

# Brownfields Grants

## Funding for State Agencies and Contact Information

### Funding for States

States play a significant role in identifying, cleaning up and redeveloping Brownfield properties, and they spend millions of dollars each year to support these efforts. EPA has more than tripled its funding of state Brownfield programs over the past few years, allowing them to establish or expand voluntary cleanup programs and to conduct site assessments and cleanups. EPA also funds state revolving loan programs that make available low interest loans and grants to qualified parties to clean up Brownfields. The loan programs usually require recipients to contribute 20 percent of the costs. Connecticut, New Hampshire and Rhode Island have already set up state revolving loan programs to help finance Brownfields work.

	EPA Funding for State Agencies Since 1994	Total EPA Funding in Each State Since 1994
CT	\$4,861,268	\$24,506,868
ME	\$3,096,154	\$11,249,510
MA	\$6,407,315	\$40,811,233
NH	\$5,431,024	\$12,310,740
RI	\$3,747,860	\$12,615,077
VT	\$1,484,399	\$ 6,411,020
Total	\$25,028,020	\$107,904,448

Visit [www.epa.gov/ne/brownfields](http://www.epa.gov/ne/brownfields) for additional stories and information on how EPA's Brownfields Program is rebuilding New England, community by community.

### EPA New England Brownfields Team

<b>Section Chief</b> Carol Tucker (617) 918-1221 tucker.carol@epa.gov	<b>Revolving Loan Fund</b> Joe Ferrari (617) 918-1105 ferrari.joe@epa.gov
<b>Brownfields Coordinator</b> Diane Kelley (617) 918-1424 kelley.diane@epa.gov	<b>Legal Advisor</b> Rona Gregory (617) 918-1096 gregory.rona@epa.gov
<b>Communications</b> Carlie Brandt (617) 918-1528 brandt.carlie@epa.gov	<b>Special Projects</b> Marcus Holmes (617) 918-1630 holmes.marcus@epa.gov
<b>Cleanup Grants, Targeted Brownfields Assessments</b> James Byrne (617) 918-1389 byrne.james@epa.gov	<b>Job Training</b> Chris Lombard (617) 918-1305 lombard.chris@epa.gov
<b>Nonprofit Outreach</b> Kathleen Castagna (617) 918-1429 castagna.kathleen@epa.gov	<b>Petroleum</b> Dorrie Paar (617) 918-1432 paar.dorrie@epa.gov
<b>Green Building</b> Steve Chase (617) 918-1428 chase.steve@epa.gov	<b>Quality Assurance Program Manager</b> Alan Peterson (617) 918-8322 peterson.alan@epa.gov

### State Agency Brownfields Programs

<b>Connecticut</b> Christine Lacas (860) 424-3766 christine.lacas@po.state.ct.us <a href="http://www.dep.state.ct.us">http://www.dep.state.ct.us</a>	<b>New Hampshire</b> Mike Wimsatt (603) 271-6422 mwimsatt@des.state.nh.us <a href="http://www.des.state.nh.us">http://www.des.state.nh.us</a>
<b>Maine</b> Nick Hodgkins (207) 287-4854 nick.hodgkins@maine.gov <a href="http://www.maine.gov">http://www.maine.gov</a>	<b>Rhode Island</b> Kelly Owens (401) 222-2797 x7108 kelly.owens@dem.ri.gov <a href="http://www.dem.ri.gov">http://www.dem.ri.gov</a>
<b>Massachusetts</b> Catherine Finneran (617) 556-1138 catherine.finneran@state.ma.us <a href="http://www.mass.gov/dep">http://www.mass.gov/dep</a>	<b>Vermont</b> George Desch (802) 241-3491 george.desch@anr.state.vt.us <a href="http://www.anr.state.vt.us/">http://www.anr.state.vt.us/</a>



## Rebuilding New England through Brownfields Investments



EPA-901-R--05-004  
October 2005

Contaminated lands can rob a community of its economic and social vitality and potential.

Thousands of New England properties are abandoned because owners or developers fear environmental contamination and the associated liability. Called Brownfields, these properties are often unused while development consumes valuable open space. New partnerships are emerging among communities, government agencies and private investors to restore and reuse these properties. These smart investments lead to smart growth decisions.

