

# Brownfields Redevelopment Fund



2019 Annual Report



# About the Brownfields Redevelopment Fund

MassDevelopment and the Brownfields Advisory Group are pleased to submit an annual report for the Brownfields Redevelopment Fund. Over the past two decades, the Fund has contributed to the revitalization of hundreds of contaminated sites by providing early-stage financing for environmental site assessments and cleanup activities. A total of 727 awards totaling \$103,338,510 have been made since its inception. This funding leverages additional public and private investment, allowing development projects to advance to completion. This year, we have chosen to highlight a series of projects in various stages of development that demonstrate the Fund's ability to support the creation of both new jobs and housing.

## Brownfields Advisory Group *(As of June 2019)*

**Jessica Andors, Chair**

Executive Director, *Lawrence CommunityWorks*

**Tom Daniel**

Director of Planning and Community Development, *City of Salem*

**Virginia (Gina) Foote**

Director of Fund Development, *CLF Massachusetts*

**Rory O'Hanlon**

Legislative Director and Deputy Policy Director, *Executive Office of Housing and Economic Development*

**Michael Crawford**

Senior Vice President & Regional Executive – Worcester Market, *Rockland Trust*

**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*

**Martin Suuberg**

Commissioner, *Massachusetts Department of Environmental Protection*

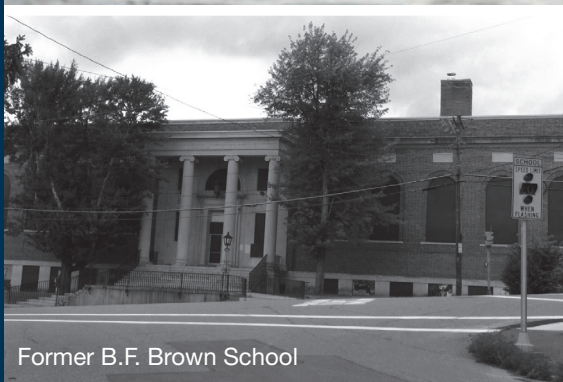
# Fitchburg Arts Community

\$30 million investment



The Fitchburg Art Museum and NewVue Communities, a regional community development corporation, are teaming up to create 62 units of artist live/work space (44 affordable and 18 market-rate) on a campus that includes three historic buildings across the street from the art museum in downtown Fitchburg. In fiscal year 2019, MassDevelopment provided a **\$20,000 site assessment grant** from the Brownfields Redevelopment Fund to support NewVue's due diligence activities prior to site acquisition.

Dubbed the Fitchburg Arts Community, the campus will be ready for occupancy in 2021 and will include a variety of one-, two-, and three-bedroom apartments, along with studio/workspaces and other amenities. Most units will be affordable, available to artists with annual family incomes between \$25,000 and \$55,000, while approximately 30% will be rented at market rate.



Former B.F. Brown School

62 new housing units

# Bartlett Station

\$32 million investment



Aerial view of former MBTA bus yard

Once an MBTA bus yard, the former eight-acre brownfields site now known as Bartlett Station is the largest-ever mixed-income, mixed-use development in Roxbury. When complete, 323 new apartments, condominiums, and townhomes (216 affordable, 107 market-rate), plus 50,000 square feet of retail and office space for local entrepreneurs, will enhance this Dudley Square neighborhood. Commercial tenants will include a grocery store and fitness center, while the centerpiece of Bartlett Station will be the Oasis@Bartlett, an active and vibrant outdoor park scheduled to open in 2021 with a focus on supporting local artists, nearby audiences, and neighborhood businesses.

MassDevelopment supported the project with a **\$50,000 predevelopment loan** in 2010, and provided **\$1 million grant** from the Brownfields Redevelopment Fund for assessment and cleanup in 2014.

As of fiscal year 2019, 76 housing units in two buildings and 13,000 square feet of retail space have been completed. Buildout will continue through 2023.

**323** new housing units | **50,000** s.f. of commercial/retail space

# Residences at Salisbury Square

\$12.3 million investment



Aerial view of the former Spaulding School

The YWCA of Greater Newburyport and its development partner, L.D. Russo, transformed a former school building in Salisbury and a vacant municipally-owned lot (formerly a shoe factory) into 42 units of affordable housing in two separate buildings. A **\$100,000 remediation grant** from the Brownfields Redevelopment Fund allowed the Town of Salisbury to clean up the site and achieve a Permanent Solution within the meaning of the Massachusetts Contingency Plan. The \$12.3 million project was completed this past summer allowing residents to move in and enjoy green space amenities, architectural details including exposed brickwork from the original building, central air conditioning, and more.

**42** new housing units

# Reynolds & Markman Site



The former Reynolds & Markman, Inc.

The Attleboro Redevelopment Authority (ARA) received a **\$500,000 remediation grant** from the Brownfields Redevelopment Fund in fiscal year 2019 to clean up the former Reynolds & Markman site located within the city's Intermodal Transportation Center (ITC) Urban Renewal Area.

