



# Brownfields Redevelopment Fund

FY 2022 Annual Report





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(as of June 30, 2022)**

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of Community Development  
Corporations

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Massachusetts Department of  
Environmental Protection

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# About the Brownfields Redevelopment Fund

We are pleased to submit the FY 2022 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 clean-up activities. **MassDevelopment has administered the Fund since its inception and to date has made 778 awards totaling \$114,529,279.** This funding leverages additional public and private investment, allowing development projects to advance to completion. The **13 projects funded this past year** (see page 9) are projected to **reclaim 51 acres of contaminated land while creating 463 housing units and 155 full-time jobs.**

The featured case studies within the report (either funded in FY 2022 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 local housing crisis. The five projects featured will create, or have created, a total of 566 units of housing and complementary commercial spaces, while reclaiming 14 acres and leveraging over \$275 million in investment. Congratulations to the Brownfields Advisory Group and MassDevelopment staff members for their hard work and commitment to transforming the neighborhoods and communities in which these projects are located.

Sincerely,

Dan Rivera  
President and CEO



# One Industrial Lofts, LLC



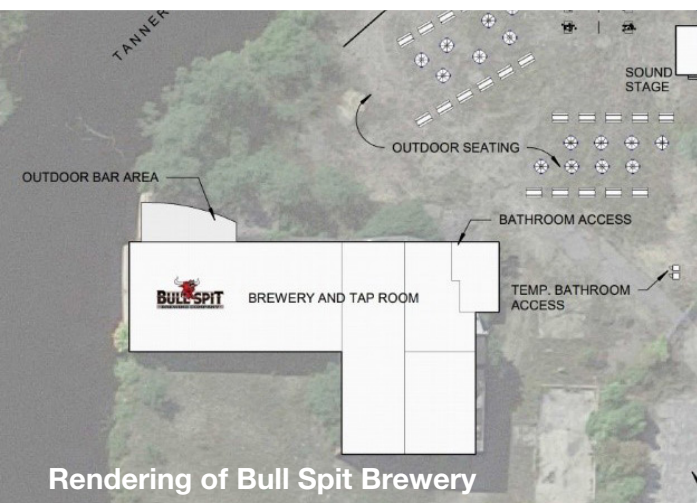
## Highlights

- \$22,500 Brownfields Site Assessment loan and \$100,000 Predevelopment loan
- 12-15 market-rate units and 84-104 loft apartments
- \$43 million project; 310,000 square feet of development

MassDevelopment provided a \$22,500 Brownfields Site Assessment loan and a \$100,000 Predevelopment loan to One Industrial Lofts, LLC. The multi-year, multi-phase mixed-use redevelopment, dubbed One Ferry Street, is located on Ferry, Pleasant, and Lovefield Streets in Easthampton. Phase I will commence the construction of 12-15 market-rate units in Building One. Phase II will include the construction of 24 loft apartments in Building Five. Phase III will consist of the construction of between 60-80 loft apartments and build-out for additional businesses in Building Nine. Phase IV includes an additional two-acre parcel still in conceptual design. One Ferry Street is estimated to have a total project cost of \$43 million for a combined 310,000-square-foot development. The vision for the reinvented property also includes pedestrian catwalks, a bike trail, and a new roundabout at Pleasant Street.



# Town of Winchendon



Rendering of Bull Spit Brewery

## Highlights

- \$150,200 Brownfields Site Assessment and Remediation funds
- Revitalization of a key downtown property
- Bull Spit Brewing expansion into Winchendon

The Town of Winchendon was awarded a \$150,200 Brownfields Site Assessment and Remediation grant to assess and remediate a 1.33-acre site at 4 Summer Drive and Rear Extension. The site was previously operated by the Baxter D. Whitney & Son Machine Shop & Foundry from approximately 1885 until 1947, at which time the foundry was removed. Various businesses have since occupied the site until the Town of Winchendon acquired the property through tax title foreclosure in 2018. Following the conclusion of Phase I and Phase II assessment work, which revealed several areas of concern in the soil and remaining site structures, the town received a proposal from Bull Spit Brewing to expand the brewery's successful operations to this location. The purchase is contingent upon the town addressing the environmental contaminants in the soil and buildings. Response actions to address risks for future site occupants include the testing of indoor air and/or soil gas, to further soil sampling, and abatement and/or removal of hazardous building materials. The Town of Winchendon hopes the revitalization of the downtown property, in close proximity to Miller's River, will catalyze further investment.



