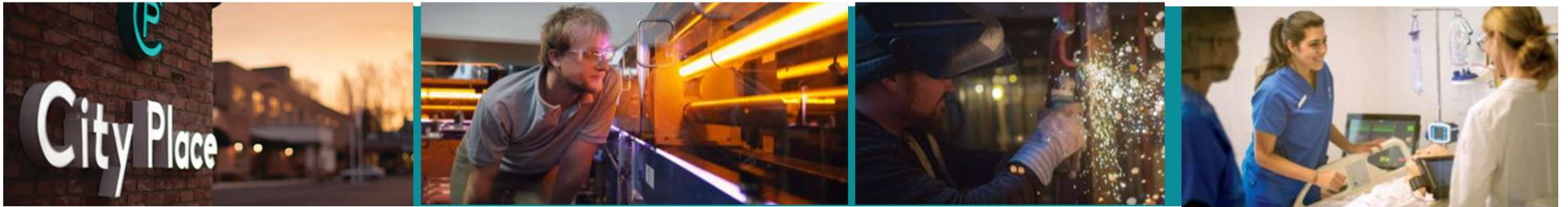


Revitalizing New England: Brownfields Summit 2022

We're from the State & We're Here to Help



Way to grow, Massachusetts



- As the Commonwealth's quasi-governmental economic development and finance agency, MassDevelopment is committed to achieving three goals:
 1. Stimulate business
 2. Drive economic growth
 3. Help communities thrive across Massachusetts

Brownfields Advisory Group
(As of June 2021)

Joseph Kriesberg, Chair
President, Massachusetts Association
of Community Development Corporations

Tom Daniel
Director of Planning and Community
Development, City of Salem

Virginia (Gina) Foote
Director, Impact Investment,
Conservation Law Foundation
Massachusetts

Rory O'Hanlon
Legislative Director, Executive Office of
Housing and Economic Development

Michael Crawford
Senior Vice President, Rockland Trust

Heriberto Flores
Chairman, Partners for Community

Nancy E. (Betsy) Harper
Chief, Environmental Protection
Division, Office of the Attorney General

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

Commissioner Martin Suuberg
Massachusetts Department of
Environmental Protection

About the Brownfields Redevelopment Fund

MassDevelopment, together with the Brownfields Advisory Group, is pleased to submit the FY2021 annual report for the Brownfields Redevelopment Fund ("the Fund"). Since 1998, the Fund has contributed to the revitalization of hundreds of contaminated sites by providing early-stage financing for environmental site assessments and cleanup activities. **From the Fund's inception through FY2021, MassDevelopment has made 765 awards totaling \$112,010,252.** This funding leverages additional public and private investment, allowing development projects to advance to completion. The **18 projects funded in FY2021** (see page 8) are projected to **reclaim 60 acres of contaminated land while creating 614 housing units and 742 full-time jobs.**

The featured case studies from each region within the report (either funded in FY2021 or achieving a significant development milestone this fiscal year) highlight examples of the Fund's ability to serve as critical early-stage funding in a project's capital stack to help pave the way for creative solutions to solve the Commonwealth's housing crisis. The five projects featured will create, or have created, a total of 192 units of housing and complementary commercial spaces, while reclaiming 11 acres and leveraging over \$75 million in investment. My sincere thanks to my predecessor Lauren Liss and her leadership team for their service and contributions to this effort. MassDevelopment is proud to administer the Brownfields Redevelopment Fund, and looks forward to seeing its continued impact in communities across the Commonwealth.

Looking forward, the municipal competitive round that MassDevelopment has conducted over the previous three fiscal years has been integrated into the Commonwealth's Community One Stop for Growth initiative, which provides a single application portal and collaborative review process of grant programs that make targeted investments based on a Development Continuum.

