

The power of Devens



FISCAL YEAR 2020 ANNUAL REPORT

DEVENS
MASSACHUSETTS



FISCAL YEAR 2020 ANNUAL REPORT

The power of community

As day-to-day manager of Devens, MassDevelopment's goal is to develop a vibrant, sustainable community where businesses can locate and grow, where families and individuals can find their home, and where visitors can enjoy first-rate amenities and more than 1,700 acres of open space. Our annual report offers an opportunity to take stock on the progress we made in the past year – and there are plenty of highlights to share. For example, a new report from the University of Massachusetts Donahue Institute found Devens now hosts close to 100 businesses, nonprofits, and governmental organizations that employ more than 6,000 workers, a striking 22-percent increase in employment in the past four years alone. On top of our business growth, Devens is also home to about 500 residents, with 30 new houses under construction at Emerson Green and more in the pipeline.

Fueling Devens' growth is our on-the-ground staff who provide critical municipal services that keep this community running. We are impressed by and grateful for our Devens Fire Department, Massachusetts State Police, Department of Public Works & Recreation, and Department of Utilities – the folks that work hard to ensure Devens remains a safe, clean, and welcoming community. This includes everyday tasks like responding to 911 calls or maintaining Devens' grounds, and longer-term priority projects. For example, when the Massachusetts Department of Environmental Protection initiated a process last year to develop a stricter standard for six PFAS compounds found in public drinking water systems, our Department of Utilities worked proactively and around the clock to install temporary treatment systems at Devens wells to provide drinking water that met all proposed regulations – even before they went into effect. In Devens, businesses and residents find a dedicated municipal team that puts the community first.



Lauren A. Liss



Jessica Strunkin



The COVID-19 pandemic and its impact on our public health and our economy turned 2020 into a year unlike any other, but Devens is proving resilient. Our public safety teams continue to go to work every day to provide their essential services to the community. Local manufacturer SMC Ltd. was among many in Massachusetts that ramped up production of testing and medical equipment. Nonprofits such as Clear Path for Veterans New England and Loaves & Fishes Food Pantry responded quickly to ensure their clients have had access to food and other essentials needed to weather the storm. And, just as they played a supportive role during the 1918-1919 Influenza Pandemic – another public health crisis Devens experienced – our neighbors at Fort Devens stepped up to assist COVID-19 relief efforts across the northeast.

While COVID-19 has affected many aspects of daily life here in Massachusetts and beyond, the continued fight for racial justice has also been at the forefront of our public consciousness this year. We are proud that Devens is home to a diverse mix of residents and cultural organizations, such as the United Native American Cultural Center. As MassDevelopment continues our work developing Devens into a thriving mixed-use community, we are committed to finding new ways to celebrate our diversity and ensure Devens remains a welcoming environment for all.

We thank you for being part of our Devens community, and invite you to read additional highlights from this past year on the pages that follow. You can also stay up to date on all Devens has to offer at our new website – www.devenscommunity.com – a one-stop shop for information about municipal services, local meetings and events, available real estate, and more.

Lauren Liss, President & CEO, MassDevelopment

Jessica Strunkin, Executive Vice President, Devens





We're proud to collaborate with and support the Devens community. Here are a few fiscal year 2020 impacts worth sharing.



Devens Farmers Market

The first-ever farmers market in Devens was introduced featuring Dicks Market Gardens, which sold fresh produce to welcoming customers on Devens Common over the course of several months.