Since 1994, EPA has invested \$107.9 million in grants to more than 130 New England communities, states and agencies. These investments have leveraged another \$420 million in funding from government and private sources for cleanup and redevelopment, while also leveraging thousands of new jobs.

Brownfields properties across New England have been turned into schools, housing, playing fields, new businesses and green space. This booklet presents a few examples of how Brownfield dollars have revitalized neighborhoods and improved the quality of life in many communities.

**“EPA has invested \$107.9 million in grants to more than 130 New England communities, which in turn has leveraged another \$420 million for cleanup and redevelopment and thousands of new jobs.”**

—EPA New England 2005 Brownfields Summary and Success Stories Report

# Brownfields Grants

## Drive Economic Development

### Economic Development

*New business ventures are thriving at formerly contaminated properties in New England as a result of EPA investments, including:*

#### Connecticut

In **Hartford**, the new Main and Pavilion Shopping Center, with 40,000 square feet of retail space, was constructed by the nonprofit organization Public Housing Residents Going Places, Inc. The shopping center includes a needed grocery store and other retail outlets for Clay Arsenal residents. In addition to construction jobs, the project created 36 new job opportunities for low- to moderate-income persons. A total of \$4.3 million in federal, state, local and private funds were leveraged for the cleanup and redevelopment of the shopping center site.

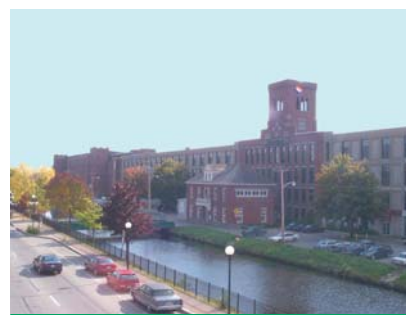


Walgreens, New Britain, Conn.

In **New Britain**, after years of abandonment due to concerns over costly and potentially dangerous contamination, the former Russell and Erwin factory in the city's Technology Corridor was redeveloped. Following a Brownfields assessment, the retail chain Walgreens moved onto the site and now brings additional tax revenue to the city and employs some 40 local residents.

#### Maine

In **Lewiston**, the 1.2 million square foot former contaminated mill building has been transformed into a commercial complex. About 1,800 employees work at the Bates Mill Complex, which houses a banking operations center, fitness and daycare facilities for employees, a regional conference center and other private businesses. A total of \$41 million from federal, state, local and private sources were leveraged for the assessment, cleanup and redevelopment of the complex, including \$15 million in private investments.



Bates Mill Complex, Lewiston, Maine

In **Westbrook**, the city celebrated the opening of the new Flannery Office Building in 2004. The formerly contaminated property on the banks of the Presumpscot River is now home to an office park, parking garage, greenspace and a river walk. The office park is currently occupied by CORE, Inc., an organization that assists individuals in returning to work after illness or injury. CORE, Inc., employs 350 people from across the Northeast at this new facility in Westbrook.

**Cover photos (clockwise from left):** Abandoned building in Hartford, Conn.; demolition, Main South Community Development Corporation Project, Worcester, Mass.; completed Marine Education Center, Save the Bay, Providence, R.I.; groundbreaking, Gateway Park, Worcester, Mass.; construction, Kathryn Stoklasa Middle School, Lowell, Mass.



Sid Wainer and Sons Greenhouses, New Bedford, Mass.

#### Massachusetts

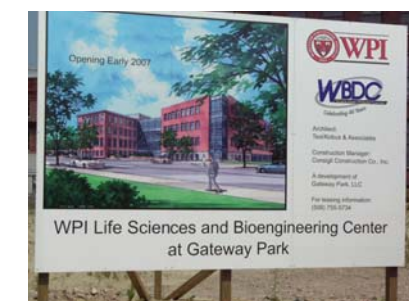
In **Chicopee**, EPA Brownfields funds have given new life to important downtown properties. The former Bay State Wire Company property has been redeveloped as office and storage space for a local business. The former JG Roy Lumber Company has been redeveloped by a neighboring business, J. Polep Distribution Services, for expansion. To date, the city has assessed and redeveloped five sites, leveraged \$2.5 million in redevelopment and construction money and created over 100 jobs using Brownfields grant funds.



Flannery Office Park, Westbrook, Maine

In **New Bedford**, Sid Wainer and Sons redeveloped the former Alden Corrugated property into three, 3,000 square foot greenhouses to grow a variety of vegetables and herbs for its wholesale specialty foods distribution company. The greenhouses allow the distributor to experiment with year-round and inner-city farming techniques.

