



Brownfields Redevelopment Fund

FY17 Annual Report



MASSDEVELOPMENT

In fiscal year 2017, the Commonwealth recapitalized the Brownfields Redevelopment Fund. This recapitalization was made possible through the issuance of Commonwealth general obligation bonds, which the Legislature and the Baker-Polito Administration authorized through the administration's economic development legislation, "An Act to Provide Opportunities for All."

By the end of the fiscal year, MassDevelopment closed on 12 projects for a financing commitment from the Fund of \$2,043,249.13. With these closings, the Fund has now supported 699 financing transactions for a total investment of \$97,798,984.13.

Brownfields Advisory Group (As of June 30, 2017)

Jessica Andors, Chair
Executive Director
Lawrence CommunityWorks

Tom Daniel
Director of Planning and
Community Development
City of Salem

Heriberto Flores
Chairman
Partners for Community

Nancy E. (Betsy) Harper
Deputy Chief, Environmental Protection Division
Massachusetts Attorney General's Office

Joseph Kriesberg
President
Massachusetts Association of Community Development
Corporations

Michele S. W. Paul, LSP
Director of Environmental Stewardship
City of New Bedford

Michael Crawford
Executive Vice President and COO
Commerce Bank & Trust Company

Rodney Elliott
Director of Brownfields Revitalization
Massachusetts Department of
Environmental Protection

Virginia (Gina) Foote
Director of Fund Development
CLF Massachusetts

Erica Kreuter
Director, MassWorks Infrastructure Program
Executive Office of Housing and
Economic Development

David E. Leone, LSP
Associate Principal
GZA GeoEnvironmental, Inc.

Penny Ricketts
Councilor
Greenfield City Council

Bolton Conservation Trust



\$748,137 from
MassDevelopment and the
Brownfields Redevelopment Fund

For more than a decade, an abandoned gas station and two dilapidated houses on eight acres of mostly contaminated land stood at the center of historic Bolton. Despite the land's prime location, local developers were unwilling to purchase it, and Bolton residents twice voted down measures for the Town to buy the property because of the enormous responsibilities associated with its cleanup. But in 2014, the nonprofit Bolton Conservation Trust decided to purchase the property and take on the responsibility of cleaning it up. Recognizing the high cost and risk of this \$1.4 million initiative, the Trust turned to MassDevelopment.

With a \$98,137 assessment loan and a \$325,000 remediation loan from the Brownfields Redevelopment Fund, and a \$325,000 real estate loan from MassDevelopment, the Trust demolished the three vacant buildings, graded the site, removed three buried heating tanks, and put materials in place to prevent erosion. In total, the Trust hauled away and recycled 187 tons of organic material, 16 tons of metal, and 325 tons of concrete.

Once the Trust had fully cleaned the site, the nonprofit embarked on a collaborative, community-led effort to convert it into the Bolton Town Common. The Common features an outdoor gathering space, amphitheater, pavilion, fitness stations, and scenic trails, all within walking distance of schools, businesses, churches, and residences. In fall 2017, residents voted in favor of the town purchasing the Common for a fraction of the land's value, an effort that placed this picturesque new community space under the rightful ownership of Bolton residents.

Worcester East Side CDC



When the Worcester East Side Community Development Corporation (WESCDC) undertook the development of a contaminated, underused site located at 7 Forbes Street in Worcester into affordable housing for individuals with special needs, the organization called upon MassDevelopment for brownfields assistance. The 12,172-square-foot site combined two parcels that were home to deteriorating residential buildings, which WESCDC demolished in 2011 and 2012 to advance redevelopment of this site. The organization used a \$125,000 Brownfields Redevelopment Fund grant to assess the site, revealing elevated levels of arsenic and lead, and then removed and disposed off-site about 2,700 tons of contaminated material.

In conjunction with the Massachusetts Department of Mental Health (DMH), WESCDC then built eight one-bedroom, garden-style apartments to rent to DMH clients with incomes at or below 30 percent of the city's area median income. DMH has also designated The Bridge of Central Massachusetts, a human services organization that supports individuals with mental, intellectual, and physical disabilities, to provide social services to residents that will help them live independent and productive lives.

