The Brownfields Redevelopment Fund turns contaminated land into redevelopment projects.

From Provincetown to Pittsfield, Massachusetts possesses a rich industrial history and diverse municipalities. Large or small, urban or rural, many communities have industrial pasts with legacy parcels that linger unused and impede development. Since 1998, the Brownfields Redevelopment Fund has ensured communities across the Commonwealth can eliminate the economic barrier of contamination and transform polluted properties into senior housing or supermarkets, to name just two of many possible productive reuses.

Through the end of FY15, projects in exactly 100 municipalities have taken advantage of the Fund, leveraging other public and private dollars to clean up and redevelop sites. These funds show public policy at its best: filling a financing gap to lay the groundwork for sustainable, market-driven development. As you will see, projects like those in Amesbury, Boston, Chicopee, Gardner, and Provincetown progressed thanks to a wide range of productive partnerships that cross jurisdictions and sectors.

The Fund has remained successful over 17 years thanks to the work of countless advocates in every corner of Massachusetts. This year, the brownfields team says goodbye and good luck to one of its biggest boosters, Vivien Li. She thoughtfully and tirelessly captained the Brownfields Advisory Group since its inception; her advocacy and her eloquence helped to maximize the Fund’s scarce resources. We thank her for her long and dedicated service. Our loss is Pittsburgh’s gain, and we wish her well with her next adventures.

The continued great demand on the Brownfields Redevelopment Fund represents perhaps the greatest tribute to Li’s leadership. The Fund has rejuvenated sites all around the Commonwealth thanks to strong public support; if replenished, the Brownfields Redevelopment Fund will keep Massachusetts a leader in remediation and reclamation.
Urban Renewal in Gardner

Mill Street Corridor Urban Renewal Area consists of **14 contiguous parcels** totaling 55 acres.

In finalizing cleanup on a 25-acre portion of the site that had more than one century of furniture manufacturing and metal recycling, Gardner has expended city and federal funds of more than $1.2 million in addition to more than $800,000 from the Brownfields Redevelopment Fund and MassDevelopment. Gardner has developed a cleanup and redevelopment plan for the site and entered into a Covenant-Not-to-Sue with the Massachusetts Attorney General regarding one parcel. In 2014, a 1,291-panel, one megawatt ground mounted solar array opened. In 2015, the former Garbose Metal site received $2 million from MassWorks for a 10.5-acre city-owned site; the remediation will unlock commercial development opportunities at this site and throughout the Corridor.

The City of Gardner plans to **redevelop 37 acres** of the Mill Street Corridor Urban Renewal Area.
Highlights of more than fifteen years of Brownfields Redevelopment Fund investments include the 2015 Tropical Foods Market opening thanks to collaboration by Tropical Foods International, Madison Park CDC, and government. Tropical Foods is the only full-service, independent supermarket in a one-mile radius and one of the largest private employers in the Dudley Square area. Madison Park CDC received Brownfields Redevelopment Fund support for its Highland Homes, Orchards Homes/Luna, and Dudley Greenville projects. Formerly CropCircle Kitchen, CommonWealth Kitchen outgrew a redeveloped brownfield, and then acquired and remediated the former Pearl Meats facility with support from the Brownfields Redevelopment Fund to developer DB Industrial, Inc. CommonWealth Kitchen will foster the growth of local food businesses, create job opportunities, and ease access to healthy food.

Pearl Meats houses 45 food-related businesses totaling 150 employees.

The local customer base for Tropical Foods is 650,000.
For decades, 14 Cedar Street in Amesbury had been an underused, blighted property near downtown Amesbury that suppressed neighboring property values. The 2.5-acre site, the home of the former Henschel Corporation, contained chlorinated solvents that contaminated both the soil and the groundwater. The property included a historic mill building that seemed ideal for an adaptive reuse following remediation. The City of Amesbury took the property by tax title and partnered with MassDevelopment on a $49,600 site assessment so that the City could issue an RFP and sell the property. Barbara Lorenc bought the property and received a $423,000 loan from the Brownfields Redevelopment Fund to clean up the site. MassDevelopment then provided a $1,062,000 construction loan for a full rehabilitation of the building.

14 Cedar Street Studios, Amesbury

Cedar Street Studios houses 40+ creative economy companies.

Kitchen Local is a 1,200 SF, full-service commercial kitchen and storage facility.
New Housing on Cape Cod

The Town of Provincetown, with assistance from the Brownfields Redevelopment Fund, transformed a 2.5-acre parcel at 90 Shank Painter Road into 50 units of affordable rental housing. For many years, this vacant land hosted an unauthorized waste-and-burn dump. Subsequently, Cumberland Farms purchased the property for a convenience store before expanding and moving to an adjacent site, opening up this parcel for a larger development. Provincetown used Community Preservation Funds, a donation from Cumberland Farms, and the Brownfields Redevelopment Fund for environmental remediation. This early funding catalyzed the conversion of this vacant site into the largest affordable housing development on the Outer Cape. The resulting Province Landing development, thanks to The Community Builders, an experienced nonprofit affordable housing developer, features Cape Cod style architecture, site design, and landscaping to create a sense of community with walkways, gardens, and other amenities. Province Landing reconnects a formerly polluted parcel back to the community, providing badly-needed housing in a mixed commercial and residential area at the tip of Cape Cod.

