



Brownfields Redevelopment Fund 2023 Annual Report



About the Brownfields Redevelopment Fund

Brownfields Advisory Group (as of June 30, 2023)

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In Fiscal Year 2023, the Brownfields Redevelopment Fund delivered \$6.1 million in grants for 18 projects that pledge to restore 157 acres of contaminated land for productive reuse. Projects range from new housing, both rental and homeownership, to new commercial and industrial developments. Each will eventually convert a stuck parcel to an actively used, tax-producing property, benefiting the city or town and the greater region.

The Healey-Driscoll Administration recognizes the lack of housing opportunities as one of the biggest challenges facing residents of Massachusetts today. The Brownfields Redevelopment Fund is a vital tool for reclaiming property – often infill lots whose redevelopment will improve the quality of life of a neighborhood by removing environmental issues, creating space for housing, commercial, or industrial uses, and restoring a sense of community.

Created in 1998, the Brownfields Redevelopment Fund has a long legacy of bringing environmentally challenging properties back to life. On the pages that follow, you'll find a high-impact project from every region that was funded within the past several years and is set to make a difference in its community.

I would like to thank the Brownfields Advisory Group and MassDevelopment's Community Investment team for their continued commitment to the mission of the Brownfields Redevelopment Fund. I look forward to our continued work together.

Sincerely,



Dan Rivera
President and CEO

MassDevelopment Board of Directors

(as of June 30, 2023)



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Main South Community Development Corporation




Rendering for 807-815 Main Street, Worcester

Highlights

 807-815 Street & 3 Benefit Street
Worcester

 **\$251,000**
Brownfields Assessment/
Remediation

 **6 units**
individually owned,
commercial spaces

Main South Community Development Corporation (CDC) received a \$251,000 Brownfields Assessment and Remediation grant to clean up the long-vacant .24-acre property at 807-815 Main Street and 3 Benefit Street in Worcester’s Main South neighborhood. Previously used for residential and commercial purposes, the site has been vacant for over three decades and requires the cleanup of contaminated soils from prior use.

Main South is located southwest of the city’s downtown and was previously served by MassDevelopment’s Transformative Development Initiative (TDI), an accelerator program for Gateway Cities, from 2018 to 2022. In 2022, MassDevelopment awarded Main South CDC a \$950,000 grant from the TDI Equity Investment program to help the organization construct a new commercial building on the property.


Once cleanup and construction are complete, the development will contain six affordable rent-to-own commercial units for local businesses. The goal of the city and neighborhood partners is to advance the development of commercial space that will enhance the overall atmosphere and synergy of the business district. The project will also provide the predominantly minority business owners in the area with an opportunity to own their own business facilities, build wealth, and advance economic equity in Worcester.


Codman Square Neighborhood Development Corporation



Rendering of Four Corners Plaza, Boston

Highlights

 10-32 Bowdoin Street
Boston

 **\$750,000**
Brownfields Assessment/
Remediation

 **32 units**
of affordable housing

Codman Square Neighborhood Development Corporation (NDC) received \$750,000 in Brownfields Assessment and Remediation grants to support the costs of remediating a property at 10-32 Bowdoin Street in the Four Corners district of Boston's Dorchester neighborhood.

This .67-acre site, vacant for nearly two decades, is located in an area that is home to both commercial and residential properties. The site's former building was demolished years ago and soils were left contaminated from prior use.

Brownfields funding is making way for Codman Square NDC to build Four Corners Plaza, a transit-oriented, mixed-income project featuring 32 units of affordable housing and 4,000 square feet of street-level retail or business space. The development is within walking distance of the Four Corners/Geneva station on the MBTA Commuter Rail's Fairmount Line, which will give future residents direct access to downtown Boston and the wider region.

The project, spearheaded by a woman-owned construction business, will accomplish two important goals. First, it will provide an affordable, stable place for residents to call home. Second, it will continue to knit back a neighborhood and commercial district that has long been negatively impacted by disinvestment and blighted vacant lots.


Lawrence CommunityWorks



Rendering of Armand Michael Hyatt Apartments, Lawrence

Highlights

 20-30 Island Street
Lawrence

 **\$955,000**
Brownfields Assessment/
Remediation

 **80 units**
of affordable housing

Lawrence CommunityWorks received \$955,000 in Brownfields Assessment and Remediation grants to remediate two sites located at 20-30 Island Street in Lawrence.

Totalling over four acres, the sites are being redeveloped into the Armand Michael Hyatt Apartments. Once complete, the multifamily affordable housing complex will be spread across two new buildings featuring 40 units each (for a total of 80 units). The development will also feature space for the new home of SquashBusters, a nonprofit that uses the sport of squash to prepare and mentor underserved youth for college success, improve health and fitness, and broaden access to other opportunities.

