

BWSC Brownfield Program

Technical (Financial & Other) Support

Paul W. Locke

Assistant Commissioner

MassDEP Bureau of Waste Site Cleanup

(617) 556-1160

Paul.Locke@state.ma.us

<https://www.mass.gov/topics/cleanup-of-sites-spills>



Brownfields Cleanup

The Brownfield Program helps with the reuse of abandoned or under-used land. These properties are often polluted. The cleanup and reuse of the properties improves public health, the environment and the economy.

Brownfield Program provides technical assistance and financial incentives for cleanup and redevelopment of contaminated properties. State incentives can help identify risk, limit liability, and fund the cleanup. Brownfield sites are often reused for industry, housing and other purposes.



First time? Start here.

GUIDE: Introduction to Brownfields Cleanup & Redevelopment +

What would you like to do?

Top tasks

Find Brownfield Sites +

Brownfield resources for site development +

All other tasks

Visit MassDEP Brownfields Library +

Request a "State Acknowledgement Letter" +

What you need to know

Brownfields-related Laws and Rules +

Website !

(of course)

<https://www.mass.gov/brownfields-cleanup>



[View transcript →](#)



[Find Brownfield Sites →](#)

[Brownfield resources for site development →](#)

[Visit MassDEP Brownfields Library →](#)

[Request a "State Acknowledgement Letter" →](#)

[Brownfields-related Laws and Rules →](#)

GUIDE: [Introduction to Brownfields Cleanup & Redevelopment →](#)



<https://www.mass.gov/brownfields-cleanup>

ADDITIONAL RESOURCES



[Massachusetts Brownfields Success Stories](#) (PDF 986.42 KB)



MassDEP Brownfield Site Database & Fact Sheets

- Search for Brownfield Locations
 - ✓ Western & Central Region prototypes
- Map Brownfield locations
 - ✓ Search by key factors (e.g., acreage)
- Print Site-Specific Fact Sheets



MassDEP Potential Brownfields in Central MA

Click the Information (i) button to find out how to filter parcels by town or size

Click here to generate an MCP Phase 1 Map

Find address or place

Filter by Acres

CERO Brownfields

Acres is greater than

10

FID 198
MAP_PAR_ID 122R 1 0
LOC_ID M_179358_922625
rtn 2-0015389
town FITCHBURG
address 640 CRAWFORD ST
site_name WAREHOUSE
Fact_sheet [More info](#)
Acres 13.15



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Property Fact Sheet



Site Name: WESTBORO STATE HOSPITAL
Address: LYMAN ST
Parcel Address 0 LYMAN ST
Town: WESTBOROUGH
Acres: 88.34 Zip Code: 01581
Zoning: STAT
In an Environmental Justice area?: N



