

Doing Business in Tewksbury



2019

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Cover Photos

Upper Right: Ames Pond Corporate Center, Courtesy of Pictometry, 2017

Upper Left: Town Hall

Lower Center: The Center at Innovation Drive

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Why Tewksbury?

Located less than 30 minutes from Boston, Tewksbury has a highly educated workforce, state-of-the-art office and light industrial space, a range of housing opportunities, and a strong school system. The Town's business-friendly Planning and Development Department offers expedited permitting, tax incentives, and support to new business looking to relocate. Its convenient highway access, modern infrastructure, historic character, and quality of life make it an attractive place to operate a business and settle a family.

More reasons to consider Tewksbury:

- Easy access to I-93 and I-495
- Designated a Gold-rated BioReady Community by the Massachusetts Biotechnology Council
- Highly educated, professional workforce residing in Tewksbury and neighboring communities
- Expedited permitting process
- Variety of available housing choices with a range of prices
- Designated a Regional Technology Center Economic Target Area offering the following benefits:
 - ◇ Up to 10% Investment Tax Credit
 - ◇ Abandoned Building Renovation Deduction
 - ◇ Tax increment financing and tax exemption for personal property tax
 - ◇ Brownfield redevelopment assistance
- AA+ bond rating from Standard & Poor's Bond Rating Service
- State-of-the-art R&D, office and light industrial space available
- Entire town is served by public sewer and water

Tewksbury's mix of historic charm, greenery and amenities typically found in larger communities offer many options. Residents and employees can choose from a mix of locally-owned and national restaurants, shops and department stores.



Tewksbury Overview

Quick Facts

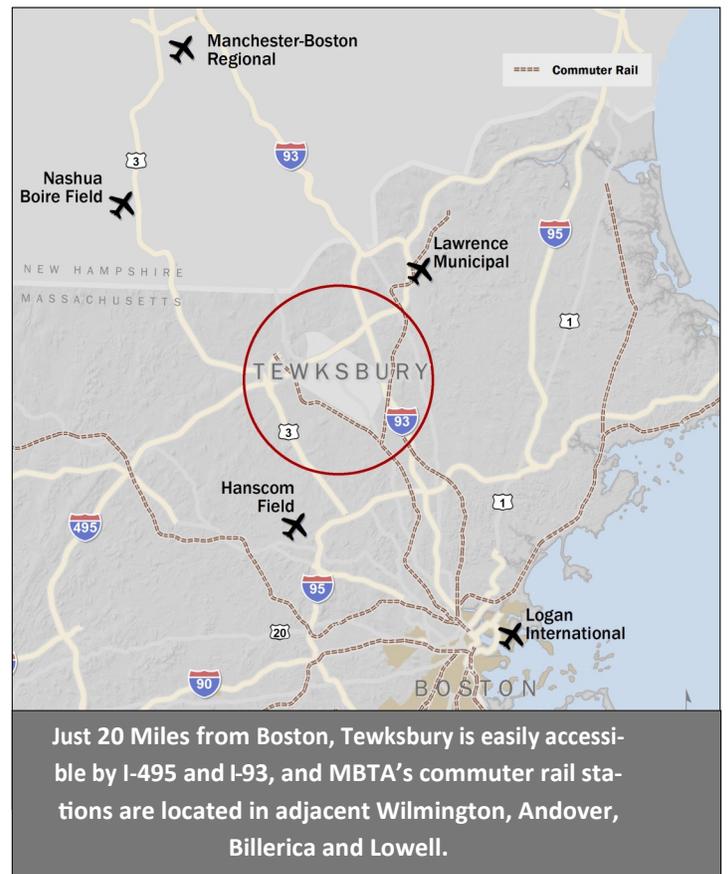
- Population: estimated 31,247 residents in 2017 (*US Census Bureau*)
- Four business parks with over 1,500,000 square feet of R&D, office and light industrial space
- Median price of owner-occupied housing in 2016 was \$345,300, compared to \$423,200 in Boston (*2012-2016 American Community Survey/US Census Bureau estimate*)
- Median Household Income in 2016: \$92,897 (*2012-2016 American Community Survey/US Census Bureau estimate*)
- Population age 25 to 44 with Bachelor's degree or higher: 46.3% (*2012-2016 American Community Survey/US Census Bureau estimate*)
- Operates with an Open Meeting form of government, a Town Manager and an elected five-member Board of Selectmen
- Total area of 21.06 square miles

AA+ Bond Rating

In 2015, Standard & Poor's raised its rating on the Town of Tewksbury's general obligation bonds from AA to AA+ based on "sustained positive operating performance and formal adoption and integration of key financial management policies." In August of 2017, Standard & Poor's affirmed Tewksbury's AA+ rating.