\$125,00 from
the Brownfields
Redevelopment Fund

VietAID



When Dione Teixeira first set eyes on the Upper Washington Apartments in Boston's Dorchester neighborhood, she saw home.

"I used to pass the building every day and say to myself, 'This is going to be mine. This is the house I'm going to live in one day with my family,'" Dione said.

Last September, that hope came true. Dione and dozens of other families like her found homes in the Upper Washington Apartments, a development project that nonprofit community development corporation VietAID sponsored and MassDevelopment supported with brownfields funding. Through the Brownfields Redevelopment Fund, the Agency provided a \$49,200 grant for assessment and later a \$500,000 award to remediate contamination at the site. VietAID then developed two residential buildings composed of 35 units of housing. The development also features 3,200 square feet

\$549,200 from the Brownfields
Redevelopment Fund

of commercial and retail space, a gym, community room, laundry facilities, a playground, and 25 parking spaces.

The modern amenities and new features of this mixed-use apartment complex are a far cry from what Dione was used to before moving to Upper Washington, she lived in a one-room, windowless basement that fit little more than a bed and a mini refrigerator. But at the Upper Washington Apartments, Dione said she doesn't worry about space anymore.

"My house is really big! Every day is a new day in my house—I'm still getting used to it," she said. She shares the apartment with her husband and one-year-old son, and her mother lives just downstairs in an apartment of her own.

The Brownfields Redevelopment Fund not only transforms vacant, environmentally challenged space into actively used sites, it serves to reknit neighborhoods, launch new businesses, build homes, and support Massachusetts' families. For Dione, that's what matters most.

"It was important to me to start my family somewhere safe. Now my son has his own room, his own house. Now I can have my family and friends over," Dione said. "I don't feel sad anymore because I have a space of my own. I can make it what I want, I can move around, I can see my son grow up here. It's everything I always wanted."



Lawrence CommunityWorks



Lawrence CommunityWorks' Union Crossing at Duck Mill is a key development in the City of Lawrence. For decades, the two buildings at 4 Union and 220 Canal Streets were nearly vacant, leaving more than 120,000 square feet of prime real estate underused and deteriorating. The neglected buildings had become an eyesore, with nearly every window broken, peeling paint, and an overgrown parking lot. Yet the buildings were ideally situated for historic rehabilitation as a mixed-use residential property, with their close proximity to local assets like the MBTA Commuter Rail station, Cambridge College, and the New Balance factory.

The \$29 million renovation effort took several years and support from various financial resources, including \$337,875 from MassDevelopment and the Brownfield Redevelopment Fund to assess environmental and hazardous material contamination, and \$335,000 more in remediation funds to remove asbestos from soil at the site.

Today, the historic former Duck Mill and Picker Buildings are shining models of mixed-use redevelopment, featuring 73 units of high-quality affordable housing and 8,000 square feet of commercial space. The project has transformed its neighborhood and provided a key anchor building in the City of Lawrence.

\$337,875 from
MassDevelopment and the
Brownfields Redevelopment Fund

73 units of affordable housing
and **8,000 SF** commercial space



Photos provided by Heidi Gumula, DBVW Architects

Town of East Bridgewater



With requests for two sites in its downtown, the Town of East Bridgewater was the first municipality to apply to the Brownfield Redevelopment Fund after MassDevelopment adopted a policy governing repayment of brownfields grants. The town's former Eastern States Steel site is about 4.27 acres and formerly housed a foundry and an automotive reclamation facility. The nearby Precise Engineering site is 2.55 acres and contains a vacant, 35,000-square-foot mill building that was previously home to a metal working and stamp manufacturing company, a boat building business, and shoelace manufacturing. Both properties have been abandoned and overgrown for more than 30 years, and their vacant, dilapidated buildings blight a key gateway to East Bridgewater's downtown.

