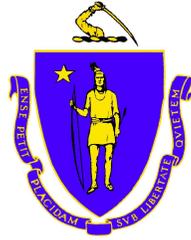


MASSACHUSETTS BROWNFIELD SUPPORT TEAM INITIATIVE



Lieutenant Governor Timothy Murray's Annual Update
May 2010



Commencement of Demolition, Indian Orchard Business Park, Springfield (August 2009)

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BACKGROUND

In 2008, to commemorate the 10-year anniversary of the Massachusetts Brownfield Act, Governor Deval Patrick and Lieutenant Governor Timothy Murray launched the Brownfield Support Team (BST) Initiative. This innovative pilot initiative brought together state environmental and economic development agencies to target assistance to the next generation of promising, yet challenging, brownfield sites.

In the first year of this initiative, the BST has concentrated financial, legal, and technical resources on five selected pilot projects: Fisherville Mill in Grafton, Ted's for Tires in Haverhill, Indian Orchard Business Park in Springfield, City Pier in Fall River, and South Worcester Industrial Park in Worcester. These teams were led by the Massachusetts Department of Environmental Protection (MassDEP), MassDevelopment, and the Executive Office of Housing and Economic Development (EOHED), primarily through the Massachusetts Office of Business Development (MOBD). Other state, federal, and local agencies collaborated on the teams as needed.

OVERALL ACCOMPLISHMENTS

The proactive collaboration of state and federal agencies through this initiative has led to measurable results at the five selected pilot sites, and has brought national attention to the success of the BST model.

Some notable accomplishments over the past year include:

- Commitment of over \$8 million in funding by participating BST agencies for assessment, cleanup, demolition, permitting, and infrastructure improvements;
- Coordination of 18 federal, state and local agencies on a monthly basis, resulting in streamlined, accelerated progress in achieving project milestones;
- Elimination of dozens of technical, financial, and legal roadblocks that had previously stalled redevelopment efforts at the five selected pilot sites (106 acres of land total); and
- Demolition of four derelict abandoned buildings, eliminating public safety hazards in environmental justice neighborhoods in Springfield and Worcester.

PILOT SITE ACHIEVEMENTS

The following outlines accomplishments achieved by each pilot project in the first year, and describes how the work of the BST has made this success possible.

FISHERVILLE MILL

Grafton

Background: Located along the Blackstone River within the Blackstone Valley National Heritage Corridor, the 35-acre former Fisherville Mill property has remained derelict since a fire in 1999. Formerly used as a site for textile mills and other manufacturing, oil contamination in soil, sediment, and surface water has developed. The Town of Grafton has been working with the site owner, Fisherville Redevelopment Corporation, to facilitate the redevelopment of this site as a mixed-use development. In addition to creating commercial and housing opportunities, the proposed reuse will create 16 acres of public open space and allow public access to the river.



The Fisherville Mill site will be a mixed-use development that includes public open space and access to Blackstone River.

Goals of BST: The Fisherville Mill BST began meeting in October 2008 with Town officials and the property owner. The group identified the following goals:

Financing: Secure funding for assessment, remediation, Blackstone River water quality improvements, dam repair, and streetscape improvements.

Technical Assistance: Resolve technical issues associated with remediation and dam repair.

Clarifying Liability: Clarify liability under state cleanup laws, and determine whether state brownfield tools would be of benefit.

One Year Accomplishments:

- \$200,000 site assessment grant committed by *MassDEP* using *EPA* brownfield coalition grant funds. Scope developed for *MassDEP* funded work.
- \$1 million Leaking Underground Storage Tank (LUST) grant committed by *MassDEP* using *EPA* funds.
- \$300,000 assessment loan approved by *MassDevelopment*.
- Assessment and remediation work underway.
- Guidance provided by *BDC Capital* on state subsidized environmental insurance program.
- Guidance provided by the *Attorney General's Office* on the Brownfield Covenant Not to Sue Program.
- Guidance provided by *MOBD* on potential financing structures and tools such as District Improvement Financing (DIF) and Tax Increment Financing (TIF).

