Fall River
TDI Technical Assistance	City of Fitchburg	Zapalac Advisors completed early partnership development work. Consultant Team Better Block worked on an arts and culture based intensive planning process and a placemaking project to activate the district.	\$45,160		District Wide		Fitchburg
TDI Technical Assistance	City of Holyoke	Consultant Northbound ventures assessed the state of the controlled environment agriculture industry and evaluated how Holyoke could support businesses in this space. They also completed a business plan for Freight Farms. Consultant Next Street researched the current small manufacturing landscape in Holyoke and recommended ways that	\$75,545		District Wide		Holyoke

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TDI Technical Assistance	City of Lawrence	Consultant Madden Planning group performed early partnership development work. Interface Studio worked with the Partnership and the Fellow to develop an Action Strategy for the city to address needs that can help spur economic development throughout the district	\$39,002		District Wide		Lawrence
TDI Technical Assistance	City of Lynn	Consultant VHB performed a Complete Streets analysis of the downtown, including the drafting of new designs for Market Street and producing early implementation recommendations. Consultant Urbane Development conducted a small business assessment, where they analyzed the state of small food markets and vendors in Lynn.	\$20,073		District Wide		Lynn
TDI Technical Assistance	City of New Bedford	Consultant Karl F. Seidman conducted a District Improvement Financing (DIF) feasibility study and assessment. Stantec conducted a city wide parking management study indicating points that can make parking easier in the city.	\$72,803		District Wide		New Bedford
TDI Technical Assistance	City of Peabody	Consultant RKG worked with the city of Peabody to create a property acquisition plan for the proposed Riverwalk Project.	\$15,000		District Wide		Peabody
TDI Technical Assistance	City of Pittsfield	Consultant TSM finalized their branding of the district as well as assisted with the launch of the Tyler Street Lab. Northbound Ventures worked with community leaders around opportunities to pursue fresh food sourcing and food based workforce development. Consultants Utile and LDS - created a feasibility study for adding infill scattered site	\$113,654		District Wide		Pittsfield



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TDI Technical Assistance	City of Revere	Utile conducted a commercial and housing redevelopment study along Shirley Ave. They also provided development test fits to complement the development vision.	\$29,122		District Wide		Revere
TDI Technical Assistance	City of Salem	Consultant HR&A Advisors provided a plan for sustainability in placemaking and summarizing potential public and private funding sources for public spaces throughout the Congress Street corridor.	\$25,500		District Wide		Salem
TDI Technical Assistance	City of Springfield	Consultant Real Food Consulting - is providing restaurant specific trainings for 3-4 restaurants in Springfield as a follow up from hosting workshops for restaurant owners in Springfield. Consultant Urbane Development - is conducting a feasibility study of a public market in downtown Springfield.	\$8,500		District Wide		Springfield
TDI Technical Assistance	City of Worcester	Consultant Utile developed a planning process for Worcester with two objectives in mind: improving the physical appearance and sense of place along Main South in Worcester, and providing a roadmap for redevelopment of vacant and underutilized properties.	\$50,025		District Wide		Worcester - Main South
TDI Technical Assistance	City of Chicopee	Consultant Zapalac Advisors completed early Partnership development work and worked on event management and research for a small business showcase.	\$30,598		District Wide		Chicopee



## OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT

### LOANS, REAL ESTATE LOANS, WORKING CAPITAL LOANS AND GUARENTEES DURING FISCAL YEAR 2019

Please provide details on loans and guarentees awarded or provided by the agency during fiscal year 2019

Award Overview				Award Address Information where project/award is located			
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending <small>(Avenue, Street, Lane...) spell out</small>	Municipality of Recipient *if regional or state-wide, please indicate
Charter School Loan Guarantee	Abby Kelley Foster Charter Public School	Renew maturing guaranty that provides credit enhancement for tax-exempt bonds provided to borrower by Middlesex Savings Bank and UniBank for Savings for an additional 5 years.	\$1,504,437		10 New Bond Street		Worcester
Charter School Loan Guarantee	Conservatory Lab Charter School Foundation, Inc.	New Grade 3-8 school building for approx. 275 students. Demolish existing structures and construct new 43K sf. 3-story building.	\$5,000,000		395-409 Columbia Road		Boston
Charter School Loan Guarantee	Hampden Charter School of Science West	Support leasehold improvements at 475-485 Main Street, West Springfield.	\$750,000		475-485 Main Street		West Springfield