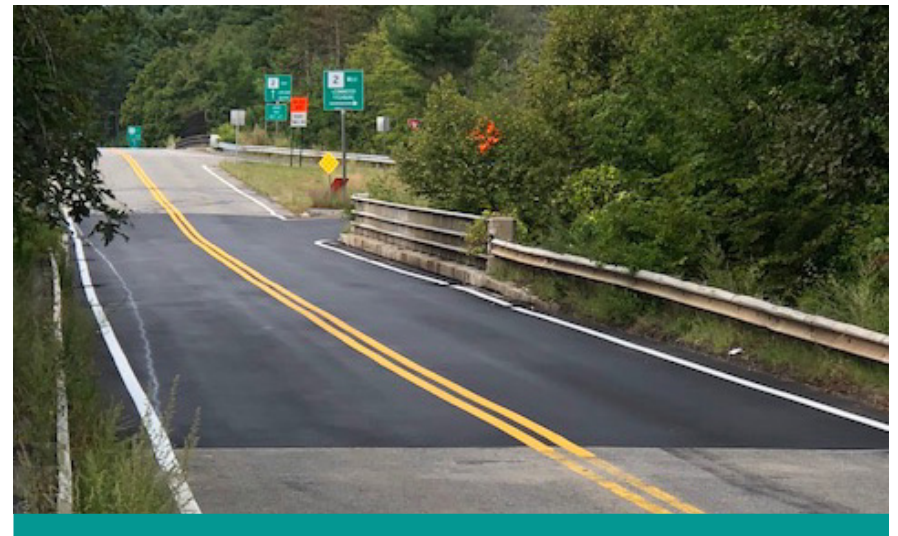
Happy 50th Anniversary

The Nashua River Watershed Association (NRWA) celebrated its 50th Anniversary in 2019 with free activities held in 32 communities, including a celebratory dinner at the Devens Common Center.



Jackson Road Bridge Repair

The Massachusetts Department of Transportation successfully completed work on the Jackson Road Bridge over the Nashua River, a main thoroughfare to Devens, with minimal disruptions despite several night closures.



50th



►► Shriver Job Corps Center

Congresswoman Lori Trahan celebrated graduates of the Shriver Job Corps Center in October 2019 with their proud families and friends. Job Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 to 24 improve the quality of their lives through career technical and academic training.



1945



Photo Courtesy of Fort Devens Museum



Party Like It's 1945

The Fort Devens Museum hosted a World War II 75th Anniversary Victory Dance to celebrate the end of World War II and pay tribute to the service members who helped preserve our freedom and democracy.



DEVENS FORWARD
Embracing the Past, Transforming the Future



Devens Forward

The Devens Enterprise Commission in coordination with MassDevelopment released the Devens Forward Climate Action and Resilience Plan. Devens Forward includes action steps and implementation plans for the community, along with a Climate Action Toolkit for Businesses to help companies advance their own corporate sustainability objectives while helping to keep Devens a secure, thriving community for years to come.

devensforward.com →





U.S. Naval Sea Cadets Corps Visit

Members of the Devens Fire Department enjoyed meeting a group of Sea Cadets from the U.S. Naval Sea Cadets Corps (USNSCC) that attended a two-week boot camp in Devens. Firefighters gave demonstrations, discussed the value of training, and highlighted the opportunities that exist in the firefighting industry.



Loaves and Fishes Food Pantry

600,000 lbs. of food is taken in on an annual basis by food pantry Loaves & Fishes – more than half from donations – to help feed local and regional neighbors.

600,000 lbs.



Senior Housing

The new Shirley Meadows opened featuring 58 well-appointed and affordable apartments for seniors with supportive services for aging in place.

95+
businesses

6,000+
workers

\$2.3B
economic
activity

▶▶ Devens Economic Impact Study

The University of Massachusetts Donahue Institute issued its fifth report touting the economic impacts of Devens. The report found that Devens businesses, nonprofits, and governmental organizations employ more than 6,000 workers. In addition to these jobs, the economic activities of private and nonprofit entities in Devens supported employment of another 8,038 workers in Massachusetts. An estimated \$2.3 billion in direct economic activity by private and nonprofit organizations in Devens supported additional spending of \$1.5 billion in local supply chains for a total contribution of nearly \$3.8 billion to the Massachusetts economy in 2019.



▶▶ New Wayfinding and Turn Restriction Signage

Thirty-two signs were installed by the Devens Department of Public Works in an effort to properly route industrial park traffic while also reducing traffic in the Buena Vista/Auman Street area.



Quietly fulfilling orders, shhh!

With locations throughout the country, Quiet 3PF (formerly Quiet Logistics) continued to provide 3rd Party Fulfillment (3PF) for 75 brands with \$1.1 billion in commerce executed, 13 million orders processed, 81 million units processed, and 99.999% inventory accuracy bragging rights.





Members of the community tell us why Devens offers an enhanced experience you won't find elsewhere.

Patricia Stern, Executive Director, Loaves & Fishes Food Pantry



Lifting and feeding our neighbors since 1983.