Location

Tewksbury is situated 20 miles north of Boston at the intersection of **Interstates 93 and 495**. State Routes 133 and 38 also pass through Tewksbury, making it easily accessible to the Boston-Cambridge metro area, as well as southern New Hampshire. The MBTA's **commuter rail** stations are located in neighboring Wilmington, Andover, Lowell and North Billerica. Bus stops for the Lowell Regional Transportation Authority bring Tewksbury commuters directly to and from the Lowell and Wilmington MBTA rail stations. Several road projects are scheduled to improve traffic flow, including improvements and installation of traffic signals at intersections on Route 38 and Route 133.



Workforce and Industry

With approximately 46.3% of residents between 25 and 44 years of age holding a Bachelor's degree or higher, Tewksbury's has a highly educated workforce due to its proximity to Boston area colleges and the presence of technology, medicine, biotech and financial clusters around Interstate 495.

Based on Tewksbury's advantages, a variety of employers have chosen to make Tewksbury their home. **Raytheon Integrated Defense Systems**, a subsidiary of Raytheon Company, is headquartered in Tewksbury.

Tewksbury is also headquarters to **Demoulas Super Markets Inc.**, which as of December 2018, operates 80 supermarkets across New England with approximately 1,400 employees in Tewksbury. Based on 2016 revenues of \$4.1 billion, Forbes ranked Demoulas No. 98 in the 2017 "America's Largest Private Companies" list. **Tewksbury Hospital**, a 370 bed facility, is the Commonwealth's largest Public Health hospital.

In 2010, Tewksbury negotiated a tax increment financing (TIF) deal with **Thermo Fisher Scientific** to locate in a 140,000 square foot facility that was previously vacated by Avid Technologies. To date, this reuse has supported the investment of over \$20 million at the project location and will lead to the creation of a total of 100 additional positions. Other research and technology companies including **Corning Life Sciences**, **Infineon Technologies** and **Worldwide TechServices** also have operations located in Tewksbury.



Ames Pond Corporate Center

Education System

The Tewksbury Public School System consists of four elementary schools, two middle schools and Tewksbury Memorial High School. Approximately 3,480 students are enrolled in Tewksbury Public Schools with about 920 of those students attending the high school. High school students have the option of attending Tewksbury Memorial High School or Shawsheen Valley Technical High School. Located in Billerica and serving five communities, Shawsheen Tech offers vocational programs including arts and communications, electronics and mechanics, construction, and health sciences. It also has adult education programs with licensing, apprenticeships, college credits and skills for a variety of occupations.

In addition to Boston-area colleges and universities, the University of Massachusetts Lowell, Merrimack College and Middlesex Community College are located in neighboring Merrimack Valley communities. Additional details about the Tewksbury school system and nearby colleges can be found in the Education section of this guide.

Town-Wide Sewer and Water

Tewksbury's water and sewer facilities received major upgrades within the last decade. Investment of \$100 million expanded public sewer to the entire town and improved the water system. Tewksbury's water treatment plant on the Merrimack River can process up to 7 million gallons of water per day for residents and businesses.