Award Overview				Award Address Information where project/award is located			
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Charter School Loan Guarantee	Hampden Charter School of Science West	Purchase former Immaculate Conception church, school, rectory & admin building from diocese of Spfld. and make renovations.	\$1,087,500		511 Main Street		West Springfield
Equipment Loan	Berkley Beer Company, Inc.		\$450,000		10 Ingell Street		Berkley
Equipment Loan	Atomic Coffee Roasters	Vermont bottling company owned by Mahoney and a Hyde Park Mass juice company will be occupying 107 Water St in Danvers to manufacture cold brew coffee and juices.	\$350,000		107 Water St		Danvers
Equipment Loan	Berkshire Sterile Manufacturing, Inc.	To purchase new machinery related to the expansion of clean room, and to provide credit enhancement for MassDevelopment's equipment loan.	\$2,000,000		480 Pleasant Street		Lee
Equipment Loan	MassRobotics	Channel Street Expansion Project	\$500,000		12 Channel Street		Boston

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ETFII-Loan	First Light Diagnostics, Inc.	To provide working capital in the form of term financing for supporting the growth of the company and the salaries of new full-time First Light employees.	\$2,500,000		2 Omni Way		Chelmsford
ETFII-Loan	Lionano Inc.	To support equipment purchases and raw materials purchases at their Woburn advanced manufacturing facility	\$2,500,000		19 Presidential Way		Woburn
ETFII-Loan	Nano-C, Inc.	Proceeds to be used for leasehold improvement and equipment purchases for ramp up of advanced manufacturing of carbon nanotubes	\$2,400,000		33 SouthWest Park		Westwood
Green Loan	Massachusetts Horticultural Society	Green Loan request for HVAC improvements.	\$59,680		900 Washington Street		Wellesley
Market Rate Housing Loan	87 Washington LLC	24 units of market rate housing plus retail or 20-21 units with retail. Former Al Forno Building at 87 Washington Street in downtown Haverhill	\$2,400,000		81-87 Washington Street		Haverhill
Market Rate Housing Loan	87 Washington LLC	24 units of market rate housing plus retail or 20-21 units with retail. Former Al Forno Building at 87 Washington Street in downtown Haverhill	\$3,200,000		81-87 Washington Street		Haverhill

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Market Rate Housing Loan	Northgate Meadows, LLC	Construction-to-Permanent Financing for the development of a 72 unit Chapter 40B market rate and affordable rental housing project in Sterling, MA.	\$5,000,000		Research Drive		Sterling
Market Rate Housing Loan	Residence at Mill Square LLC	Construction of 24 new 2 BR market rate apartments with parking on Third Street in Centralville neighborhood of Lowell with a 5 minute walk across Bridge Street to the middle of Downtown Lowell.	\$1,650,000		21 West Third Street		Lowell
Mortgage Insurance-DFIF	Montachusett Opportunity Council, Inc.	MOC intends to purchase the building that they are currently leasing. In addition, they intend to construct a new 60,000 sq. ft. daycare facility.	\$240,000		601 River St.		Fitchburg
Mortgage Insurance-DFIF	Casa Myrna Vazquez, Inc.	Purchase and renovation of 2 adjacent buildings in the Grove Hall area of Boston. One building would serve as Casa Myra's main office. DCF has a lease on 2 floors which expire in Feb 2020. The other one-story building has tenants on ground floor. Undetermined as to its future use (may demolish).  451 Blue Hill Ave and 632-636 Warren Street	\$445,500		451 Blue Hill Avenue		Boston

