

ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, November 13, 2024 @ 6:30 pm
Online via Zoom

DRAFT MEETING MINUTES

Meeting Summary: The EDC meeting on November 13, 2024, focused on the FY26 budget and 2025 priorities. The budget for FY26 entails a \$12,700 allocation for committee expenses, including printing services, software subscriptions, and training resources. The group emphasized the importance of maintaining visibility and marketing efforts, with a proposed \$500 for printing and \$10,000 for contracted services. Other key points included the need for a One Stop application for a Route 9 corridor study with recommended zoning updates, corresponding expressions of interest to be submitted in February 2025 for preliminary feedback from the state, followed by a full grant application/s between May and June 2025. The meeting also covered the approval of prior meeting minutes and an invoice for \$925 for presentation materials and support from CCR Consulting for the 9/30/24 Town Meeting.

- 1. Call to Order** | EDC Chair Michael Nordstrom called the meeting to order at 6:35 p.m.
EDC present: Karen Anglim (KA), Khoi Nguyen (KN), Michael Nordstrom (MN)
Town/Contract Staff present: EDC Coordinator Leah Emerson (LE), Consultant Claire Reynolds (CR)

2. Reports

- a) **Chair** | Michael Nordstrom (MN) initiated the meeting and LE confirmed attendance. MN provided an update on the Select Board 11/12/24 office hours to determine EDC priorities for the coming year. One Stop grant endeavors, especially those focused on Route 9, dominated the discussion instead as a top priority for the Select Board. In addition to carefully studying project scope and criteria involved in FY25 awards, LE reiterated that input will be required from various boards / committees / departments to ensure competitive grant application/s. She concluded that a master list of reports and studies to-date, which must be cited on One Stop and other grant applications, should be developed and maintained, as well as a master list of grant pursuits for tracking and overall grant administration.
- b) **Coordinator** | LE thanked CR and the EDC for their support in passing Article 14 for a fulltime EDC Coordinator at the 9/30/24 fall Town Meeting. Beyond subsequent events attended on behalf of Southborough and the EDC in October, such as the Statewide Municipal Partnerships annual conference in Worcester, MAPC's annual trails conference in Ashland, and 495-Metrowest Partnership's Planning and Economic Development Working Group (PEDWG) in-person meeting in Maynard, LE updated the EDC on the One Stop grant application outcome for FY25.

Southborough's FY25 wayfinding grant application was not awarded. Only two (2) grants for wayfinding were awarded to Lynn and Pittsfield statewide. Feedback from the MA Downtown Initiative program administrator under the One Stop program, Emmy Hahn, focused on one sentence that threw an otherwise sound application off, being beyond the scope of the \$25k award. She encouraged the Town to focus and strengthen the application further and to consider re-applying over the coming year.

Based on this input and the awards that were granted, LE pointed out the funding limitations, the increasingly competitive nature of the One Stop programs, and the need for strategic study, research and planning that takes this and other important criteria into account. Based on input from neighboring communities, cultivating relationships with state-level representatives and program administrators will entail additional effort necessary for a successful bid.

LE restated the importance of aligning zoning updates with Master Plan goals, particularly along Route 9, and the need for incremental changes at future Town Meetings necessary to achieve this. LE outlined the short-term and long-term zoning changes under consideration including ADU provisions, expanded uses in commercial districts, and adjusted parking requirements. LE reminded the committee that a two-thirds majority vote is required to implement zoning changes, and that zoning updates should be introduced incrementally as needed for the foreseeable future.

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LE informed the committee that the Select Board voted to continue the single tax rate classification at their October 22, 2024 meeting. She also let them know that an interview with Southborough Access Media (SAM) to discuss the EDC's work was tentatively scheduled, but was subsequently rescheduled for some time after the new year. The interview aims to cover the EDC's activities, current projects, and future goals, to increase visibility and understanding of the EDC's role and initiatives. LE invited EDC members to join her if they wished to participate.

LE shared a draft website to promote local businesses which will include an updated online business directory. CR has assisted with converting the DBA spreadsheet into a user-friendly directory format. The directory website encourages reviews and recommendations when people have a positive experience with a local business. LE also presented supporting materials with the new URL for the directory. The materials will be placed at businesses, with their permission, to increase visibility and support. LE secured a nominal two-year contract for the domain. LE promised to share the website address for the new business directory once the site goes live.

3. Administrative

a) Prior Meeting Minutes | The draft meeting minutes from July 18, August 8, and September 16, 2024 were reviewed and approved.

MOTION: KA made a motion to approve the EDC's July 18, August 8, and September 16, 2024 draft meeting minutes, seconded by MN.

APPROVED: K Anglim-Aye, K Nguyen-Aye, M Nordstrom-Aye (3-0-0)

b) CCR Consulting Invoice | CR's invoice for \$925 was discussed to help develop EDC materials for the September 30, 2024 fall Town Meeting. MN said it was well done and worth the expense. Beyond the short term use at Town Meeting, he felt it was useful to promote the EDC and focus its efforts going forward. CR concluded that documenting expenses to track the services supported by the EDC budget from year-to-year should also be noted.

MOTION: MN made a motion to approve the \$925 CCR Consulting invoice, seconded by KA.

APPROVED: M Nordstrom-Aye, K Anglim-Aye, K Nguyen-Aye (3-0-0)

4. Discussion

- a) **FY2026 Budget** | LE gave an overview of the FY26 budget categories, including printing services, office supplies, contracted services, software, dues and memberships. KA supported keeping the printing services budget at \$500 given the need for increased visibility through marketing materials. Office supplies were discussed, with a suggested allocation of \$400. LE felt the budget for downtown beautification could be reduced to \$300, since funds in that category weren't fully expended year-over-year. LE planned to use some of the FY25 budget to replace expired plants in four (4) additional planters on either side of the Main Street crosswalk downtown once the owners of the planters have been identified, if agreeable, and the planters can be maintained.

Software, dues and membership expenditures were prioritized, keeping them at or below current levels. LE will follow-up with the Planetizen rep about reducing the cost of the subscription with the number of users reduced. MN and KN want to maintain the subscription for the EDC in the interest of ongoing committee education and development. KN also felt the course offerings could be leveraged as a potential recruitment tool and training resource for those interested in joining the committee. The budget for FY26 was tentatively approved, with a caveat re: potential adjustments based on coordinator salary which was still TBD. LE will follow up with the Town Accountant and Treasurer re: any necessary adjustments.

MOTION: MN made a motion to tentatively approve the EDC FY26 budget at \$12,700, not including the EDC Coordinator salary (TBD).

APPROVED: M Nordstrom-Aye, K Anglim-Aye, K Nguyen-Aye (3-0-0)

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5. Public Comment

None.

Next Meeting | The meeting concluded with a summary of the key points discussed and next steps for the EDC, including updating the EDC tracker for review by the following meeting. The next EDC meeting, to be a working meeting, was TBD pending scheduling poll results.

6. Adjourn

MOTION: MN moved to adjourn the meeting at 8:09 pm, seconded by KA.

APPROVED: M Nordstrom-Aye, K Nguyen-Aye, K Anglim-Aye (3-0-0)

REFERENCED ITEMS | DOCUMENTS at 11/13/24 EDC Meeting

- 1) FY25 One Stop grant awards table and spreadsheet
- 2) DRAFT EDC Local Business Directory website (not yet published)
- 3) 9/30/24 Town Meeting handout
- 4) CCR Consulting invoice
- 5) FY26 EDC budget request

	ONE STOP GRANT PROGRAM	FY25 AWARDS	administered by	
1	<i>Real Estate Services Technical Assistance</i>	\$250,000	MassDevelopment	
2	<i>*Massachusetts Downtown Initiative</i>	\$600,000	EOED	
3	<i>Collaborative Workspace Program</i>	\$1,100,549	MassDevelopment	
4	<i>Brownfields Redevelopment Fund</i>	\$1,380,050	MassDevelopment	
5	<i>Urban Agenda Grant Program</i>	\$2,500,000	EOED	
6	<i>Community Planning Grant Program</i>	\$2,841,336	EOHLC	
7	<i>Housing Choice Grant Program</i>	\$4,893,715	EOHLC	
8	<i>Site Readiness Program</i>	\$5,238,682	MassDevelopment	
9	<i>Rural Development Fund</i>	\$10,000,000	EOED	
10	<i>Underutilized Properties Program</i>	\$18,704,674	MassDevelopment	
11	<i>HousingWorks Infrastructure Program</i>	\$19,252,000	EOHLC	
12	<i>MassWorks Infrastructure Program</i>	\$95,000,000	EOED	
	<i>*This year, only 2 out of 24 MDI awards were for wayfinding in both Lynn and Pittsfield</i>			
	Cities and towns in receipt of more than one (1) grant award are emboldened			
	Cities and towns in receipt of five (5) or more grant awards are <i>emoldened and italicized</i>			