Tewksbury Town Common

Economic Development Self-Assessment Tool

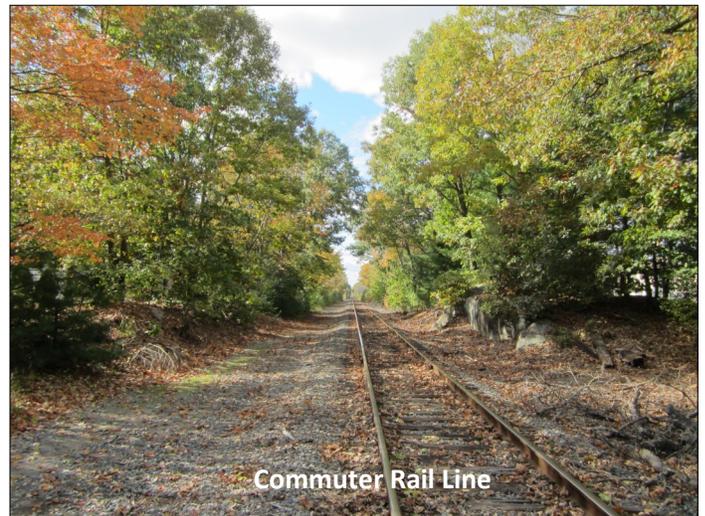
In 2014, Tewksbury worked with Northeastern University's Dukakis Center for Urban and Regional Policy to undertake an Economic Development Self-Assessment Tool (EDSAT) analysis in order to assess Tewksbury's strengths and weaknesses with respect to expanding and sustaining economic growth. The town is in the process of implementing the EDSAT recommendations to build on its strengths, address shortcomings and improve Tewksbury's business-friendly climate. The EDSAT identified multiple strengths and assets, including the following:

Streamlined Permitting – Tewksbury has implemented the following strategies to streamline permitting and make the process more predictable:

- Fast-track permitting for potential developers and firms.
- Permit applicants have the option to make a single presentation to all permitting authorities.
- Established a development cabinet that reviews major projects.
- The Town Manager works to ensure that the permitting process runs efficiently.

As a result of these efforts, the time it takes the Town to review certain Zoning Variances and Special Permits is four weeks faster than the EDSAT comparison group. In response to the EDSAT recommendations Tewksbury has increased interdepartmental interaction to improve the timeliness of approvals.

Development Review Process – Local officials in Tewksbury are active in facilitating dialogue with the community, which reduces opposition that



can slow development projects. In addition, interested parties do not get multiple opportunities to review and comment during the development review process. As a result, abutters and organized neighborhood groups do very little to slow the permitting process in Tewksbury and no development proposal had been stopped by an abutter or neighborhood opposition in the five (5) years prior to the EDSAT.

Tax and Business Incentives – Businesses are eligible for a number of tax incentives, including state Investment Tax Credits, Job Training Credits, R&D Tax Credits, subsidized low interest loans, loan guarantees, and workforce training grants. In addition to state incentives, Tewksbury utilizes Tax Increment Financing (TIF) to promote development, including for retail space. The Town also gives special attention to tax delinquent properties if they are impeding a development project.

Economic Development Self-Assessment Tool

Infrastructure – All of Tewksbury’s water, wastewater, energy and communications infrastructure have sufficient capacity for growth and continued reliable services. In addition, the average cost per kilowatt-hour for commercial and industrial businesses is lower than the EDSAT comparison group.

Quality of Available Space – Tewksbury has an appealing mix of office space and a high proportion (30%) of Class A office space. In 2014 all existing development sites were within one (1) mile of fast food, and most were within a mile of day care facilities and retail shops. The town also has a comparatively low proportion of vacant or underutilized shopping centers, and few contaminated/brownfield sites.

Professional Workforce – Tewksbury has a larger proportion of professional workers than the EDSAT comparison group. This finding corresponds to the high levels of education discussed in the Tewksbury Overview section of this guide.

Workforce Training - Tewksbury collaborates with regional employment services, area high schools, vocational-technical schools, community colleges, and career training centers to meet businesses’ needs for workforce training. Additionally, the Town supports public-private partnerships to provide specific workforce training and has a readily available adult education program for

residents. These activities help keep the town’s workforce competitive and support retention of resident firms.

Local Schools/Public Education – In addition to having students perform higher than the Middlesex County average on SAT scores, more than 75% of high school graduates from the previous year’s class went on to a four-year college. Similarly, more Tewksbury students tested as “proficient” in Mathematics and English than the EDSAT comparison group.

Marketing – In response to EDSAT recommendations, the Town has become a member of the Wilmington-Tewksbury Chamber of Commerce and the Middlesex 3 Coalition.

Low Crime Rates – In 2013 (the year immediately prior to the EDSAT study), Tewksbury had a lower residential burglary rate than the comparison group and no homicides. Crime rates for Tewksbury continue to remain low today.

Cultural and Recreational Amenities – Tewksbury has a high proportion of acreage used for parks, a golf course, as well as amenities in neighboring communities including professional sports teams, major museums, beaches and boating facilities, professional repertory theaters, civic centers, and performing arts companies.



