10/2/2017

DEVENS, MASSACHUSETTS

Presentation to the

International Municipal Lawyers Association



DEVENS
MASSACHUSETTS

The place to grow.

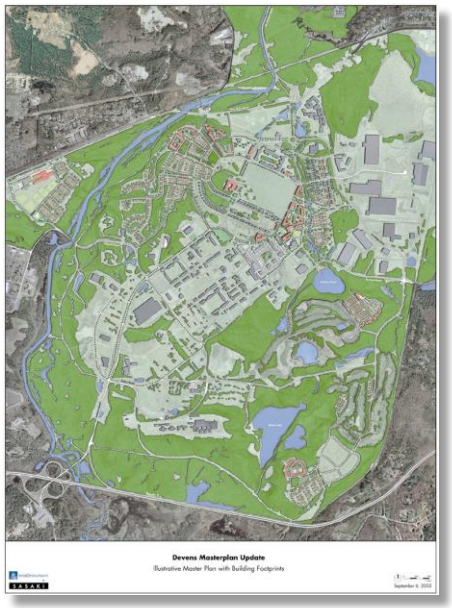
MassDevelopment: Who We Are

- State's investment bank and development arm
- Quasi-public state finance and development authority formed in 1998 from the merger of the Massachusetts Government Land Bank and the Massachusetts Industrial Finance Agency
- 179 employees in statewide regional and satellite offices

Our Signature Redevelopment Projects



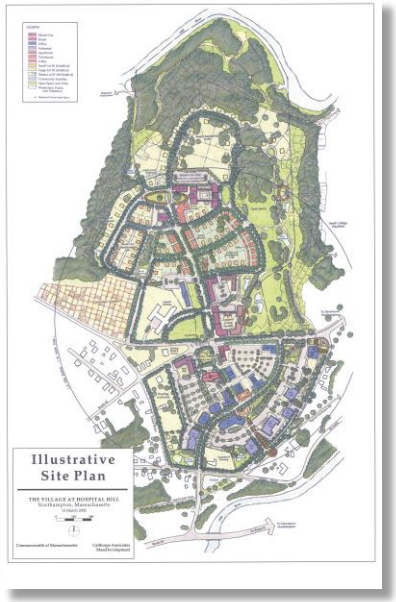
151 Martine St. (Fall River)
Former Kerr Mill



Devens, MA



100 Cambridge St. (Boston)

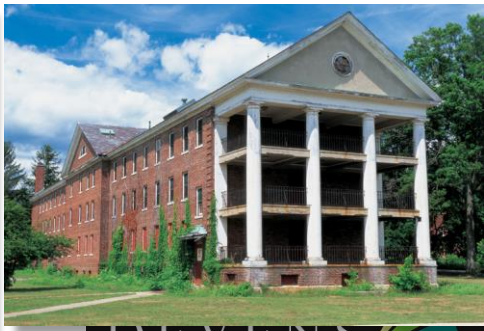


Village Hill Northampton



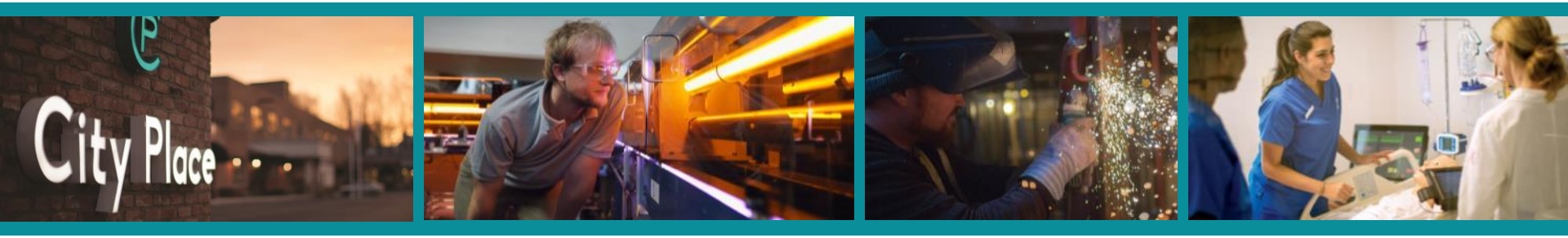






DEVENS
MASSACHUSETTS

Way to grow, Massachusetts



- As the Commonwealth's quasi-governmental economic development and finance agency, MassDevelopment is committed to achieving three goals:
  1. Stimulating business
  2. Driving economic growth
  3. Helping communities thrive across Massachusetts

- Way to grow means two things:
  1. The path or means by which to grow
  2. A rally for growth and success for the Commonwealth

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Who we serve



Businesses
Helping companies expand, modernize, and relocate.