50 units of affordable rental housing in what used to be a vacant, unauthorized waste-and-burn dump.
Chicopee Welcomes RiverMills

The $8.2 million senior center features an open floor plan and is a model for re-use.

Located on the former Facemate Corporation property, the newly constructed RiverMills Center in Chicopee opened in FY15 as a LEED-certified structure. Textile manufacturing took place on the twenty-acre property from the nineteenth century until operations ceased permanently in 2003. The 21,200-square-foot senior center is located between two development parcels that Chicopee continues to market for redevelopment. Amenities within the building include a kitchen, fitness center, game room, counseling spaces, and a multi-purpose room. The project is located within an Environmental Justice neighborhood that has suffered from high unemployment and poverty rates, with significant populations of youth, seniors, veterans, and low-to-moderate income citizens.

The 21,200 SF center averages 200 daily visitors.

$2 million in Brownfields Redevelopment funding leveraged $15 million in private investment.
Projects Funded Fiscal Year 2015

**BROWNFIELDS REMEDIATION**

**Attleboro Redevelopment Authority**
$249,000 - ARA BST2 AMP South Parcel, Attleboro

**Bartlett Place Land, Inc.**
$1,000,000 - Bartlett Yard, Roxbury

**New Covenant Partners IV LLC**
$441,000 - 9 Harback Road, Sutton

**VietAID**
$500,000 - 331-337 Washington Street, Dorchester

**BROWNFIELDS SITE ASSESSMENT**

**Capstone Communities LLC**
$45,734 - Port Landing, Cambridge

**Codman Square Neighborhood Development Corp.**
$100,000 - Church Lots, Dorchester

**Codman Square Neighborhood Development Corp.**
$44,000 - 328-334 Blue Hill Avenue, Dorchester

**Great Barrington, Town of**
$91,000 - Ried Dry Cleaners, Great Barrington

**Lawrence CommunityWorks**
$88,070 - Union & Milford Streets, Lawrence

**Leominster, City of**
$9,800 - 139 Seventh Street, Leominster

**Merrimac, Town of**
$10,840 - Coastal Metals, Merrimac

**New Bedford, City of**
$100,000 - Payne Cutlery, New Bedford

**Quincy, City of**
$53,900 - 175-189 Intervale Streets, Quincy

**South Boston Neighborhood Development Corp.**
$36,500 - 206-210 West Broadway, South Boston

**TND Homes I LLC**
$30,650 - 525 Beach Street, Revere

**Trinity Border Street LLC**
$95,900 - Lewis Chemical, Hyde Park

**Worcester Business Development Corp.**
$42,500 - Presmet Corp., Worcester

**BROWNFIELDS SITE ASSESSMENT/REMEDICATION**

**Chicopee, City of**
$437,530 - Uniroyal Priority Project, Chicopee

**Chicopee, City of**
$437,530 - Uniroyal Priority Project, Chicopee

**DevelopSpringfield**
$163,900 - The Gunn Block, Springfield

**Jackson Square Partners LLC**
$927,000 - 75 Amory Avenue, Jamaica Plain

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**MassDevelopment Brownfields Redevelopment Fund**

**Total Funding**

Estimated as of December 31, 2015

| **Beginning fund balance** | $20,024,000 |
| **Fund recapitalization, FY2001** | $9,975,084 |
| **Fund recapitalization, FY2007** | $30,000,000 |
| **Fund recapitalization, FY2014** | $15,000,000 |
| **Total funding** | $74,999,084 |

**Fund activity (accumulated):**

- Loan and grant repayments: $17,796,427
- Loan disbursements: $(39,496,392)
- Operating income: $2,395,768
- Operating expenses: $(9,886,868)
- Investment income: $10,568,855
- Accrued expenses: $1,901
- Grant awards: $(32,628,049)
- Accrued interest income: $(449,306)
- Deferred income: $450,059

**Sub-total**: $23,751,480

- Undisbursed grants/predevelopment/loans: $(11,721,642)
- Approved grants: $(693,895)

**Sub-total**: $(12,415,537)

**Available cash at June 30, 2015**: $11,335,944

- Reserve for anticipated administrative costs: $(800,000)
- Grant and loan approvals between 7/1/15-12/31/15: $(9,886,482)

**Estimated cash balance at December 31, 2015**: $649,462

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**Gardner, City of**
$201,500 - 140 South Main Street, Gardner

**Madison Park Development Corp.**
$612,000 - Parcel 10, Roxbury

**Pittsfield Economic Development Agency**
$236,000 - Berkshire Innovation Center, Pittsfield

**South Boston Neighborhood Development Corp.**
$328,700 - Patriot Homes, South Boston