

Other Brownfields

Former VOC Building

152 Center St,
Chicopee, MA 01013

Property Description

This site once housed Valley Opportunity Council. The building has been vacant since at least 2008. It is currently for sale for \$375,000, which includes the Center Street parking lot across the street.

Owner: M.J.P. Realty, LLC

Size: 0.30 acres (Building: 20,071 SF)

FY12 assessed value: \$316,300 (Building: \$230,400)

Zoning: Business B

Date acquired: Feb. 1, 2001

Previous owner: William S. Rucki, Trustee of Faljan Trust (purchase)

Brownfield Issues

- Potential building materials
- Indoor air quality

Reuse Scenarios

- Small retail or office

Key Next Steps

1. Act on short-term marketing strategy
2. Develop a long-term strategy

Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives
- EPA RLF cleanup loan/subgrant
- BRAC insurance subsidy through BDC Capital
- Business Improvement District funds

