

# Mill Creek Renewables

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5/20/21

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## Revitalizing Brockton through a Brownfields to Brightfields Initiative

# Brockton Motivation for Brightfield

Brockton 97% developed

Residential impact of brownfields

- Industrial areas abut residential areas



Environmental justice issues

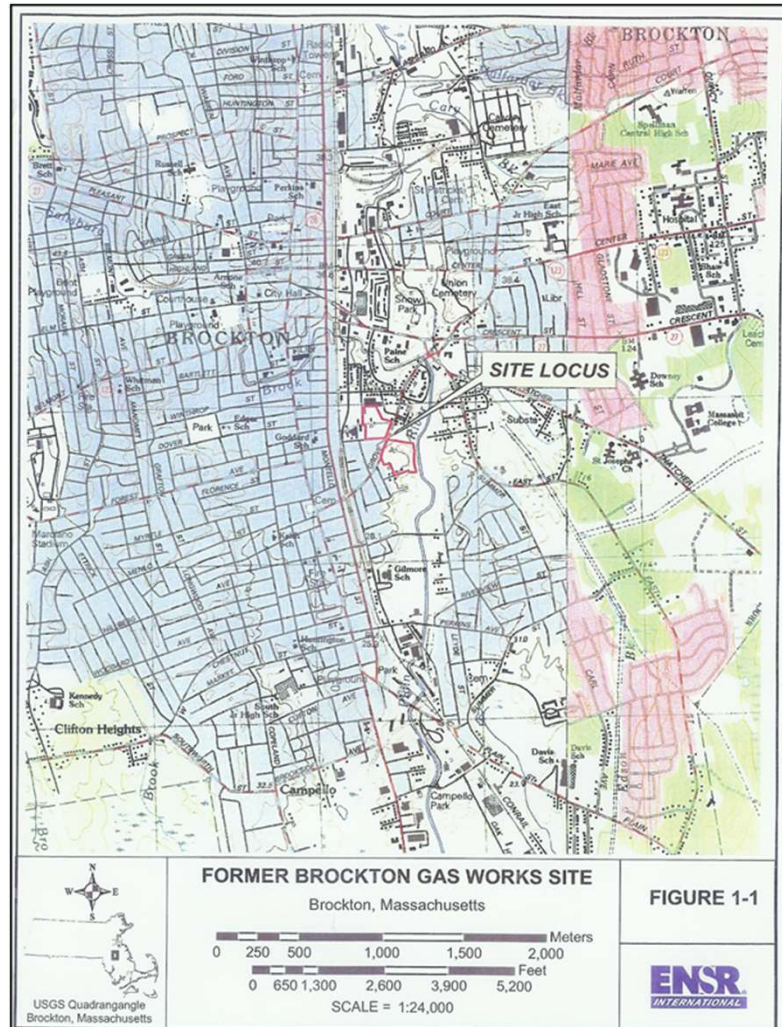
- Not a dumping ground!

