



Brownfields Cleanup Revolving Loan Fund Pilot

Franklin Regional Council of Governments, Massachusetts (Coalition with Towns of Colrain and Greenfield)

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

The Franklin Regional Council of Governments (FRCOG) has formed a coalition with the Towns of Colrain and Greenfield for the BCRLF program. Greater Franklin County is one of the most rural and also one of the most economically distressed areas in Massachusetts. The Town of Greenfield, with a population of 18,700, has experienced significant decline in its industrial base over the last twenty years. Many businesses have moved out of Greenfield because there are no available industrial sites or land. This has created a loss of jobs and pressures the Town to use prime farmland for industrial purposes. The Town of Colrain, with a population of just 1,760, recently lost its major employer (and 160 jobs) and largest taxpayer. Both Colrain and Greenfield are Brownfields Assessment Pilots and have identified multiple sites that are ready for cleanup and remediation activities under the BCRLF.

BCRLF OBJECTIVES

The objectives of Colrain and Greenfield's BCRLF are to:

- Clean up, reuse, and redevelop brownfields sites

PILOT SNAPSHOT



*Franklin Regional Council of
Governments, Massachusetts
(Coalition with Towns of
Colrain and Greenfield)*

Date of Announcement:
May 25, 1999

Amount: \$1.0 million

BCRLF Target Area:
Two abandoned tool and die
manufacturing buildings;
demolition of the Upper Mill
site, a burnt-out building; and
the AF&F mill complex

Contacts:

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(413) 774-3167

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(617) 918-1209

Visit the EPA Region 1 Brownfields web site at:
www.epa.gov/region01/remed/brnfl/

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

- Restore and enhance local tax bases
- Create jobs
- Provide clean industrial sites to enable growing businesses to stay in the local communities
- Educate the banking community to stimulate participation in brownfields projects
- Leverage other funding sources for brownfields cleanup
- Protect critical water resources
- Develop and sustain financial resources and tools to address brownfields issues locally
- Preserve rural communities

Potential sites for cleanup include:

- Greenfield Tap & Die Plant — an abandoned 145,000 square foot machine tool manufacturing plant
- Winer site — a former tool and die manufacturing building on a 1-acre parcel in a mixed commercial/residential area to be reused for flood control purposes
- Upper Mill site — demolition of a burnt-out building to enable expansion of an adjoining manufacturing facility and possible use of a portion of the site for wastewater treatment
- AF&F mill complex — for re-use by another manufacturing facility that is currently land-locked

FUND STRUCTURE AND OPERATIONS

FRCOG will serve as lead agency and fund manager. The Massachusetts Department of Environmental Protection will assist the pilot in carrying out its site management responsibilities. The Pilot will receive a \$1 million award. Initial loans are expected to be in the \$250,000 to \$425,000 range.

LEVERAGING

FRCOG is the local lead agency coordinating Massachusetts' Economic Development Incentive Program for the Greater Franklin County Economic Target Area, including Colrain and Greenfield. Through this program, local communities can offer eligible projects tax increment financing, local real estate tax incentives, and access to state tax incentives for qualified businesses. Three local banks have agreed to provide in-kind services, specifically loan review and analysis. The applicant has identified many additional sources of potential state and Federal funding, including, but not limited to, the Brownfields Economic Development Initiative, the Section 108 Loan Guarantee program, the Massachusetts Community Capital Fund, and Massachusetts Small Cities CDBG funds.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
