



Stamford Cleanup Loan Helps Harley Davidson Race Towards Relocation and Expansion

STAMFORD, CT

In November 1999 Blues Brothers LLC, the company that owns the Harley Davidson franchise in Stamford, Connecticut, received the third loan under EPA's Brownfields Cleanup Revolving Loan Fund (BCRLF) Pilot Program. The \$165,000 loan will pay for cleanup on the site of a former printing and engraving shop that is expected to be redeveloped as a new, \$600,000 Harley Davidson showroom by the fall of 2000.

To date, EPA has awarded 68 BCRLF Pilots. The purpose of these Pilots is to enable states, cities, and Native American tribes to make low-interest loans to facilitate the cleanup and redevelopment of brownfields properties. The program has already leveraged more than \$50 million in redevelopment funding from the BCRLF loans issued to date. The City of Stamford was selected as a BCRLF Pilot in May 1999, receiving \$500,000 that will be loaned out in amounts up to \$250,000 per loan, at up to 15-month intervals, to help pay for brownfields cleanups. Stamford's BCRLF Pilot will issue loans with a 6 percent interest rate and will forgive the interest if the loan is repaid within 12 months. The Stamford BCRLF will provide loans for cleanup in the city's South End and the Waterside areas, the two lowest-income neighborhoods in the city.

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JUST THE FACTS:

- A \$165,000 BCRLF loan will pay for cleanup on the site of a former printing and engraving shop that is expected to be redeveloped as a new, \$600,000 Harley Davidson showroom.
- Although the property requires cleanup only to commercial/industrial standards, the site's owners will clean up the site to residential standards in order to broaden future use options.
- Site redevelopment, which includes renovation of two turn-of-the-century buildings and landscaping, is anticipated to be completed in the fall of 2000.

Although the property requires cleanup only to commercial/ industrial standards, Blues Brothers will clean up the site to residential standards (which excludes site capping) in order to broaden future use options.

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.

Blues Brothers has a showroom in Stamford just a few blocks away from the new site, so when they began looking for a place to relocate and expand, the nearby site was a natural choice. However, before Blues Brothers could move in, the .75-acre site, whose past uses include a machine shop and a printing and engraving facility, required assessment for potential contamination. Blues Brothers funded Phase I, II, and III environmental site assessments, conducted from March through June 1999, that found contaminants including semi-volatile organic compounds, mixed petroleum, and chromium and other metals.

The property is located in a mixed-use neighborhood of the South End of Stamford, where a neighborhood community group, the South End Neighborhood Revitalization Task Force, has been meeting for three years. In October 1999 Blues Brothers first presented their proposal to redevelop the former printing and engraving site to the task force. The city's Community Redevelopment Director who serves as the BCRLF Fund Manager, also attended this meeting and told Blues Brothers about the availability of the BCRLF loans. Following several meetings with Stamford's BCRLF staff, Blues Brothers decided to apply for the BCRLF loan. Subsequently, in December 1999, Blue Brothers signed a loan agreement with the city, and the loan will be in place when cleanup begins.

Cleanup of the site is expected to begin in March 2000 and will involve removal of contaminated soil. Although the property requires cleanup only to commercial/industrial standards, Blues Brothers will clean up the site to residential standards (which excludes site capping) in order to broaden future use options. The loan's term is 15 months at six percent interest. However, if Blues Brothers repays the loan within 12 months, which they are expected to do, no interest will be charged.

Site redevelopment, which includes renovation of two turn-of-the-century buildings and site landscaping, is anticipated to begin immediately after cleanup and be completed in the fall of 2000. Blues Brothers expects the overall redevelopment to cost \$600,000, an investment in the community in addition to the property's \$725,000 purchase price.

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Visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

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