



Commonwealth of Massachusetts
Executive Office of Economic Development

Brownfields Redevelopment Fund Guidance Webinar

Community One Stop for Growth



Webinar Road Map

- Program Overview
- Where does this Program Fit in the One Stop?
- Application Instructions
- Important Program Parameters.
- How to Be Competitive.
- Examples of Successful Applications.
- Key dates and Opportunities for Guidance



Brownfields Redevelopment Fund

Program Overview

- **Purpose of the Program**

To encourage the re-use of vacant, abandoned, idle or underutilized industrial or commercial properties in areas where expansion, redevelopment, or improvement is hampered by real or perceived environmental contamination or liability. Funds will be used to advance environmental site assessment or remediation activities.

- The One Stop for Growth application is open to municipalities, their agencies or authorities seeking environmental assessment or remediation of municipally owned or controlled sites who require this work to advance to next stage of development.

- **Who's Eligible?**

Municipalities, their agencies or authorities

- **Statewide Program Manager**

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Where Does Brownfields Fit in the One Stop?

Preparing for Growth			Catalyzing Specific Projects	
<p>Community Activation & Placemaking</p> <p>Technical Assistance for Downtowns</p> <ul style="list-style-type: none"> • Downtown Design Consultant Services • Downtown Mobility/Parking Consultant Services • Downtown Wayfinding/Branding Consultant Services • Economics of Downtown Consultant Services • Pedestrian Orientation/Placemaking Consultant Services • Small Business Support/E-commerce Consultant Services • Forming a Downtown Management District <p>Equitable Workforce and Business Development Programming</p> <ul style="list-style-type: none"> • Entrepreneurship and Small Business Development • Workforce Development and Training Initiatives • Community Organizing and Leadership Development 	<p>Planning & Zoning</p> <p>Community Plan</p> <ul style="list-style-type: none"> • Master Plan • Neighborhood Plan • Downtown Plan • Urban Renewal Plan • Housing Production Plan • Regional Plan • Corridor Plan <p>Zoning Revision</p> <ul style="list-style-type: none"> • Zoning Revision to Comply with Section 3A of MGL c.40A • Comprehensive Zoning Review & Revision <p>Planning for Housing</p> <ul style="list-style-type: none"> • Housing Feasibility Plan • Housing Site Master Plan • Housing Infrastructure Plan • Housing Site Design Plan <p>District Redevelopment Technical Assistance</p> <ul style="list-style-type: none"> • Planning for Growth in a Commercial/Industrial District 	<p>Site Preparation</p> <p>Brownfield Site Clean Up</p> <ul style="list-style-type: none"> • Brownfields Site Assessment • Brownfields Remediation <p>Site Improvements to Unlock Development</p> <ul style="list-style-type: none"> • Site Readiness Pre-Construction • Site Readiness Construction <p>Municipal Surplus Property Disposition</p> <ul style="list-style-type: none"> • Municipal Surplus Property Disposition Study 	<p>Building</p> <p>Underutilized Property Rehabilitation</p> <ul style="list-style-type: none"> • Underutilized Property Pre-Construction • Underutilized Property Construction <p>Creating Collaborative Workspace</p> <ul style="list-style-type: none"> • Collaborative Workspace Feasibility Study • Collaborative Workspace Fit-Out or Equipment <p>Community Lead Housing Production</p> <ul style="list-style-type: none"> • Support Housing Production • Support Housing Rehabilitation • Support Housing Preservation 	<p>Infrastructure</p> <p>Public Infrastructure to Support Housing Growth (Residential Only)</p> <ul style="list-style-type: none"> • Pre-construction - Design / Engineering Documents Only • Construction <p>Public Infrastructure to Support Mixed-Use and Commercial/Industrial Growth</p> <ul style="list-style-type: none"> • Pre-construction - Design / Engineering Documents Only • Construction <p>Small Town Road Improvements to Enhance Public Safety (STRAP)</p> <ul style="list-style-type: none"> • Construction of Road Improvements to Enhance Public Safety

In Section 2 of the Full Application, applicants are asked to indicate the Project Category. To be reviewed by Brownfields Redevelopment Fund, applicants should make the following selections in question 2.4:

Development Continuum Category:	<input type="text" value="Site Preparation"/>
Project Type:	<input type="text" value="Brownfield Site Clean Up"/>
Project Focus:	<input type="text" value=""/> <input type="text" value="Brownfields Site Assessment"/> <input type="text" value="Brownfields Remediation"/>

For more information on completing the Full Application, visit www.mass.gov/onestop to view *One Stop Webinar 2: Application Guidance*

Project Parameters

Project Budget	<ul style="list-style-type: none">Up to \$100,000 for Site Assessment assistance and \$250,000 for site Remediation assistance.
Project Timeline Requirements	<ul style="list-style-type: none">Site Assessment or Remediation activities should be completed within one year from the time of the award is made.
Eligible Use of Funds	<ul style="list-style-type: none">Funds may be used for services provided by a private Licensed Site Professional (“LSP”) or Contractor for the sampling, testing, analysis and reporting of soil and groundwater conditions. Funds may also be used for the excavation, hauling, and disposal of contaminated soils from a site to an approved receiving facility.
Ineligible Activities	<ul style="list-style-type: none">Building demolition is not eligible under this program.Project sites that are intended for reuse as a Municipal or Public building or space.Funds may not be used for geotechnical surveys or evaluations.Applicants cannot be the Primary Responsible Party (“PRP”) of the contamination.