Project Location	Organization	Program	Amount Recommended	Description
Brockton	City of Brockton	Brownfields Redevelopment Fund	\$194,150	The City of Brockton will use this grant on a .34-acre parcel to remove underground storage tanks (USTs) and to address environmental issues in the soil. The parcel is located on the Southern edge of Downtown Brockton and within walking distance of the MBTA Commuter Rail Station.
Hanson	Town of Hanson	Brownfields Redevelopment Fund	\$237,000	The Town of Hanson will use the grant to address elevated levels of soil contamination on at 100 Hawks Avenue Rear, Building 35, a 9.3-acre property located within the current commercial-industrial zone prior to putting the property out for bid.
Lynn	City of Lynn	Brownfields Redevelopment Fund	\$233,900	The City of Lynn will use the grant to address the removal of soil, debris, and underground storage tanks (USTs) that have been impacted on site. The city plans to have these sites in a better position for redevelopment in the downtown area.
Merrimac	Town of Merrimac	Brownfields Redevelopment Fund	\$250,000	The Town of Merrimac will use this grant on the ongoing cleanup of contaminated soils of the former Coastal Metals site. The Town plans to have the 1.6-acre site developed into affordable housing to support surrounding residential neighborhoods and the downtown business district.
Southbridge	Town of Southbridge	Brownfields Redevelopment Fund	\$50,000	The Town of Southbridge will use this grant for soil and groundwater work, to assess how much is needed to remediate a former mill building. The 1.7-acre site is located in the Globe Village neighborhood of Southbridge. The town plans for the area to be developed into a commercial/restaurant area that supports the local residential neighborhood and businesses.
Springfield	City of Springfield	Brownfields Redevelopment Fund	\$165,000	The City of Springfield will use this grant for Phase I and Phase II environmental assessments of the Vibra Hospital site impacted by asbestos and underground storage tanks (USTs). The City plans for a full remediation strategy to redevelop the site for both commercial and residential development.
Taunton	City of Taunton	Brownfields Redevelopment Fund	\$250,000	The City of Taunton will use this grant to address environmental remediation needs at the former Bacon Felt Factory, a 3.8-acre parcel adjacent to the Taunton River. The site is impacted by hazardous materials and two vacant buildings. The proposed end use of the site is a mixed-use development with residential development.
Boston	CommonWealth Kitchen	Collaborative Workspace Program	\$100,000	CommonWealth Kitchen will use this grant to purchase specialized equipment to enhance collaboration, efficiency, and safety in their shared kitchen. These improvements aim to support CWK's diverse food entrepreneurs by improving their production, margins, and infrastructure to meet the growing needs of their businesses.
Boston	New Atlantic Development LLC	Collaborative Workspace Program	\$100,000	The New Atlantic Development project will use this grant to create a 4,000 square-feet shared artist workspace in Nubian Square, Boston, for both resident and non-resident artists. The space will support activities like woodworking, digital fabrication, fiber arts, jewelry making, pottery, and painting.
Boston	Artists For Humanity	Collaborative Workspace Program	\$21,000	The Artists For Humanity (AFH) project will use this grant to maintain critical building systems, improve energy efficiency, and enhance safety for its collaborative workspace that benefits over 1,000 youth annually.
Deerfield	Deerfield Railyards, LLC	Collaborative Workspace Program	\$10,549	Deerfield Railyard LLC will use this grant to establish a collaborative workspace in a large commercial building under renovation, focusing on utilizing a fiber optic cable in a region with low connectivity. The project aims to create a unique workspace with small and large warehouse spaces for startups, and additional community event space.
Fitchburg	Fitchburg Public Library	Collaborative Workspace Program	\$100,000	The Fitchburg Public Library project will use this grant to renovate and expand the Wallace Library to include a new children's library, learning center, and a Makerspace. The Makerspace will feature modern technology and tools to support workforce development, STEAM education, and community collaboration.
Greenfield	Franklin County Community Development Corporation	Collaborative Workspace Program	\$52,000	The Franklin County Community Development Corporation (FCCDC) will use this grant towards its Bridging the Gap in Community Kitchens project, establishing a 500 square-feet shared-use kitchen within its already existing Western MA Food Processing Center in Greenfield to support early-stage food entrepreneurs, caterers, and food truck operators.
Holyoke	Holyoke Art Inc.	Collaborative Workspace Program	\$15,000	Holyoke Art Inc. will use this grant to upgrade its Print Shop, a collaborative makerspace and classroom. The funds will be used to enhance the computer lab with new workstations and acquire a "Direct to Film" printer, allowing members to create custom apparel.
New Bedford	The Co Creative Center	Collaborative Workspace Program	\$38,000	The Co Creative Center project in New Bedford will use this grant to enhance its coworking and event space by installing technology and design workstations, equipped with high-speed computers and essential software for artists, business owners, and entrepreneurs.
New Bedford	Massachusetts Design Art Technology Institute	Collaborative Workspace Program	\$17,000	The Massachusetts Design Art and Technology Institute (DATMA) will use this grant to establish a DATMA Artist-in-Residence Maker Space in New Bedford, equipping the space with essential materials, studio resources, and opportunities for community engagement.
Plymouth	Plymouth Regional Economic Development Foundation	Collaborative Workspace Program	\$100,000	The Plymouth Regional Economic Development Foundation will use this grant to create a fully functional collaborative workspace in downtown Plymouth involving renovations, furnishings, and technology upgrades.
Salem	North Shore Community Development Coalition	Collaborative Workspace Program	\$100,000	The North Shore Community Development Coalition (NSCDC) will use this grant to renovate the Hawthorne Auditorium in Salem to create a collaborative workspace for artists, featuring flexible lounge areas, a mixing studio, performance space, and artist studio pods for rent.
Springfield	HB & B Corporation	Collaborative Workspace Program	\$100,000	The Panache Banquet Hall revitalization project will use this grant to transform a historic venue in Springfield into a multi-use space with a commercial kitchen to support local food entrepreneurs in the Mason Square community.
Springfield	JC Williams Community Center, Inc.	Collaborative Workspace Program	\$100,000	The J.C. Williams Resource Hub project will use this grant to renovate a 5,040 square-feet underutilized gymnasium in Springfield into a two-level Workforce Development and Child Care Center to support historically marginalized residents in the Six Corners community.
Springfield	Urban Food Brood LLC	Collaborative Workspace Program	\$63,000	The Urban Food Brood (UFB) will use this grant towards its "Bringing Up the Brood" project, a collaborative workspace in Springfield housing seven diverse food businesses that share resources, space, and a revenue-sharing model.
Waltham	Revolution Makerspace LLC	Collaborative Workspace Program	\$25,000	Revolution Makerspace LLC will use this grant to support the necessary equipment purchases and training for their community makerspace for the broader Waltham community.
Ware	Workshop13	Collaborative Workspace Program	\$60,000	Workshop13 will use this grant to relocate and expand its community pottery studio to enhance arts accessibility and local economic growth in downtown Ware.
Worcester	Technocopia	Collaborative Workspace Program	\$46,000	Technocopia will use this grant to expand and enhance its makerspace facilities by purchasing new equipment and making necessary electrical upgrades, aiming to improve capacity, safety, and support of more advanced creative projects.
Worcester	Institute for Energy and Sustainability, Inc.	Collaborative Workspace Program	\$11,000	The Institute for Energy and Sustainability will use this grant to enhance their NextGen Innovation WorLab prototyping lab by purchasing advanced equipment, aiming to improve prototyping capabilities and supporting startups in Central Massachusetts,
Yarmouth	Peregrines Club	Collaborative Workspace Program	\$42,000	The Peregrines Club will use this grant to renovate and repurpose two damaged rooms into functional meeting spaces. The new meeting rooms can be combined for larger gatherings and will benefit remote workers and small conferences.
Abington	Town of Abington	Community Planning Grant Program	\$35,000	The Town of Abington will use this grant to update its Housing Production Plan.
Acton	Town of Acton	Community Planning Grant Program	\$30,000	The Town of Acton will conduct an economic feasibility analysis for higher affordability in Acton's MBTA ZONING Overlay District.
Agawam	Town of Agawam	Community Planning Grant Program	\$135,000	The Town of Agawam will use this grant to develop an implementation plan for <i>revitalizing the downtown Ramah Circle/Walnut Street area for a vibrant commercial, business, and retail district with opportunities for affordable housing.</i>
Athol	Town of Athol	Community Planning Grant Program	\$125,000	The Town of Athol will use this grant to update its master plan with Transportation, Economic Development, Housing, Land Use, Community Facilities & Services, Public Health elements, and an implementation matrix.
Avon	Town of Avon	Community Planning Grant Program	\$70,000	The Town of Avon will use this grant to <i>improve planning capabilities, including planning and ZONING for economic centers and sewer systems. The grant will also be used to update subdivision regulations, stormwater bylaw, and floodplain bylaw.</i>
Boxborough	Town of Boxborough	Community Planning Grant Program	\$51,906	The Town of Boxborough will use this grant to support the creation of 3A-compliant multi-family ZONING.
Boylston	Town of Boylston	Community Planning Grant Program	\$68,700	The Town of Boylston will use this grant to develop a master plan for the Hillside property, including strategies for the rehabilitation and preservation of historic features, identification of development opportunities, and needed site improvements.