In **Worcester**, the Worcester Business Development Corporation and the Worcester Polytechnic Institute (WPI) partnered to create the Gateway Park LLC, a market-based, mixed-use urban Brownfields redevelopment project. The 11-acre Gateway Park redevelopment site is near WPI's main campus and will contain close to one million square feet of new, mixed-use development including biomedical and bioengineering companies, housing, retail establishments and restaurants. The project is expected to transform formerly blighted land into productive reuse for the city and the adjacent neighborhood.



Future home of Gateway Park, Worcester, Mass.

### Funding Brownfields Cleanup

In 2002, President George W. Bush signed the Small Business Liability Relief and Brownfields Revitalization Act into law, which authorizes up to \$250 million per year for Brownfields grants, including up to \$50 million in state funding. The law defined brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The law also allows for the assessment and cleanup of low-risk, petroleum-contaminated sites. Nationally, the program has awarded funding to over 800 communities—stimulating over \$5 billion in funds leveraged for cleanup and redevelopment. With many new jobs created in some of the nation's most under-served and impoverished neighborhoods, it is easy to understand how this program has gained the continuous support of decision-makers at all levels of government.

### Brownfields in New England by the Numbers

54	Number of grants awarded in 2005
268	Total number of grants awarded since 1994
\$11.4 million	Total dollar value of grants awarded in 2005
\$107.9 million	Total dollar value of grants awarded since 1994
\$420 million	Total value of cleanup, construction and redevelopment dollars leveraged since 1994



# Brownfields Grants

## Create Public Spaces and Buildings

### Parks, Recreation and Open Space

*New England's urban communities are trying to balance pressure for growth and development with providing access to parks, recreation and open space. Dozens of formerly abandoned or contaminated properties are now public spaces for residents to enjoy, including:*



Occum Park, Norwich, Conn.



Riverbank Restoration, Henniker, N.H.

#### Connecticut

In **Norwich**, a contaminated former textile mill along the Shetucket River was reborn during the summer of 2005 as Occum Park using investments totaling \$2.7 million from EPA, state and local sources. In 1986 a fire destroyed the mill and the site was abandoned because of suspected contamination. Environmental assessment of the property was funded through the EPA Brownfields Program. State and local funds provided for cleanup and redevelopment. Occum Park is designed for passive and active outdoor recreation by neighborhood and city residents.

#### Massachusetts

In **Boston**, the city is restoring a former salt marsh that has undergone dumping and filling associated with past commercial and industrial uses. The Belle Isle Coastal Preserve property, site of the former Belle Isle Fish Company, has been cleaned and restored using a Brownfields cleanup grant along with other city and state financial assistance. The restored marsh will be linked to the state-owned Belle Isle Marsh Reservation and available for passive recreation for East Boston residents.

In **Worcester**, a nonprofit community development corporation has stabilized and revitalized a section of the city disproportionately impacted by blight, crime and poverty. The Gardner-Kilby-Hammond Street Neighborhood Revitalization project will include affordable housing, a youth facility and recreational space on 30 acres. The project was developed by Main South Community Development Corporation in partnership with the City of Worcester, the Boys and Girls Club, Clark University and a number of other federal and state partners.

#### New Hampshire

In **Henniker**, a historic formerly contaminated grist and paper mill complex along the Contoocook River will provide recreational and educational opportunities for town residents following a successful cleanup effort funded by EPA, the state of New Hampshire and the Town of Henniker. The mill site and surrounding area are eligible for listing on the National Registry of Historic Places. The town will use historical elements of the mill complex in combination with walking trails and interpretive displays to provide open space and preserve the industrial heritage of the area.

### School, Educational and Municipal Buildings

*As undeveloped land becomes scarce, communities are redeveloping Brownfields into much needed educational and public service facilities, including:*

#### Massachusetts

In **Gardner**, an abandoned furniture factory in the heart of downtown has been redeveloped into the Levi Haywood Memorial Library. In the 1990s, a recession led to numerous foreclosures and many businesses relocated, resulting in a deteriorated downtown. The EPA Brownfields program provided funds to assess the former Conant Ball furniture manufacturing facility. As a result of the assessment, local and state funds were leveraged to meet 80% of the needed \$7.5 million package for site cleanup and construction of the library and adjacent parking lot. The library is a 32,000 square foot building which serves a public need and has improved the image of the downtown central business district.