Recreation
Undeveloped
Industrial
Urban Public
Residential

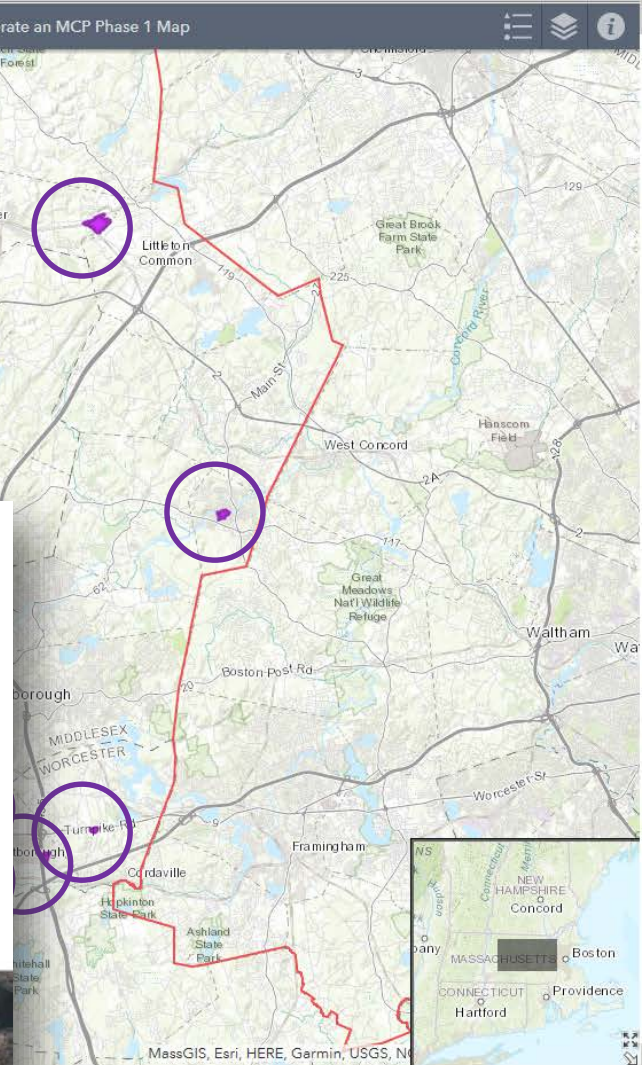
Breakdown of

2005 Landuse within 500 Ft

Property Description


Owner: TOWN OF WESTBOROUGH
Parcel #: 38-1F-0 Past Use: <Null>
MassDEP Zone II or IWPA: Y Structures: 36049 sq ft
Located within 1 mile of Off/On RAMP-RT 30 TO RT 9 WB
Gas Provider: Eversource Energy Public Water: PARTIAL
Flood Plain: N Electric Provider: National Grid
Historic/Archaeological: Y Click here for MCP Phase 1 Map
Wetlands Present on Site?: Y <http://maps.massgis.state.ma.us/images/dep/mcp/mcp.htm>
Last Sale Date: 11/25/2014 Last Sale Price: 2200000
Public Water Supply Well Onsite: N Town has Public Sewer: PARTIAL

MassDEP Regulatory Information



Brownfields Funding





US EPA

 United States
Environmental Protection
Agency

Environmental Topics Laws & Regulations About EPA

Search EPA.gov

Brownfields


CONTACT US SHARE    

Technical Assistance Helps Communities Address Brownfields Challenges

[Find a technical assistance \(TA\) provider near you](#)


TA providers from the Council of Development Finance Agencies tour a brownfield site in Burlington, VT in order to provide specific cleanup and redevelopment funding and financing suggestions to the local community

1 2 3 4



Announcements

- [Recent news and events](#)
- [Sign up for Brownfields listserv](#)

 **The Brownfields Broadcast**

- [Gain insight from stories about revitalization in the Brownfields Broadcast](#)

EPA's [Brownfields Program](#) provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. To learn about EPA's broader efforts to put previously contaminated properties back into productive use, read about our [Land Revitalization Program](#).

Basic

Related Information

www.epa.gov/brownfields



Brownfields Funding

US EPA

- Yearly Brownfields Grant Cycle
 - Assessment Grants \$200K - \$350K
 - Cleanup Grants \$200K
 - Revolving Loan Fund \$1M
 - EPA provides extensive outreach each year
 - Strict guidelines/competitive
- Targeted Brownfields Assessments
(on going)



Government
Grants



Brownfields Funding

US EPA

Massachusetts Brownfields Funding History

Massachusetts Brownfields Funding (1994 – 2018)

Program	Total Funding
Assessment Grants	\$38,265,131
Revolving Loan Fund (RLF) Grants	\$27,085,000
Cleanup Grants	\$27,688,283
Job Training Grants	\$3,630,799
Area-Wide Planning Grants	\$925,000
EPA Targeted Brownfield Assessments (TBA)*	\$7,287,320
State & Tribal Brownfields Funding	\$21,961,170
Showcase Communities	\$800,000
Program Totals (as of April 2018):	\$127,642,703

*Targeted Brownfields Assessments are a grant of services performed by EPA contractors.