Despite the Environmental Protection Agency and the Massachusetts Department of Environmental Protection previously removing contaminants, the sites required additional assessment to determine the nature and extent of remaining contaminants and to outline a cleanup plan. With \$99,400 for the Eastern States Steel site and \$99,700 for the Precise Engineering site from the Brownfields Redevelopment Fund, East Bridgewater will conduct environmental assessments that will move the redevelopment of these vacant sites forward. Ultimately, the town would like the sites redeveloped for commercial or light industrial uses that are compatible with other businesses in and around the town center.

\$199,100 from
the Brownfields
Redevelopment Fund



6.82 acres and a
35,000 SF mill building

City of Westfield



PVTA's \$3.65 million Olver Pavilion



MassDevelopment provided \$480,200 from the Brownfields Redevelopment Fund to the City of Westfield to help remediate the former Flahive Building within the city's Elm Street Urban Renewal Area. The city had identified the site, previously home to a long list of businesses that included a cigar factory, a bookstore, a printing company, a small power plant, a hotel, an auto repair shop, and a bowling alley, for redevelopment into space for the Pioneer Valley Transit Authority (PVTA). Still, the city needed brownfields funding to clean up contamination and move the project forward.

Brownfields funds helped clean up petroleum, lead, impacted soil, underground storage tanks, and light non-aqueous phase liquid. In 2017, the PVTA's \$3.65 million Olver Pavilion opened. The pavilion has a ticketing kiosk, a display board for the Westfield Chamber of Commerce, bike racks, bathrooms, a vending machine, and a soon-to-open coffee shop. The City of Westfield sees this project as beginning of a downtown redevelopment effort that will stretch over the next few decades and span many city blocks. Future cleanup work at the site will pave the way for public parking and mixed-use development.

\$480,200 from the Brownfields
Redevelopment Fund

Projects Funded Fiscal Year 2017

BROWNFIELDS SITE ASSESSMENT

NeighborWorks Southern Massachusetts

\$26,000 - 121 Main Street, *Brockton*

East Bridgewater, Town of

\$99,400 - Eastern States Steel Site, *East Bridgewater*

East Bridgewater, Town of

\$99,700 - East Bridgewater Precise Engineering,
East Bridgewater

NewVue Affordable Housing Corporation

\$18,000 - 246 Central Street, *Gardner*

BROWNFIELDS REMEDIATION

Gardner, City of

\$490,475 - Downtown Theater Project, *Gardner*

Harbor Place at Riverfront

\$500,000 - 2-54 Merrimack Street, *Haverhill*

Lawrence CommunityWorks

\$160,509.13 - Union and Milford Streets, *Lawrence*

Lawrence CommunityWorks

\$334,365 - Union Crossing Phase II, *Lawrence*

Merrimack Valley Habitat for Humanity

\$25,000 - 100 Parker Street, *Lawrence*

BROWNFIELDS SITE ASSESSMENT/ REMEDATION

Chicopee Sports Center

\$65,000 - Chicopee Sports Center, *Chicopee*

Seekonk, Town of

\$99,800 - 36 Maple Street, *Seekonk*

Worcester East Side Community Development Corporation

\$125,000 - 5-7 Forbes Street, *Worcester*

MassDevelopment Brownfields Redevelopment Fund Total Funding - June 30, 2017

Beginning fund balance	\$20,024,000
Fund recapitalization, FY2001	9,975,084
Fund recapitalization, FY2007	30,000,000
Fund recapitalization, FY2014	15,000,000
Commonwealth funds to be received post 6/30/17	1,608,361
Total funding	76,607,445

Fund activity (accumulated):

Loan and grant repayments	18,821,569
Loan disbursements	(46,988,525)
Operating income	3,027,480
Operating expenses	(11,348,782)
Investment income	10,753,831
Accrued expenses	842,347
Grant awards	(38,488,365)
Accounts receivable and other assets	(6,256)
Deferred income	27,172
Recoverable grants/loans	74,389
Sub-total	13,322,305

Undisbursed grants/ predevelopment/loans	(5,301,185)
Committed loans (not yet closed)	-
Committed grants (not yet closed)	(419,112)
Sub-total	(5,720,297)

Reserve for administrative costs	(800,000)
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**Uncommitted Funds at
June 30, 2017** **\$6,802,008**

