

Do you know of a property that because of its location may have **strong redevelopment potential**?

Do you know of a property or a building that may be **contaminated with petroleum (oil) or hazardous material**?

Do you know of a property that is **vacant, abandoned or underutilized**?

Do you know of a property in the city that is a **visual eyesore**?

Property owners, businesses and investors understand that contaminated properties pose undesirable risks to human health, public safety, and the environment as well as negatively impacting the economic value of a property. Possible contaminated sites often remain unused or underutilized due to perceived, suspected or known contamination.

If you answered **“Yes”** to any of these questions, you may have identified a **brownfields property**. The FRA would like your input. Property owners or prospective owners of suspect contaminated properties that are willing to participate in the Brownfields Assessment Program are encouraged to contact us.

To Participate:

1) Contact the Fitchburg Redevelopment Authority.

2) Complete a Property Profile Form.

Go to www.discoverfitchburg.com for more program information, a property profile form and information on past redevelopment success stories.

Brownfields Team Contact Information



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Fitchburg Redevelopment Authority Brownfields Assessment Program

www.DiscoverFitchburg.com



“Fitchburg Brownfields: The Path to a Better Future”

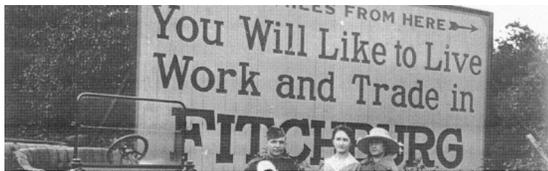


In Partnership with
EPA Region I—New England
www.epa.gov/region1/brownfields



Program Goals

- Create a Vibrant Main Street and Improve the Downtown Area.
- Encourage more prominent presence for Fitchburg State University in the downtown.
- Create safe and stable neighborhoods for a diverse community.
- Create spaces for new commercial/industrial businesses and new jobs.
- Increase amenities and access to the Nashua River.
- Promote Sustainability and Smart Growth Principles.



Benefits and Incentives for Reuse

- Improves property values and increase city tax base.
- Liability Protection under CERCLA.
- Brownfields and/or Historical Tax Credits for redevelopment/preservation.



In 2001 and 2003, the Fitchburg Brownfields Program provided funding for Phase I and Phase II Assessments for the properties occupied by the former Hope Rubber Factory which burned down and closed in the 1990s. In 2003, the site, which is located in the heart of downtown along the Nashua River, was redeveloped into a public recreational park using \$825,000 of leveraged funds from the Massachusetts Executive Office of Energy and Environmental Affairs. The new 1.6-acre Riverfront Park hosts the annual Forge-In Blacksmith Festival and the Nashua River Brewers Festival and has helped transform the downtown area.

Brownfields Assessment Process



What Happens After Assessment? Site Assessment activities may indicate there are no Recognized Environmental Conditions or that environmental remediation/cleanup is needed. In some cases, the environmental contamination may be “reportable” and require further response actions (Phase IV) under the MCP. Cleanup grants and/or low interest loans can be obtained from EPA, state and/or other private sources.

Program Description

What are Brownfields? Brownfields are properties that are abandoned, underutilized or blighted and due to the perceived, suspect or known presence of environmental contamination. Historically, prospective new purchasers, financial institutions and municipalities avoid involvement with these properties due to actual or potential liability associated with environmental contamination. These properties, when neglected, contribute to urban, suburban or rural blight. Contamination may include petroleum or hazardous substances and can be associated with old gasoline stations, auto body shops, dry cleaners, foundries, mill yards and former commercial and industrial properties.

What is the EPA Brownfields Program? The EPA Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Under the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA provides financial assistance to eligible applicants through various competitive grant programs for Assessment and Cleanup.

Since 2001, Fitchburg has received \$1.2 million dollars in assessment and cleanup grants from the EPA. To-date 28 brownfields have been assessed and 16 properties have been redeveloped with brownfields grant funds. EPA grant funds have leveraged \$12 million in additional federal, state and private funds on two brownfield sites. FRA is working with an environmental consultant to implement the brownfield assessment program.

The Assessment Program provides help in the form of financial and technical assistance for environmental services including Phase I, II, III ESAs, hazardous building material assessments, remedial evaluations and preliminary cleanup plans. Assessment work and understanding potential cleanup costs of a property helps reduce the risk and uncertainty associated with future redevelopment.