*"EPA estimates that every acre of reclaimed Brownfields saves 4.5 acres of greenspace and, on average, every greenspace has doubled the value of surrounding properties."*

*—EPA New England press release, May 2005*



New Head Start Building, Somerville, Mass.



Levi Haywood Memorial Library, Gardner, Mass.



Save the Bay Marine Education Center, Providence, R.I.

and passive park with an EPA cleanup grant.

#### Rhode Island

In **Providence**, the nonprofit organization Save the Bay has built its headquarters on a six acre site at Fields Point that was formerly a landfill. The 17,600 square foot marine education center is an environmentally-friendly building that opened in 2005. EPA provided \$845,000 in Brownfields funds for site assessment and cleanup. The site is located on Narragansett Bay and offers spectacular views and resources for environmental education. This project was nationally recognized in 2005 as one of 10 recipients of a Phoenix Award for Excellence in Brownfields Redevelopment.

Also in **Providence**, the Meeting Street National Center of Excellence is constructing a new special needs school on a formerly contaminated property in a economically distressed neighborhood of the city. The recreational space provided as part of the school's campus will be available for use by the local community.

#### Vermont

In **Brattleboro**, a four story, 120,000 square foot intermodal transportation center was built on formerly contaminated property to provide important links for regional buses, Amtrak and a taxi service, as well as access for pedestrians and cyclists to Brattleboro's downtown area. EPA assessment funds allowed the city to leverage nearly \$8 million in other federal, state and local funds for the project.



Intermodal Transportation Center, Brattleboro, Vt.

In **Lowell**, the Kathryn Stoklasa Middle School has become an anchor for urban revitalization in one of the city's oldest and most economically disadvantaged neighborhoods with the help of EPA Brownfields funds. The school serves 660 students and employs 75 people. This new public middle school is reducing crowding in Lowell classrooms and provides children and their families with open space that is limited in the urban Acre neighborhood. The school is located on six acres that formerly housed dozens of dilapidated buildings. In addition to the school building, 1.5 acres have been reclaimed for open space, soccer fields and basketball courts.

In **Somerville**, the Community Action Agency of Somerville's (CAAS) Head Start program has a new home on two former vacant lots in the city's densest neighborhood. The city and CAAS worked together to assess the properties with EPA Brownfields funds. Cleanup and construction funding came from other federal agencies and private sources. The new Head Start facility provides a valuable service for the children of low-income families in the community. A third adjacent, city-owned lot is being redeveloped as a community garden



### Brownfields Grants

Brownfields grants are the foundation of EPA's Brownfields Program. These grants fund environmental assessments, cleanups and job training activities.

The Brownfields Assessment Grant Program provides funding for inventories, planning, environmental assessments and community outreach. Local, state and tribal governments are eligible to apply for funding. Applicants may apply community-wide for \$200,000 for hazardous substances and \$200,000 for petroleum assessments. Site-specific applications can also be made for up to \$350,000.

The Brownfields Cleanup Revolving Loan Fund Grant Program distributes funding to capitalize loans that are used to clean up Brownfields. Local, state and tribal governments are eligible to apply for funds to capitalize a revolving loan fund and provide subgrants to conduct cleanup activities. Up to \$1 million is available per applicant. Repaid loan funds can be used to make additional cleanup loans. A 20 percent match is required.

The Brownfields Cleanup Grant Program funds cleanup activities by both municipalities and nonprofit organizations. Grants of up to \$200,000 per site are available. Applicants must own the sites and a 20 percent match is required.

The Brownfields Job Training Grant Program provides funds for environmental training programs for residents of communities with Brownfields. Colleges, universities, nonprofit job training centers, local government agencies and tribes are eligible for funding of up to \$200,000 per applicant.