<https://www.epa.gov/brownfields/massachusetts-brownfields-funding-history>



Brownfields Funding

US EPA

2018 Grant Awards

Grant Recipient Name	EPA Regi...	State/Territ...	Grant Type	Announce Year (FY)
Emboss Vistas, Inc.	5	CA	Job Training	2018
Regional Planning Commission	6	LA	Assessment	2018
Adams, Town of	1	MA	Cleanup	2018
Central Massachusetts Regional Planning Commission	1	MA	Assessment	2018
North Attleborough, Town of	1	MA	Cleanup	2018
Somerville, City of	1	MA	Assessment	2018
Worcester, City of	1	MA	Revolving Loan Fund	2018
Civic Works, Inc.	3	MD	Job Training	2018




Brownfields Funding, *cont.*

MassDEP role in EPA Funding Opportunities

- Letters of Acknowledgment for Brownfields grants
<https://www.mass.gov/how-to/request-a-stateacknowledgement-letter-from-massdep>

- Petroleum Eligibility Determinations (PEDs)

- Sometimes required during the EPA grant process
 - Required for petroleum-only sites after grant money is awarded
 - EPA guidelines are used to make determination
 - Liability and viability evaluations are important components for current and immediate past owners
 - Contact MassDEP for “How To” letter
- 
- A chocolate cake shaped like a building, with the words "Brownfields 1999-2000" written on it in icing. A small green tag with the word "Mass" is attached to the top right corner of the cake.



Brownfields Funding, *cont.*



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Brownfields

Collaborative Workspace Program

Commonwealth Places

Community Health Center

Cultural Facilities

Manufacturing Futures Program

Grants

At MassDevelopment, we provide grant money for programs that are specifically designed to improve economic development and competitiveness across the Commonwealth.

Brownfields

- **Brownfields Redevelopment Fund** - Created to encourage the reuse of Brownfield sites — vacant or underutilized properties complicated by environmental contamination and liability. In FY17, the Commonwealth authorized \$45 million in capital funding for the Brownfields Redevelopment Fund. To ensure the Fund's sustainability and reduce the need for recapitalization, MassDevelopment has adjusted the program to increase repayment from municipalities that benefit from economic development as a result of brownfields funding. That reimbursement would come from a share of tax collections on successful, revenue-producing sites, which benefit both the community and the Commonwealth.
- **Brownfields Site Assessment Program** - Provides unsecured, interest-free financing up to \$100,000 per site for environmental testing.

APPLY FOR SITE ASSESSMENT / REMEDIATION RECOVERABLE GRANT

APPLY FOR REMEDIATION RECOVERABLE GRANT

BROWNFIELDS REDEVELOPMENT FUND RECOVERABLE GRANTS REPAYMENT POLICY

Brownfields Funding, *cont.*

MassDevelopment

- Still actively seeking projects
- Several financing (loans, “grants”) options available that can be used together

Brownfields Redevelopment Fund

- Brownfields Site Assessment “Recoverable Grants” (municipalities and Community Development Corporations) and Remediation Loans
- “Recoverable” through tax revenues resulting from redevelopment.
15% incremental revenue annually up to 30 yrs.
- Eligibility Requirements
- Site located in an EDA
- Borrower meets certain requirements
- Peer review of scope of work for both cost and technical issues



Brownfields Funding, *cont.*

MassDEP

- Limited funding availability
- MassDEP has been awarded EPA grants in the past
- State money (SARSS) is not typically used for Brownfields specific projects
- Regional Brownfields Coordinators are **key** points of contact and information:
 - Technical and compliance assistance to regulated community
 - Recommendation to have LSP review work
 - May participate in meetings with developers and/or municipal officials
 - May participate in regularly scheduled meetings for large development projects (BST initiative)
 - Acts as point of contact when multiple bureaus are involved



Brownfields Funding, *cont.*

MassDOR Brownfields Tax Credits

- Must fill out BCA
 - Contact DOR for most recent version.
- Must have RTN
- Eligible Person under Chapter 21E
- Located within an EDA
- Capitalized through 2018
 - Cleanup must have begun on/before 8-5-2018
- 50% for PSS or ROS
- 25% for AUL



Brownfields Funding, *cont.*

MassDOR, *cont.*

- MassDOR has G.L. c. 63 Section 38Q “Environmental Response Actions/credit” law
- MassDOR contacts MassDEP with questions
 - Biggest issue: Was soil removed for construction or for remediation purposes?