Developers
Making the difference at every stage of development.



Housing
Building expertise, from predevelopment to construction.



Manufacturers
Finding skilled employees, opening global markets.



Municipalities
Eliminating blight, revitalizing downtowns, creating opportunities.



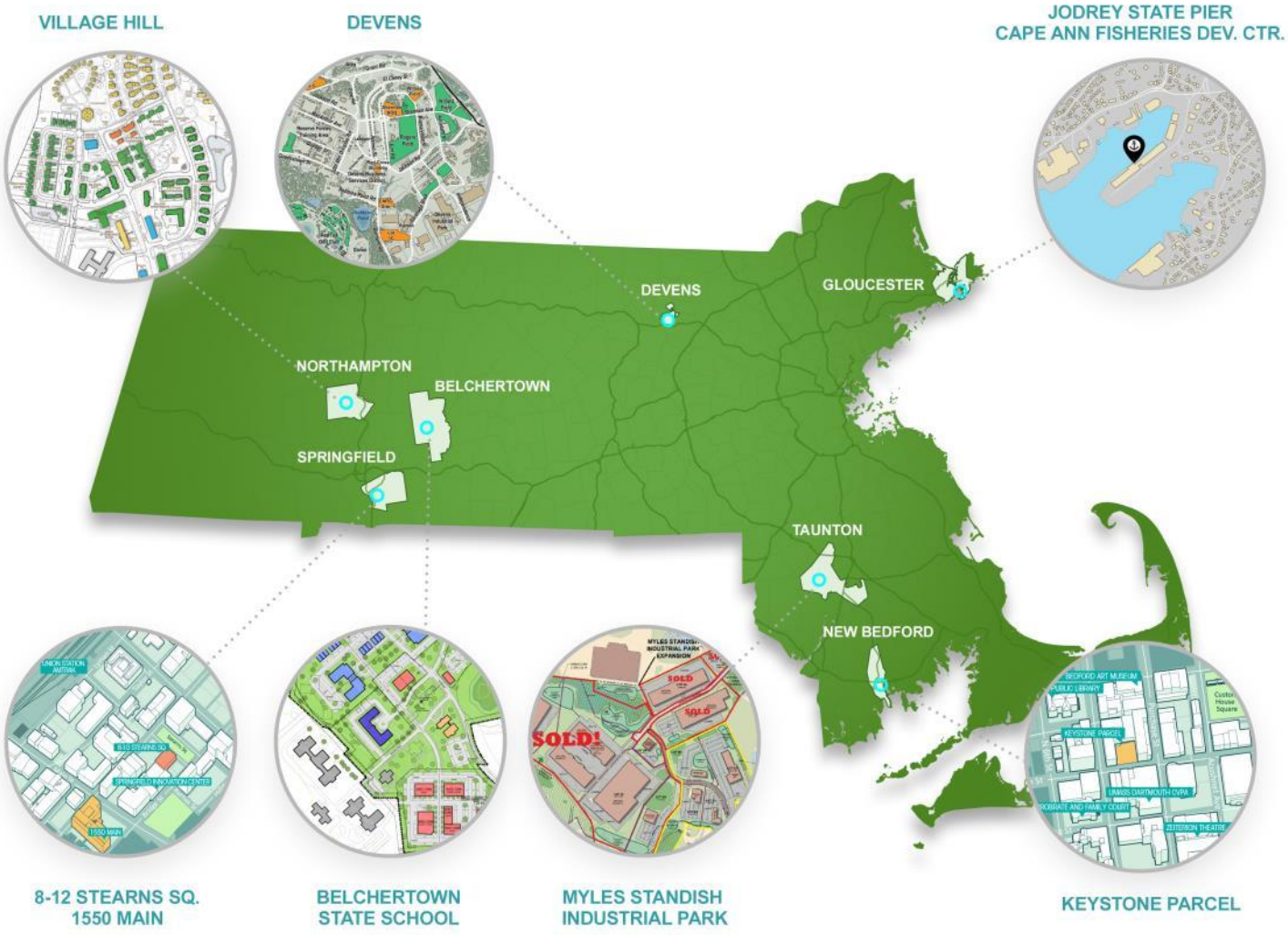
Nonprofits
Working with nonprofits to upgrade, renovate and expand.