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Mortgage Insurance-DFIF	Cooperative Production, Inc.	2018 Borrower seeking to refinance a group home, finance and/or refinance debt used for the construction a new duplex (group home), and expand a commercial property. Duplex property to create (8) beds.	\$188,000		2298 Cranberry Highway		Wareham
Mortgage Insurance-DFIF	Mansfield Music & Arts Society	To provide credit enhancement to a loan being granted by Mansfield Bank in the amount of \$1,640,000 allowing the bank to exceed its normal lending limits.	\$500,000		888 Main Street		Mansfield
Mortgage Insurance-DFIF	New Hope, Inc.	Acquisition of 247 Maple Attleboro. To provide credit enhancement to a loan being granted by Bristol County Savings Bank in the amount of \$832,000 allowing the bank to exceed its loan to value policy limit.	\$92,400		140 Park Street		Attleboro
Mortgage Insurance-DFIF	Residence at Mill Square LLC	Construction of 24 new 2 BR market rate apartments with parking on Third Street in Centralville neighborhood of Lowell with a 5 minute walk across Bridge Street to the middle of Downtown Lowell.	\$236,000		21 West Third Street		Lowell
Mortgage Insurance-DFIF	South Middlesex Opportunity Council, Inc.	Series 2019 - Acquisition of Suburban Athletic Club. Purchase/renovate building, renovate existing buildings and refinance existing bank debt.	\$1,990,000		10 Roxanna Street		Framingham

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Mortgage Insurance-DFIF	Sunwood Builders Inc.	To support the completion of the infrastructure improvements on the land (6.2 acres) located at North Campus Village Hill, Northampton MA for the 20 building (28 unit) cohousing development.	\$750,000		117 Olander Drive		Northampton
Mortgage Insurance-DFIF	110 IPR LLC	Borrower acquired a 27,000 square foot manufacturing facility on 4 acres of land in Hingham in Dec. 2018. OA vote taken. Customer intends to expand facility by an additional 12,000 square feet & make renovate in 2020.He intends to come back for a bond.	\$395,000		110 Industrial Park Road		Hingham
Other Guarantee-DFIF	Boyd Technology Inc	Provide additional working capital to support revenue growth of borrower by increasing the advance rates.	\$350,000		501 Pleasant St		Lee
Other Guarantee-DFIF	F & D Plastics, Inc.	Working Capital Guaranty for Revolving Line of Credit with Fidelity Bank	\$750,000		23 Jytek Drive		Leominster
Other Guarantee-DFIF	Fancy Pants Baking Co	\$250,000 working capital guaranty for manufacturers	\$250,000		160 Elm Street		Walpole
Other Guarantee-DFIF	Hutchens Holding II, LLC	To provide a credit enhancement to construction/perm financing being provided by Bristol County Savings Bank, allowing the Bank	\$729,528		421 Currant Rd.		Fall River



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Other Guarantee-DFIF	Metalogic Industries	25% guaranty on \$1.0 million LOC provided by Hometown Bank	\$250,000		25 Optical Drive		Southbridge
Pre-Development Loan	64 Durfee LLC	40 units to be created out of a former school	\$100,000		64 Durfee Street		Fall River
Pre-Development Loan	Parmar Properties North	Redevelopment of a blighted Quality Inn into a Modern Fairfield Inn and Pad Site	\$100,000		125 Mohawk Trail		Greenfield
Pre-Development Loan	One Industrial Lofts LLC	Predevelopment Loan for \$100,000	\$100,000		1 Ferry Street		Easthampton
Real Estate Loan	Wamsutta II LLC	Already developing a number of mills into great market rate housing, they are looking to take over an antique store mill building into more market rate housing in the same area.	\$5,100,000		61 Wamsutta Street		New Bedford
Real Estate Loan	New Garden Park, Inc.	Purchase of 44 acres of state owned land (former Worcester State Hospital property) for redevelopment into biomanufacturing facility and other biotech end uses	\$150,000		305 Belmont Street		Worcester
Real Estate Loan	Cape Ann Medical Office Bldg	Loan restructure with Melrose Bank	\$1,419,000		2 Blackburn Drive		Gloucester
Real Estate Loan	Hampden Charter School of Science West	Support leasehold improvements at 475-485 Main Street, West Springfield.	\$750,000		475-485 Main Street		West Springfield
Real Estate Loan	Beer Money LLC	Renovation of building to be used as a Brew Pub	\$800,000		10 Ingell Street		Taunton