Why is Devens an important location to be in? Devens has been the home of the Pantry for a majority of our 36-year history. Our current facility is centrally located in our service area, and borders Robbins Pond – a serene and beautiful area – which offers a pleasant escape for our neighbors who are struggling with food insecurity.

How has the Devens community supported Loaves and Fishes' mission? The Devens community has welcomed us with open arms from the beginning. In earlier days, they worked with our dedicated team of volunteers to find us two previous locations and finally in 2003, our current home located on Barnum Road. Devens officials supported our purchase and initial renovation of this building as well as our most recent reconfiguration of the facility in 2018. They were professional, patient, and always accommodating! The Devens community has supported us financially, with in-kind donations of food, with the gift of their volunteer time, and most importantly with their support for our mission!



John Mau, Plant Manager, Rockwell Automation



A global leader in industrial automation.

How has Devens helped you nurture and grow your business?

Devens has been home to Magnemotion, a Rockwell Automation company for a number of years. The community and location make it an ideal destination to attract talent from across the New England area. With employees coming from a variety of parts of the state we are able to bring the best and brightest talent into Devens to help Rockwell Automation continue to *Expand Human Possibility*. As a forward-thinking community, Devens provides an ideal environment for any working professional looking to grow and develop. Doing business in Devens, you are able to see the strong community value and how the local townships embrace the corporations that reside here. Rockwell Automation has been able to leverage this as our business continues to grow and succeed.

How have your employees engaged with the Devens community?

The ability for employees to engage with the local community is one of the biggest attractions for having business operations here. Rockwell Automation has been able to provide leadership on the local development council, partner with Loaves & Fishes Food Pantry, and get involved with the Devens Eco-Efficiency Center. With our business continuing to grow and succeed, we plan to expand by using resources such as the Shriver Job Corps Center and local community colleges, as well as by engaging with local Veterans' outreach centers for employment, work training, and professional development for those looking to grow in their career.





Avinash and Reetu Mittal

New Grant Road residents excited to call Devens home.

What brought you to Devens and how long have you lived here? We have lived in Devens for seven months. We were looking to buy a newly constructed home in a good school district. After finding Emerson Green – which offers new, energy-efficient home and access to Harvard Public Schools – we chose Devens as our new community.

What do you value most about living in the Devens community? There is a lot to like about living in Devens: energy-efficient homes, access to good schools and the commuter rail, and plenty of parks and open space where we can enjoy nature. Devens also has an extremely low crime rate. Our neighbors are socially active, so we enjoy a nice sense of community here.

Linda Dwight, Superintendent, Harvard Public Schools

Dedicated to educational excellence.

Tell us about your partnership with Devens. Students and families from Devens are part of the Harvard Public School district. We are proud to have the trust and partnership of Devens families, Harvard families, and choice families. Students who live in Devens represent 10% of the student population. Together we have formed a school district that is recognized for excellence in education with attention to continuous improvement. The School Committee that oversees the educational policies and budget includes a member from Devens. We also partner with DEAC (Devens Education Advisory Committee) to ensure that there is a pathway for feedback and collaboration from Devens families.

How do Harvard Public Schools help Devens students thrive?

We do not distinguish Devens students from Harvard students, as we want every student to thrive in our schools. We meet each student's needs based on their individual learning profiles. Our small size of just over 1,000 students gives us the opportunity to know our students and build relationships with them and their families.



Fire Chief Tim Kelly, Devens Fire Department

Protecting people and property in the Devens community.

What stands out about the Devens Fire Department? We are one of the few full-time career fire service providers in the area. Our 22 firefighters, combined, have hundreds of years of firefighting experience, with 10 of our members having served with the Fort Devens Fire Department before it transitioned to the Devens Fire Department in 1996. Devens Fire provided some of the first technical rescue resources to this part of the state. We provide services at the local, state, and federal level, protecting up to 10,000 people per day.

How does the fire department engage with the Devens community? We are proud to engage with the Devens community through public fire and life safety education. The Devens Fire Department hosts an annual resident's dinner (canceled in 2020 due to COVID-19) and provides first aid, CPR, and fire extinguisher classes to local business and civic groups. We also provide free carbon monoxide detectors to any Devens resident over 50 years of age as part of our Senior SAFE Program. We lead the Annual Halloween Parade and participate in a number of events including the Mirror Lake open house and various military and Devens business gatherings. In addition, each year we provide fire and life safety education to Junior Reserve Officers' Training Corps units and Naval Sea Cadets, who visit Devens in the summer.