Banks
Partnering with banks to provide creative financing.

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Real Estate Projects



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Devens

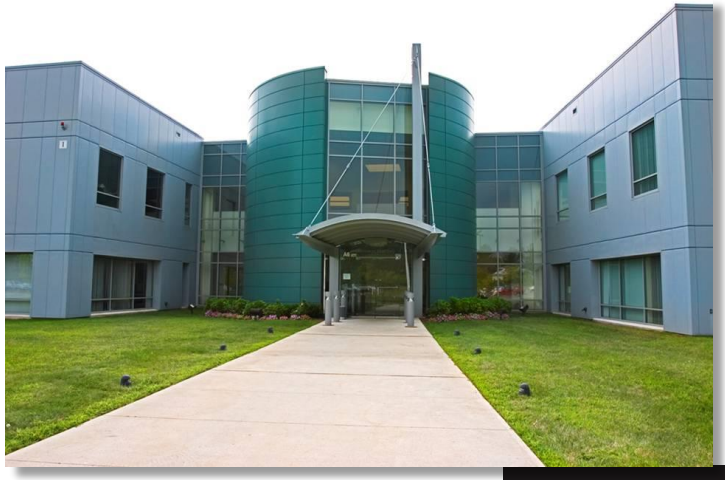


From a closed military base…

- loss of 7,000 jobs (2,900 civilian)
- annual payroll of $178M

…to a regional economic hub

- renowned companies like BMS, 99+ others
- $2.5B Economic Impact



The place to grow.

DEVENS
MASSACHUSETTS

Devens History

- **1656:** First military base established at site by Major Simon Willard, English Army Officer and commanding officer of the "Willard's Dragoons" of the Militia of the Massachusetts Bay Colony
- **1862-63:** Site used as Camp Stevens during Civil War, home of the 53rd Regiment Massachusetts Volunteer Infantry
- **1917:** Farmland leased for temporary WWI "Camp Devens"
- **1919:** War Dept. purchases land in Shirley, Ayer, Harvard and Lancaster via eminent domain for $15/acre
- **1931:** Established as a permanent installation; named Fort Devens in 1932
- **1940-90:** Devens serves as training and demobilization center for WWII, Korea, Vietnam, and Desert Storm
- **1991:** BRAC recommends closing Fort Devens
- **1993:** Massachusetts Law Chapter 498 creates Devens Enterprise Zone, designates MDFA as Local Redevelopment Authority and land owner, creates Devens Enterprise Commission and authorizes $200M for capital and operational costs.
- **1994:** Ayer, Harvard, and Shirley approve Reuse Plan focused on job creation and open space preservation w/small residential component (282 unit cap).
- **1996:** Land was transferred from the Army to the Land Bank/MassDevelopment.

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Devens Legislation

The Legislation: Chapter 498 of the Acts of 1993

- Created the Devens Enterprise Zone.
- Designated the Government Land Bank (precursor to MassDevelopment) as the local Redevelopment Authority (LRA).
- Established the Devens Enterprise Commission (DEC), a one stop permitting authority for Devens with members appointed by the Governor.
- Provides broad powers to MassDevelopment necessary to manage the redevelopment of Devens, the authority to collect property and other local taxes, provide municipal services and own and operate utilities.
- Authorized $120M in bond financing for capital investment and $80M for operations.

Disposition:

- On or before July 1, 2033, the DEC, the boards of selectman of the Towns and MassDevelopment shall recommend to legislature a permanent governing structure for the ongoing operation and administration of Devens. For example, Devens becoming an independent town, return land to the originating community or continuing the current structure for an additional period of time.

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Devens Today

- 102 businesses: 4,977 jobs (average salary $83.5k) (2015 UMass Donahue study).
- Residential population at Devens is 380 per 2016 Devens census, excludes Shriver Job Corps, Transitions and the Federal Bureau of Prisons.
- School age population is 85, Devens residents in Harvard Schools
- 6.1 million square feet (MSF) of commercial and industrial built/permitted of ±8.5 MSF build-out potential.
- Two hotels and conference center.
- 106 rehabbed historic brick officers homes, 20 “zero-energy” homes completed.
- 13 units of transitional housing for homeless mothers and children (Transitions).
- 14 units of housing for up to 42 homeless veterans operated by Veterans Inc.
- 17 unit first phase of “Emerson Green” project being completed; 124 unit project includes single-family homes, townhomes, and rental apartments, with an affordable component.
- Recently completed commercial projects include: BMS- Phase II Research and Development building, TaraVista Behavioral Health Center (a 108 bed mental health facility) and SMC Limited, a plastics manufacturer of medical care products.