Award Overview				Award Address Information where project/award is located			
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Real Estate Loan	Gardner Redevelopment Authority	Acquisition of Property at 58 Main Street as part of the City's Rear Main Street Revitalization Project (Phase II)	\$275,000		58 Main Street		Gardner
Real Estate Loan	Toy Factory Apartments, LLC	Conversion of former manufacturing facility/mill building into 36 units of market rate rental housing in Leominster	\$4,500,000		45 Summer Street		Leominster
Real Estate Loan	Toy Factory Apartments, LLC	Conversion of former manufacturing facility/mill building into 36 units of market rate rental housing in Leominster	\$1,500,000		45 Summer Street		Leominster
Real Estate Loan	DevelopSpringfield Corporation	To finance the completion of the renovation of subject property located at 270-284 Bridge Street, Springfield.	\$723,832		270-284 Bridge Street		Springfield
Real Estate Loan	DevelopSpringfield Corporation	To finance the completion of the renovation of subject property located at 270-284 Bridge Street, Springfield.	\$1,100,000		270-284 Bridge Street		Springfield
Real Estate Loan	Worcester Community Action Council, Inc.	New Head Start Program for WCAC in the Town of Webster in building owned by the Town of Webster	\$1,000,000		116 School Street		Webster

Award Overview				Award Address Information where project/award is located			
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Real Estate Loan	EC Springfield Realty, Inc.	EC Springfield Realty, Inc. ("EC Realty") plans to develop and build a 27,000 square foot school. The school, known as Educare Springfield will be part of the Educare Learning Network ("ELN") a national network of 24 high quality early childhood education schools for children of low income families. The Buffet Early Childhood Fund and Ounce of Prevention Fund, founders of Educare, along with Educare school leaders are partners in guiding the strategic direction of the ELN. Educare Springfield will be operated by Holyoke Chicopee Springfield Head Start ("HCS") and will serve 141 low-income and at risk children ages six weeks to five years. Educare Springfield will be the first Educare School in Massachusetts and the second in New England.	\$12,000,000		100 Hickory Street		Springfield

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Real Estate Loan	Horizons Watermark, LLC	Finance site acquisition, demolition of existing buildings, and construction of a 5 ½ story, 135,000 square foot social services center in the Jackson Square neighborhood of Roxbury. The project will also include 157 underground parking spaces and bike storage. Horizons will occupy 45,000 square feet of the building and WaterMark will lease the remaining 90,000 square feet primarily to non-profits assisting low income children, youth, and families.	\$11,000,000		1785 Columbus Ave		Boston

**OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT**

**OTHER FINANCIAL ASSISTANCE PROVIDED**

Please provide details on any other financial assistance provided by the agency during fiscal year 2019

Award Overview				Award Address Information where project/award is located			
Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...) <i>spell out</i>	Municipality of Recipient *if regional or state-wide, please indicate
New Markets Tax Credit	EC Springfield Realty, Inc.	EC Springfield Realty, Inc. ("EC Realty") plans to develop and build a 27,000 square foot school. The school, known as Educare Springfield will be part of the Educare Learning Network ("ELN") a national network of 24 high quality early childhood education schools for children of low income families. The Buffet Early Childhood Fund and Ounce of Prevention Fund, founders of Educare, along with Educare school leaders are partners in guiding the strategic direction of the ELN. Educare Springfield will be operated by Holyoke Chicopee Springfield Head Start ("HCS") and will serve 141 low-income and at risk children ages six weeks to five years. Educare Springfield will be the first Educare School in Massachusetts and the second in New England.	\$12,000,000				Springfield
New Markets Tax Credit	Horizons Watermark, LLC	Finance site acquisition, demolition of existing buildings, and construction of a 5 ½ story, 135,000 square foot social services center in the Jackson Square neighborhood of Roxbury. The project will also include 157 underground parking spaces and bike storage. Horizons will occupy 45,000 square feet of the building and WaterMark will lease the remaining 90,000 square feet primarily to non-profits assisting low income children, youth, and families.	\$11,000,000				Boston

**Award Overview****Award Address Information**

where project/award is located

Name of Award Program - or - Investment	Name of Recipient	Description of Award or Investment	Amount (if applicable)	Street #	Street Name	Street Ending (Avenue, Street, Lane...) <span style="color: red;">spell out</span>	Municipality of Recipient *if regional or state-wide, please indicate
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





**OFFICE OF PERFORMANCE MANAGEMENT AND OVERSIGHT**  
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