Municipal Services

Department of Community Development

The Department of Community Development manages development by coordinating all land use matters in one department. The department provides planning information and recommendations; promotes and assists economic development; and enforces applicable statutes, codes, bylaws and regulations. The department also protects the environment through education programs and conservation and wetland protection measures, and supports other departments in enhancing the community's quality of life.

Economic Development Committee

The Tewksbury Economic Development Committee was established by a joint resolution of the Board of Selectmen and the Planning Board in 2008, underscored by the principles in the Master Plan. The Tewksbury Economic Development Committee's mission is to promote Tewksbury's identity in the Merrimack Valley and Greater Boston area. The Economic Development Committee strives to foster a favorable business environment and acts as a liaison between businesses and government to facilitate streamlined review processes and assistance programs, while maintaining the recommendations and goals of the Master Plan.

Police Department

The Main Public Safety Building was constructed in 1996. The Department has approximately 70 employees and enough service cars to properly

patrol the town. In addition to providing traditional policing and safety services, the Department offers self-defense programs for youth and adults throughout the year.

Fire Department

The Tewksbury Fire Department operates three stations and has approximately 50 employees. In addition to providing fire protection and safety, the Department's Fire Prevention Office is responsible for commercial sprinkler and alarm permits, fuel storage and burner permits, and code compliance including inspections of fire protection systems. The Town has approved \$15 million for construction of a new Center Fire Station, and construction is scheduled to begin in July 2019.

Northern Middlesex Regional Emergency Communications Center (NMRECC) District

The NMRECC District will provide Tewksbury and Dracut with enhanced emergency communication capabilities, higher quality of service, cost savings and improved technology to protect residents, visitors and businesses. The facility is being constructed adjacent to the Tewksbury DPW facility at 999 Whipple Road and will have 6,500 square feet of working space. The dispatch area will host seven dispatchers initially and allow for two additional workstations through expansion. Construction on the facility is likely to commence by spring 2019 with the eventual opening in early 2020.

Tewksbury Town Hall (left) and the Tewksbury Public Safety Building (right).



Business Community

Major Employers

Due to Tewksbury's workforce, location, and high-quality office and technology space, a range of employers including high tech, health care and research companies have chosen to make Tewksbury their home. **Raytheon Integrated Defense Systems**, a subsidiary of Raytheon Company, is headquartered in Tewksbury. In 2010, Tewksbury negotiated a tax increment financing (TIF) deal with electronics manufacturer **Thermo Fisher Scientific** to locate in a 140,000 square foot facility that was previously vacated by Avid Technologies. To date, this reuse has supported the investment of more than \$20 million at the project location and will lead to the creation of a total of 100 additional positions. Other research and technology companies, including **Corning Life Sciences**, **Infineon Technologies** and **Worldwide TechServices**, also have operations located in Tewksbury. **Tewksbury Hospital**, a 370 bed facility, is the Commonwealth's largest public health hospital and has more than 1,000 employees.

Tewksbury is also headquarters to **Demoulas Super Markets Inc.**, which was ranked by Forbes as No. 98 in their 2017 "America's Largest Private Companies" list and had 1,400 employees in Tewksbury in December 2018. **Home Depot**, **Holiday Inn** and the CPA and business consulting firm **Moody, Famiglietti & Andronico** are among several other companies that

employ more than 100 people in Tewksbury. In addition to its full service branch, **Lowell Five Bank** has opened a new corporate office in Tewksbury. **Lowell General Hospital** has two medical campuses in Tewksbury that provide urgent care, prescreening and outpatient services.

Wilmington-Tewksbury Chamber of Commerce

The former Wilmington Chamber of Commerce expanded to include Tewksbury in January 2017, and is now comprised of 250+ business owners and civic leaders who are dedicated to promoting the general business interest and the civic, economic, and social welfare of the citizens of Wilmington and Tewksbury. The Chamber supports local businesses by providing corporate visibility via networking events, partnerships, advertising and marketing programs, and sponsorship opportunities.

Greater Lowell Chamber of Commerce

The Greater Lowell Chamber of Commerce serves Tewksbury and other Greater Lowell communities, and represents the views of more than 600 members working actively with local, state and federal officials. The Chamber provides opportunities for members through marketing, networking, education, and advocacy to ensure a strong local economy.