# Brownfields Grants

## Provide Housing and Jobs

### Housing and Mixed-Use

*New England's housing demands are great. Redevelopment of downtown parcels is transforming town and city centers into lively and convenient neighborhoods to live and work in. Mixing uses like housing and commercial space is a popular development alternative that addresses both housing and economic demands. The following projects were made possible with EPA Brownfields grants:*

#### Massachusetts

In **Taunton**, the Robertson on the River project has converted the 6.6-acre historic Robertson Mill building into 64 units of affordable residential rental units and 18,000 square feet of commercial space for neighborhood businesses. The project is located in the Weir Village neighborhood of Taunton and was developed by the WEIR Corporation, a nonprofit community development corporation. The project will also provide riverfront greenspace along the Taunton River, including a playground and basketball court for community use.



Robertson on the River project, under construction, Taunton, Mass.

#### Rhode Island

In **Providence**, the Olneyville neighborhood, a distressed area of the city with a long history of industrial use, will be home to 20 new affordable housing units. The development is expected to feature panoramic views of the Woonasquatucket River and the new Riverside Park that is being created by Riverside Mills. The park is one of several connected by the Woonasquatucket River Greenway, which was redeveloped through Providence's designation as a Brownfields Showcase Community in 1998. Olneyville Housing Corporation is the project developer and EPA Brownfields assessment funds have been a main catalyst to move the project forward.



Affordable housing, Burlington, Vt.

#### Vermont

In **Burlington**, new environmentally friendly homes along the shore of Lake Champlain are open to families and individuals from diverse backgrounds and income levels. The property was previously used as a scrap yard and rail siding for pressurized gas storage. The Burlington Community Land Trust/Housing Vermont and a private developer led the redevelopment effort. Public funding was provided by EPA, the U.S Department of Housing and Urban Development and the City of Burlington. The development also solved a long-standing storm water runoff problem with environmentally-sound treatment. The development is the first multi-unit residential building in Vermont to earn the Leadership in Energy and Environmental Design (LEED) certification.

### Job Training

*Brownfields Job Training funds are being used to train individuals for careers in the environmental assessment and cleanup field. Graduates of the programs may be employed as decontamination technicians, radiation safety technicians or hazardous waste cleanup workers, among other professions in the growing field.*

#### Connecticut

In **Bridgeport**, The WorkPlace, Inc., received \$200,000 to train individuals from Bridgeport and, upon completing that effort, were given an additional \$200,000 to train people from the Naugatuck River Valley. The WorkPlace, Inc., has successfully trained over 100 individuals and placed 83 percent of them in the environmental industry.

Also in **Bridgeport**, the City of Bridgeport's Department of Social Services received a \$198,500 job training grant. The city plans to train 50 community residents in both hazardous materials and lead abatement through an intensive training program requiring approximately 80 hours of instruction.

In **Middletown**, Middlesex Community College has received \$400,000 in EPA job training funding since 2001. Since then over 100 people have been trained and 65 percent have been placed in environmental jobs.

#### Maine

In **Lewiston**, the city received \$200,000 in 2004 to train 75 individuals in a two-track training effort where individuals who excel in the initial training are given the opportunity for further, more intensive environmental training. To date, 26 individuals have graduated and 35 percent of those secured jobs in the environmental industry at an average hourly wage of \$12.00.

#### Massachusetts

In **Boston**, JFY NetWorks has received \$425,000 in environmental job training funding since 1998. JFY NetWorks has placed 195 individuals in the environmental industry at an average salary of \$12.45 per hour.

In **Lawrence**, The Merrimack Valley Workforce Investment Board received \$200,000 in 2004. In their first year of funding they trained 16 individuals and 8 are working in the environmental field receiving an average salary of \$14.00 per hour.

In **Lowell**, the Coalition for a Better Acre (CBA) entered into a \$200,000 cooperative agreement with EPA in October 2003. CBA and EPA partnered with several corporate and community organizations to train 38 people from the local neighborhood as environmental technicians. A total of 22 trainees are currently working in the environmental field.

#### Rhode Island

In **Providence** and **Pawtucket**, Groundwork Providence received \$200,000 in 2001 to train 90 Providence residents and another \$150,000 in 2003 to train 50 Pawtucket residents in environmental remediation technology. Since its first cooperative agreement, Groundwork Providence has placed 65 percent of these trainees as environmental technicians at an average salary of \$12.60 per hour.

*"Graduates of Brownfields job training programs have employment opportunities in careers that help restore neighborhoods, protect public health and build strong communities."*

—Robert W. Varney,  
EPA New England Regional Administrator



Students in Job Training Program, JFY Networks, Boston, Mass.



Job Training Program graduation, Brownfields Initiative for Local