Original building



# North Shore Community Development Coalition



The Lighthouses

## Highlights

- \$250,500 Brownfields Site Assessment and Remediation funds
- The Lighthouses: 46 units of affordable family housing and commercial space
- El Centro: 48 units of affordable senior housing and a new home for North Shore Community Health Center

North Shore Community Development Coalition received \$250,500 in Brownfields Assessment and Remediation funds for two projects in Salem's The Point neighborhood: The Lighthouses and El Centro. The two projects have resulted in a unique partnership that will create new housing and revitalization in the densely populated area south of downtown.

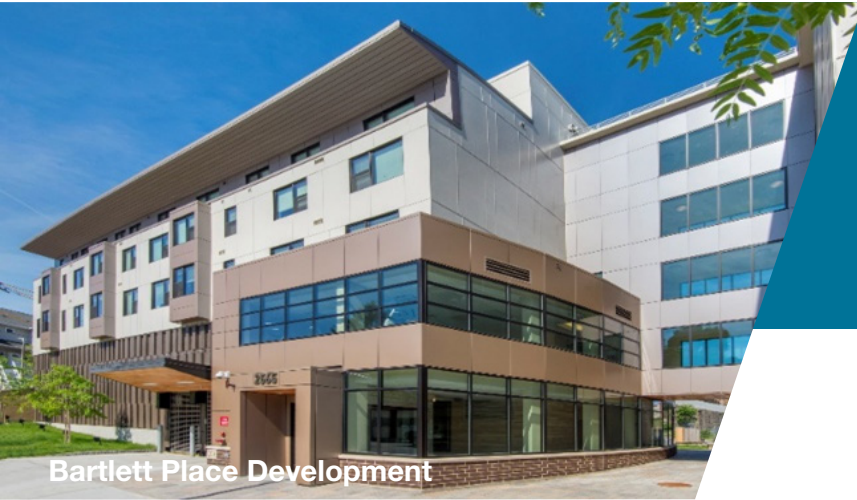
The Lighthouses, located at 47 Leavitt Street and 34 Peabody Street, will consist of two new buildings featuring 46 units of affordable family housing, a community room, and commercial space to complement the local business district. The overall development allows for a better connection between the Salem Harbor Walk, Peabody Street Park, and surrounding neighborhood. In collaboration with Punto Urban Art Museum, these buildings will also serve as space for local artists to display their work.

El Centro consists of the redevelopment of a former bank building at 73 Lafayette Street into 48 units of affordable senior housing and provides over 40,000-square-foot for the new home of the North Shore Community Health Center. The project will double the center's existing footprint and expand healthcare services to residents.



El Centro

# Nuestra Comunidad Development Corporation



Bartlett Place Development

## Highlights

- \$1 million Brownfields Redevelopment Fund award
- 129 homes and 194 apartments
- 54,000-square-feet of retail and commercial space

In 2022, Nuestra Comunidad's Bartlett Station development project won the prestigious U.S. Environmental Protection Agency Phoenix Award and was named the Brownfield Coalition of the Northeast 2022 Project of the Year. The Brownfields Redevelopment Fund's initial involvement with this multi-year, multi-phase transformative development started in 2014 when Nuestra Comunidad Development Corporation and its development partners received a \$1 million award. The award was to assist in the remediation of the former MBTA Bartlett Yards Station on Washington Street in Boston's Nubian Square neighborhood. MBTA used the 8-acre site for maintenance work, but the existing buildings contained asbestos and lead paint. The soil was contaminated with polychlorinated biphenyls (PCBs), petroleum, and heavy metals. Nubian Square is a densely populated neighborhood with a large minority population historically subjected to environmental justice concerns.

The new Bartlett Place will feature rental and home-ownership opportunities to support the local community. When completed, Bartlett Place Development will consist of 129 homes, 194 apartments, and more than 54,000-square-feet of retail and commercial space for local businesses.