The sites have a long industrial history and were last occupied by Ultimate Windows as a manufacturing facility for custom windows and doors. The property abuts the North Canal and Merrimack River as well as Ferrous Park, a new urban park at the tip of the island.

Resources from the Brownfields Redevelopment Fund are advancing the creation of a new neighborhood for the City of Lawrence and much-needed affordable homes for local families. The revitalization of this land will complement the past few years of redevelopment on the island and canal area south of downtown.


City of Attleboro


53 Falmouth Street, Attleboro



Highlights

 53 Falmouth Street
Attleboro

 **\$249,540**
Brownfields Assessment/
Remediation

 future transit-oriented
multifamily housing
development

The City of Attleboro received a \$249,540 Brownfields Assessment and Remediation grant to clean up a city-owned parcel located at 53 Falmouth Street.

The .47-acre property is located within walking distance of the Attleboro Commuter Rail station and the heart of the city's downtown. Formerly home to American Metalcraft's industrial operations, the site has long sat in disrepair in a neighborhood surrounded primarily by commercial properties and multifamily housing.

The former building has been removed, but the issue of soil contamination needs to be addressed prior to any further development. Brownfields funds are assisting the city with the residual environmental issues on-site and positioning the property for future transit-oriented multifamily housing development. Transforming this property will enhance the residential character of the neighborhood, remove a vacant lot from the streetscape, and generate tax revenue for the City of Attleboro.

City of Springfield


846 & 876 Bay Street, Springfield



Highlights

 846 & 876 Bay Street
Springfield

 **\$250,000**
Brownfields Assessment/
Remediation

 **10 jobs**
and new tax revenue for
the city

The City of Springfield received a \$250,000 Brownfields Assessment and Remediation grant to revamp a 7.3-acre city-owned parcel, located at 846 & 876 Bay Street, for productive use.

Identified as a target redevelopment property by the City of Springfield, the site was used for construction equipment storage starting in the 1940s and most recently functioned as an automobile salvage yard and repair facility from the 1970s through the early 2000s. The abandoned property was contaminated by foundations of the former buildings and debris piles from the prior activity.

The site is now home to Northern Tree Services, which transports clean wood waste and trees for onsite processing. These wood products are transformed into various products including mulch, firewood, and saw logs. The cleanup and redevelopment of the property created tax revenue for the City of Springfield and enabled Northern Tree Services to create 10 new jobs.

FY 2023 Project Listing

Brownfields Remediation

53 Falmouth Street
\$249,540
Attleboro

Island Parkside II
\$703,000
Lawrence

Attleboro Dye Works
\$250,000
Seekonk

**11-15 Frederick
Douglas Avenue**
\$250,000
Brockton

**Coastal Metals,
2 Little's Court**
\$250,000
Merrimac

3280 County Street
\$200,700
Somerset

15 Orchard Street
\$111,500
Lawrence

24 Caller Street
\$250,000
Peabody

420R Washington Street
\$69,500
Weymouth

4 Summer Drive
\$200,000
Winchendon

Brownfields Site Assessment

173 Bemis Road
\$65,000
Fitchburg

Brownfields Site Assessment/Remediation

Carriage Grove Power Plant
\$500,000
Belchertown

Island Parkside I
\$352,000
Lawrence

5-7 Nickerson Avenue
\$200,000
Taunton

Four Corner Plaza
\$250,000
Boston

East Side Pinevale Street
\$100,000
Springfield

4 Summer Drive
\$100,000
Winchendon

Greendale Revitalization
\$2,000,000
Worcester

Total Funding (June 30, 2023)

Beginning balance, FY 1999	\$20,024,000
Fund recapitalization, FY 2001	9,975,084
Fund recapitalization, FY 2007	30,000,000
Fund recapitalization, FY 2014	15,000,000
Fund recapitalization, FY 2017	1,608,361
Fund recapitalization, FY 2018	2,650,000
Fund recapitalization, FY 2019	2,500,000
Fund recapitalization, FY 2020	2,500,000
Fund recapitalization, FY 2021	1,250,000
Fund recapitalization, FY 2022	1,250,000
Fund recapitalization, FY 2023 ¹	953,125
Transfer from General Fund - FY 2023	4,750,000
Investment in joint ventures - Repayment from Village Hill	50,000
Total funding	92,510,570
Fund activity (accumulated):	
Net loans	(37,328,387)
Operating income	3,628,585
Prepaid expense	(6,838)
Operating expenses	(14,994,740)
Investment income	11,874,221
Accrued expenses	113,198
Grant awards	(45,749,361)
Accounts receivable and other assets	(54,901)
Recoverable grants/loans	74,389
Sub-total	(82,443,833)
Undisbursed grants/predevelopment/loans	(7,336,984)
Approved grants-recoverable	(1,753,000)
Sub-total	(9,089,984)
Uncommitted funds at June 30, 2023	\$976,753

¹ Remaining \$296,875 of the \$1,250,000 was received in August/2023.



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