Project Location		Organization	Program	Amount Recommended	Description
Clinton	Town of Clinton		MassWorks Infrastructure Program	\$760,000	Town of Clinton will use these funds toward the Phase I Downtown Clinton Stormwater Improvements Project, which will make tactical improvements to stormwater infrastructure protecting property, places of employment, vital transportation networks, and essential community resources. The project will also revitalize Bigelow Spinning Mills which will create of 207 apartments and 37,000 square-feet of commercial space.
Conway	Town of Conway		MassWorks Infrastructure Program	\$1,000,000	Town of Conway will use this grant to renovate Shelburne Falls Road with a larger culvert.
Dartmouth	Town of Dartmouth		MassWorks Infrastructure Program	\$2,100,000	Town of Dartmouth will use this grant to upgrade a pump station, creating the capacity to support an approved 288-unit multi-family development.
Dedham	Town of Dedham		MassWorks Infrastructure Program	\$1,000,000	Town of Dedham will use this grant to permit critical road and utility improvements unlocking 1.7 million sf of new growth, including 1,300 new housing units & approximately 235,000 square-feet of new commercial growth, in the Legacy Boulevard Mixed Use District.
East Longmeadow	Town of East Longmeadow		MassWorks Infrastructure Program	\$1,975,000	Town of East Longmeadow will use these funds to complete final renovations on an existing water pumping station at 280 Chestnut St. to accommodate future growth.
Everett	City of Everett		MassWorks Infrastructure Program	\$1,500,000	City of Everett will use these funds towards phase one of the Everett Dockland Innovation District, a \$2.5 billion private redevelopment of a 100-acre oil tank farm (formerly owned by ExxonMobil) in the Lower Broadway Economic Development District. The mixed-use project will deliver over 1,000 new housing units, 1.15 million square-feet of new commercial growth, and a new battery storage facility.
Gloucester	City of Gloucester		MassWorks Infrastructure Program	\$500,000	City of Gloucester will use these funds to upgrade the Gloucester Water Pollution Control Facility (WPCF) to meet secondary treatment standards, addressing aging assets and new solids management.
Goshen	Town of Goshen		MassWorks Infrastructure Program	\$1,000,000	Town of Goshen will use this grant to reconstruct Hyde Hill road.
Great Barrington	Town of Great Barrington		MassWorks Infrastructure Program	\$580,000	Town of Great Barrington will use this funding to stabilize and repair West Sheffield Road, shifting the roadway away from the slope failure and stabilizing it with rock material.
Greenfield	City of Greenfield		MassWorks Infrastructure Program	\$2,650,000	City of Greenfield will use this funding to support the Putnam Adaptive Reuse Housing Project, turning the upper three floors of a former department store, along with adjacent new construction, into 61 units of energy-efficient, affordable rental homes for low- and moderate-income households in the heart of downtown Greenfield.
Hinsdale	Town of Hinsdale		MassWorks Infrastructure Program	\$1,000,000	Town of Hinsdale will use this funding to complete the second phase of the three-phase, 2.6 mile Schnopp Roads Project, interconnecting roads that run from Dalton to the Peru town limit along the northwest side of Cleveland Reservoir and Lake Ashmere.
Lanesborough	Town of Lanesborough		MassWorks Infrastructure Program	\$1,000,000	Town of Lanesborough will use this funding to renovate Brodie Mountain Road.
Lee	Town of Lee		MassWorks Infrastructure Program	\$1,000,000	Town of Lee will use this funding to reconstruct Brodie Mountain Road.
Leverett	Town of Leverett		MassWorks Infrastructure Program	\$1,000,000	Town of Leverett will use this funding to improve drainage issues on Dudleyville Road.
Longmeadow	Town of Longmeadow		MassWorks Infrastructure Program	\$285,000	Town of Longmeadow will use this funding to expand the town's primary commercial CORRIDOR, Town Shoppes, by redeveloping a vacant lot and defunct church at the major crossroads of Bliss Rd & Williams St.
Lynn	City of Lynn		MassWorks Infrastructure Program	\$595,000	City of Lynn will use this funding to engineer the rehabilitation of Market Street sidewalks between Broad Street and City Hall Square.
Marblehead	Town of Marblehead		MassWorks Infrastructure Program	\$135,000	Town of Marblehead will use this funding to redesign the Five Corners intersection and parking lot with complete streetscape and green stormwater improvements.
Maynard	Town of Maynard		MassWorks Infrastructure Program	\$500,000	Town of Maynard will use this funding for upgrades to the Powder Mill existing pump station and force main located on Powder Mill Road.
Medway	Town of Medway		MassWorks Infrastructure Program	\$1,450,000	Town of Medway will use this funding to hire an engineering firm to conduct engineering analysis and design for improvements of Milford Street (Route 109) from intersection with Summer Street (Route 126) to the Milford Town line.
Medway	Town of Medway		MassWorks Infrastructure Program	\$92,000	Town of Medway will use this funding to hire a qualified engineering firm to prepare stormwater design improvements to the Village Street stormwater management system from Center Street to Shaw Street.
Middleborough	Town of Middleborough		MassWorks Infrastructure Program	\$2,800,000	Town of Middleborough will use this funding on the Middleborough Logistics Park project, which will create a 16-inch cement lined ductile iron water main and create a 2,250 feet extension along Route 28.
Middleton	Town of Middleton		MassWorks Infrastructure Program	\$2,000,000	Town of Middleton will use this funding on a project that will create 60 units of housing and 19,000 square-feet of retail at the southwest corner of the Route 62/114 intersection.
Milford	Town of Milford		MassWorks Infrastructure Program	\$450,000	Town of Milford will use this funding on construction for roadway and traffic control improvements to Route 109, converting Beaver Street to two-way traffic to Birch Street. The project will improve the primary access to the Bear Hill Industrial area and spur economic development and job creation.
North Adams	City of North Adams		MassWorks Infrastructure Program	\$888,000	City of North Adams will use this funding to repair and upgrade sidewalks on Hoosac St., Blackinton St., Elmwood Ave., Montana St., and Porter St. in North Adams.
North Andover	Town of North Andover		MassWorks Infrastructure Program	\$675,000	Town of North Andover will use this funding to design, engineer, and permit plans for streetscape improvements in its downtown, from the intersection of Main and Sutton Street, to the intersection of Water and High Street.
Orange	Town of Orange		MassWorks Infrastructure Program	\$275,000	Town of Orange will use this grant to fund a design to replace aging water lines and repave the road surface and sidewalks along West Main Street, Route 2A.
Peru	Town of Peru		MassWorks Infrastructure Program	\$1,000,000	Town of Peru will use this funding to improve the roadways with safety upgrades.
Quincy	City of Quincy		MassWorks Infrastructure Program	\$2,700,000	City of Quincy will use this funding to reconstruct the intersection of Thomas Burgin Parkway at Granite Street in Quincy, which would both support housing production and support the development of new mixed-use space.
Reading	Town of Reading		MassWorks Infrastructure Program	\$500,000	Town of Reading will use this grant towards the Walkers Brook Drive CORRIDOR design.
Revere	City of Revere		MassWorks Infrastructure Program	\$3,000,000	City of Revere will use this grant on traffic improvements supporting the first phase of the transformative 161-acre Suffolk Downs redevelopment project to include 51,000 square-feet of life science space, 948 new residential units, 71,500 sf of retail, and a 159-key hotel.
Russell	Town of Russell		MassWorks Infrastructure Program	\$180,000	Town of Russell will use this grant to renovate and dig-up the existing 1200 foot long cracked and damaged culvert running along, and under Blandford Stage road.
Salisbury	Town of Salisbury		MassWorks Infrastructure Program	\$4,000,000	Town of Salisbury will use this funding towards the Lafayette Road Sewer project, which will bring sewer to hundreds of undeveloped Commercial/Mixed Use and Residential Acres in Salisbury.
Somerville	City of Somerville		MassWorks Infrastructure Program	\$3,000,000	City of Somerville will use this grant to construct transportation improvements that provide open and safe public access to the new East Somerville MBTA Station, and unlock revitalization of the historically underserved Inner Belt neighborhood.