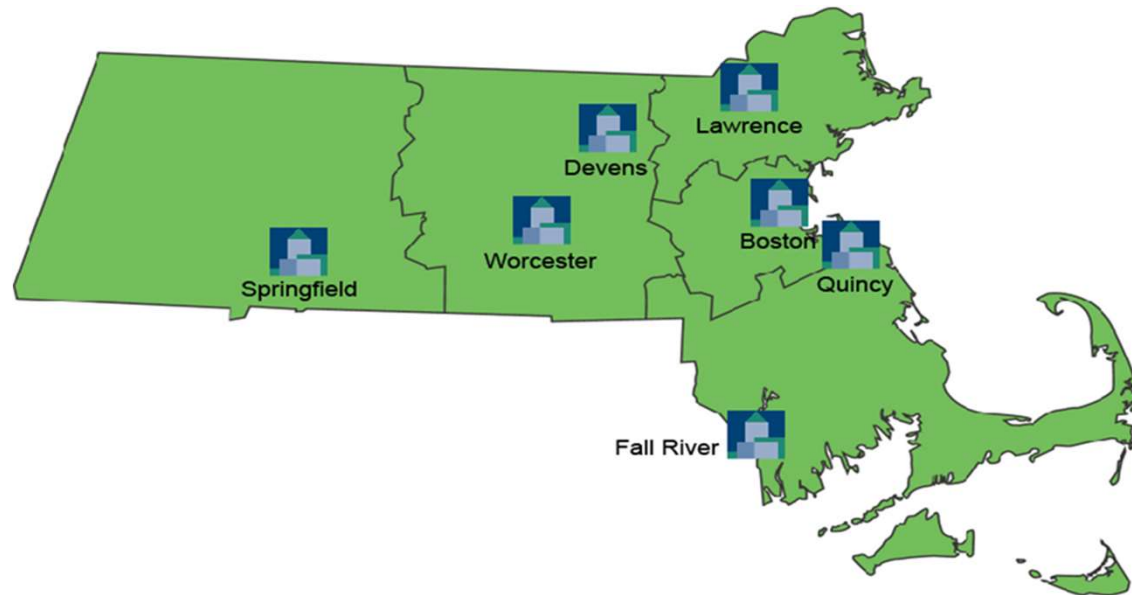
Sincerely,



Dan Rivera
President and CEO

Where we are

- Boston
- Quincy
- Lawrence
- Fall River
- Worcester
- Devens
- Springfield



Who we serve



Businesses

Helping companies expand, modernize, and relocate.



Developers

Making the difference at every stage of development.



Housing

Building expertise, from predevelopment to construction.



Manufacturers

Finding skilled employees, opening global markets.



Municipalities

Eliminating blight, revitalizing downtowns, creating opportunities.



Nonprofits

Working with nonprofits to upgrade, renovate and expand.



Banks

Partnering with banks to provide creative financing.

MassDevelopment: How We Work

- Promote capital investment in Massachusetts by providing integrated financial and development solutions at stages of the project.
- Primary tools
 - Tax-exempt bonds
 - Loans and guarantees
 - Real estate planning and development services
- Partner with banks, businesses, and municipalities to deliver programs

Brownfield Redevelopment Fund

- Created in 1998 to help transform vacant, abandoned, or underutilized industrial and commercial properties throughout Massachusetts where development is hampered by real or perceived environmental contamination.
- The 2016 Economic Development Bill authorized \$45 million over ten years from the Commonwealth's capital budget for the Fund.
- Mission is to focus on redevelopment of blighted areas in our communities

Brownfield Site Assessment Program

- Interest-free financing of up to \$100,000 per site is available for environmental testing.
- Conducted by a Massachusetts Licensed Site Professional, a site assessment documents the extent, if any, of environmental contamination and develops a remediation plan if needed.

Brownfield Remediation Loan Program

- Up to \$500,000 per site are available for environmental clean-up required for redevelopment.
- Financing terms are determined on a case-by-case basis, to provide flexibility to the project.

Brownfield Recoverable Grants

- Brownfields financing may sometimes be structured as a grant rather than a loan when the applicant is a municipal entity or a Community Development Corporation and the economics of a project cannot support a loan.
- Grant Application is released late summer.

Brownfield Redevelopment Fund Eligibility Requirements

- Eligible borrowers include businesses, nonprofit organizations, municipalities, economic development organizations and individuals.
- Site must be located in an Economically Distressed Area (EDA). A list of EDAs is available at www.mass.gov/eea/agencies/massdep/cleanup/programs/list-of-economically-distressed-areas.html.
- Borrower must not have (a) owned or operated the site at the time the contamination occurred; (b) caused or contributed to the contamination; (c) a business or familial relationship with the contaminator; (d) any outstanding administrative or judicial enforcement actions against their Massachusetts properties; and (e) access to the Underground Storage Tank Fund.

