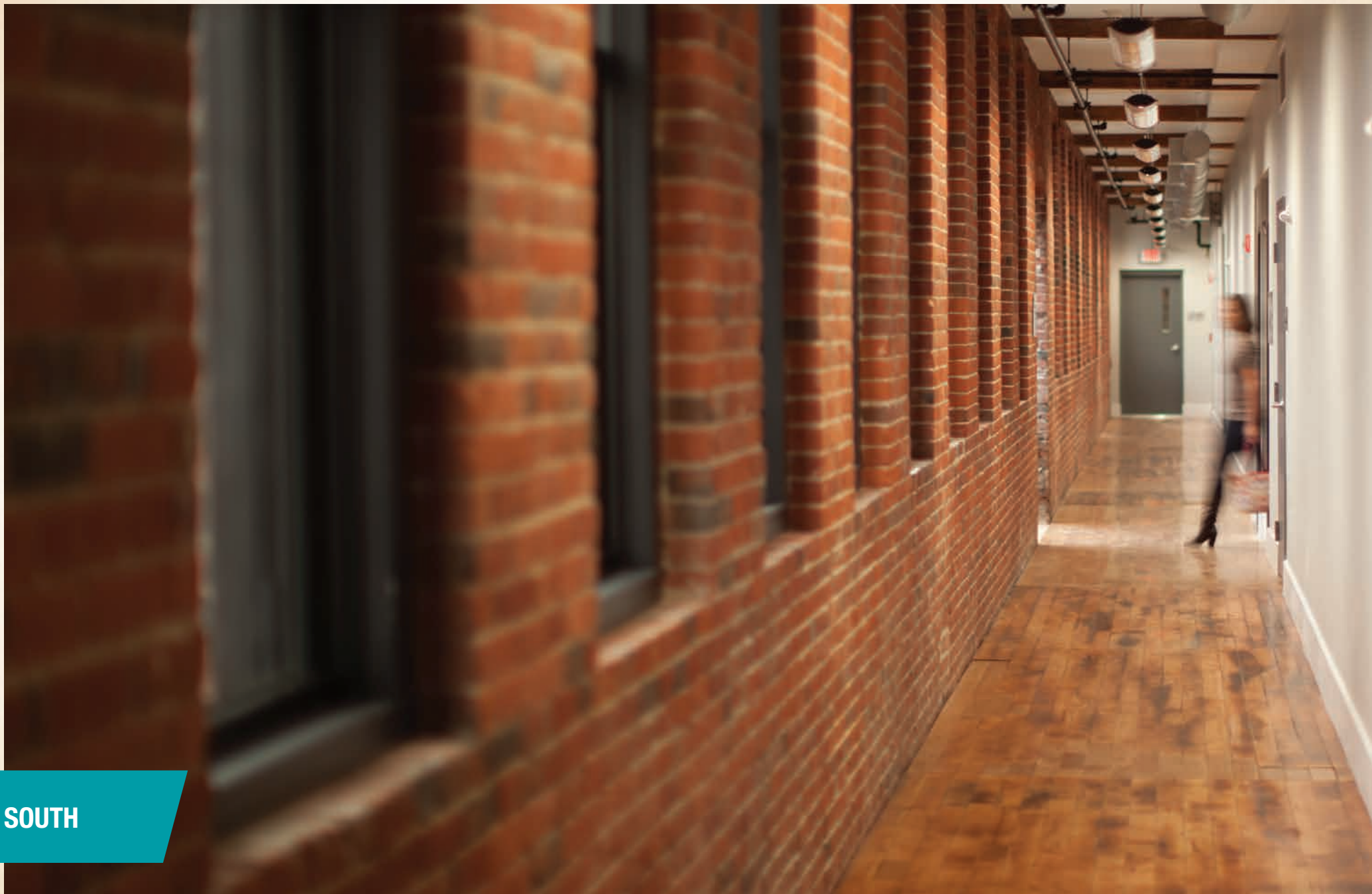


MAJOR BROWNFIELDS RATION RESTORATIVE FINANCING  
 RENOVATIONS LOAN LEOMINSTER DOCKAGE LAND MARK RENOVATION  
 IMPROVE MODERNIZE TRANSFORMATION 98 ADAMS STREET REALITY, LLC VERETT  
 FACILITIES ENHANCED CHICOPEE AFFORDABLE WAREHOUSE  
 SERVICES CITY HOUSING BROWNFIELDS BROCKTON  
 LE WAREHOUSE EXPANSION  
 LOAN MONTELLO STREET FUTURE INVESTMENT  
 REVITALIZE  
 DOWN TOWN BUILDING  
 ECONOMIC IMPACT  
 PRESERVATION





SOUTH

# MOVING A CITY FORWARD WHILE PRESERVING ITS PAST

## Station Lofts, Brockton

### Challenge

Capstone Communities is helping to revitalize downtown Brockton. The real estate development company needed financing to transform an historic industrial building near an MBTA commuter rail stop into residential loft space.