Project Location	Organization	Program	Amount Recommended	Description
Southbridge	Town of Southbridge	MassWorks Infrastructure Program	\$2,700,000	Town of South Bridge will use this grant to complete repair on two bridges on Mill Street in 2026, between Main Street and River Street.
Southwick	Town of Southwick	MassWorks Infrastructure Program	\$150,000	Town of Southwick will use this grant to replace an existing concrete culvert at Pearl Brook/Vining Hill Road.
Spencer	Town of Spencer	MassWorks Infrastructure Program	\$1,100,000	Town of Spencer will work with the Massachusetts Department of Transportation (MassDOT) and the Spencer Water Department (SWD) to upgrade the Route 9 water main infrastructure.
Springfield	City of Springfield	MassWorks Infrastructure Program	\$2,800,000	City of Springfield will use this grant for safety improvements including installing numerous pedestrian, bicyclist, and motorist safety devices along the West Street and Plainfield Street roadway CORRIDORS.
Stockbridge	Town of Stockbridge	MassWorks Infrastructure Program	\$1,000,000	Town of Stockbridge will use this grant to replace Tuckerman Warren Truss Bridge and install a new eight-inch diameter insulated water pipeline on the bridge.
Stoneham	Town of Stoneham	MassWorks Infrastructure Program	\$4,000,000	Town of Stoneham will use this funding to make safety and multimodal improvements along the public right-of-way on Main Street CORRIDOR between Maple Street and Minot Street, and extend along Central Street to Emerson Street, as well as Franklin Street to Fuller Street in Stoneham.
Stoughton	Town of Stoughton	MassWorks Infrastructure Program	\$2,000,000	Town of Stoughton will use this funding to upgrade the vacant Train Depot and work toward the Master Plan goal of Downtown Revitalization to spur economic and housing development.
Stow	Town of Stow	MassWorks Infrastructure Program	\$1,100,000	Town of Stow will use this grant to support the Route 117/ Hudson Road intersection to improve vehicular and pedestrian safety.
Topsfield	Town of Topsfield	MassWorks Infrastructure Program	\$1,000,000	Town of Topsfield will use this grant towards a bridge superstructure and traffic safety improvement project at the Endicott Road/Washington Street intersection with Fish Brook.
Townsend	Town of Townsend	MassWorks Infrastructure Program	\$100,000	Town of Townsend will use this funding to improve the Route 13 Walk Bridge.
Westborough	Town of Westborough	MassWorks Infrastructure Program	\$372,000	Town of Westborough will use this funding towards a 25 percent engineering design for Westborough's downtown area focusing on traffic analysis, parking solutions, bicycle facilities, EV-charging stations, impact analysis, and public engagement.
Weymouth	Town of Weymouth	MassWorks Infrastructure Program	\$2,600,000	Town of Weymouth will use this grant to unlock the redevelopment of the 1,440-acre South Weymouth Naval Air Station to support 6,000 new housing units and 2 million square-feet of new commercial space.
Worcester	City of Worcester	MassWorks Infrastructure Program	\$2,800,000	City of Worcester and NGP will use this funding to redevelop a ~51-acre industrial campus in Greendale, resulting in approximately 1 million square-feet of modern manufacturing space to the area.
Worcester	City of Worcester	MassWorks Infrastructure Program	\$1,000,000	City of Worcester and AHF will use this funding to revitalize the Worcester Auditorium, creating a multipurpose, technology-forward, entertainment facility and AI Innovation Center.
Attleboro	City of Attleboro	Real Estate Services Technical Assistance	\$50,000	City of Attleboro will use this grant to support its Sturdy Area District Plan, a district plan to support redevelopment activities in the area east of Downtown, centered at the intersection of O'Neil Boulevard/Brook Street and Park Street.
Easton	Town of Easton	Real Estate Services Technical Assistance	\$50,000	Town of Easton will use this grant to support its Municipal Surplus Properties Plan, a plan to support several town owned properties that are expected to become surplus and available for disposition and redevelopment.
Groveland	Town of Groveland	Real Estate Services Technical Assistance	\$20,000	Town of Groveland will use this grant to support its 150 Center St Request for Interest, a plan to develop and implement a request for interest (RFI) process identifying redevelopment opportunities for a town owned property.
Lowell	City of Lowell	Real Estate Services Technical Assistance	\$45,000	City of Lowell will use this grant to support its Smith Baker Study, a feasibility analysis to determine if and how a vacant historic city owned property may be reused.
Mansfield	Town of Mansfield	Real Estate Services Technical Assistance	\$40,000	Town of Mansfield will use this grant to support its TOD District Improvement Financing, a plan to construct a parking garage to support transit oriented development including housing.
Westfield	Westfield	Real Estate Services Technical Assistance	\$45,000	Westfield will use this grant to support its Westfield Riverfront District Redevelopment plan for a 4.21-acre area adjacent to recently completed public infrastructure investments.
Adams	Town of Adams	Rural Development Fund	\$330,000	Town of Adams will use this grant to support its Memorial School Redevelopment & Reuse Project, a project to redevelop a 70,000 square-foot vacant school building, including the creation of 25 units of new rental housing and community uses.
Aquinnah	Town of Aquinnah	Rural Development Fund	\$95,000	Town of Aquinnah will use this grant to support its Town Center CORRIDOR Plan, a plan to encourage a walkable mixed-use district adding vibrancy to year-round community life by incentivizing affordable housing, allowing commercial opportunities for basic goods and services within the town, and offering a central location for a year-round public transit hub.
Ashby	Town of Ashby	Rural Development Fund	\$110,000	Town of Ashby will use this grant to support its Ashby Grange Building Restoration project, a project to renovate the Grange Hall building to be occupied for multiple public service uses.
Athol	Town of Athol	Rural Development Fund	\$38,000	Town of Athol will use this grant to complete the construction of Exit 77 Hotel and Function Facility Access Drive, an access drive and wetland crossing facility on a 15-acre parcel.
Avon	Town of Avon	Rural Development Fund	\$500,000	Town of Avon will use this grant to support its Avon Sewer Expansion for Commercial Development project, a project that will permit a sewer extension to the commercial businesses at Merchants Park at Stockwell Drive in Avon.
Barre	Town of Barre	Rural Development Fund	\$57,000	Town of Barre will use this grant to support a Comprehensive ZONING Bylaw Update, including strategies that promote varied and inclusive housing stock and prioritize denser mixed-use pedestrian-oriented development in the existing villages of Barre.
Belchertown	Town of Belchertown	Rural Development Fund	\$215,000	Town of Belchertown will use this grant to renovate the 32,350 square-foot Tadgell School for re-use as commercial space as part of Belchertown's economic development.
Berkley	Town of Berkley	Rural Development Fund	\$77,000	Town of Berkley will use this grant to support its town-wide Economic Development Plan to achieve the town's greater economic development goals and modernize its agricultural industry.
Blandford	Town of Blandford	Rural Development Fund	\$350,000	Town of Blandford will use this grant to support the design of a new water tank and associated pump station.
Buckland	Town of Buckland	Rural Development Fund	\$60,000	Town of Buckland will use this grant to support its Charlemont Road Reconstruction Phase III project, a project that will reconstruct roadways, upgrade bioswales, and replace the existing CMP cross culverts and guard rail installation on the unprotected slopes.
Carver	Town of Carver	Rural Development Fund	\$80,000	Town of Carver will use this grant to support its Economic Development Plan.
Clarksburg	Town of Clarksburg	Rural Development Fund	\$140,000	Town of Clarksburg will use this grant to upgrade and repair the public water system. The project will replace the water main, the lateral lines, install shut-offs and meters, and build a water storage tank to provide for a two-day supply.
Cummington	Town of Cummington	Rural Development Fund	\$400,000	Town of Cummington will use this grant to reuse Berkshire Trail Elementary School as a new center of town government, regional food incubator, business rental space and preschool/daycare facility.

