



POLAR PARK



THE JEWEL

# Brownfields Redevelopment Fund



HARBOR PLACE



BERKSHIRE INNOVATION CENTER



TALBOT COMMONS II

# About the Brownfields Redevelopment Fund

MassDevelopment and the Brownfields Advisory Group are pleased to submit the FY2020 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. MassDevelopment has made 747 awards totaling \$108,294,276 since the Fund’s inception. This funding leverages additional public and private investment, allowing development projects to advance to completion. This year, we have chosen to highlight projects in various stages of development that demonstrate the Fund’s ability to support the creation of new jobs and housing, the advancement of innovation, and major downtown transformations. Despite the many impacts of the COVID-19 pandemic, important work continues to prepare these sites for a return to productive reuse for the benefit of the Commonwealth and its communities. The 20 projects funded in FY2020 that are listed on the final page of the report are projected to reclaim 65 acres of contaminated land while creating 825 housing units and at least 550 full-time jobs.

## Brownfields Advisory Group *(As of June 2020)*

**Joseph Kriesberg, Chair**

President, *Massachusetts Association of  
Community Development Corporations*

**Tom Daniel**

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

**Virginia (Gina) Foote**

Director of Fund Development, *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**

Deputy 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*



# Worcester Redevelopment Authority

MassDevelopment provided a priority project designation and a \$2 million remediation grant in FY2020 from the Brownfields Redevelopment Fund to the Worcester Redevelopment Authority for environmental cleanup at the site of the future Polar Park. This funding will contribute to the remediation and excavation of soil containing elevated concentrations of arsenic, polycyclic aromatic hydrocarbons, and total petroleum hydrocarbons. Polar Park, a 10,000-person capacity ballpark under construction in Worcester, will be home to the Triple-A affiliate of the Boston Red Sox. The ballpark is the signature component of a larger, estimated \$240 million economic development initiative for Worcester's Canal District. The Worcester Red Sox will lease and operate the facility.

**\$2 Million**  
remediation grant

SITE CONSTRUCTION





# Codman Square Neighborhood Development Corporation

Codman Square Neighborhood Development Corporation's mission is to create a safe, affordable, and sustainable neighborhood by returning blighted and underutilized parcels to productive reuse through the creation of housing opportunities. Through the Brownfields Redevelopment Fund, MassDevelopment has been a longstanding partner in this important endeavor. In 2002, a \$431,000 remediation grant enabled the development of the Talbot Bernard Homes, featuring 74 units of affordable housing for families and seniors with a set-aside for persons living with HIV/AIDS. In 2019, MassDevelopment made a \$350,000 assessment and remediation grant addressed soil contamination at the site of Talbot Commons II and paved the way for 42 units of mixed-income housing. Most recently, in FY2020 a \$500,000 remediation award was made to clean up the Four Corners Plaza development site, creating another 35 units of affordable housing. Over the years, the Fund's leveraged investments have transformed vacant lots and blighted buildings into new housing near the Fairmount Line commuter rail station, provided for a cleaner environment, and allowed more people to take advantage of everything the Talbot Avenue corridor and the city of Boston have to offer.



TALBOT COMMONS II APARTMENTS

## \$350,000

site assessment and  
remediation grant



CODMAN NEIGHBORHOOD JERK FEST



# North Shore Community Development Coalition

The former Cameron's Restaurant site situated at 206 Main Street in Gloucester had been shuttered and falling into disrepair since the nearly 80-year-old watering hole closed its doors in 2011. The property, located only a block from the busy working waterfront, presented an ideal opportunity to contribute to the economic vitality of the area and create affordable housing for local residents. North Shore Community Development Coalition partnered with Action Inc., to buy the building and an adjacent lot. The majority of the potentially impacted soil was beneath the existing building's footprint. Following demolition, MassDevelopment provided a \$250,000 grant from the Brownfields Redevelopment Fund to fund assessment and remediation costs. Today, the new \$14.8 million Harbor Place development is on pace to open in May 2021. When complete, it will create 30 new affordable housing units for individuals and families, with ground floor commercial and retail space.

**\$250,000**  
site assessment grant

**SITE CONSTRUCTION**





# 54 Union Street, LLC

Two historic brick buildings located at 54 Union Street and 12 Dunham Street in Attleboro, constructed circa 1908 and 1931 respectively, have served an important role within the city's downtown Jewelry Manufacturing District. The redevelopment of these two underutilized buildings – which are currently connected via a second-floor bridge – has the potential to catalyze further development directly east of the Attleboro commuter rail station. In FY2019, MassDevelopment provided a \$21,784 site assessment loan from the Brownfields Redevelopment Fund to help private developer 54 Union Street LLC perform environmental due diligence in advance of converting the buildings into 43 market-rate apartments with on-site parking. Recently, other developers have successfully restored and revitalized historic, vacant, or underutilized buildings in Attleboro's transit-oriented development district area, including Renaissance North Apartments (80 housing units) and 1 Wall Street Apartments (136 housing units) – both of which were also supported by the Brownfields Redevelopment Fund.