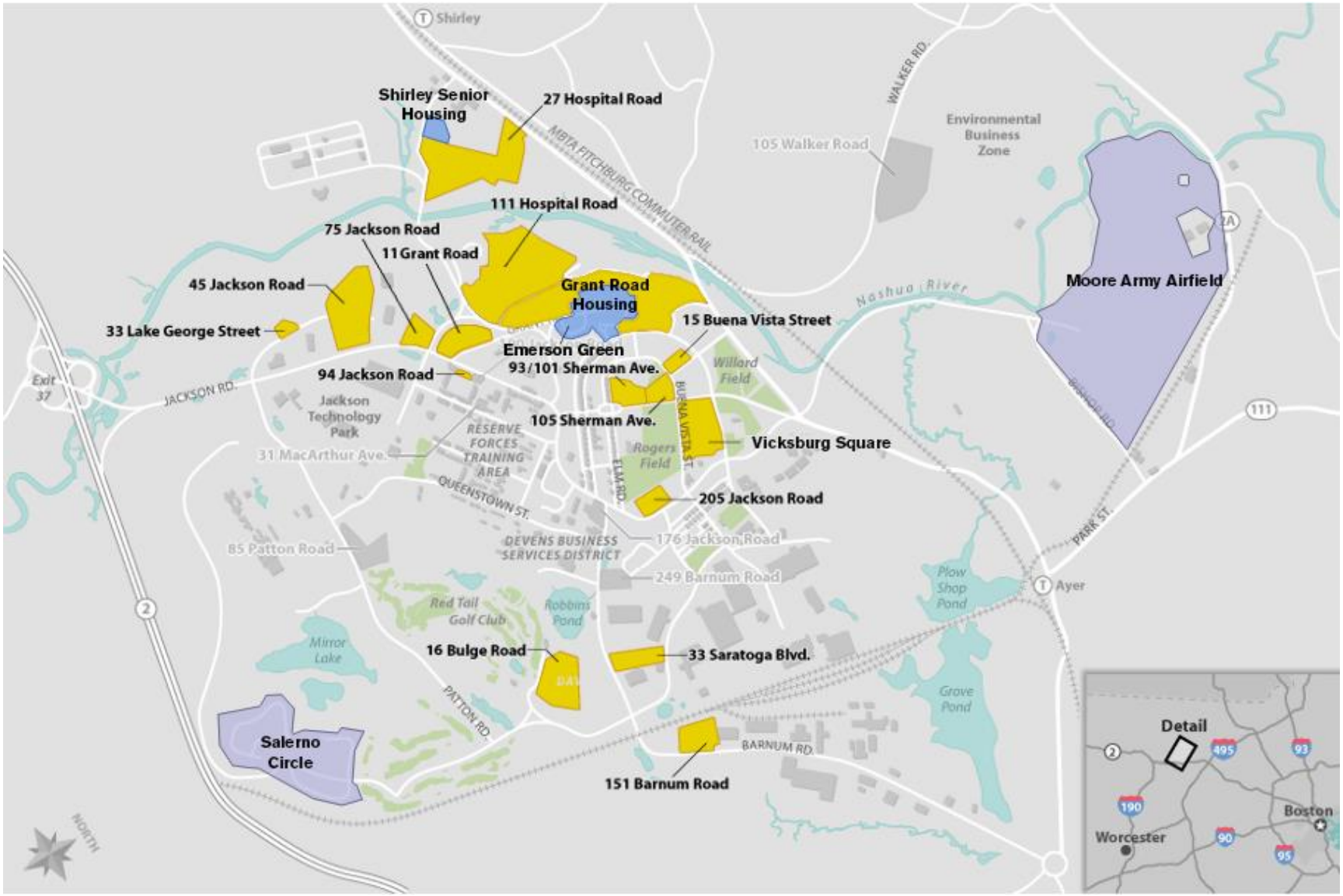
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Devens Municipal Services

