

# Central Massachusetts Brownfields Forum: Assessment to Redevelopment: Mill Street Corridor Case Study



MASSDEVELOPMENT  
Build. Create. Innovate.

# MassDevelopment

- Self-supported quasi-public finance and development agency
- Formed in 1995 by merger of Government Land Bank and Massachusetts Industrial Finance Agency
- Provides financing at virtually every phase of a real estate project to grow jobs and businesses in MA
- Serving businesses, nonprofits, and municipalities
- Administers Brownfields Redevelopment Fund
- Primary Tools
  - Tax-exempt bonds
  - Loans and guarantees
  - Planning & Development Services



# Brownfields Redevelopment Fund

- Two programs:
  - Site Assessment
  - Remediation
- Available to “eligible” entities
- Former commercial or industrial sites in Economic Target or Distressed Areas
- Site control
- Public benefit of project
- Expanded project eligibility now includes above-ground assessment and remediation of known contaminated sites
- Demolition may be included if necessary to reach contamination





# Why Tackle a Brownfield Project?

“A real estate deal with environmental personality” – NBA Training



- Revitalization of neglected areas in target communities
- Promotes redevelopment in urban cores
- Redevelopment of strategically–located land
- Eliminates blight
- Private, flexible funding often unavailable
- Public safety considerations



# Mill Street Corridor

- City Acquired the Former S. Bent Mill Site Through Tax Title Taking in 2006-2007
- BST II Designation in 2010
- Garbose Site Acquired by City 2010
- Transferred to GRA in 2012
- URP Application Filed in 2012



*Photo of the former S. Bent Mill taken by Rebecca Bryson*



**Legend**  
Proposed Urban Renewal Boundary

Aerial View with Project Boundary





# Bent Mill Site

Sources and Uses of Funds for Project			
Sources:		Uses:	
Municipal Funds:	\$220,954.00	Municipal Tax Lien:	\$220,954.00
Municipal Funds:	\$2,600.00	Secure Buildings:	\$9,600.00
U.S. E.P.A.:	\$6.03	Env. Assessment:	\$4,546.03
MassDevelopment:	\$33,500.00	Env. Assessment:	\$33,500.00
CDP Block Grants:	\$1,000.00	Asbestos Assessment:	\$1,000.00
CDP Block Grants:	\$3,200.00	Asbestos removal:	\$3,200.00
CDP Block Grants:	\$22,213.70	Asbestos demolition:	\$22,213.70
CDBG Program Income:	\$4,200.00	Build. Materials:	\$4,200.00
MassDevelopment:	\$3,500.00	Tier Classification:	\$3,500.00
MassDevelopment:	\$17,476.24	Subsurface delineation:	\$17,476.24
U.S. E.P.A.:	\$53,600.00	Env. Remediation:	\$53,600.00
Gardner Redevelopment Authority:	\$1,900.00	Appraisal:	\$1,900.00
Municipal Funds:	\$5,574.70	Brick Building Demolition:	\$5,574.70
Block Grant Funds '07:	\$42,260.00	Brick Building Demolition:	\$42,260.00
MA D.E.P.:	\$46,786.00	Env. Remediation:	\$46,786.00
MassDevelopment RE Services:	\$27,500.00	Hazardous Materials Inventory:	\$27,500.00
Gardner Redevelopment Authority:	\$1,000.00	Limited Survey and for notifications:	\$1,000.00
Gardner Redevelopment Authority:	\$51,294.26	Rail Spur Purchase:	\$51,294.26
U.S. E.P.A.:	\$74,538.64	Env. Remediation:	\$74,538.64
North Central MA Development Corp. (NMDC):	\$7,000.00	RFP development:	\$7,000.00
Gardner Redevelopment Authority:	\$1,500.00	NMDC grant metal site RFP:	\$1,500.00
Gardner Redevelopment Authority:	\$6,895.00	Public Works:	\$6,895.00
Block Grant Funds '08:	\$33,600.00	Demolition/Construction:	\$33,600.00
U.S. E.P.A.:	\$92,500.00	Asbestos Abatement:	\$92,500.00
Block Grant Funds:	\$579,340.00	Demolition:	\$579,340.00
MassDevelopment RE Services:	\$35,000.00	Feasibility Study/EDA app:	\$35,000.00
* MassDevelopment:	\$150,000.00	Assessment/Remediation:	\$150,000.00
U.S. E.P.A.:	TBD	Emergency Response for Asbestos Contamination:	
MA D.O.T.:	TBD	Rail Spur Rehabilitation:	
U.S. E.D.A.:	\$40,000.00	Infrastructure and feasibility funding:	\$40,000.00
<b>TOTALS:</b>	<b>\$1,570,539.00</b>	<b>\$1,570,539.00</b>	

# Corridor Financing:

- \$33,500 Assessment Loan to Bent Mill LLC prior to Bankruptcy and City Tax Title Taking
  - \$58,000 Bent Mill Site Assessment Grant to City
  - \$27,500 for a Hazardous Materials Inventory of the Structures on the Bent Mill Site Prior to Demolition
  - \$150,000 Grant to City for Slab Removal and Final Assessment Close-Out of Bent Mill Site
  - \$35,000 Feasibility Study/EDA Application for Corridor URP Funding
  - \$500,000 Garbose Metal Site Remediation Pad-Ready Funding
- Total MDFA: \$804,000



## Additional Brownfields Resources:

- Brownfields Redevelopment Access To Capital Program (BRAC) – offers low-cost, often state-subsidized, environmental insurance to help mitigate risk associated with brownfields redevelopment.
- Brownfields Tax Credit Program – administered by Mass DOR and offers eligible businesses and nonprofits a tax credit for the costs incurred to remediate contaminated property owned or leased for business purposes and located in an EDA. Tax credits may be used against state tax liabilities, or transferred or sold to third parties.
- Mass D.E.P. – Municipal and private owner assistance available and publishes the Brownfields Redevelopment Toolbox: A Guide for MA Municipalities  
<http://www.mass.gov/dep/cleanup/brownfie.htm>



# MassDevelopment Contacts

## [www.massdevelopment.com](http://www.massdevelopment.com)

### Central Region

(encompasses all of Worcester County and goes into Middlesex Co. from Pepperell to Holliston)

Shyla Matthews, Vice President - Community Development

[SMatthews@massdevelopment.com](mailto:SMatthews@massdevelopment.com)

508-363-2799 X125

Kelly Arvidson, Vice President – Business Development

[KArvidson@massdevelopment.com](mailto:KArvidson@massdevelopment.com)

978-784-2901