Brightfield is a unique opportunity

- No pollution
- No noise
- No traffic



# Brockton Brightfield Site History



Former Brockton Gas Works  
manufactured gas plant, 1898-1963

Bay State Gas Company is property  
owner and responsible party

Two lots spanning 27 acres on  
opposite sides of Grove Street

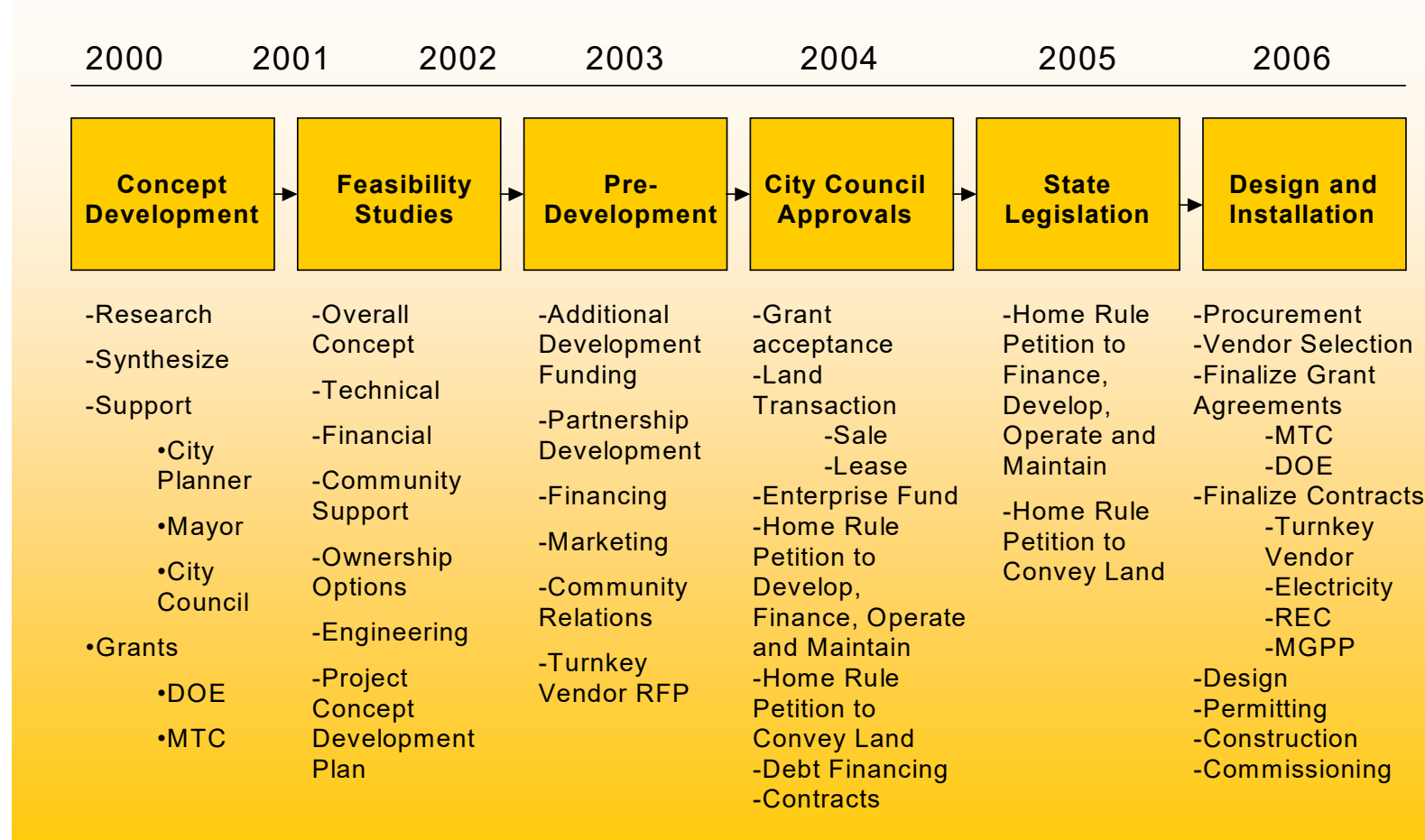
Contaminants capped below the  
ground – limited reuse options

Remediation completed August  
2004

Neighborhood eyesore with no  
apparent development potential



# Brightfield Development Process



# Success at Last! – Victory for Solar in MA





# Thomas A. Edison Educational Plaza



# Policy Changes Facilitated More “Brightfields”

## Green Communities Act - 2008

- “Green communities” assistance

- Net metering provisions

  - Increase cap from 60 kW to 2 MW

  - Municipal net metering

  - Neighborhood net metering

- Municipal renewable energy provisions

  - “Small municipal renewable energy generating facility” <10 MW

  - Legal authority

  - Borrowing term

  - Procurement

## MA Solar Incentive Programs 2008-present

- Commonwealth Solar -> MA SREC -> MA SMART

  - SMART is current program

  - Tiered tariff-based program

  - Fixed rate for 10 years

  - Brownfields Adder





Models Exist  
for Your  
Community!