Project Location	Organization	Program	Amount Recommended	Description
Deerfield	Town of Deerfield	Rural Development Fund	\$100,000	Town of Deerfield will use this grant to upgrade the Deerfield-Whately Road and its wastewater connections.
Dighton	Town of Dighton	Rural Development Fund	\$72,000	Town of Dighton will use this grant to support its Dighton Route 44 Sewer Feasibility Study, a study to extend public sewer from the City of Taunton by 9,500 linear feet into Dighton along the Route 44 CORRIDOR.
Dover	Town of Dover	Rural Development Fund	\$40,000	Town of Dover will use this grant to replace a culvert structure crossing over Noanet Brook on Dedham Street, an essential route into and out of town.
Edgartown	Town of Edgartown	Rural Development Fund	\$50,000	Town of Edgartown will use this grant to support future development of affordable housing units on a three-acre lot at 294 Chappaquiddick Road in Edgartown.
Egremont	Town of Egremont	Rural Development Fund	\$75,000	Town of Egremont will use this grant to develop design alternatives to rehab Karner Brook Dam and adjacent raw water infrastructure for flood resiliency.
Gosnold	Town of Gosnold	Rural Development Fund	\$350,000	Town of Gosnold will use this grant to support electrical infrastructure improvements on Cuttyhunk Island.
Groton	Town of Groton	Rural Development Fund	\$50,000	Town of Groton will use this grant to create a Town Center Master Plan building from three years of foundational work. This Master Plan will envision building redevelopment and multi-use applications, identify and addressing traffic and parking issues, and establish wayfinding around the town center.
Hawley	Town of Hawley	Rural Development Fund	\$317,000	Town of Hawley will use this grant to replace a corroded existing culvert on Ashfield Road, with a new Stream Crossing Standards-compliant culvert.
Hubbardston	Town of Hubbardston	Rural Development Fund	\$50,000	Town of Hubbardston will use this grant to support developing an overlay ZONING district and comprehensive redevelopment plan for a public-private, mixed-use development on several former sand pit sites in Hubbardston.
Lakeville	Town of Lakeville	Rural Development Fund	\$48,000	Town of Lakeville will use this grant towards conducting a review of <i>Planning Board Rules and Regulations for clarity and consistency to help facilitate future economic growth and development.</i>
Lee	Town of Lee	Rural Development Fund	\$60,000	Town of Lee will use this grant towards developing parking to support downtown economic development.
Leicester	Cherry Valley & Rochdale Water District	Rural Development Fund	\$130,000	Cherry Valley & Rochdale Water District will use this funding for engineer design services of approximately 6,100 feet of new 12-inch diameter water main to replace aging, undersized infrastructure on Pleasant Street and Stafford Street.
Marion	Town of Marion	Rural Development Fund	\$206,000	Town of Marion will use this grant to upgrade Marion's historic Town House up to building code and refine current safety requirements.
Mendon	Town of Mendon	Rural Development Fund	\$410,000	Town of Mendon will use this grant to complete Phase IV of its Water Expansion Project, which will design a drinking source well, water treatment building and distribution piping and appurtenances.
Merrimac	Town of Merrimac	Rural Development Fund	\$436,000	Town of Merrimac will use this grant to install approximately 1,900 feet of 12-inch water line on Winter Street, replacing existing 6-inch and 8-inch water lines. The project will also install new house connections to each of the 16 single family residences and one 18- unit multi-family structure on Winter Street. The installation of the new main will improve water quality in town and with that better quality.
Middlefield	Town of Middlefield	Rural Development Fund	\$100,000	Town of Middlefield will use this grant to remove debris from the Middlefield Senior Center's crawlspace, install a plastic vapor barrier and crushed stone on dirt floor, construct structural repairs to main beams and joists, complete emergency generator and electrical upgrades to the building, and install a new HVAC moisture control system.
Montague	Franklin Regional Council of Governments	Rural Development Fund	\$100,000	Franklin Regional Council of Governments will use this grant to support its Rural Downtown District Pilot Project, which will execute downtown district management services in Turners Falls, Northfield, and Shelburne Falls.
Mount Washington	Town of Mount Washington	Rural Development Fund	\$86,000	Town of Mount Washington will use this grant to support renovations of the unused one-room Schoolhouse to be used as a cultural center for Mount Washington.
New Braintree	Town of New Braintree	Rural Development Fund	\$500,000	Town of New Braintree will use this grant to resurface West Brookfield Road.
Oak Bluffs	Town of Oak Bluffs	Rural Development Fund	\$500,000	Town of Oak Bluffs will use this grant towards site preparations of "Bellevue Veteran's Community," a neighborhood of 12 one-bedroom apartments for veterans at 30 percent, 50 percent, 60 percent and 80 percent or less of the area median income.
Palmer	Town of Palmer	Rural Development Fund	\$430,000	Town of Palmer will use this grant to replace the siphon on Thorndike Street with 1,600' of 12" PVC gravity sewer, a 1,600' sewer extension down Shearer Street, and the installation of a new pump station near the Turnpike overpass.
Plainfield	Town of Plainfield	Rural Development Fund	\$450,000	Town of Plainfield will use this grant to repair substantial drainage issues, reclaim existing tar pavements, and replace pavement of approximately 1.57 miles of West Street, running through Plainfield from Route 116 at Plainfield Pond to Bush Rd in West Cummington.
Princeton	Town of Princeton	Rural Development Fund	\$149,000	Town of Princeton will use this grant to support pre-development design and engineering costs for a proposed culvert replacement on Ball Hill Road.
Provincetown	Town of Provincetown	Rural Development Fund	\$300,000	Town of Provincetown will use this funding to create a Watershed Management Plan and a Water System Master Plan, which will address demand forecasts, supply sources and limits, and sustainability.
Royalston	Town of Royalston	Rural Development Fund	\$50,000	Town of Royalston will use this funding to complete its Master Plan, a plan that will protect Royalston's assets while balancing its community needs.
Shelburne	Town of Shelburne	Rural Development Fund	\$121,000	Town of Shelburne will use this funding to assess the Shelburne Falls Wastewater Treatment Facilities (sfWWTF) Pump Station, located along the Deerfield River.
Southwick	Town of Southwick	Rural Development Fund	\$113,000	Town of Southwick will use this grant to replace an existing metal pipe culvert at Slab Brook/Tannery Road.
Spencer	Town of Spencer	Rural Development Fund	\$440,000	Town of Spencer will use this grant to reduce infiltration in sewer collection systems on North Street and Grove Street.
Stow	Town of Stow	Rural Development Fund	\$98,000	Town of Stow will use this grant to complete Stow's Comprehensive Plan with continued technical assistance from the consulting team under contract at JM Goldson LLC.
Templeton	Town of Templeton	Rural Development Fund	\$290,000	Town of Templeton will use this grant towards engineering costs related to the rehabilitation of Templeton's Barre Road.
Topsfield	Town of Topsfield	Rural Development Fund	\$100,000	Town of Topsfield will use this grant towards a bridge superstructure and traffic safety improvement project at the Endicott Road/Washington Street intersection with Fish Brook.
Warren	Town of Warren	Rural Development Fund	\$96,000	Town of Warren will use this grant towards the "Pulaski Street Engineering Design Project" to develop engineering design plans and specifications for future improvements on the town's water mains, road, sidewalks, sewer, and storm water drainage system.
Washington	Town of Washington	Rural Development Fund	\$500,000	Town of Washington will use this grant for planning, engineering, and design work on a 2.3-mile roadway reconstruction over Lower Valley Road and Johnson Hill Road, which connects MA Route 8 and Middlefield Road.

Project Location	Organization	Program	Amount Recommended	Description
Fall River	Durfee Trust Limited Partnership	Underutilized Properties Program	\$558,400	Durfee Trust Limited Partnership will use this grant to convert a former bank into 22 market rate, one-bedroom apartments.
Falmouth	Royal 545 Main Street, LLC	Underutilized Properties Program	\$669,955	Royal 545 Main Street LLC will use this grant to renovate a former nursing home into 67 fully furnished units of affordable workforce housing for year-round and seasonal employees.
Fitchburg	Watch Us Grow LLC	Underutilized Properties Program	\$875,408	Watch Us Grow LLC will use this grant to redevelop eight market-rate apartments and one retail space on the ground floor at 347 Main Street.
Fitchburg	Prime Real Estate Investment LLC	Underutilized Properties Program	\$839,000	Prime Real Estate Investment LLC will use this grant to convert the second and third floors of the Bethel Building into 14 two-bedroom and two one-bedroom apartments.
Greenfield	The Community Builders, Inc.	Underutilized Properties Program	\$2,763,260	The Community Builders Inc. will use this funding towards the structural reinforcement of the Putnam building for affordable housing in a mixed-use building.
Greenfield	Franklin Community Cooperative	Underutilized Properties Program	\$250,000	Franklin Community Cooperative will use this funding towards the structural reinforcement of the Green Fields Market building to expand its flagship grocery store.
Haverhill	Creative Haverhill	Underutilized Properties Program	\$470,000	Creative Haverhill will use this funding to redevelop the former Cogswell School into art spaces offering a creative experiences for all income levels.
Holyoke	Wrights Block	Underutilized Properties Program	\$400,000	Wrights Block will use this funding to convert its upper floors into 19 new mixed-income apartments.
Holyoke	345 Dwight Street LLC	Underutilized Properties Program	\$114,000	345 Dwight Street LLC will use this grant to redevelop Hotel Hamilton with multiple retail and service businesses on the ground floor, workforce and market-rate housing on three floors, and a rooftop restaurant.
Lawrence	BroadwayCanal-1 LLC	Underutilized Properties Program	\$525,000	BroadwayCanal-1 LLC will use this grant to construct 120,000 square-feet of space for light manufacturing/small business.
Lowell	RG Realty LLC	Underutilized Properties Program	\$532,000	RG Realty LLC will use this grant to convert 635 Middlesex Street into a housing and business space.
Lowell	New Royal LLC	Underutilized Properties Program	\$500,000	New Royal LLC will use this grant to convert a historic theater into 17 units of housing and retail space for Sophia's Greek Pantry.
Ludlow	Westmass Area Development Corporation	Underutilized Properties Program	\$892,000	Westmass Area Development Corporation will use this grant to stabilize buildings 9, 46, and 58 at Ludlow Mills towards new commercial space.
New Bedford	City of New Bedford	Underutilized Properties Program	\$250,000	City of New Bedford will use this grant to redevelop New Bedford Textile School into transit oriented housing.
New Bedford	Green Mile	Underutilized Properties Program	\$147,000	Green Mile will use this grant to redevelop 105 Ashley Blvd into nine new affordable rental units.
Northbridge	Town of Northbridge	Underutilized Properties Program	\$750,000	Town of Northbridge will use this grant to renovate the Aldrich School Early Childcare Center to create 85 new childcare slots of which at least 50% are for families receiving vouchers and public subsidies.
Pittsfield	Allegrone Companies	Underutilized Properties Program	\$626,732	Allegrone Companies will use this grant towards Wright Building Block Phase II, which will convert the building into 14 more mixed-income housing units and two storefronts.
Pittsfield	Elegant Stitches Inc.	Underutilized Properties Program	\$315,450	Elegant Stitches Inc will use this grant to expand its facility on 15 commercial street from 2,500 square-feet to 22,000 square-feet.
Springfield	McCaffery Interests, Inc	Underutilized Properties Program	\$500,000	McCaffery Interests Inc will use this grant towards pre-construction of converting Colonial Block into 63 apartment units and ground floor retail.
Springfield	MPZ Development LLC	Underutilized Properties Program	\$250,000	MPZ Development LLC will use this grant towards the pre-construction of converting Brightwood School Apartments into 57 units of senior rental apartments.
Springfield	Hope for Youth & Families	Underutilized Properties Program	\$160,000	Hope for Youth & Families will use this grant towards the pre-construction of its Arts Center that will provide free programs to Springfield youth.
Taunton	12 Porter Street Development, LLC	Underutilized Properties Program	\$616,926	12 Porter Street Development LLC will use this grant to repair a 144-year-old building at 12 Porter Street that will have 10 rental units.
Taunton	True Diversity, Inc	Underutilized Properties Program	\$228,914	True Diversity Inc will use this grant to revitalize The Loft in Taunton's Whittenton Village into a Clean Energy Community Resilience Hub (CCRH), which will include a workforce center and event space.
Taunton	Northcounty Group Inc	Underutilized Properties Program	\$100,000	Northcounty Group Inc will use this grant to revitalize the commercial space at 74 Weir Street.
Winchendon	Montachusett Veterans Outreach Center	Underutilized Properties Program	\$876,717	Montachusett Veterans Outreach Center will use this grant to redevelop the Streeter and Poland schools for the creation of 44 one-bedroom units of affordable veterans housing.
Boston	Action for Equity, INC	Urban Agenda Grant Program	\$100,000	Action for Equity Inc will use this grant to support Community Voice for Green Equity Opportunities, which plans to connect residents with resources and opportunities to enter the green jobs industry, and help job seekers reduce barriers to employment with CORI sealing assistance.
Boston	English for New Bostonians	Urban Agenda Grant Program	\$100,000	English for New Bostonians will use this grant to support its Immigrant Entrepreneurs (E4IE) classes that will teach 30-36 immigrant small businesses owners to create their own income-generating work, and teach technology skills in the context of business content to grow businesses offering household-sustaining wages.
Boston	Veronica Robles Cultural Center	Urban Agenda Grant Program	\$100,000	Veronica Robles Cultural Center will use this grant to provide over 200 entrepreneurs and artists with bilingual and culturally resonant workshops, marketing assistance, coaching, and networking through its Latino Cultural Entrepreneurship (LCE) project.
Boston	ZUMIX, Inc.	Urban Agenda Grant Program	\$100,000	ZUMIX Inc. will use this grant to collaborate with the Celebrity Series Youth Audio Tech program to provide audio, video, and lighting for the Neighborhood Arts performances, January through June of 2025.
Brockton	Downtown Brockton Association	Urban Agenda Grant Program	\$100,000	Downtown Brockton Association will use this grant to support its Empower Downtown Brockton plan, which will boost economic growth and job creation through four key programs: Restaurant Startup Workshops, Minority Business Technical Assistance Network, Equitable Workforce Pipeline Initiative, and Downtown Brockton Artisans Market.
Cambridge	Just-A-Start	Urban Agenda Grant Program	\$100,000	Just-A-Start will use this grant towards its Families Moving Forward program, an economic mobility program addressing multiple barriers to success by providing integrated services and one-on-one coaching to 20 income-qualified parents of minor children in Cambridge to improve their families' health, housing stability, and economic independence.
Chelsea	La Colaborativa	Urban Agenda Grant Program	\$100,000	La Colaborativa will use this grant towards its Green Jobs Building Trades program, supporting tailored training programs, job placement assistance, and partnerships to catalyze economic development and promote sustainable practices in construction.
Chelsea	Bunker Hill Community College	Urban Agenda Grant Program	\$33,000	Bunker Hill Community College will use this grant towards its Spanish Language for English Speakers program, targeting small businesses and municipal service providers In Chelsea to boost communications and the local economy.

