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
MassDevelopment Board of Directors
(as of June 30, 2021)

Mike Kennealy, Chair
Secretary of Housing & Economic Development

Brian Kavoogian, Vice Chair
Managing Partner, National Development

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Designee for Secretary of Administration and Finance

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Juan Carlos Morales
Founder and Managing Director, Surfside Capital Advisors

Kristina Spillane
Managing Director, Strategic Accounts, Fidelity National Information Services

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Chairman and CEO, TRC Companies

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CEO Emeritus, Tufts Medical Center

Charlie Baker
Governor

Karyn Polito
Lieutenant Governor
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!
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.
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.
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.
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.
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

WINCHESTON
Town of Winchendon
4 Summer Drive
$150,200

WORCESTER
Main South Community Development Corporation
92 Grand Street
$257,800
Geographic Distribution of Projects
## Total Funding - June 30, 2021

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Beginning fund balance, FY1999</strong></td>
<td>$20,024,000</td>
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<tr>
<td>Fund recapitalization, FY2001</td>
<td>9,975,084</td>
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<tr>
<td>Fund recapitalization, FY2007</td>
<td>30,000,000</td>
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<tr>
<td>Fund recapitalization, FY2014</td>
<td>15,000,000</td>
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<tr>
<td>Fund recapitalization, Capital Bond FY2017</td>
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<tr>
<td>Funding recapitalization, Capital Bond FY2018</td>
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<td>Funding recapitalization, Capital Bond FY2019</td>
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<tr>
<td>Funding recapitalization, Capital Bond FY2020</td>
<td>2,500,000</td>
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<tr>
<td>Funding recapitalization, Capital Bond FY2021</td>
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<tr>
<td>Investment in joint ventures - Repayment from Village Hill</td>
<td>50,000</td>
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<tr>
<td><strong>Total funding</strong></td>
<td>86,198,070</td>
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<tr>
<td><strong>Fund activity (accumulated):</strong></td>
<td></td>
</tr>
<tr>
<td>Net loans</td>
<td>(37,371,893)</td>
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<tr>
<td>Operating income</td>
<td>3,458,630</td>
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<tr>
<td>Operating expenses</td>
<td>(14,442,315)</td>
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<tr>
<td>Investment income</td>
<td>11,521,448</td>
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<tr>
<td>Grant awards</td>
<td>(40,271,369)</td>
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<tr>
<td>Accounts receivable and other assets</td>
<td>(46,364)</td>
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<tr>
<td>Post charge-off recoveries</td>
<td>74,389</td>
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<tr>
<td>Accrued expenses</td>
<td>300</td>
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<tr>
<td>Prepaid expenses</td>
<td>(6,667)</td>
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<tr>
<td><strong>Sub-total</strong></td>
<td>(77,083,840)</td>
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<tr>
<td>Undisbursed grants/loans</td>
<td>(4,340,966)</td>
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<tr>
<td>Approved grants-recoverable</td>
<td>(250,000)</td>
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<tr>
<td><strong>Sub-total</strong></td>
<td>(4,590,966)</td>
</tr>
<tr>
<td>Uncommitted funds at June 30, 2021</td>
<td>$4,523,265</td>
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