



MASSEVELOPMENT ROLLS OUT NEW LOAN PRODUCTS

MassDevelopment has introduced three new loan products and enhancements to existing loan products to meet demand for emerging technology businesses, rental housing, commercial real estate, and energy efficiency.

Emerging Technology Fund Term Working Capital Loans will finance staffing and other working capital needs for growing emerging technology companies, helping them increase employment and production.

Multifamily Real Estate Loans will finance development of apartment units with a focus on downtown and transit-oriented projects, furthering the Commonwealth's efforts to increase workforce housing.

Commercial Real Estate Improvement Loans will support employment and downtown revitalizations by financing building improvements that will increase occupancy.

To strengthen the impact of two popular MassDevelopment products, increases to the maximum dollar amounts are being offered:

Equipment Loan: MassDevelopment will increase its maximum equipment loan to \$2 million, increasing support for manufacturers investing in equipment.

Loan Guarantee: To increase bank loan availability for real estate and equipment financing, MassDevelopment will increase its maximum loan guarantee to \$2 million.

EMERSON HOSPITAL ACQUIRES IT EQUIPMENT

MassDevelopment issued a \$4 million tax-exempt lease on behalf of Emerson Hospital, a full-service regional medical center based in Concord. The



Hospital will use lease proceeds to acquire information technology software and hardware. Emerson's services include emergency medicine, critical care, surgery, obstetrics, pediatrics, behavioral health, and transitional care. RBS Asset Finance purchased the lease. Founded in 1911, Emerson Hospital has its main campus in Concord and health centers in Westford, Groton, Bedford, and Sudbury.

MassDevelopment's [tax-exempt leases](#) act essentially as installment loans. An investor lends funds to the borrower to purchase equipment and complete any related renovations, and the borrower agrees to make periodic fixed-rate payments. Generally, the borrower leases the equipment for a length of time approximating the useful economic life of the equipment. At the end of the lease term, the borrower typically pays a nominal amount and assumes ownership of the equipment.

MASSDEVELOPMENT GREEN LOAN HELPS INSTALL SOLAR PANELS

MassDevelopment has provided its first loan in Western Massachusetts from the Green Loan Program - \$758,460 - to Pro Pel Plastech in South Deerfield, which manufactures recycled plastic pellets from industrial plastic waste and some post-consumer materials. Those pellets provide raw materials for plastics manufacturers throughout New England. Other services offered there include grinding, densification, and slitting of plastic rolls. The company will use loan proceeds to design, buy, and install a solar roof panel system at its manufacturing building and warehouse in South Deerfield. Pro Pel Plastech expects the panel project to generate a quarter of its annual electricity, reduce utility expenses by 25 percent, and create six jobs.



MassDevelopment's [Green Loan Program](#) bridges financing gaps between project costs and energy-efficiency rebates or subsidies provided by utility companies and federally sponsored programs. Massachusetts is one of seven states that provides tax credit incentives for solar generated electricity, and Pro Pel Plastech will likely use solar renewable energy credits for the project.

MASS. MANUFACTURERS USE \$13 MILLION IN TAX-EXEMPT IDBS

MassDevelopment issued a \$4 million tax-exempt industrial development bond, purchased by TD Bank N.A., on behalf of Bomco, Inc., a manufacturing company located in Gloucester, which produces sheet metal



fabrications for jet engines, industrial gas turbines, and land and marine turbines. The company is using bond proceeds to build an 18,000-square-foot manufacturing facility on Bomco's current property, and to purchase equipment. The company expects the project will create 10-15 jobs.

"Gloucester is best known for its fishing industry, but Bomco exemplifies the Commonwealth's success in another sector: advanced manufacturing," said MassDevelopment President and CEO Marty Jones. "From predevelopment through permanent financing, MassDevelopment supports Massachusetts manufacturers. We're pleased to provide access to this low-cost financing for Bomco's expansion."

Other recent industrial development bonds issued on behalf of [manufacturers](#) include: Built by Nature Group, LLC/Harbar Group in Canton, \$5 million tax-exempt IDB and \$500,000 mortgage insurance guarantee; Soundown Corporation in Salem, \$1,126,000 tax-exempt IDB to refinance 2003 MassDevelopment bond; and The October Company in Easthampton, \$3.2 million tax-exempt IDB to refinance 1997 MassDevelopment bond.

ALTERNATIVES UNLIMITED BENEFITS FROM \$10.3M FINANCING

Alternatives Unlimited, Inc. closed on a \$10.3 million financing package to refinance its outstanding 2008 MassDevelopment bond that was used in part to finance the renovation of the Whitin Mill complex in



Whitinsville as well as to refinance other conventional debt. MassDevelopment, in addition to being the issuer of the \$6,044,485 [tax-exempt bond](#), provided a \$2 million direct loan to Alternatives Unlimited as well as a \$604,485 mortgage insurance guarantee to lender TD Bank, N.A. TD Bank provided a direct loan of \$1,702,250 to the organization in addition to being the purchaser of the bond.

The Whitin Mill restoration project is an adaptive reuse of the former Whitinsville Spinning Ring Company buildings originally constructed in 1826. The main four-story mill building now includes a community theater and meeting space, an art gallery, artisan studios, an outdoor patio area, and four affordable apartment units. Alternatives Unlimited has its main office and program space in this LEED Gold Certified complex. The project also received a \$16,400 [Brownfields Site Assessment](#) award and a \$160,000 [Cultural Facilities Fund](#) grant.

Alternatives Unlimited, Inc. provides residential and employment services to more than 1,200 adults with developmental or psychiatric disabilities throughout Central Massachusetts.



MassDevelopment is on Twitter@MassDev, Tweeting anecdotes and articles about economic development in the Commonwealth of Massachusetts. So follow us and we'll follow you. www.twitter.com/MassDev

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