### Solution

MassDevelopment provided both a \$1.1 million loan from the Brownfields Redevelopment Fund and a \$4.8 million tax-exempt bond. This financing is helping to create 25 mixed-income apartments and put Brockton on a path to prosperity.

### Impact

Station Lofts will preserve its historic character while serving as a catalyst for more economic development in downtown Brockton. The project is expected to create 46 construction jobs.



### Growing investment

*MassDevelopment Team (left to right):* Larry Cameron, Louis Teixeira, Jim Walsh, and Joe Grivers

### **Brownfields Site Assessment/ Remediation**

**City of Brockton**  
Brockton, \$105,500

**Capstone Communities LLC**  
Brockton, \$1,061,423

**Town of Freetown**  
Freetown, \$460,000

**Taunton Development/  
MassDevelopment Corporation**  
Taunton, \$150,000

**Taunton Development/  
MassDevelopment Corporation**  
Taunton, \$248,100

**Taunton Development/  
MassDevelopment Corporation**  
Taunton, \$33,003

### **Commercial Loan**

**Center for Child Care and  
Development, Inc.**  
Fall River, \$203,301

**Outer Cape Health Services, Inc.**  
Provincetown, \$550,000

**Community Health Center Grant**  
**Community Health Center of Cape Cod**  
Mashpee, \$25,000

**Duffy Health Center, Inc.**  
Hyannis, \$25,000

### **Cultural Facilities Fund - Capital Grant**

**Centerville Public Library Association**  
Centerville, \$250,000

**The Children's Museum in Easton**  
North Easton, \$34,000

**The Company Theatre, Inc.**  
Norwell, \$67,000

**Cultural Center of Cape Cod, Inc.**  
South Yarmouth, \$250,000

**Falmouth Artists Guild, Inc.**  
Falmouth, \$63,000

**Falmouth Historical Society**  
Falmouth, \$100,000

**Nantucket Dreamland Foundation**  
Nantucket, \$194,000

**Narrows Center for the Arts**  
Fall River, \$32,000

**North River Arts Society, Inc.**  
Marshfield, \$18,481

**Pilgrim Monument & Provincetown  
Museum**  
Provincetown, \$250,000

**Plymouth Guild, Inc.**  
Plymouth, \$146,035

**Spinner Publications, Inc.**  
New Bedford, \$24,000

**Truro Center for the Arts**  
Truro, \$219,000

**Yarmouth New Church Preservation  
Foundation**  
Yarmouth Port, \$26,000

**Equipment Loan**  
**Bridgemedica LLC**  
Mansfield, \$325,000

**Export Loan Guarantee - 70%**  
**Bridgemedica LLC**  
Mansfield, \$227,500

### **Manufacturing Futures Grant**

**Greater New Bedford Workforce  
Investment Board**  
New Bedford, \$9,990

### **Mortgage Insurance Guarantee**

**Arc of Greater Plymouth, Inc.**  
Plymouth, \$112,000

**Camp Street Professional Building LLC**  
Sandwich, \$275,000

**D.W. Clark, Inc.**  
Taunton, \$200,000

**Kinlin Grover Realty Group LLC**  
Harwich Port, \$57,500

**Rose Capeway LLC**  
Barnstable, \$250,000

**Triple Play Car Wash LLC**  
Attleboro, \$540,000

### **Predevelopment Loan**

**Capstone Communities LLC**  
Brockton, \$100,000

### **Real Estate Development**

**City of Taunton**  
Taunton, \$2,108,739

### **Real Estate Loan**

**Wareham Early Childhood Education  
and Development Corporation**  
Wareham, \$155,188

### **Real Estate Services**

South Region, \$37,571

### **Tax-Exempt 501(c)(3) Bond**

**Arc of Greater Plymouth, Inc.**  
Plymouth, \$1,200,000

**Cape Cod Young Men's Christian  
Association, Inc.**  
West Barnstable, \$3,300,000

**Child and Family Services, Inc.**  
New Bedford, \$2,450,000

**LifeStream, Inc.**  
Acushnet, \$3,500,000

**SouthCoast Hospitals Group**  
New Bedford, \$57,785,000

### **Tax-Exempt Industrial Development Bond**

**Commerce Property Group LLC**  
Stoughton, \$3,000,000

### **Techdollars**

**Brockton Area Multi-Services, Inc.**  
Brockton, \$250,000

## GROWING EXPERTISE

### Taunton Housing Authority

MassDevelopment's \$14.4 million tax-exempt bond will be used to build a 72-unit affordable housing facility in Taunton. We partnered with Trinity Taunton Four Limited Partnership and the Taunton Housing Authority to help realize their vision of replacing the Fairfax Gardens public housing development.