

Brownfield Revolving Loan Fund

The City of Gardner through a partnership with the U.S. Environmental Protection Agency has established a Brownfield Revolving Loan Fund (BRLF) to assist eligible property owners and developers with the remediation of contaminated properties in order to facilitate their successful redevelopment.

Program Facts

- BRLF is a loan, repayment is required*
- BRLF monies can only be used to pay for remediation/cleanup activities

* grants may be awarded to Indian Tribes and non-profit organizations that own the site, such as the Greater Gardner CDC or Gardner Redevelopment Authority, and are capped at \$200,000.00



For more information please visit
www.grow.gardner-ma.gov
or call
(978) 630-4074
tbeauregard@gardner-ma.gov

Applications are available by contacting:

City of Gardner
Department of Community Development and Planning

Trevor M. Beauregard
Economic Development Coordinator
115 Pleasant Street, Room 202
Gardner, MA 01440

(978) 630-4074

(978) 632-1905 (fax)

tbeauregard@gardner-ma.gov

or visiting:

www.grow.gardner-ma.gov



City of Gardner

➤ Brownfield

➤ Revolving Loan Fund



Before



After

Loans and Grants to remediate eligible
contaminated properties

Funded through the
United States Environmental Protection Agency

Eligibility

The Brownfield Revolving Loan Fund will provide loans and grants for hazardous materials and petroleum remediation of contaminated sites throughout the community. Projects are determined based on a critical selection process that considers environmental impact, public health and safety, economic development, community benefit and neighborhood revitalization. Any public, non-profit, or private entity with control or access to a brownfield site is eligible to apply for a loan or grant. The property must be located within the City of Gardner and both the site and the owner must meet the EPA eligibility requirements.



Former Garbose Metal Site

Eligibility Facts

- All Real Property is eligible
- Property must have contamination from Hazardous Materials or Petroleum substances greater than applicable Massachusetts Contingency Plan Standards
- Borrowers must own the property or demonstrate a legal interest
- Borrower must not be a Potentially Responsible Party (PRP)
- Borrower Must Demonstrate the ability to re-pay the loan
- Parties liable for contamination under Section 107 of CERCLA are not eligible

Brownfields in Gardner

According to the latest information from the Massachusetts Department of Environmental Protection (MADEP), and the city's own records, there are over 100 Brownfield sites located in the City of Gardner ranging in size from under one acre to over 30 acres. Many of these properties are vacant and are categorized as blighted and substandard properties, which has led the community and State to designate them as Economic Opportunity Areas in an effort to attract private investment and redevelopment.

What is a Brownfield?

The EPA definition is where the expansion, redevelopment or reuse of a property may be complicated by the presence or potential presence of hazardous substance, pollutant, or contaminant.

Environmental Facts:

- Environmental documentation is necessary—Phase I, Phase II, Remedial Action Plan (RAP), Asbestos Survey, Clean up Plan and Cost Estimate, prepared by a Licensed Site Professional <http://www.mass.gov/lsp/lsp/home.htm>
- Required to enroll in an applicable state environmental program

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Application Process

The City's personnel conducts initial reviews of applications for eligibility. Upon successful screening, full applications are requested of eligible applicants. These full applications require detailed project and financial information, and undergo thorough review by city personnel and the Brownfield Steering Committee. If approved, the applicant will be required to submit a compact disc and/or hard copies of all environmental reports prior to entering into a contractual agree-



Former Garbose Metal Site

Financial Facts

- Repayment terms are negotiated on a project by project basis, deferment may be arranged
- Competitive market interest rate
- No penalty for early payoff
- Funds can be used in combination with other financing sources
- Match may be required based on Loan Amount
- Disbursement of loan funds are through reimbursement process