Banks and Credit Unions

Bank of America

986 Main St.
Tewksbury, MA 01876
(978) 851-8540

Citizens Bank

295 Main St.
Tewksbury, MA 01876
(978) 851-0841

Eastern Bank

1800 Main St.
Tewksbury, MA 01876
(978) 851-0300

Enterprise Bank

1120 Main St.
Tewksbury, MA 01876
(978) 656-5565

Lowell Five Bank

1775 Main St.
Tewksbury, MA 01876
(978) 851-9771
30 International Place
Tewksbury, MA 01876
(978) 323-7220

Metro Credit Union

1527 Main St.
Tewksbury, MA 01876
(877) 696-3876

Salem Five Bank

2171 Main St.
Tewksbury, MA 01876
(978) 658-7270

Santander Bank

1866 Main St.
Tewksbury, MA 01876
(978) 851-3104

TD Bank

995 Main St.
Tewksbury, MA 01876
(978) 684-6610
2345 Main St.
Tewksbury, MA 01876
(978) 658-7438

Tewksbury Federal Credit Union

752 Main St.
Tewksbury, MA 01876
(978) 851-9750

Employment Resources

MassHire Greater Lowell Workforce Board (MGLWB)

As one of 16 Workforce Boards throughout Massachusetts, the MGLWB is a collaboration of employers, educational institutions, labor groups, municipal and state officials, and community-based organizations that coordinate and implement workforce development initiatives throughout the area. The MGLWB (www.masshiregreaterlowell.com) serves Tewksbury and the communities of Billerica, Chelmsford, Dracut, Dunstable, Lowell, Tyngsboro, and Westford.

The Career Center of Lowell

The Career Center of Lowell (www.cclowell.org) is part of the Massachusetts One-Stop Career

Center system and is chartered by the MGLWB. Through this model, local employment and training services have been consolidated to build a strong workforce development system. The Career Center works closely with the business community to identify and meet their employment needs and to provide job seekers with a wide range of job search and training services. The Center serves Tewksbury and the communities of Billerica, Chelmsford, Dracut, Dunstable, Lowell, Tyngsborough and Westford.

Massachusetts Workforce Training Fund

The Workforce Training Fund (www.workforcetrainingfund.org) provides resources to Massachusetts businesses to fund training for current and newly hired employees.

Lodging

TownePlace Suites by Marriott

20 International Pl, Tewksbury, MA 01876
(978) 863-9800

Holiday Inn

4 Highwood Dr, Tewksbury, MA 01876
(978) 640-9000

Extended Stay America

1910 Andover St, Tewksbury, MA 01876
(978) 863-9888

Residence Inn by Marriott

1775 Andover St, Tewksbury, MA 01876
(978) 640-1003

Fairfield Inn by Marriott

1695 Andover St, Tewksbury, MA 01876
(978) 640-0700

Motel 6

95 Main St, Tewksbury, MA 01876
(978) 851-8677



Office Space & Business Parks

Tewksbury has modern, high-quality office, R&D and light-industrial space, including a high proportion (30%) of Class A office space. Much of the state-of-the-art space is located in Tewksbury's business parks. In addition to the three business parks listed below, Tewksbury businesses are also located in the Billerica Business Park on Billerica Avenue. The entire town is served by public sewer and water infrastructure that received major upgrades within the last decade.



Ames Pond Corporate Center

This 154,200 square foot complex at 100 Ames Pond Drive is just five minutes from the I-93 and I-495 interchange. The 55 acre campus offers water views, on-site food options, woodlands and jogging trails. The site also includes a permitted land parcel that can accommodate up to 150,000 square feet of new development.

- Contact Jones Lang LaSalle at www.jllproperty.us for additional information and current availability.



The Center at Innovation Drive

This recently renovated, LEED certified 700,000+ square foot office complex offers modern amenities including flexible, engaging workspaces, a state-of-the-art fitness center, and an on-site café at 400 Innovation Drive. Prior to the renovations, the facility was known as the 495 Business Center.

- Visit innovationdrive.buildingengines.com for additional information and current availability.