Future of Fisherville Mill BST: The Fisherville Mill BST will continue to meet as needed by the Town. Going forward, the team will plan to troubleshoot issues that may arise related to engineering work, permitting, dam repair, infrastructure improvements, and marketing.

Team Members: MassDEP (project lead), Town of Grafton, Fisherville Redevelopment Corporation, MassDevelopment, EOHED/MOBD, EPA, EOEAA Office of Dam Safety, Army Corps of Engineers, Attorney General's Office, and BDC Capital.

TED'S FOR TIRES Haverhill

Background: The Ted's for Tires property is located in the heart of downtown Haverhill within a designated Growth District (by EOHEd) and state-designated environmental justice neighborhood. Past use of this underutilized property as a service station and lumber yard has led to gasoline and fuel oil contamination in soil and groundwater. The Merrimack Valley Regional Transit Authority, in partnership with the City, plans to redevelop the site as a multi-story parking garage to service downtown businesses and commuter rail customers.



The Ted's for Tires site is being redeveloped as a multi-story parking garage to serve downtown Haverhill.

Goals of BST: The Ted's for Tires BST began meeting in October 2008 with City officials. The group identified the following goals:

Financing: Secure funding for assessment, remedial design, and cleanup work to supplement an existing EPA grant previously awarded to the City.

Technical Assistance: Determine the best path forward for a cleanup approach, gain access to adjacent properties for testing, and ensure expedited review of MassDEP submittals.

Project Coordination: Align multiple agencies involved with the complex regulatory, funding, and redevelopment aspects of the project.

One Year Accomplishments:

- \$1.68 million in Growth District Initiative funding awarded by *EOHEd* for garage construction.
- \$25,000 grant awarded by *MassDEP* using *EPA* 128a funds. This grant was used by the City to hire a contractor to evaluate cleanup options, and develop scope, schedule, and budget for remaining work.
- Designation of site as a Priority Project by *MassDevelopment*.
- \$132,960 recoverable assessment grant awarded by *MassDevelopment*.
- \$200,000 assessment grant awarded by *EPA*.
- \$500,000 recoverable cleanup grant awarded by *MassDevelopment*.
- \$200,000 cleanup grant awarded by *EPA*.
- Site access to abutting properties negotiated by *MassDEP*. Indoor air sampling completed, showing indoor air is not impacted from contamination at the Ted's for Tires site.
- Expedited reviews by *MassDEP* of draft assessment and cleanup plans approved within days of submittal.
- Cleanup substantially completed, and lot paved to accommodate the downtown commercial district.

Future of Ted's for Tires BST: The Ted's for Tires BST will continue to meet regularly. The team will focus on providing technical support on issues related to quarterly monitoring, achieving regulatory endpoints, and garage construction. The BST may also organize a public announcement of site redevelopment.

Team Members: MassDevelopment (project lead), MassDEP, EOHEd/ MOBD, Merrimack Valley Regional Transit Authority, City of Haverhill, and EPA.

INDIAN ORCHARD BUSINESS PARK

Springfield

Background: The 54-acre Indian Orchard Business Park (IOBP) Project, located within a state-designated environmental justice neighborhood, is the largest tract of potentially developable land within the City of Springfield. This site is comprised of four former industrial and manufacturing properties. Contamination and derelict building conditions have complicated the City's efforts to redevelop the site as a modern business complex. The City is proposing to redevelop the area as an industrial park that would accommodate commercial and light industrial tenants. Development would create new employment opportunities and generate tax revenue for the City.



The IOBP Project is being reused as an industrial park to accommodate commercial and light industrial tenants.

Goals of BST: The IOBP BST began meeting in October 2008 with City officials. The group identified the following goals:

Financing: Secure funding for assessment, cleanup, and demolition of vacant structures.

Technical Assistance: Address technical issues associated with remediation and demolition, and enable City acquisition of privately owned properties.

Clarifying Liability: Clarify liability under state cleanup laws, and determine whether state brownfield tools would be of benefit.