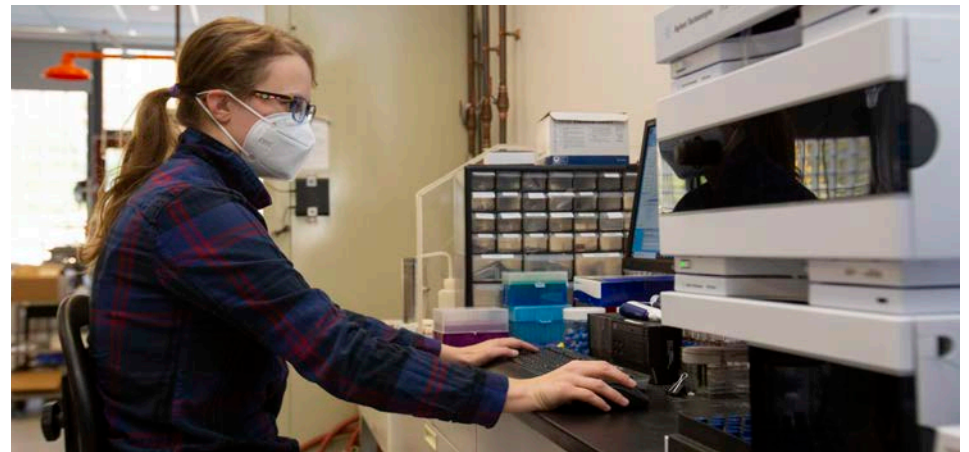


Mark Wilkins, President/CEO, Impact Technology Development

A team of seasoned engineers, designers, scientists, and manufacturing experts focused on developing and commercializing successful processes and products.

Why is Devens an ideal location for a technology company like yours? Devens has excellent infrastructure, a convenient location, and great access to a large skilled workforce. There is an established ecosystem of suppliers and partners within and nearby, room for growth, and attractive lease terms.

What advice do you have for companies considering Devens? Compare the driving time for your workforce at your current location to what it would be for Devens. Devens is surprisingly accessible and economical. Consider your growth plans. There is ample room for expansion in Devens whether you plan to rent or own.



Donna Bulger, Vice President, Clear Path for Veterans New England

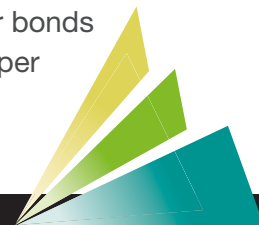


Building a safe, supportive, and respectful place for veterans to seek help and resources.

How has being located in Devens helped Clear Path for Veterans New England successfully accomplish its goals?

Devens is easily accessible for the many veterans and family members who live in central Massachusetts and southern New Hampshire. We have created a state-of-the-art facility where we focus on veterans' whole health and well-being and provide resources to support housing services, wellness offerings, service dog and canine training, culinary programs, and more. We have enjoyed the opportunity to partner with other organizations in Devens including Shirley Meadows, Dragonfly Wellness, Sodexo, Devens Common Center, Little Leaf Farms, Bristol Myers Squibb, Biotechne, Loaves & Fishes Food Pantry, and Minuteman Press. The military history and welcoming atmosphere in Devens are helpful in our outreach and facilitate our efforts to connect veterans with local resources.

How has Clear Path for Veterans New England supported your clients during COVID-19? Since March 2020, we pivoted our services program to focus on food insecurity among the veteran population. On average, each month we provided 160 veteran households with much-needed food supplies. In the month of October, we were part of the USDA Farm to Families Food Box Program and distributed 5,040 perishable meal boxes to veterans and community members in our area. Through these challenging times, we were able to forge stronger bonds with the surrounding communities and now have a deeper relationship with the veteran population we serve.





Matthew Novak, CEO and Lorena Novak, Vice President, United Native American Cultural Center (UNACC)

A positive place for peoples of all cultures to gather, share, and educate one another.

Tell us more about your decision to call Devens home. We have been calling Devens our home since the closure of Fort Devens in 1996. Our location at 29 Antietam Street is beautiful, centrally located, and convenient for our members. Its easy access is helpful when we have socials and events, like our Powwow.