How to be Competitive

What is the key information that program reviewers take into consideration?

- Site Control: Applicants must have legal right to enter the site to conduct proposed scope of work
- Scope of Work: Is the proposed scope of work provided by an LSP or licensed contractor and can it be reasonably completed within 12 months of award?
- Budget: Are the funds requested sufficient to cover the proposed work and advance work to the next stage of predevelopment?

Are there any particularly important questions?

- Is the site part of a plan to advance the municipality's stated economic and community development goals of housing development, job creation, or the establishment of retail or commercial spaces?
- Has the City or Town prioritized the site as part of a local or regional economic development target area?

What attachments should applicants be prepared to include in their applications?

- An up-to-date scope of services and budget for the work to be performed with the grant
- Proof of ownership or access – a deed and tax assessors' card, along with current value of the property

Successful Application Example #1

Applicant:

City of Lynn

Project description:

100 Willow Street/ 57-61 Liberty Street is a .8 acre municipally-owned parcel in downtown Lynn. Given its historical prior use, the site was believed to have potential environmental issues.

What made the project successful?

In FY24 they applied and received a \$100,000 Site Assessment award. The results indicated it was impacted with underground storage tanks, buried construction material, lead and polycyclic aromatic hydrocarbons. The FY25 remediation award of \$233,900 was given to remove these issues from the site. This was an identified by the City as one of their priority development sites given its location to downtown and the need for more residential opportunities within the City of Lynn. The FY25 award is a natural follow-up to the prior site assessment award.

Successful Application Example #2

Applicant:

Town of Somerset

Project description:

3280 County Street is a .55 acre parcel the Town acquired in 2020 via tax title. The Site was a former gas station and auto services garage on a main commercial street surrounded by other commercial and residential properties. Funds were for the remediation of contaminated soil, site restoration, ground water monitoring, and required reporting.

What made the project successful?

This was a successful application because the Town of Somerset had recently acquired the property with the goal of restoring the Site to a productive, higher reuse. When remediation is complete, the Town will create concept plans to attract the kind of development outlined in its' Master Plan, Economic Development Plan and Route 138 Corridor Study, including a mix of commercial and residential uses.

FY26 Round - Timeline

Jan.



Oct.

- **Full Application and Expression of Interest Open (January)** – The Full Application is the official form for submitting all funding requests. Applicants may now begin to work on applications in the IGX system, however applications will only be accepted during the submission period.
- **One Stop Guidance Phase (January – April)** – A series of webinars will be hosted by both the One Stop Team and staff from each program within the One Stop. In addition, office hours will be hosted to answer applicant questions. Visit www.mass.gov/onestop for the full schedule of webinars and office hours.
- **Full Application Submission Period (May-June)** – Applicants may submit their Full Application(s) beginning May 5, 2025. All applications must be submitted by the **Full Application deadline of 11:59 p.m. on Wednesday, June 4, 2025.**
- **Review and Evaluation (July – September)** – All complete and eligible Full Applications submitted by the deadline will be reviewed and evaluated by the corresponding program managers at each state agency. The One Stop team will also conduct joint application reviews across agencies. Based on the program's criteria, each program will prepare its list of applications recommended for funding, to be further reviewed and approved by agency and Secretariat leadership.
- **Notification of Grant Decisions (October)** – Once final recommendations have been approved, applicants will be notified of grant decisions in writing, and announcement events will be scheduled.

Opportunities for Guidance and Information

Visit www.mass.gov/onestop for more information on:

- **Expression of Interest**
 - Complete an Expression of Interest to see if your project(s) is eligible for funding through the One Stop and get tips for preparing your application.
- **One Stop and Program Webinars**
 - Recordings of all One Stop webinars are now available on the One Stop website.
- **Office Hours**
 - **One Stop General Guidance Office Hours** – One Stop staff will hold office hours to discuss general One Stop process and technology questions.
 - **Program Office Hours** – Staff from each program will hold an office hour to answer applicant questions related to the program.
 - Brownfields Redevelopment Fund Office hours will be held: April 9th at 12:00pm

Thank you!