One Year Accomplishments:

- \$143,500 recoverable assessment grant awarded by MassDevelopment.
- \$200,000 assessment grant committed by *MassDEP* using *EPA* brownfield coalition grant funds.
- Clerk of the Works Agreement finalized between City and *MassDevelopment* for *MassDevelopment* to oversee demolition.
- Demolition of structures at 121 Pinevale Street completed using \$900,000 in *EPA* Brownfield Revolving Loan Funds.
- Site assessment work focused on all 54-acres nearing completion.
- Expedited *MEPA* approval completed.
- Urban Renewal Plan approved by the *Department of Housing and Community Development (DHCD)*, allowing City to assemble property using eminent domain.
- Guidance provided by *BDC Capital* on state subsidized environmental insurance program.
- Guidance provided by the *Attorney General's Office* on the Brownfield Covenant Not to Sue Program.
- Guidance provided by *MOBD* on potential financing structures and tools such as District Improvement Financing (DIF) and Tax Increment Financing (TIF).
- *MassDEP* compliance assistance provided to help City meet cleanup deadlines and obtain necessary permits.

Future of IOBP BST: The IOBP BST will continue to meet as needed by the City. The team will focus on providing resolution of site control issues by the Springfield Redevelopment Authority, and completion of site characterization and environmental due diligence. Assistance will be provided on master planning, permitting, infrastructure improvements, and marketing as requested.

Team Members: MassDevelopment (project lead), City of Springfield/Springfield Redevelopment Authority (SRA), MassDEP, EOHE/MOBD, EPA, MA DHCD, Attorney General's Office, EOEEA MEPA Office, and BDC Capital.

CITY PIER

Fall River

Background: The City of Fall River has targeted the four-acre City Pier site for mixed-use, transit-oriented redevelopment. Located along the Taunton River waterfront in a state-designated environmental justice neighborhood, this City-owned site was formerly used as a lumberyard, marina, and construction staging area for heavy dredging equipment. A past release of PCBs has contaminated soil and sediment at the abandoned site. Redevelopment plans include the construction of a hotel, restaurant, marina, and offices, bringing jobs and tax revenue to the City. The Pier is adjacent to a proposed commuter rail station for service to Boston. This project will also reconnect area residents with the waterfront through improved walking paths and public access points.



The City Pier site will be reused as a mixed use development and marina along the Taunton River.

Goals of BST: The City Pier BST began meeting in October 2008 with City officials. The group identified the following goals:

Financing: Secure funding to develop a supplemental sampling and analysis program, and prepare a remedial action plan related to PCB contamination.

Technical Assistance: Address PCB cleanup under EPA's Toxic Substance Control Act (TSCA), as well as state cleanup laws and regulations.

Project Coordination: Align multiple agencies involved with the complex regulatory, funding, and redevelopment aspects of the project.

One Year Accomplishments:

- \$75,000 assessment grant awarded by *MassDEP* using *EPA* coalition grant funds for supplemental sampling and analytical work.
- Designation of the site as a Priority Project by *MassDevelopment*.
- \$150,000 recoverable assessment grant committed by *MassDevelopment*.
- \$2 million *MA Seaport Council* grant funding committed for site stabilization and chapter 91 permitting for the municipal marina.
- Plans for use of \$100,000 previously awarded by the *MA Seaport Council* in 2008 complete.
- Selection of cleanup options completed and data quality issues resolved, facilitated by *MassDEP* through technical data meetings with the City and contractors.
- Draft Toxic Substance Control Act (TSCA) work plan completed and submitted to *EPA*.
- Site stabilization and cap repairs completed.
- Guidance provided by *MOBD* on potential financing structures and tools such as District Improvement Financing (DIF) and Tax Increment Financing (TIF).

Future of City Pier BST: The City Pier BST will continue to meet regularly. The team will focus on reaching cleanup endpoints under state regulations, getting final EPA approval of the TSCA work plan, and commencing TSCA-related work.

Team Members:

MassDEP (project lead), MassDevelopment, City of Fall River, EOHED/MOBD, EPA, MA Seaport Council, and MassDOT.