Riverview Technology Park

Located on a 130 acre site just south of the I-495 interchange, Riverview Technology Park includes a 563,322 square foot R&D facility at 495 Woburn Street, a 126,000 square foot office building at 515 Woburn Street, and two warehousing facilities. A 20 acre site at the location offers a build-to-suit opportunity of up to 250,000 square feet. The park includes heavy power, town water, regional sewer, ample parking, and nearby commuter rail.

- Visit www.riverviewtechnologypark.com for additional information and current availability.

Quality of Life

Tewksbury's mix of small town character, proximity to Boston, Cambridge and Lowell, historic resources, and strong public schools provides a wide variety of amenities while retaining its sense of community.

Healthcare

Tewksbury residents and workers have access to a wide range of top-quality medical providers with offices within Tewksbury, as well as the **Lahey Clinic** in Burlington, **Lowell General Hospital** and its outpatient and new urgent care facilities in Tewksbury, the **Winchester Family Health Center** in Wilmington, leading specialists in Boston and Cambridge, and the **Bedford Veterans Affairs Medical Center**, also known as the Edith Nourse Rogers Memorial Veterans Hospital, in Bedford.

Sports and Recreation

The town has active sports programs for Tewksbury youth and is home to municipal sports fields, basketball courts, tennis courts, playgrounds and public skate parks. In addition to municipal facilities, there are **three golf courses** including the Tewksbury Country Club, and **therapeutic horse riding** programs for children and adults at Strongwater Farms. Several amusement facilities are located along Main Street, including the newly constructed **Wamesit Lanes Family Entertainment Center** offering bowling, golf simulators, an arcade, and other indoor activities for adults and kids. The **Lowell Spinners**, a Class A Minor League affiliate of the Boston Red Sox, play in Lowell's Edward LeLacheur Park, and **UMass Lowell's Riverhawks** hockey team plays at Lowell's Tsongas Center.

Tewksbury residents enjoy a wide range of active community groups and social clubs, including the **Tewksbury Lions Club**, the **Tewksbury/Wilmington Elks Club**, the **Knights of Columbus**, and the **Rotary Club of Tewksbury**.

Parks and Open Space

With over 15% of the town permanently conserved as park or open space, ample outdoor activities are available including hiking, biking, boating, playgrounds, and sports. There are 1,810 acres of parkland and permanently conserved open space in Tewksbury, including 608 acres owned by the Commonwealth and 1,124 acres owned by the Town. In addition to recreational trails at parks and conservation land, the Bay Circuit Greenway traverses Tewksbury and continues uninterrupted to Newburyport.



Left: Lowell General Hospital's new Circle Health urgent care facility opened in February of 2019 .
Right: The Wamesit Lanes Family Entertainment Center offers food, bowling, golf simulators and arcade games.

Arts and Culture

In addition to a wealth of world-class cultural opportunities in the Boston-Cambridge area, Tewksbury has convenient access to shows and events at the **Merrimack Repertory Theater**, the **Lowell Memorial Auditorium**, the UMass Lowell **Tsongas Center**, and the **Aleppo Shriners Auditorium**.

Built in 1920-1922 and dedicated to local war veterans, the 2,800 seat **Lowell Memorial Auditorium** hosts concerts, plays, family and comedy shows, conferences, and other cultural events. The landmark building's attached 279 seat theater is home to the Merrimack Repertory Theater. Founded in 1979, the **Merrimack Repertory Theater** (www.mrt.org) produces seven works each season, including several world premieres. Recent acclaimed productions *I and You* and *Silent Sky* by Lauren Gunderson, the most produced playwright in America; *Women in Jeopardy!* by Wendy MacLeod; and *The Lion*, Benjamin Scheuer's award-winning musical, which launched its national tour from MRT in August 2015 following critically acclaimed runs in New York and London.

UMass Lowell's **Tsongas Center** (www.tsongascenter.com) seats up to 7,000 for concerts, UMass Riverhawks hockey, and other events. The **Aleppo Shriners Auditorium**, just off I-93 in Wilmington, has more than 100,000 square feet of space, seating for over 4,000, and ample parking for shows, conventions and other functions.

Phillips Academy's **Addison Gallery of American Art** in Andover is open to the public and has one of the most comprehensive collections of American art in the world. It hosts twelve to fifteen art exhibitions during a typical year, including major traveling exhibits.

Tewksbury's Public Library hosts a large number of arts and cultural events for adults and children, classes, concerts, game nights, story times, and family movie screenings. The new building provides more than 30,000 square feet of floor space on two floors, 28 computers for public use, and six meeting rooms.