<i>Project Location</i>	Organization	Program	Amount Recommended	Description																								
Haverhill	<i>Community Action, Inc.</i>	Urban Agenda Grant Program	\$100,000	Community Action Inc. will use this grant to support "Job Fair / Career Development: Immigrant Focus," a job fair aiming to provide bilingual, local, neighborhood access to employment and career development services.																								
Holyoke	<i>Way Finders, Inc.</i>	Urban Agenda Grant Program	\$82,000	Way Finders Inc. will use this grant to support its months-long bilingual training program for 30 Holyoke residents, focused on employment readiness and leadership skills.																								
Lawrence	<i>The Community Group</i>	Urban Agenda Grant Program	\$100,000	The Community Group will use this grant towards the Family Child Care Licensing Support program, that will grow the family child care (FCC) industry and build up FCC businesses.																								
Lowell	<i>Community Teamwork, Inc.</i>	Urban Agenda Grant Program	\$100,000	Community Teamwork Inc. will use this grant to support its Entrepreneurship Center, a center that will offer mentorship and training to aspiring youth entrepreneurs ages 16-25, teaching them foundational business topics and soft skills.																								
Lynn	<i>Economic Development Industrial Corp. of Lynn</i>	Urban Agenda Grant Program	\$100,000	The Economic Development Industrial Corp. of Lynn will use this grant to support the Lynn Small Business Partnership program, a program that will strengthen the micro and small business sectors of Lynn providing critical assistance to small business owners and aspiring entrepreneurs.																								
North Adams	Massachusetts Museum of Contemporary Art Foundation, Inc.	Urban Agenda Grant Program	\$85,000	Massachusetts Museum of Contemporary Art Foundation Inc. will use this grant to support the North Adams Artist Business Capacity-Building Program, which will support under-resourced artist entrepreneurs through person and online workshops, one-on-one and small group coaching, peer networking, and presentation opportunities.																								
Pittsfield	<i>Blackshires Community Empowerment Foundation Corp</i>	Urban Agenda Grant Program	\$100,000	Blackshires Community Empowerment Foundation Corp will use this grant towards its leadership program for Black Community members in the Berkshire Region, serving as a training and education pipeline to municipal and local service.																								
Pittsfield	<i>Rites of Passage and Empowerment</i>	Urban Agenda Grant Program	\$100,000	Rites of Passage and Empowerment will use this grant to support monthly empowerment program meetings, after-school clubs, college visits to HBCU's, and additional programming throughout the first half of 2025.																								
Provincetown	Entrepreneurship for All - Cape Cod	Urban Agenda Grant Program	\$100,000	Entrepreneurship for All (EforAll) in Cape Cod will use this grant to launch 26 new businesses through its inclusive business accelerator, providing businesses with access to office space and internet, engaging entrepreneurs in a pitch contest, and providing entrepreneurs with one-on-one business pitch coaching and business loan resources from the Cape Cod Community Development Partnership.																								
Revere	<i>The Neighborhood Developers</i>	Urban Agenda Grant Program	\$100,000	The Neighborhood Developers will use this grant to support the Revere Works Coalition program, which helps residents secure employment and enter job training by implementing a continuum of workforce development (WFD) services.																								
Salem	<i>North Shore Community Development Coalition</i>	Urban Agenda Grant Program	\$100,000	North Shore Community Development Coalition will use this grant to support its El Punto Small Business Program, providing technical assistance and business promotion to local businesses and business owners.																								
Southbridge	<i>CENTRO</i>	Urban Agenda Grant Program	\$100,000	CENTRO will use this grant to support its Re-Building Futures program, providing economic and financial empowerment training, job readiness, and on-the-job-training to economically disenfranchised individuals.																								
Springfield	Economic Development Council of Western MA	Urban Agenda Grant Program	\$100,000	The Economic Development Council of Western MA will use this grant to support "Barriers & Breakthroughs," a collaborative pilot that engages job seekers and employers to help investigate a larger systems change effort for incorporating skills-based hiring into a workforce development structure.																								
Springfield	<i>Community Music School of Springfield</i>	Urban Agenda Grant Program	\$100,000	Community Music School of Springfield will use this grant towards its Trust Transfer Project, a project that will address barriers to financial stability for low-income independent workers and small business owners in the arts and culture sector.																								
Springfield	<i>Follow My Steps Foundation</i>	Urban Agenda Grant Program	\$100,000	Follow My Steps Foundation will use this grant towards its By Youth, For Youth Entrepreneurship Program, a program that empowers marginalized young people to become entrepreneurs, providing mentorship, training, and real-world experience.																								
Springfield	<i>New North Citizens' Council, Inc</i>	Urban Agenda Grant Program	\$100,000	New North Citizens' Council Inc will use this grant to support the Mano a la Obra (Let's Get Down to Work!) program, which boosts workforce development in the North End supporting economic advancement of Latinos in the City of Springfield using the Individualized Placement Support (IPS) model.																								
Springfield	Springfield Business Improvement District	Urban Agenda Grant Program	\$100,000	Springfield Business Improvement District will use this grant to support its Lease it Local program, which incentivizes small businesses to occupy vacant ground-floor units through rent subsidy and technical assistance.																								
Worcester	<i>Downtown Worcester Business Improvement District Inc.</i>	Urban Agenda Grant Program	\$100,000	Downtown Worcester Business Improvement District Inc. will use this grant to support expansion of the Out to Lunch Festival and Farmers Market, extending the season from six to 10 days and increasing the number of vendors and foot traffic, which will create additional economic opportunity for local farmers and vendors.																								

love local ♡ shop local

collateral including a URL with an updated, online directory



DRAFT



show some

local love

Text

SHOP, DINE and BUY LOCAL

01772

SOUTHBOROUGH, MA ♥ SINCE 1727



An updated directory

Every month new businesses are registered with the Town or with the Commonwealth's Corporations Division, depending on the type of business, its legal establishment and requirements. Keeping up is no small feat without an automated single source of information, but we'll aim to refresh this directory at least once a year.

