PLANNING AHEAD

Since 1998, the Brownfields Redevelopment Fund has supported and catalyzed both large-scale and incremental transformations of neighborhoods and districts across the Commonwealth by providing needed capital to assess, remediate, and redevelop key properties. The Brownfields Advisory Group and MassDevelopment expect that the Brownfields Redevelopment Fund, recently recapitalized with $15 million, will continue to play a major role in creating new housing and employment opportunities on formerly polluted sites. Cooperation and communication among local, state, and federal stakeholders in the environmental and economic development fields remains excellent; the pipeline of potential development projects seeking assistance from the Brownfields Redevelopment Fund remains diverse and strong.

The Mental Health Association of Springfield breaks ground on Magazine Commons in June 2014. The financing for the construction of Magazine Commons has come from a variety of funding sources including MassDevelopment, HUD, DHCD, the Department of Mental Health, the Affordable Housing Program of the FHLB Boston, People’s United Bank, the City of Springfield, and insurance proceeds. A $195,250 commitment of funding from the Brownfields Redevelopment Fund has leveraged an additional $4.3 million in funding, or approximately $22 for every $1 of Brownfields funding. See page 4 for more.

Brownfields Redevelopment Fund Highlights

| 646 awards |
| 4,000+ housing units created |
| 2,600+ jobs created |
| $82,667,536 invested |
PROJECTS FUNDED
Fiscal Year 2014

BROWNFIELDS REMEDIATION
Attleboro Redevelopment Authority
Attleboro - $10,000
Fall River Redevelopment Authority
Fall River - $625,000
Hall and Moskow
Newburyport - $525,000
Riverview Place LLC
Salem - $250,000
222 Webster Street Realty Trust
Rockland - $425,000

BROWNFIELDS SITE ASSESSMENT
City of Lawrence
Lawrence - $80,000
City of New Bedford
New Bedford - $97,990
Dorchester Bay EDC
Dorchester - $95,000

BROWNFIELDS SITE ASSESSMENT/REMEDICATION
City of Amesbury
Amesbury - $200,000
City of Chelsea
Chelsea - $250,000
City of Chicopee
Chicopee - $625,000
Dorchester Bay EDC
Boston - $113,457
Madison Park Development Corp.
Roxbury - $413,874
Mental Health Association, Inc.
Springfield - $150,000
Newburyport Redevelopment Authority
Newburyport - $16,040
Town of Bellingham
Bellingham - $97,000

MassDevelopment could not accept new applications after April 2013 due to the full deployment of the Fund, which resulted in fewer projects receiving support in FY14. The $15 million recapitalization, received by MassDevelopment at the end of fiscal year 2014, has allowed MassDevelopment staff to address the demands for assistance from the Brownfields Redevelopment Fund and accept new applications in fiscal year 2015.

FINANCIAL STATUS
June 30, 2014

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 repayments 16,157,816
Loan disbursements (38,491,564)
Operating income 2,231,243
Operating expenses (8,921,408)
Investment income 10,515,592
Accrued expenses 1,033
Grant awards (25,874,590)
Accrued interest income (462,167)
Deferred income 391,833
Recoverable grants/loans 61,300
Sub-total 30,608,173

Undisbursed grants/predevelopment/loans (14,444,158)
Approved loans (45,734)
Approved grants (2,838,130)
Approved grants - recoverable (399,900)
Sub-total (17,727,922)

Available cash $12,880,251

The Legislature created the Brownfields Redevelopment Fund in 1998 and directed MassDevelopment to administer it. The Fund is a unique program that combines environmental cleanup with economic redevelopment of abandoned or underutilized sites. Initially capitalized with $30 million, the Fund received additional appropriations of $30 million in 2006 and $15 million in 2014.
Hall and Moskow, Inc. received $525,000 from the Brownfields Redevelopment Fund for the remediation of contaminated soil on a five-acre parcel in Newburyport. The firm purchased the former abandoned property and plans to build a 62-unit residential townhouse complex that includes transit-oriented housing with twenty percent of the units affordable. The new development near Route 1 offers a short walk to downtown Newburyport and close proximity to the commuter rail. The developer also plans to include a farming operation offering community-supported agricultural programs. The $525,000 loan from the Brownfields Fund leveraged $9 million in financing for the housing. Construction will begin in spring 2015.

Madison Park Development Corporation is the developer behind a multi-phased mixed use development plan that includes commercial and retail space along with mixed income rental housing, below-grade parking, open space, and walkways. The vacant site in Roxbury had environmental issues, some of which dated back to the 1800s. The project received $413,874 this past fiscal year from the Brownfields Redevelopment Fund to assist with required site remediation. The total brownfields commitment of $1,112,000 to Madison Park's Parcel 10 site proved critical in the absence of remediation funding from federal or municipal sources. This project will result in a multi-year, multi-phased development of an estimated $53,000,000 in development financing. The clean-up of this parcel will leverage the transformation of the 2.07 acres of vacant land into a 44,000-square foot neighborhood supermarket, 30 units of housing, and green space. This investment will return a minimum $1,103,000 of current tax-exempt valuation to Boston. Founded more than 45 years ago, Madison Park Development Corporation has developed more than 1,100 units of affordable housing in Boston and more than 76,000 square feet of commercial space.
MENTAL HEALTH ASSOCIATION

The Mental Health Association (MHA) of Springfield received nearly $200,000 from the Brownfields Redevelopment Fund for the development of 14 apartments for its clients. Magazine Commons will replace units that were lost in a tornado that devastated the area in 2011. MHA provides services throughout the Greater Springfield area to people impacted by mental illness, developmental disabilities, substance abuse, and homelessness. In addition to offering quality affordable housing, Magazine Commons will help to improve a blighted area in the heart of Springfield.

VOKE LOFTS

The Voke Lofts in Worcester, a WinnDevelopment housing project, had a ribbon cutting in June 2014 to celebrate the culmination of five years of predevelopment and adaptive reuse of a building originally constructed in 1909 to house the Worcester Boy’s Trade School. Today, Voke Lofts offers 84 attractive apartments that complement the neighboring Gateway Park’s bioengineering labs and growing life-sciences companies. MassDevelopment provided $400,000 in Brownfields Redevelopment Funds to the Worcester Business Development Corporation for the remediation of the site prior to its purchase by WinnDevelopment. The development also includes a fitness center, art gallery, computer learning center, “Tot Lot” play area, and community lounge. The art gallery will feature work by students at the Worcester Technical High School as well as historic artifacts from the old trade school. At a critical point in the remediation of the site, additional contamination was encountered. Without additional resources, work at the site would have stopped, leaving contaminated soil in the ground and preventing the historic school from being re-developed. Four hundred thousand dollars from the Brownfields Redevelopment Fund kept the project moving and leveraged financing for the $30 million project, including Massachusetts Historic Tax Credits, affordable housing subsidies, and private funds.

MEMBERS OF THE BROWNFIELDS ADVISORY GROUP

Vivien Li, Chair
President, The Boston Harbor Association

David Cash
Commissioner, MA Department of Environmental Protection

Ken Kimmell
Commissioner, MA Department of Environmental Protection (former)
Kerry Bowie, Designee

Martha Coakley
Attorney General
John Beling, Designee

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