What makes Devens an ideal location for a nonprofit like yours to grow and thrive? UNACC sits on a wonderful spot where we can hold our yearly Powwow. We coordinate with MassDevelopment for this annual event as well as the Devens Enterprise Commission. We are lucky to be able to work with other nonprofits in Devens including the Fort Devens Museum and Clear Path for Veterans New England.



Dan Gainsboro, President and CEO, NOW Communities



Award-winning developers of the Emerson Green neighborhood.

What makes Devens a unique place to live? Because where we choose to live matters. It affects the amount of energy we consume, the level of connection we experience with our neighbors, and how we spend our free time. Emerson Green excels on all of these fronts and is beautiful to boot. Features of our Emerson Green neighborhood include access to nature and outdoor amenities, a convenient location near transit corridors (Route 2, I-190, I-495), commuter rail stations, and local downtowns (Ayer and Shirley), close proximity to Worcester, availability of jobs in the commercial and industrial sectors, and the ability for families to enroll in the Harvard Public School system.

Why does this type of housing development make sense for Devens? The Emerson Green neighborhood is based on the principles of the Innovative Residential Design, which means prioritizing people and plants over cars and convenience, designing the site layout to energize the street, and building homes with front porches to nurture social interaction and community connection. All of our homes are highly energy efficient and use 60 percent less energy to heat, cool, and power, and contain low-impact development techniques to manage stormwater.





Financials

Devens - For the Years Ended June 30, 2019 and June 30, 2020

Revenue and Expenses	2019	2020
Operating revenues:		
Lease income	\$955,698	\$974,319
Payment in Lieu of Taxes	750,000	-
Property taxes	8,207,637	8,731,212
Other municipal income	1,154,518	1,040,303
Public education	227,943	266,794
Fire income	288,631	206,853
Police income	5,801	1,020
Recreation income	293,345	139,630
Total operating revenues	11,883,574	11,360,130
Operating expenses:		
Professional and administrative operations	4,592,641	5,165,621
Fire operations	2,260,223	2,682,853
Public works operations	1,784,089	1,609,865
Recreation operations	66,917	54,366
Municipal education expense	1,984,984	2,046,869
Police operations	1,118,316	1,316,592
Bad debt expense and tax overlay reserve	129,964	124,599
Depreciation expense	2,904,928	2,960,258
Total operating expenses	14,842,061	15,961,023
Excess operating expenses	\$(2,958,487)	\$(4,600,893)
Land and building sales, net	798,229	21,955
Non-operating revenues/(expenses)	1,029,270	910,956
Net revenues/(expenses)	\$(1,130,988)	\$(3,667,982)
Capital activity:		
Office equipment, computers, software	\$31,835	\$27,295
Environmental activities	5,913	17,033
Devens municipal services	1,565,921	735,653
Devens real estate and engineering	263,975	1,136,543
Total capital activity	\$1,867,643	\$1,916,524



Financials

Devens Utilities - For the Years Ended June 30, 2019 and June 30, 2020

Revenue and Expenses	2019	2020
Operating revenues:		
Gas	\$7,056,036	\$6,806,388
Electric	19,479,454	18,695,845
Water	1,193,726	1,303,655
Wastewater	3,155,899	3,121,605
Total operating revenues	30,885,115	29,927,493
Operating expenses:		
Professional and administrative operations	837,278	846,339
Gas purchases	5,042,702	4,927,590
Electric purchases	15,774,747	13,889,510
Water operations	420,124	1,240,084
Wastewater operations	1,996,028	1,972,576
PILOT Fee-Electric	750,000	-
Bad debt expense	3,888	16,362
Depreciation expense	3,587,541	3,731,932
Amortization of bonds	1,223	1,083
Total operating expenses	28,413,532	26,625,475
Excess revenues/(expenses) before non-operating activity	\$2,471,583	\$3,302,018
Non-operating revenues/(expenses)	(2,034,401)	(2,460,347)
Excess revenues/(expenses)	\$437,181	\$841,671
Capital activity:		
Utility infrastructure	\$1,059,198	\$1,985,559
Total capital activity	\$1,059,198	\$1,985,559



DEVENSCOMMUNITY.COM