Brownfield Redevelopment Fund Eligibility Requirements

- Borrower must own, be a tenant or have site control or evidence of the right to enter the site to perform environmental testing.
- Proposed redevelopment projects must result in at least one of the following public benefits: job creation, job retention, economic or physical revitalization or creation/ rehabilitation of housing.
- For the Site Assessment Program, the borrower must agree to transfer the results of the assessment to the Department of Environmental Protection (DEP) if the borrower does not proceed with the project.

FY2021 Project Listing

BROWNFIELDS REMEDIATION

BROCKTON

City of Brockton
308 Montello Street
\$250,000

FITCHBURG

FSU Foundation Supporting Organization
15 Central Street
\$500,000

IVJ Group

87-91 River Street
\$275,000

LAWRENCE

Lawrence CommunityWorks
50 Island Street
\$100,500

LYNN

ARC Realty Management
38-54 Exchange Street
\$130,000

Economic Development & Industrial Corporation of Lynn

83 Willow Street
\$250,000

SALEM

North Shore Community Development Coalition
47 Leavitt Street
\$170,000

SEEKONK

Town of Seekonk
36 Maple Street
\$250,000

BROWNFIELDS SITE ASSESSMENT

BROCKTON

Lynch's Towing
790 West Chestnut Street
\$61,000

LAWRENCE

Lawrence CommunityWorks
610 Broadway
\$88,940

SALEM

North Shore Community Development Coalition
9 Peabody Street; 73,75 & 83-85 Lafayette Street
\$80,500

TEMPLETON

CC MPZ School Street LLC
16 School Street
\$50,036

BROWNFIELDS SITE ASSESSMENT/ REMEDiation

BOSTON

Codman Square Neighborhood Development Corporation
270 Talbot Avenue
\$88,000

Madison Park Development Corporation

75 Dudley Street
\$500,000

PITTSFIELD

William Stanley Business Park
Site 9
\$264,000

SPRINGFIELD

City of Springfield
846 & 876 Bay Street
\$250,000

WINCHENDON

Town of Winchendon
4 Summer Drive
\$150,200

WORCESTER

Main South Community Development Corporation
92 Grand Street
\$257,800

NeighborWorks Housing Solutions

121 Main Street, Brockton

HIGHLIGHTS

- \$21 million development project on 0.4-acre vacant parcel
- \$26,000 from the Brownfields Redevelopment Fund
- 48 units of housing
- Ground-floor commercial space and underground parking



NeighborWorks Housing Solutions (formerly NeighborWorks of Southern Mass), a nonprofit community development corporation and housing developer based in Quincy, received a \$26,000 site assessment award from the Brownfields Redevelopment Fund in 2017 to perform environmental due diligence prior to acquiring a 0.4-acre site in Brockton, the site of the former Kresge Five-and-Dime department store. After a Phase I site assessment identified four recognized environmental conditions at the site (including an underground storage tank on-site and off-site concerns associated with a former dry cleaner and other oil spills), NeighborWorks conducted a Phase II site assessment to further investigate and perform any necessary remediation. NeighborWorks redeveloped the vacant site into 48 units of housing, ground-floor retail, and underground parking with a total development cost of approximately \$21 million. The property is located in Brockton's Downtown Gateway Transformative Development Initiative (TDI) district, Brockton's Downtown 40R Smart Growth Overlay district, and a Housing Development Incentive Program (HDIP) district. Prior to undertaking the new construction, with MassDevelopment's assistance through TDI, the site temporarily hosted PROVA!, a pop-up multicultural arts and performance venue showcasing local food vendors, craft beer selections, and live performances. Today, construction is complete with full residential occupancy expected by the fall. Brockton Beer Company, assisted by a MassDevelopment loan, will serve as the ground-floor anchor tenant with its brewery and taproom – the feasibility of which was proven through PROVA!