For monthly updates to our Town DBA or 'doing business as' list of businesses, you can reference or download our DBA list at the top of this website. Available in Microsoft Excel format (.xlsx), it can be sorted alphabetically, by street, or by business category.

In the meantime, to the degree possible and practical, we want you to use the directory as a resource and a guide to local businesses you both know and didn't know about, so that you can give them your business! We're in a reciprocal relationship, after all, and Southborough businesses need and appreciate your patronage and support.

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Reviews and recommendations

If you've had a good or even an exceptional experience with a local business, consider leaving them a review on Google or Google Maps. If you notice that a business isn't listed on this or other major platforms, point it out. Depending on the type of business, it may help to put them on the map, so to speak, so that others can find them. Thanks!

No really, *thanks a lot*.



SOUTHBOROUGH EDC

17 Common Street Southborough, MA 01772
econdey@southboroughma.com
508.485.0710 ext. 3011



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local highlights

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Inquiring minds want to know

What's new, what's old, and everything in between, we'll be featuring Southborough businesses that have been around awhile and those that are just getting started. What are the best things and what are some of the challenges in running an operation in 01772? Read about it here:



Mauro's Village Cafe

2 Main Street



Pizzaville

90 Southville Road



Sentia's Kitchen

local  services

DRAFT

Need a ride?

Need to get your ride in order?

We'll be partying down at the swanky [Venue Name] in [Location]. We've reserved the Penthouse Ballroom beginning at 6:00pm.

When you arrive, please make sure to tell the concierge you are with the [Company Name] Holiday Party. They direct you to an elevator that will take you directly to the ballroom.



local facilities

DRAFT

Places and Spaces

We'll be partying down at the swanky [Venue Name] in [Location]. We've reserved the Penthouse Ballroom beginning at 6:00pm.

When you arrive, please make sure to tell the concierge you are with the [Company Name] Holiday Party. They will direct you to an elevator that will take you directly to the ballroom.






local fun DRAFT

Happenings and Be-ins

Southborough programming and events. If we hear about it, we'll let you know about it here.



dba ♥ *list*

DRAFT

'Doing business as' list

To register a business in Southborough that "does not" use the principal owner's name for the business itself, one must submit a DBA or 'doing business as' application with the Town Clerk's office. We receive new and renewed applications once a month, at the beginning of each month, for the preceding month, then add them here. The list may be opened in a new window, sorted alphabetically, by street, business category, or DBA expiration date as needed and downloaded in Microsoft Excel format (xlsx).

Do you need to register a business with the Town Clerk's office? You can download an application or find more information about in Southborough [here](#). If you have sold your business, moved a business, or ceased operating a local business, you can file a discontinued DBA form [here](#).

For businesses who have incorporated, you must file with the Commonwealth's [Corporations Division](#) per the state's requirements.



	A	B	C	D	E	F	G	H	I	J
1	Business Name	Corporate Name	St. No.	Street - Address	Mailing Address - if Different	Contact	Email	Phone	Website Online URL	Abn
50	CCR Consulting		104	Main Street	P.O. Box 383		ccc@ccc-consulting.net	508-509-3506	ccc-consulting.net	Business solutions - ap
51	Cedar Brook Pediatric Dentistry		162	Cordville Road			info@cedarbrookpediatricdentis	617-453-8397		
52	Central Motors	M & M Vehicles, Inc.	349	Turnpike Road	arion Road, Needham, MA 02492		valuedrivers@yahoo.com	508-787-1001		
53	Charizard Consultants		61	Central Street, Fayville 01745			elysianicholas@gmail.com	508-816-1881		
54	CityWise Facility Solutions Boston	Bay State Property Services, Inc.	11	Main Street			spalley@gocitywide.com	508-281-0500		
55	Classic Auto & Performance, LLC		12	Don Street	100 Main Street		classicautoperformance@gmail	978-489-9925		
56	Coady Built		201	Southville Road			rmangcoadybuilt.com	508-397-4776		
57	Cloud Cloud	Cloud Cloud, Inc.	110	Southville Road	958 Main Street		comalliance.comcloudny.com	855-264-2046		
58	Cold Stone Creamery	Ohappy Foods Corporation	154	Turnpike Road			ohappyadma@gmail.com	508-485-1150		
59	Color Me Green, LLC Plant Care		156	Southville Road	P.O. Box 612, Southborough		emgplant@gmail.com	617-877-0938		
60	Comer Rainor Shine Tent Works Event Rentals	Rain or Shine, Inc.		P.O. Box 284	ly Street, Framingham, MA 01702		aarlia.comerainorshine.com	508-620-1961	https://comerainorshine.com/	
61	Cordville InsurNet (aka Fitzgerald's general store)	Kapish, Inc.	110	Southville Road	com Drive, Hopkinton, MA 01748		ajavet05@gmail.com	508-481-6015		
62	Creative Labeling Solutions		29	Overlook Drive		Andrew E. Zeiman	andy@clva.proton.me	508-733-4888		
63	Croftly Equine Ventures	Croftly Equine Ventures, LLC	31	Seak Road			croftly@gmail.com	774-249-1230		
64	Cumberland Farms #6725	Cumberland Farms Inc.	365	Turnpike Road	ers Road, Westborough, MA 01581		lvalucca@cumberlandfarms.com	508-270-1504		Convenience

DBA List

LLCs, Corps, State Reg Business

Categories

mySboro categories



SOUTHBOROUGH EDC

17 Common Street Southborough, MA 01772

econdev@southboroughma.com

508.485.0710 ext. 3011



SOUTHBOROUGH **EDC**'s local business directory website will soon be published
to promote local businesses throughout the year

Suggestions? Contact us at

econdev@southboroughma.com

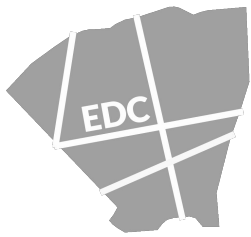
To have your business featured on the site's HIGHLIGHTS page,
which will rotate local businesses, please fill out the following form at:

bit.ly/edc-business-highlights



- or scan and complete at your leisure -

See the following draft, unpublished website for layout, organization and template...



The mission of the EDC is to assist in stabilizing residential taxes through the growth of the Town's commercial and industrial tax base while preserving the character and charm of Southborough

Article 14 FACT SHEET

FINANCIALS FY2016 - 2024

approved budgets over 9 years

\$357,332

SPENT salaries, printing & promotions, dues, contracted services & memberships

\$287,217

INCLUDING: 10,000 Permitting Guide
7,000 ULI Study
12,870 EEA grant match – Downtown
15,484 EEA grant match – Route 9

RETURNED TO TOWN as free cash

\$ 70,115

Plus

FY 2023-24 MEAL TAX REVENUE \$244,000

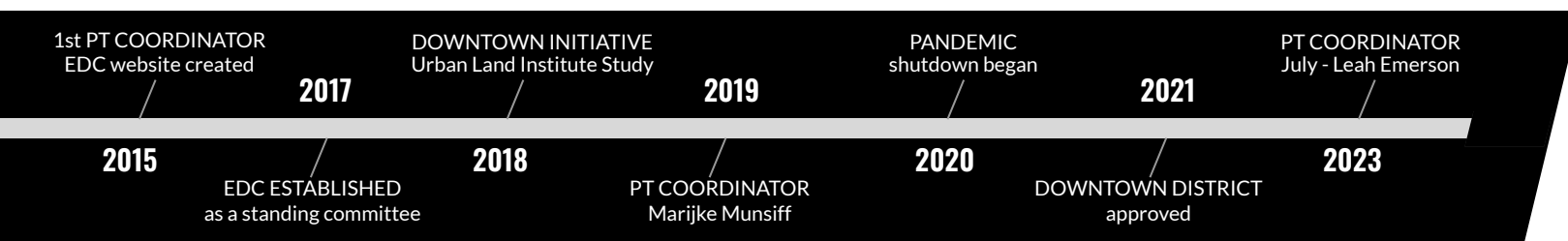
GRANT AWARDS \$323,500

24.5k Shared Streets grant
204k DHCD Microenterprise grants for small businesses
50k EOEEA* Downtown Initiative Wastewater Feasibility study
45k EOEEA* Route 9 Business Corridor Wastewater Feasibility study