Located just off of Main Street, the Tewksbury Public Library hosts a wide variety of arts and cultural activities for families, adults and children.

Education

Tewksbury Public School System

Tewksbury's strong public school system is an important draw for parents relocating to the community. In addition to students performing higher than the Middlesex County average on SAT scores, more than 75% of high school graduates from the previous year's class went on to a four-year college. The school system (www.tewksbury.k12.ma.us) consists of four elementary schools, two middle schools and Tewksbury Memorial High School. Approximately 3,480 students are enrolled in Tewksbury's public schools with about 920 of those students enrolled in the high school. High school students have the option of attending Tewksbury Memorial High School or Shawsheen Valley Technical High School. Shawsheen Tech (www.shawsheentech.org) serves the communities of Tewksbury, Billerica, Bedford, Burlington, and Wilmington and has an enrollment of approximately 1,350 students. The school offers vocational programs including arts and communications, electronics and mechanics, construction, and health sciences. It also has adult education programs offering licensing, apprenticeships, college credits and skills for a variety of occupations.

Higher Education

In addition to Boston-area colleges and universities, the University of Massachusetts Lowell, Merrimack College and Middlesex Community College are located in neighboring Merrimack Valley communities.

University of Massachusetts Lowell

UMass Lowell is a public research university with a total enrollment of over 18,000 undergraduate and graduate students. The school had \$69.7 million of total R&D expenditures in FY 2017, and is ranked among the top 80 public universities in the country by U.S. News & World Report. UMass Lowell has also held the Carnegie Foundation's designation of "community-engaged campus" since 2008. The University's Office of Technology Commercialization and the New Venture Development program support the commercialization of inventions emerging from research conducted at the university, start-ups linked to university-owned innovation, and external startups seeking to partner with the university's innovators.

Middlesex Community College

With campuses in Lowell and Bedford, Middlesex Community College has more than 13,000 credit students and 7,000 noncredit students enrolled. MCC offers more than 75 degree and certificate programs, as well as many short-term, highly focused programs in select career fields. Students can also complete a bachelor's degree requirements offered in conjunction with Massachusetts state colleges and universities. In addition, MCC has an extensive array of noncredit courses offering personal and professional-development opportunities.

Merrimack College

Merrimack College in North Andover is an independent Catholic institution with more than 4,000 undergraduate and graduate students. The school is one of the fastest-growing educational institutions in the country and offers more than 100 career-focused undergraduate, graduate and professional programs.

Housing & Real Estate

Tewksbury has a range of housing choices to accommodate employees, executives and business owners.

In 2016, 26% of owner-occupied units were worth between \$200,000 and \$299,999, while 57% were worth between \$300,000 and \$499,999. Combined, **84% of owner-occupied units in Tewksbury were worth between \$200,000 and \$499,999**, compared to only 59% in the Boston-Cambridge-Newton metropolitan area.

Similarly, the median price of owner-occupied units in Tewksbury was \$345,300 in 2016, compared to \$423,200 in Boston.

There is also a range of rental choices in Tewksbury. In **2016 the median rent in Tewksbury was \$1,567**, and 64% of gross rents were between \$1,000 and \$1,999.

The majority (72%) of housing units in Tewksbury are single-family, detached homes. However, there has also been a significant increase in multi-family units in recent years, including larger complexes with 20 or more units, which grew by 96% between 2000 and 2016.

Due to its housing production over the past five years, Tewksbury was designated as a Housing Choice Community, giving it access to additional state financial resources for housing, infrastructure and economic development projects.



Designations & Awards

Economic Target Area Designation

The Massachusetts Economic Assistance Coordinating Council designated Tewksbury an Economic Target Area in 2010. This designation not only provides the ability to develop Tax Increment Financing agreements with businesses, but illustrates the Town's commitment to fostering and maintaining a favorable business environment.

Tax Increment Financing (TIF) allows the Town to provide flexible targeted incentives to stimulate job-creating development. Property tax exemptions for certified projects are based on a percentage of value added through both improvements and new construction, and the tax incentives can continue for up to 20 years.

Massachusetts Biotechnology Council Gold Rating

In 2009, Tewksbury was named a Gold-rated BioReady Community by the Massachusetts Biotechnology Council (MassBio). MassBio developed BioReady ratings for municipalities who submit details on their infrastructure capacity and zoning practices.

