

Brownfields Redevelopment Fund - Rolling Round Program
Notice of Funding Availability (NOFA)
Guidelines

Massachusetts Development Finance Agency

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For more information please contact:

David Bancroft (dbancroft@massdevelopment.com)
Senior Vice President, Community Investment &
Brownfields Program Manager
MassDevelopment

Program Background:

The Brownfields Act was established by the Massachusetts Legislature's passage of Chapter 206 of the Acts of 1998 to encourage the re-use of vacant, abandoned, idle or underutilized industrial or commercial properties in Economically Distressed Areas¹ where expansion, redevelopment, or improvement is hampered by real or perceived environmental contamination or liability. The Brownfields Redevelopment Fund (the "Fund") is capitalized through appropriations by the Commonwealth of Massachusetts and is administered by MassDevelopment to provide grants and loans for environmental site assessment and remediation to eligible entities. During its twenty years of managing the Brownfields Program, MassDevelopment has made over 800 awards totaling over \$110M.

These investments have realized transformative changes across the Commonwealth, enabling the creation or rehabilitation of over 8,000 units of housing and 6,000,000 square feet of commercial and retail space. It has unlocked the development potential of over 1,600 acres by turning previously underutilized parcels into productive sites.

For additional information about the Brownfields program, please visit MassDevelopment's website at www.massdevelopment.com

Eligible Applicants:

Municipalities, municipal entities (housing authorities, economic development incentive corporations, etc.), community development corporations (CDC), and not-for-profit organizations may apply for funds through the Rolling Round program.

Municipalities and municipal entities must have a committed developer in order to apply for an award through the Rolling Round program; otherwise, it should apply through the One Stop for Growth process.

Applicants must also certify the following:

- Applicant would be liable for contamination solely pursuant to clause (1) of paragraph (a) of Section 5 of Chapter 21E MGL.
- Applicant did not cause or contribute to the release of oil or hazardous materials at the site and did not own or operate the site at the time of the release.
- Applicant does not have a familial or direct, or indirect business relationship with a party potentially responsible for the contamination.
- Applicant is not subject to any outstanding administrative or judicial environmental enforcement actions.
- The cost of the remediation work is not eligible for funding under the Commonwealth's Underground Storage Tank Fund (MGL Chapter 21J).

¹ The requirement that a project be located in an Economically Distressed Area was eliminated with the passage of Chapter 268 of the Acts of 2022.

- Assistance from the Brownfields Fund is necessary to make the proposed reuse of the site financially feasible.

Evidence of site control or right of entry access must be submitted at the time of application

Eligible Projects:

Projects eligible for funding through the Rolling Round program include the assessment and/or remediation of environmental contamination when necessary to redevelop vacant, abandoned, or underutilized properties. Above-ground contamination will be considered on a case-by-case basis and may not be used to remediate a building in advance of demolition. Funds may, however, be used for limited demolition to advance additional required environmental testing or assessment.

Up to \$250,000 is available for environmental site assessment with an eligible scope submitted by a Massachusetts Licensed Site Professional in good standing; up to \$750,000 is available for site remediation with an eligible scope submitted by a Massachusetts Licensed Site Professional in good standing. Requests for funding above these limits will be considered on a case-by-case basis **for priority projects that offer extraordinary public benefit**, but in no case may an individual project receive more than \$2,000,000.

Award Types:

In order to receive an award in grant form, eligible applicants must clearly document that the completed project lacks the ability to generate sufficient revenue to repay an award.

All awards will contain a clause stating if the site is sold, ground leased, conveyed, or otherwise transferred to a third-party unrelated to the award and net proceeds are realized by the applicant then full or partial repayment will be required.

Evaluation Criteria:

Priority will be given to applications that:

- Demonstrate immediate need and evidence of a gap in the proposed project or development's finance plan.
- Provide substantial public benefits in the form of job creation or retention and/or housing creation or retention.
- Eliminate blight.
- Are located in an environmental justice community.
- Advance the historic rehabilitation or renovation of an existing structure.
- Increase the assessed value of the property for municipal tax collection purposes.
- Aligns with municipal planning priorities and outcomes.

Grant Terms and Conditions:

- Project sponsors/applicants must be prepared to sign a grant agreement based on the form document included in these application materials to receive grant funds.
- Project applicants will be required to provide data and status reports about the project at key project milestones to be detailed within project specific grant agreements and as requested by MassDevelopment.
- All projects must be ready to begin implementation within six (6) months and complete implementation within twelve (12) months of receiving the grant funds.
- All attachments must be included at the time of application submission to be considered for the next closest review deadline.