Main South CDC

92 Grand Street, Worcester

HIGHLIGHTS

- \$18 million development project on two-acre vacant parcel
- \$386,887 from the Brownfields Redevelopment Fund
- 48 units of mixed-income rental housing
- Ground-floor commercial and retail space



Rendering of Grand Street Commons



Construction of Grand Street Commons

MassDevelopment awarded a total of \$386,887 from the Brownfields Redevelopment Fund in 2020 and 2021 to the Main South Community Development Corporation (CDC) to assess and remediate a two-acre vacant lot at 92 Grand Street in Worcester's Main South neighborhood. Main South CDC plans to build a mixed-use facility at the site, the Grand Street Commons, which will feature 48 units of mixed-income rental housing and ground-floor commercial and retail space. Forty-six of the new facility's units will be rented to households earning less than 60% of the area median income. 92 Grand Street was once part of the industrial-era Crompton Knowles and Standard Foundry mill complex that lined the Grand Street area. Soil samples were collected from the property during prior environmental assessment, showing contaminants such as arsenic, barium, lead and naphthalene, which will need to be managed and removed during the construction.

Madison Park Neighborhood Development Corporation

75 Dudley Street, Roxbury

HIGHLIGHTS

- \$10 million development project on 0.19-acre vacant parcel
- \$500,000 from the Brownfields Redevelopment Fund
- 20-unit affordable and workforce housing project
- Ground-floor commercial space



In 2020, MassDevelopment awarded \$500,000 from the Brownfields Redevelopment Fund to Madison Park Development Corporation (MPDC) for the investigation and cleanup of 75 Dudley Street in the Nubian Square section of Boston's Roxbury neighborhood. MassDevelopment and MPDC (one of the longest-serving CDCs in the nation) have worked together on a number of transformative developments in the area over the last 20 years. This relationship has resulted in a number of vacant neighborhood parcels being developed into over 110 affordable rental and homeownership opportunities for neighborhood residents with the assistance of the Fund. The funding provided for 75 Dudley Street will address environmental soil issues impacting the 0.19-acre vacant parcel in advance of a 20-unit affordable and workforce housing project. Initial testing results indicate the site is impacted by elevated reportable levels of toxic metals, petroleum hydrocarbons (PHCs), poly-aromatic hydrocarbons (PAHs), and semi-volatile organic compounds (SVOCs) in the soil. The development will consist of a four-story mid-rise building providing homeownership opportunities and a small ground-floor commercial space. It will be located on the highly visible corner of Dudley Street, Guild Row, and Washington Street.

ARC Realty Management LLC

38-54 Exchange Street, Lynn

HIGHLIGHTS

- \$9.8 million renovation of the building on 0.36-acre vacant parcel
- \$2.8 million real estate loan, \$920,000 bridge loan, and \$130,000 Brownfields Remediation Loan
- 31 units of new market-rate rental housing
- Seven commercial spaces



The historic *Lynn Item* building is located on a 0.36-acre site at 38-54 Exchange Street. Constructed circa 1900, with a later addition added in the early 1970s, the building housed the *Lynn Item* daily newspaper reporters and printing services until 2014. The building sat vacant until ARC Realty Management LLC purchased the property in December 2018. The \$9.8 million renovation of the building will create 31 units of new market-rate rental housing, seven commercial spaces on the first floor and in the basement, and 48 construction jobs. This is a Transit-Oriented Development in close proximity to MassDevelopment's Transformative Development Initiative (TDI) district and is across the street from an MBTA commuter rail station, which provides direct access to North Station in Boston in just 15 minutes. In 2020, MassDevelopment provided a \$2.8 million construction-to-permanent real estate loan, a \$920,000 loan to bridge historic tax credits, and a \$130,000 Brownfields remediation loan for additional testing and remediation of indoor air quality issues associated with the presence of sub-slab volatile organic compounds.