**MA Executive Office of Environmental & Energy Affairs | EOEEA*

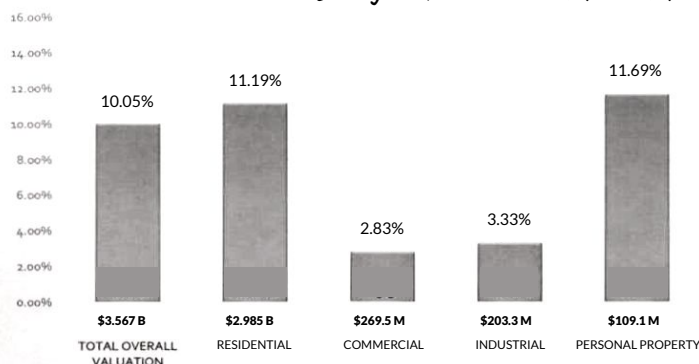
EDC CONTRIBUTIONS & ACCOMPLISHMENTS

- Broker breakfast events
- DBA database 'doing business as'
- Public Hearings for Downtown
- Permitting Guide for businesses & residents, 1st edition
- Business, Nonprofit & Community Guide, 2nd edition
- Shop Local Directory, 2 editions
- ULI - Urban Land Institute Study & Forum
- Downtown Initiative survey
- Economic Knowledge Center presentations, data, newsletters, reports
- Meal tax advocacy
- Updated zoning Downtown
- November 2021 STM Downtown District Article passed by 73%
- Downtown Design Guidelines document for Planning review
- Grant awards \$323,500
- Town Memberships 495/MetroWest Partnership Corridor 9/495 Chamber of Commerce
- Aspirations for Route 9 Dec 2023 Planning Board presentation
- Wastewater Action Plan Route 9 & Downtown District

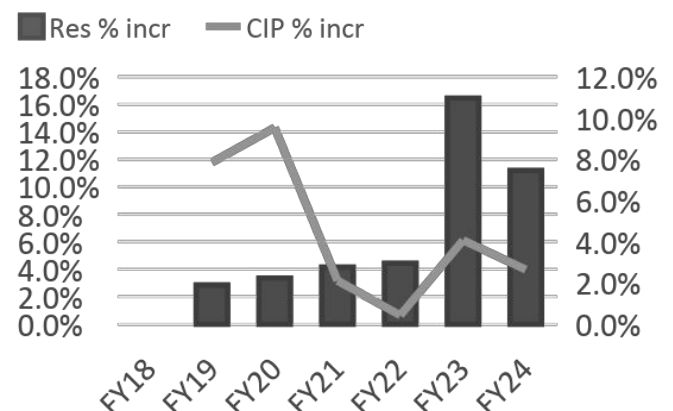


OVERALL TOTAL TAXABLE VALUATION FY23 \$3.241 billion | FY24 \$3.567 billion

Change in Assessments FY23 - FY24



TAX REALITY what is happening to assessments?



Obstacles

- Limited wastewater capacity
- Single use zoning provisions
- Current zoning bylaws do not support Master Plan goals

Opportunities

- Downtown District
- State One-Stop grant program for Route 9
- Grant funded Wastewater Action plan June 2024

EDC Coordinator

PT SCOPE of WORK

- Advocacy & support
- Business & site visits
- Research, assessments, analysis
- Maintaining & updating town DBA list
- Tracking progress on EDC Master Plan goals
- Attendance at EDC related meetings & events
- Conferring with boards & depts on an as-needed basis
- One Stop grant app coordination & supporting materials
- Resources for businesses, constituents, boards & depts
- Committee development, strengthening the EDC via education, relevant trainings & regional networking
- EDC administration: scheduling, correspondence, print/online communications, presentations & collateral, budgeting, payables, vendors, meeting coordination & minutes

ADDITIONAL FT SCOPE of WORK

- Workforce development
- Quarterly email newsletter
- Updating the permitting guide
- Website audit & marketing materials
- Creation of an online business directory
- Interdepartmental & intermunicipal coordination
- Track state, federal & private sector grant opportunities
- Creation of a corresponding 'master' list of town reports & studies to-date for reference / grant application purposes
- Coordinating with Town boards & depts re: Route 9 zoning updates, contributing to related grant applications as-needed
- Compiling & updating a business & asset inventory by area: Downtown & Environs, Southville-Cordaville, Route 9 East & Route 9 West for purposes of outreach & ongoing relationship building



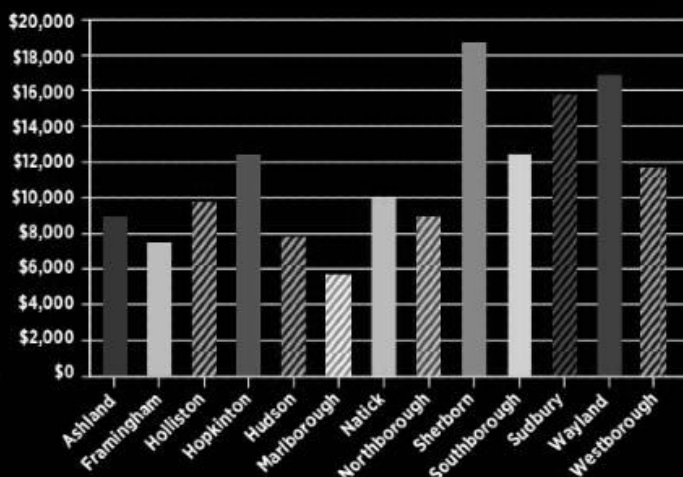
Economic growth in Southborough needs a FT Coordinator

Economic development in neighboring towns

Check out what nearby communities are doing

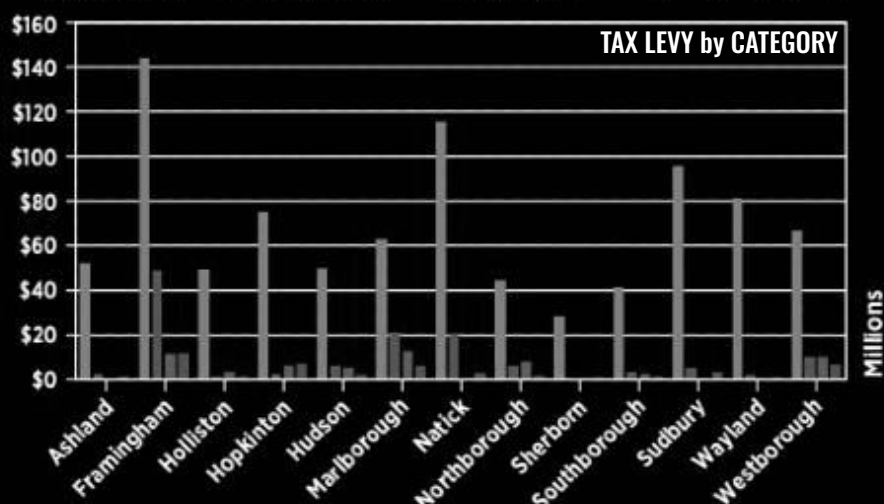


METROWEST FY24 | Average SINGLE FAMILY TAX BILL



Source: MA Department of Revenue, DLS and MERC

TAX LEVY by CATEGORY





October 18, 2024

Town of Southborough
17 Common Street
Southborough, MA 01772

Attention: Economic Development Committee

Invoice #: EDC-2024-910

Services Provided – September 19 - October 18, 2024 contract **Hours**

Create supporting documents for the (9/30/24) STM – Article 14 <ul style="list-style-type: none">• PowerPoint sides and script• Fact sheet with Q&As• Reviews with Coordinator & Chair	10
Augment marketing material/documents <ul style="list-style-type: none">• DBA / Assessor list database (MS Access – created structure, documented import process, created forms, reports & switchboard)	7
Support ED Coordinator	1.5
Total hours	18.5

Total: 18.5 hours @ \$50./hour = \$ 925.00

Thank you

FISCAL YEAR 2026		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	PERCENT	
182 Economic Development Committee		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	(+) or (-)	
51110 Salaries	TBD - may be adjusted	\$26,776	\$24,856	\$0	\$28,442	\$58,235	\$65,391	12.3%	TBD - may be adjusted
53440 Printing Services		\$2,125	\$180	\$0	\$180	\$500	\$500	0.0%	
53800 Other Contracted Services		\$9,005	\$3,875	\$17,158	\$9,798	\$10,000	\$10,000	0.0%	
53800 Other Contracted Services Software					\$294				
54210 Other Office Supplies		\$0	\$0	\$540	\$245	\$500	\$400	-20.0%	
54600 Downtown Beautification		\$0	\$0	\$293	\$398	\$400	\$300	-25.0%	
57100 In-State Travel		\$0	\$0	\$0	\$480	\$400	\$400	0.0%	
57300 Dues & Memberships		\$125	\$1,067	\$939	\$1,269	\$1,150	\$1,100	-4.3%	
52000-58990 Other Charges & Expenses	TOTAL	\$11,255	\$5,122	\$18,929	\$12,663	\$12,950	\$12,700	-1.9%	
TOTAL ECONOMIC DEV COMMITTEE		\$38,031	\$29,978	\$18,929	\$41,104	\$71,185	\$78,091	9.7%	
Budget Expenditures							\$277,319		
Grant Awards							\$323,500		
Meal Tax Revenue							\$240,066		
NET GAIN							\$286,247	103.2%	