MassBio's ratings are used to help biotechnology companies find the most favorable destinations in the state and to enable the state and its municipalities to effectively tell their stories to the biotechnology industry.

Green Community Designation

In 2011, the Town of Tewksbury became one of the first communities in the Commonwealth to be designated a Green Community by the Massachusetts Department of Energy Resources. This designation reflects the community's commitment and hard work in meeting the Green Communities Designation criteria. Green Communities pledge to cut municipal energy use by an achievable goal of 20% over five years, as well as meet other established criteria.

Thanks to this designation, the Town of Tewksbury is eligible for funding through the Green Communities Designation and Grant Program to reduce its energy costs, improve the local environment and implement energy projects. The Town has also established a Green Committee to explore energy conservation and renewable/alternative energy generation strategies for the town, its residents and commercial base.

Business Resources

Massachusetts Small Business Development Center (MSBDC)

The MSBDC Network provides free, confidential, one-to-one business assistance and free or low-cost educational training programs to prospective and existing small businesses throughout the Commonwealth. The MSBDC fosters the start, growth and sustainability of small business by providing high-quality, in-depth advising, training and capital access. Areas of assistance include, but are not limited to: business plan development, pre-venture feasibility, cash flow analysis, personnel and organizational issues, conventional and non-conventional financing, marketing, international trade, Small Business Innovation Research and government procurement.

www.msbdc.org

Massachusetts Office of Business Development (MOBD)

The MOBD helps businesses relocating to Massachusetts and businesses wishing to expand their current operations here. MOBD staff operate in regions across the state and are able to provide businesses with on-the-ground knowledge and viable connections for your enterprise.

www.mass.gov/orgs/massachusetts-office-of-business-development

UMass Lowell's Office of Technology Commercialization & New Venture Development

UMass Lowell's Office of Technology Commercialization and the New Venture Development program support the commercialization of inventions emerging from research conducted at the university, start-ups linked to university-owned innovation, and external startups seeking to partner with the university's innovators.

www.uml.edu/Research/OTC

www.uml.edu/Innovation-Entrepreneurship/New-Venture-Initiative

MassDevelopment

As the Commonwealth's economic development and finance authority, MassDevelopment collaborates with business and government officials to drive economic growth, stimulate business, and help communities to thrive. Priorities include low-cost and creative financing options, sustainably redeveloping surplus properties and contaminated sites, transforming the Commonwealth's Gateway Cities, and promoting the Massachusetts manufacturing and defense sectors.

www.massdevelopment.com

Massachusetts Growth Capital Corporation (MGCC)

The MGCC functions as a one-stop resource for debt financing for small businesses. MGCC offers a variety of assistance including financial products, the SBA Microloan Program, diversity programs, and the Small Business Technical Assistance Grant Program. MGCC was formed in 2010 by merging the Massachusetts Community Development Finance Corporation and the Economic Stabilization Trust Fund in order to expand upon the success and mission of the predecessor entities and to re-capitalize.

www.empoweringsmallbusiness.org

Business Resources

U.S. Small Business Administration (SBA)

Since its founding 1953, the SBA has delivered millions of loans, loan guarantees, contracts, counseling sessions and other forms of assistance to small businesses. SBA provides assistances primarily through its four programmatic functions:

- 1) Access to Capital (Business Financing);
- 2) Entrepreneurial Development (Education, Information, Technical Assistance & Training);
- 3) Government Contracting (Federal Procurement); and
- 4) Advocacy (Voice for Small Business).

Entrepreneurial development services include free individual face-to-face and internet counseling for small businesses, and low-cost training to nascent entrepreneurs and established small businesses.

www.sba.gov

Massachusetts Life Sciences Center (MLSC)

The MLSC is an economic development and investment agency dedicated to supporting the growth and development of the life sciences in Massachusetts. Through public-private funding initiatives, the MLSC supports innovation, research & development, commercialization, and manufacturing activities in the fields of biopharma, medical device, diagnostics, and digital health. Since its creation in 2007, the MLSC has strategically deployed over \$700 million in Massachusetts through a combination of grants, loans, capital infrastructure investments, tax incentives, and workforce program.

www.masslifesciences.com