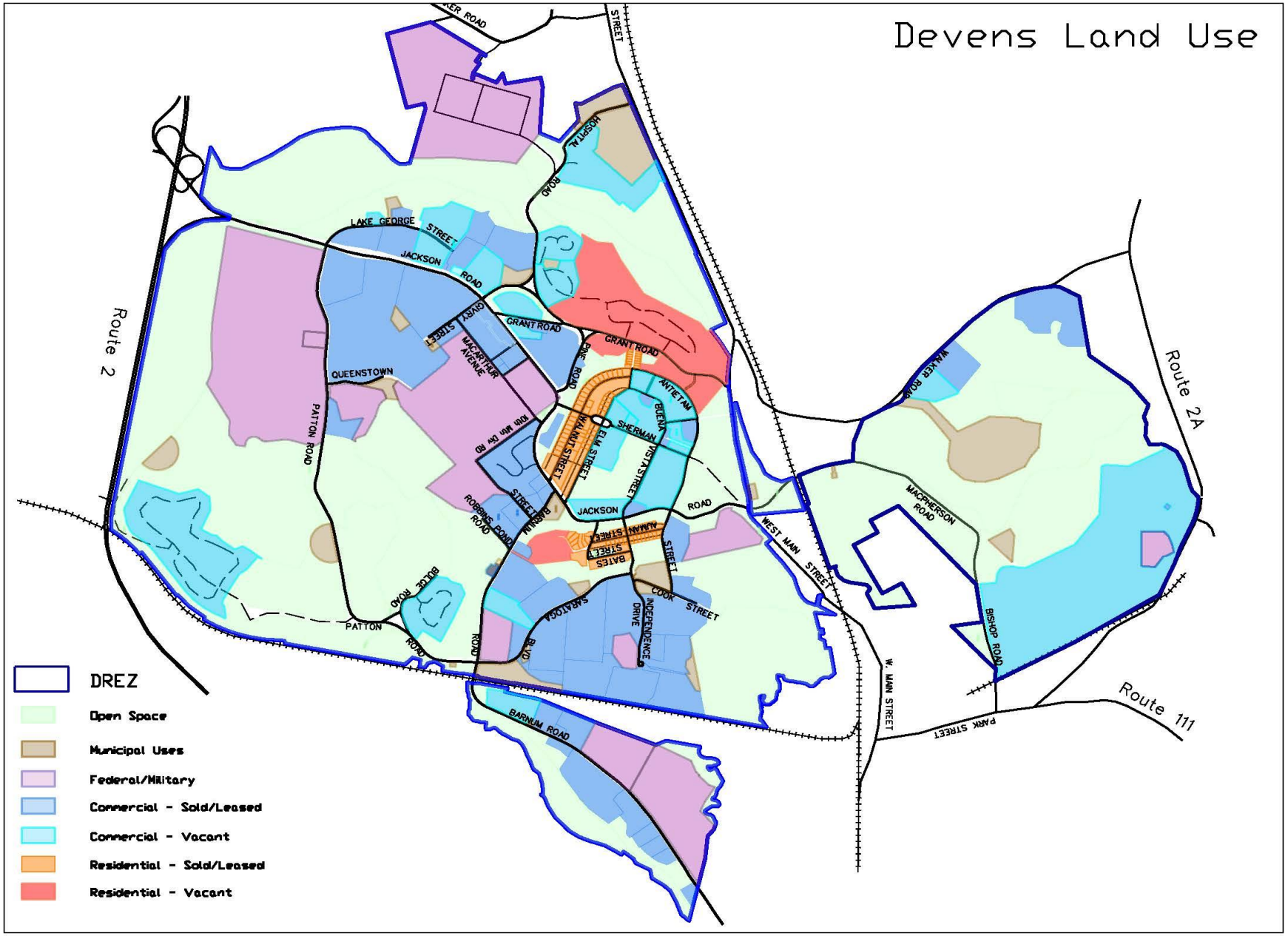
- Police (contract with Massachusetts State Police)
- Fire Department (MassDevelopment employees)
- Public Works & Engineering (MassDevelopment employees)
- Recreation (MassDevelopment employees)
- Education (contract with Town of Harvard)
- Utilities including:
  - -Water supply and distribution
  - -Wastewater collection and treatment
  - -Electric supply and distribution
  - -Natural Gas supply and distribution
- Veteran's Services contracted with the Town of Ayer
- E911-provided through Regional Dispatch Facility leased from MassDevelopment. Currently 7 towns and Fort Devens are participating and there is interest from other communities.
- Assessing and Tax Collection
- All Clerks duties (voting, etc.) provided by Ayer, Shirley, and Harvard

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Devens Map – Commercial Land For Sale



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Devens Regional Collaborations