Reynolds & Markman, Inc., an industrial supply company serving jewelry manufacturers, owned the site from 1958 to 2013. During the 1960s, a wetland area had been used as a commercial landfill. Additionally, in 1989, a small building that had been used for the storage of a variety of chemicals burned down, possibly causing a release of solvents into the soil.

The ARA acquired the strategically located property at the intersection of Olive Street and the newly constructed Riverfront Drive. When fully remediated, the site will be a prime candidate for commercial/residential mixed-use redevelopment consistent with other nearby successfully redeveloped parcels, building on the momentum for the creation of housing units within easy reach of transportation, parking, commercial activity, and a scenic riverwalk.

# River Mills Assisted Living at Chicopee Falls

\$40 million investment



The abandoned Facemate Corporation property

Located on a portion of the former Facemate Corporation property in Chicopee, the newly constructed River Mills Assisted Living at Chicopee Falls sits on a four-acre development parcel adjacent to the new RiverMills Senior Center. The Facemate property was originally developed in the 1800s for textile manufacturing, with operations ceasing permanently in 2003. An investment of a **\$2 million grant** from the Brownfields Redevelopment Fund has now leveraged more than \$40 million in funding from public and private sources for assessment, remediation, demolition, and construction costs. River Mills Assisted Living at Chicopee Falls is a three-story, 80,000-square-foot building with 73 assisted-living units and 22 memory-support apartments, with 20% of the total units designated as affordable. The project combines thoughtfully designed spaces with high-quality assisted-living amenities and affordability, on a historically relevant site.

**95** new housing units

# Total Funding - June 30, 2019

Beginning fund 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
Funding recapitalization, Capital Bond FY 2017	1,608,361
Funding recapitalization, Capital Bond FY 2018	2,650,000
Funding recapitalization, Capital Bond FY 2019 <sup>1</sup>	143,000
Funding recapitalization, Capital Bond FY 2020	2,500,000
<b>Total funding</b>	<b>81,900,445</b>

Fund activity (accumulated):	
Net loans	(30,865,057)
Operating income	3,315,475
Operating expenses	(12,795,068)
Investment income	11,239,052
Accrued expenses	755
Grant awards	(39,752,077)
Accounts receivable and other assets	(56,812)
Deferred income	-
Post charge-off recoveries	74,389
<b>Sub-total</b>	<b>(68,839,342)</b>

Undisbursed grants/loans	(4,605,443)
Approved loans	-
Approved grants	(385,000)
<b>Sub-total</b>	<b>(4,990,443)</b>

<b>Uncommitted funds at June 30, 2019</b>	<b>\$8,070,661</b>
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<sup>1</sup> Received remaining FY 2019 funding of \$2,357,000 in FY 2020

# Project Listing

## BROWNFIELD REMEDIATION

**Attleboro**  
**Attleboro Redevelopment Authority**  
 101 Olive Street  
 \$500,000

**Beverly**  
**10 Congress Street LLC**  
 12-16 Congress Street  
 \$487,350

**Gardner**  
**Gardner Redevelopment Authority**  
 140 South Main Street  
 \$350,000

**Lawrence**  
**Lawrence CommunityWorks**  
 128-132 Union Street  
 \$97,819

**Montague**  
**Town of Montague**  
 20 Canal Road  
 \$250,000

## BROWNFIELDS SITE ASSESSMENT

**Attleboro**  
**54 Union Street LLC**  
 54 Union Street &  
 12 Dunham Street  
 \$21,784

**Boston**  
**Dorchester Bay Economic Development Corporation**  
 5-13 Leyland Street  
 \$20,000

**Easthampton**  
**One Industrial Lofts LLC**  
 One Ferry Street  
 \$22,500

**Fitchburg**  
**NewVue Affordable Housing Corporation**  
 62 Academy Street  
 \$20,000

**Lawrence**  
**Lawrence CommunityWorks**  
 20-30 Island Street  
 \$18,000

**North Brookfield**  
**Town of North Brookfield**  
 14 South Common Street  
 \$88,430

**Peabody**  
**City of Peabody**  
 24 Caller Street  
 \$93,750

## BROWNFIELDS SITE ASSESSMENT/ REMEDIATION

**Boston**  
**Codman Square Neighborhood Development Corporation**  
 270 Talbot Avenue  
 \$350,000

**Boston**  
**Jackson Square Partners LLC**  
 250 Centre Street &  
 50 Amory Street  
 \$250,000

**Erving**  
**Town of Erving**  
 8 Papermill Road  
 \$200,000

**Fitchburg**  
**City of Fitchburg**  
 465 Westminster Street  
 \$250,000

**Lynn**  
**Lynn EDIC**  
 83 Willow Street  
 \$248,000

**Springfield**  
**City of Springfield**  
 Bay & Tapley Streets  
 \$99,940