CDC of South Berkshire

100 Bridge Street, Great Barrington

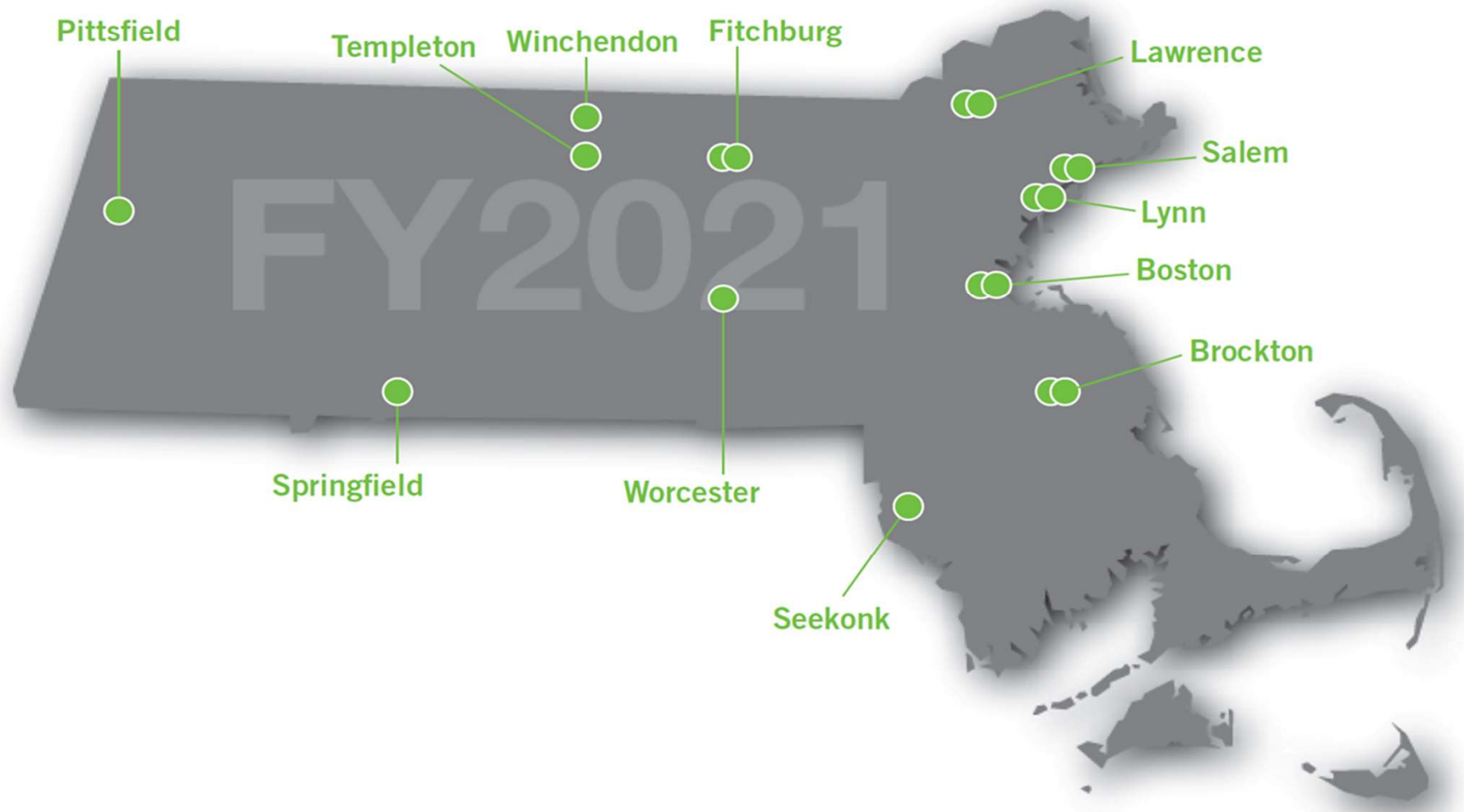
HIGHLIGHTS

- \$18 million development project on eight-acre vacant parcel
- \$2 million from the Brownfields Redevelopment Fund
- 45-unit affordable apartment complex
- Two-acre public Riverfront Park



MassDevelopment provided the CDC of South Berkshire (CDCSB) with a Priority Project designation and \$2 million from the Brownfields Redevelopment Fund in 2013 to fund assessment and remediation costs at the former New England Log Homes site. The eight-acre 100 Bridge Street location was used by New England Log Homes as a treatment and manufacturing facility, which used chemicals to treat wood for log cabins and homes. Soil and groundwater have been impacted primarily by dioxins and pentachlorophenol, with secondary impacts from extractable petroleum hydrocarbons, polycyclic aromatic hydrocarbons and metals such as arsenic, lead, and thallium. The company closed in 1994 and site structures were destroyed in a 2001 fire, further complicating the cleanup. The CDCSB purchased the property in 2007 and the remaining structures were demolished and removed in 2011. A decade later, the organization has unveiled the Bentley Apartments at 100 Bridge Street, an \$18 million project that includes a new 45-unit affordable apartment complex and a two-acre public Riverfront Park on the Housatonic River. The apartments are conveniently located in downtown Great Barrington and just a short walk to shopping, services, entertainment, restaurants, and transportation.

Geographic Distribution of Projects



QUESTIONS

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