Have a good plan in place prior to soil removal activities.



Brownfields Funding, *cont.*

Tax Credit Statistics

Year	Number of Entities Obtaining Credits	Total Credits Issued in Dollars
2011	83	\$51,399,880
2012	63	\$35,079,540
2013	59	\$61,706,452
2014	44	\$26,047,125
2015	46	\$36,176,669
2016	5	\$417,718

Source: MassDOR website:

<http://www.mass.gov/dor/tax-professionals/news-and-reports/massachusetts-tax-credit-transparency-reports>



Brownfields Funding, *cont.*

Other funding opportunities



- ***Rails To Trails***
- ***Urban and Community Forestry Challenge Grants (yearly)***
funding for municipalities and non profits to improve urban forests.
- ***Clean Water State Revolving Fund (SRF)***
funding to improve water infrastructure.
- ***Massachusetts Division of Housing and Community Development (Massachusetts CDBG)*** – funding to municipalities for housing, community and economic development.
- ***Parkland Acquisitions and Renovations for Communities***
grants to acquire parkland or renovate existing parks.
- ***Gateway Cities Park Grants***
funding to improve recreational areas.



Contact Information

MassDEP Brownfields Coordinators:

Region	Coordinator	Email	Phone
NERO	Joanne Fagan	Joanne.fagan@state.ma.us	978-694-3390
SERO	John Handrahan	John.handrahan@state.ma.us	508-946-2883
CERO	Mike LeBlanc	Michael.leblanc@state.ma.us	508-767-2830
WERO	Cyndi Pawloski	Cynthia.pawloski@state.ma.us	413-755-2247

- **DOR contact :**

Kristin Rideout, rideoutkr@dor.state.ma.us, (617) 887-6786

- **EPA contact:**

Jim Byrne, byrne.james@epa.gov, (617) 918-1389



Useful Links

EPA Brownfields Grant Information

<https://www.epa.gov/brownfields#fy08>

- How to Request a State Letter of Acknowledgment for EPA Grants
<https://www.mass.gov/how-to/request-a-state-acknowledgement-letter-from-massdep>

MassDevelopment

- <https://www.massdevelopment.com/what-we-offer/financing/grants/#brownfields>
- <https://www.massdevelopment.com/what-we-offer/financing/loans-and-guarantees/#brownfields-remediation>

MassDEP General Brownfields

- <https://www.mass.gov/brownfields-cleanup>

Grants

- Rails To Trails:
<https://www.railstotrails.org/policy/building-active-transportation-systems/obtaining-funding/>



Useful Links, *cont.*

Grants

- Urban and Community Forestry Challenge Grants (yearly):
<https://www.mass.gov/guides/urban-and-community-forestry-challenge-grants>
- Massachusetts Clean Water SRF
<https://www.mass.gov/state-revolving-fund-srf-loan-program>
- Massachusetts Community Development Block Grants <https://www.mass.gov/service-details/community-development-block-grant-cdbg>
- Parkland Acquisitions and Renovations for Communities <https://www.mass.gov/service-details/parkland-acquisitions-and-renovations-for-communities-parc-grant-program>
- Gateway Cities Parks Grants
<https://www.mass.gov/service-details/gateway-city-parks-program>



MassDevelopment Contact Information

Region* /Location	Contact Person	Email	Phone
Central - Worcester	Shyla Matthews	smatthews@massdevelopment.com	508-363-2799
Greater Boston – Quincy	David Bancroft	dbancroft@massdevelopment.com	617-405-5250
North – Lawrence	Eleni Varitimos	evaritimos@massdevelopment.com	978-459-6100
South – Fall River	Mary Ellen DeFrias	mdefrias@massdevelopment.com	508-678-0533
West - Springfield	Richard Griffin	rgriffin@massdevelopment.com	413-731-8848

*MassDevelopment regions do not correlate with MassDEP regions.
Please refer to MassDevelopment website for region information

