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North Adams Mayor Richard Alcombright and Attorney General Maura Healey explore the Greylock Mill, Friday, June 17, 2016. Ben Garver — The Berkshire Eagle | photos.berkshireeagle.com

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NORTH ADAMS — From the deepest recesses of the Greylock Mill to the roof, Attorney General Maura Healey toured the facility on Friday to celebrate its acceptance into her office’s Brownfields Covenant Program earlier this year.

“I look forward to coming back and booking my room some day,” Healey said.

The mill redevelopment project on State Road was accepted in the program in February, allowing the developer to move forward with cleanup of the former industrial site without third-party liability for any damaged caused by previous owners.

“These are such win-wins, and I’m so excited,” Healey said. “I personally love this region ... and I think for too long that it hasn’t been given all the support that you’d like to see.”

The program is implemented as mill owner Greylock Works enters a Covenant Not to Sue agreement, limiting its liability as it attempts to revitalize the massive — and in some parts environmentally contaminated — former mill complex into a multi-purpose building with residential, hotel, restaurant, food production, event and other uses.

Salvatore Perry and Karla Rothstein, partners of New York City-based Latent Productions, purchased the 230,000-square-foot former Cariddi Mill for \$749,000 in 2015 as Greylock Works LLC. They have since embarked on a journey that is expected to culminate in an investment of millions into the building.

“We’re excited about being part of the rehabilitation to bring back some of the vibrancy and to translate for the future

the history of North Adams in terms of production capacity,” Rothstein said.

Projects such as the Greylock Mill can benefit communities on its tax rolls, through employment, and promoting a healthy regional economy.

“Plus, a particular effort like this that’s targeted at repurposing and preservation... it’s just so smart that you’ve got this amazing infrastructure and bones here to work with,” Healey said.

In addition to partnering with the city to win grants, Greylock Works has also been given tax incentives to continue its development. The city council signed off in April on a deal that would provide the developer with tax incentives of varying increments on new value added to the property.

In return, the developer agreed to a number of conditions including an investment of more than \$8 million in the complex and providing the city with twice-annual reports.

“We’ve teamed up with them on two [U.S. Department of Agriculture] grants, and got one, but we’ve been doing that to kind of help with the process,” Alcombright said. “We’re just extremely excited.”

Then, in May, the Department of Environmental Protection awarded Greylock Works with a \$200,000 grant to begin to remediate decades of pollution left inside the mill’s flume, a granite tunnel built beneath the complex that was previously used to channel the Hoosic River. There have been discussions about potentially using the flume as part of a planned bike path through the city.

“I’m so excited to be able to see this develop and go forward,” Healey said. “The mayor and I have talked on many occasions about all the exciting and wonderful things that are happening in this area. This is an area that is on the move.”