- **Regional Emergency Communications Center:**
  - Hosted at Devens servicing eight communities; other communities interested in joining; Chaired by Devens SVP
- **Nashoba Valley Town Administrators Working Group :**
  - Sixteen participating town administrators; monthly meetings developing regional collaboration on joint purchasing, identifying regionally important infrastructure projects, meeting with regional/state decision makers regarding municipal issues; chaired by Devens SVP
- **Director of Public Works Collaboration:**
  - Devens DPW Manager chair of working group of region's DPW directors to pursue joint purchasing, equipment sharing, joint training and certification programs. Working with Fort Devens South Post as DPW equipment training site.
- **Nashoba Valley Metropolitan Planning Commission (MPO)**
  - Devens SVP is an ex-officio member of regional board that votes on regional Transportation Improvement Plan (TIP). Is also alternate voting member for sub-region 3 of MPO. Member of Montachusett Joint Transportation Committee (MJTC), advisory board to MPO.
- **Chamber of Commerce**
  - Devens SVP is Secretary and member of Board of Directors for Nashoba Valley chamber and member of North Central Massachusetts Chamber, working with region's businesses.
- **Joint Board of Selectmen (JBOS)**
  - Ex-officio member of regional board with representatives from Ayer, Harvard, Shirley board of selectmen and Chair of Devens Advisory Committee (Tom Kinch) that provides input form surrounding communities on Devens issues

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Devens Regional Collaboration-Utilities

- **Water:**
  - Dept. of Corrections contract to provide up to 500,000 gallons per day of water to MCI Shirley.
  - Emergency tie ins to Town of Ayer and Town of Shirley to provide emergency backup water service.

- **Sewer:**
  - Town of Ayer: Contract in place to reserve 800,000 gallons per day of treatment capacity
  - Town of Shirley: Contract in place to reserve 730,000 gallons per day of treatment capacity
  - MCI Shirley: Contract in place to reserve 600,000 gallons per day of treatment capacity

- **Electric and Gas:**
  - Restricted from extending into the neighboring towns to provide service.; would be a regulatory violation of National Grids service territory.

- **Internet Services**
  - Working with Town of Harvard on feasibility of using excess Devens fiber capacity

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Devens Permitting

The Devens Enterprise Commission (DEC)

- DEC serves as “one stop shop” for all local permits: Planning Board, Zoning Board of Appeals, Conservation Commission, Historic Commission, etc.
- Full-time staff at Devens
- 12-member volunteer board, appointed by Governor
- Must act on complete applications within 75 days
- Can grant minor variances and waivers but not use-related variances
- Budget of ±$600k from fees, percentage of Devens tax revenue, and MDFA



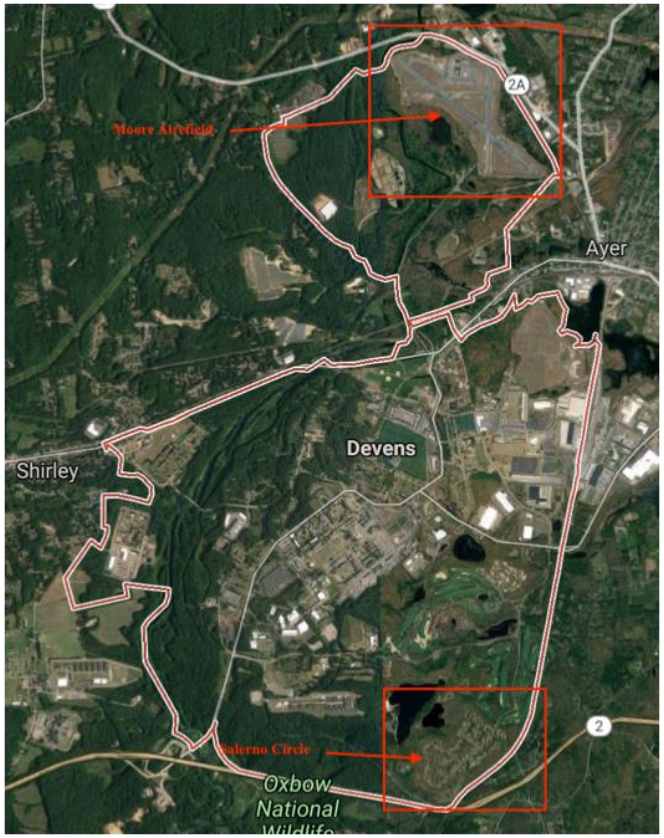
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