Demolition and clean-up



# 12 Porter Street Development, LLC



Rendering of completed project

## Highlights

- \$100,000 Brownfields Site Assessment award
- 34 market-rate rental condominiums and townhomes
- Restoration and revitalization of two buildings

The historic building at 12 Porter Street in Taunton, commonly referred to as the Rhodes Factory, was in operation for 153 years. M.M. Rhodes & Sons Company manufactured umbrellas, shoe buttons, tacks, and other small metal items at the site before ceasing production in 2014. With intentions of restoring the property, 12 Porter Street Development, LLC, an affiliate of DC Clymens Construction, will use a \$100,000 Brownfields Site Assessment loan to perform environmental due diligence on the 1.86-acre site including soil testing, the installation of groundwater monitoring wells, a hazardous materials survey, indoor air testing, and development of a clean-up plan. When the environmental work is completed, 12 Porter Street Development plans to restore and revitalize two of the buildings and develop the remaining site into 34 units of market-rate rental condominiums and townhomes.

The project hopes to preserve as much of the historic character of the property as possible by using reclaimable resources and recording the history of the Rhodes operation through art and memorabilia installations, while simultaneously returning the property to a vibrant and safe condition. Total project costs are estimated at \$11 million.



Rhodes Factory



# FY2022 Project Listing

## BROWNFIELDS REMEDIATION

**Boston Planning and  
Development Agency: Parcel P-3  
Boston – \$250,000**

**Jackson Square Partners:  
250 Centre & 50 Armory Streets  
Boston – \$100,000**

**Town of Somerset:  
3280 County Street  
Somerset – \$187,500**

## BROWNFIELDS SITE ASSESSMENT

**DC Clymens Construction:  
12 Porter Street  
Taunton – \$100,000**

**Town of Norton: 47 Elm Street  
Norton – \$60,000**

## BROWNFIELDS SITE ASSESSMENT/REMEDIATION

**Benjamin Franklin Cummings  
Institute of Technology:  
1003-1013 Harrison Ave  
Boston – \$650,000**

**Dorchester Bay Economic  
Development Corporation:  
5-13 Leyland Street  
Boston – \$250,000**

**Lawrence CommunityWorks:  
Marriner Building  
Lawrence – \$167,440**

**Main South Community  
Development Corporation:  
92 Grand Street  
Worcester – \$129,087**

**Town of Clinton: 329 High Street  
Clinton – \$116,000**

**Town of Rockland:  
225 West Water Street  
Rockland – \$195,000**

**Town of Ware: Monroe Street  
Ware – \$74,000**

**Town of Westford:  
12 North Main Street  
Westford – \$240,000**

# Total Funding (June 30, 2022)

Beginning fund balance, FY 1999	\$20,024,000
Fund recapitalization, FY 2001	9,975,084
Fund recapitalization, FY 2007	30,000,000
Fund recapitalization, FY 2014	15,000,000
Funding recapitalization, Capital Bond FY 2017	1,608,361
Funding recapitalization, Capital Bond FY 2018	2,650,000
Funding recapitalization, Capital Bond FY 2019	2,500,000
Funding recapitalization, Capital Bond FY 2020	2,500,000
Funding recapitalization, Capital Bond FY 2021	1,250,000
Funding recapitalization, Capital Bond FY 2022	1,250,000
Investment in joint ventures - Repayment from Village Hill	50,000
<b>Total funding</b>	<b>86,807,445</b>
<b>Fund activity (accumulated):</b>	
Net loans	(37,378,494)
Operating income	3,555,496
Operating expenses	(14,828,579)
Investment income	11,529,564
Grant awards	(42,482,096)
Accounts receivable and other assets	(41,393)
Post charge-off recoveries	74,389
Accrued expenses	85,308
Prepaid expenses	(6,667)
<b>Sub-total</b>	<b>(79,492,472)</b>
Undisbursed grants/loans	(4,550,770)
Approved grants-recoverable	(2,315,000)
<b>Sub-total</b>	<b>(6,865,770)</b>
<b>Uncommitted funds at June 30, 2022</b>	<b>\$449,203</b>



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