## \$21,784

site assessment loan

RENDERING OF THE JEWEL



54 UNION STREET





# Pittsfield Economic Development Authority

In FY2014, MassDevelopment awarded a \$236,000 site assessment and remediation grant from the Brownfields Redevelopment Fund to the Pittsfield Economic Development Authority for the assessment and cleanup of a portion of the former General Electric campus now known as the William Stanley Business Park. This award enabled the siting and construction of the Berkshire Innovation Center, a new \$13.8 million facility aimed at accelerating the growth of existing life sciences companies and related supply chain manufacturers in the Berkshire Region. The two-story 23,000 square-foot structure contains classroom, meeting, and conference space. In FY2020, the Berkshire Innovation Center hosted a ribbon cutting, officially making its state-of-the-art equipment and laboratory facilities available for use by the nonprofit's 33 members, which include 21 private businesses and 12 educational institutions.

## \$236,000

site assessment and  
remediation grant

**SITE DEVELOPMENT**



**BERKSHIRE INNOVATION CENTER**



## Total Funding - June 30, 2020

Beginning fund balance, FY1999	\$20,024,000
Fund recapitalization, FY2001	9,975,084
Fund recapitalization, FY2007	30,000,000
Fund recapitalization, FY2014	15,000,000
Funding recapitalization, Capital Bond FY2017	1,608,361
Funding recapitalization, Capital Bond FY2018	2,650,000
Funding recapitalization, Capital Bond FY2019	2,500,000
Funding recapitalization, Capital Bond FY2020	2,500,000
<b>Total funding</b>	<b>84,257,445</b>

<b>Fund activity (accumulated):</b>	
Net loans	(32,712,450)
Operating income	3,407,715
Operating expenses	(13,693,630)
Investment income	11,489,864
Accrued expenses	487
Grant awards	(40,271,369)
Accounts receivable and other assets	(23,769)
Deferred income	-
Post charge-off recoveries	74,389
<b>Sub-total</b>	<b>(71,728,762)</b>

Undisbursed grants/loans	(6,007,865)
Approved grants-recoverable	(264,000)
<b>Sub-total</b>	<b>(6,271,865)</b>

<b>Uncommitted funds at June 30, 2020</b>	<b>\$6,256,818</b>
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## FY2020 Project Listing

### BROWNFIELDS REMEDIATION

#### BOSTON

**Fenway Community Development Corporation**  
\$500,000

#### BOSTON

**VietAID**  
191-195 Bowdoin Street  
\$315,000

#### FITCHBURG

**Fitchburg Arts Community**  
62-82 Academy Street  
\$20,000

#### GARDNER

**NewVue Affordable Housing Corporation**  
246 Central Street  
\$19,148

#### WORCESTER

**Worcester Redevelopment Authority**  
Gold Street  
\$2,000,000

### BROWNFIELDS SITE ASSESSMENT

#### BOSTON

**Urban Edge Housing Corporation**  
137 Amory Street  
\$27,000

#### KINGSTON

**Town of Kingston**  
8-10 Maple Street  
\$52,028

### NORTH ATTLEBOROUGH

**Town of North Attleborough**  
262 Broadway  
\$81,000

### SOMERSET

**Town of Somerset**  
3280 County Street  
\$45,000

### SPRINGFIELD

**City of Springfield**  
135-155 Lyman Street  
\$98,990

### BROWNFIELDS SITE ASSESSMENT/REMEDATION

#### BOSTON

**City of Boston Department of Neighborhood Development**  
Amory Street Parcel 11  
\$220,100

#### BOSTON

**Codman Square Neighborhood Development Corporation**  
10-32 Bowdoin Street  
\$500,000

#### BOSTON

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

### BOSTON

**Jamaica Plain Neighborhood Development Corporation**  
71-79 Call Street  
\$120,000

### CLINTON

**Town of Clinton**  
172 Sterling Street  
\$76,000

### FITCHBURG

**City of Fitchburg**  
80 Lunenburg Street  
\$67,000

### GLOUCESTER

**North Shore Community Development Coalition**  
206 Main Street  
\$150,000

### LAWRENCE

**Tombarello Junkyard**  
207 Marston Street  
\$250,000

### NORTON

**Town of Norton**  
47 Elm Street  
\$100,000

### WESTFORD

**Town of Westford**  
12 North Main Street  
\$64,500