SOUTH WORCESTER INDUSTRIAL PARK

Worcester

Background: The South Worcester Industrial Park (SWIP) Project consists of 11 acres of land within a state-designated environmental justice neighborhood. Former use of these properties includes foundry, cast metal manufacturing, and auto salvage which have led to multiple releases of contamination. The City has been working to position these sites for redevelopment to achieve highest and best use. Marketing of these properties to private developers will bring additional jobs and tax revenue into the City.



The redevelopment of the underutilized properties within the SWIP will bring jobs and tax revenue to the City.

Goals of BST: The SWIP BST began meeting in October 2008 with City officials. The group identified the following goals:

Financing: Secure funding for assessment, remediation, demolition, and infrastructure improvements.

Technical Assistance: Resolve technical issues related to cleanup, and tailor permitting approvals to redevelopment timelines.

Clarifying Liability: Clarify liability under state cleanup laws, and determine whether state brownfield tools would be of benefit.

One Year Accomplishments:

- \$50,000 assessment grant approved by *MassDEP* using *EPA 128a* funds for 65 Armory Street.
- Work completed under *MassDEP 128a* grant.
- \$500,000 recoverable cleanup grant approved by *MassDevelopment*.
- Demolition completed at 17 and 25 Southgate Place.
- Expedited review of the City's Beneficial Use Determination (BUD) completed by *MassDEP*.
- *MassDEP* compliance assistance provided to help the City meet cleanup deadlines and obtain necessary permits under state cleanup regulations. This includes the Special Project Designation (SPD) permit that allows the extension of regulatory deadlines.
- Guidance provided by the *Attorney General's Office* on the Brownfield Covenant Not to Sue Program.
- Guidance provided by *MOBD* on potential financing structures and tools such as District Improvement Financing (DIF) and Tax Increment Financing (TIF).

Future of SWIP BST: The SWIP BST will continue to meet as needed by the City. The team will focus on providing technical support to the City on regulatory, permitting, infrastructure, and marketing issues.

Team Members: *MassDEP* (project lead), City of Worcester, *MassDevelopment*, *EOHED/MOBD*, *EPA*, and the *Attorney General's Office*.

LESSONS LEARNED

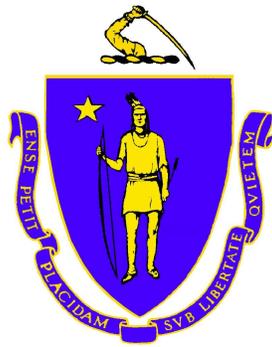
The BST Initiative has proven to be a great success. Concentrating state and federal resources in a coordinated and structured way has resulted in significant progress within a short amount of time at each one of these challenging pilot sites.

The following summarizes key lessons learned that should be taken into consideration if more projects are selected in the future for this program:

- ✦ Lieutenant Governor Timothy Murray's leadership and support of the BST Initiative has been instrumental in energizing local officials, as well as state and federal partner agencies. Events and other publicity efforts led by the Lieutenant Governor's Office resulted in increased support for these projects, and have helped communities in marketing these sites to developers.
- ✦ Meeting on a regular monthly/bi-monthly schedule with the project teams has been essential to identify and resolve key issues, and move projects forward. Assigning a project lead from one of the BST lead agencies (MassDevelopment, MassDEP and EOHED) also greatly streamlined communication.
- ✦ Defining clear goals for the BST on a project-by-project basis has been effective. Identifying milestones and project endpoints early in the process helped define project "successes" and determine when active involvement of the BST could be considered complete.
- ✦ Communities that initiated a leadership role in the BST increased productivity and provided additional resources for state agency staff.

FOR MORE INFORMATION

For More Information on the Brownfield Support Team Initiative:
<http://www.mass.gov/dep/cleanup/brownfie.htm#bst>



Office of Lieutenant Governor Timothy Murray
Massachusetts Department of Environmental Protection
MassDevelopment
Executive Office of Housing and Economic Development