



Funding and Technical Support for Brownfields Redevelopment

November 17, 2022





Today's Speakers

Bill Lindner

Manager, Office of Brownfield & Community Revitalization, New Jersey Department of Environmental Protection (NJDEP)

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Elizabeth Limbrick PG, LRSP

Director, Brownfields & Sustainable Systems, NJ Economic Development Authority (NJEDA)

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Sean Vroom

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Jennifer Gonzalez

Director of Environmental Services, Chief Sustainability Officer, Hoboken City |

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A Framework for Action

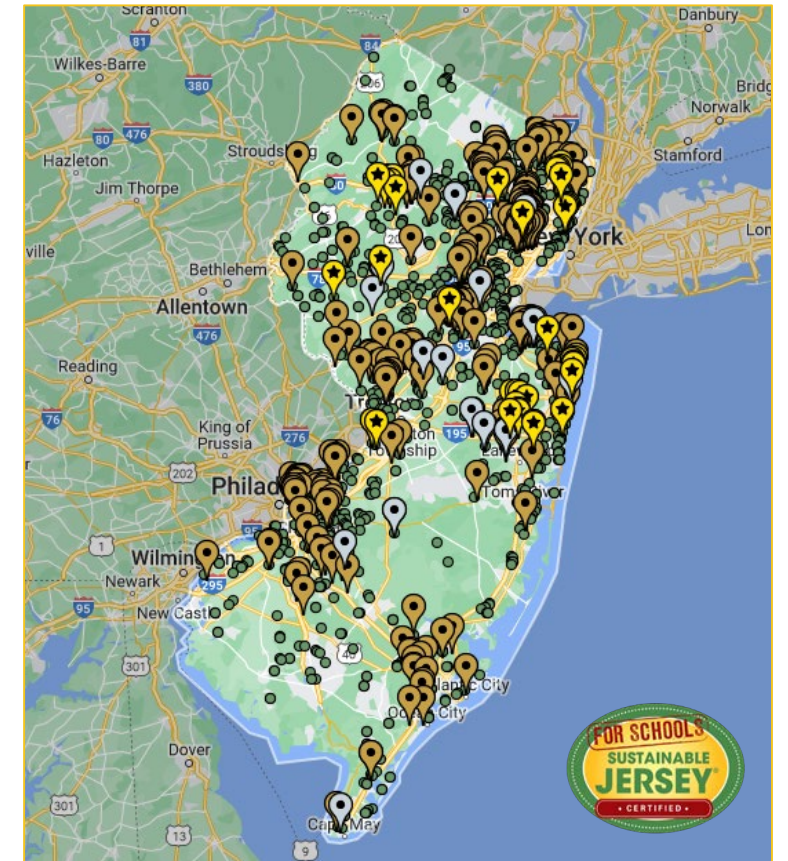
- Coordinates priorities, resources, and policy among public and private state and local actors
- Develops **tools**, **resources**, and **guidance** to make progress
- Provides access to **grants** and **assistance**
- **Recognizes** accomplishments

Statistics

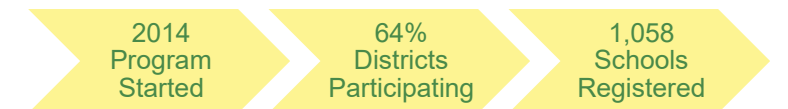
23,467
Actions
Implemented



Sustainable Jersey



Sustainable Jersey for Schools



2023 Certification Cycle



	FIRST ROUND	SECOND ROUND	THIRD ROUND
Submission Deadline	Feb. 26	May 12	July 27
Return Date	Early-April	Mid-June	Mid-Sep.

- Municipalities can submit for the first time in any round, but it is recommended to submit in the first two rounds to receive feedback to help achieve certification.
- **Expiring Municipalities:** Municipalities certified as part of the 2020 certification cycle that feel this change would impact their 2023 recertification efforts, can request a one-year extension on their certification.
- Informational webinar December 13 at 12:00pm

More information & webinar registration:
sustainablejersey.com/2023-certification-cycle



SUSTAINABLE JERSEY GRANTS PROGRAM



PSEG
Foundation

New Funding Cycle Announced!

- \$200,000 is available to New Jersey municipalities participating in the Sustainable Jersey program
 - \$2k, \$10k and \$20k grants for sustainability projects and green team support

Informational Webinar

1-2pm on
Thursday,
**December 8,
2022**

Application Deadline

By 11:59pm
on Friday,
**February 10,
2023**

Award Notifications

By **early April
2023** with an
event in **early
May 2023**

Performance Period

10k Grants:
18 months

2k Grants:
12 months


Learn More & Apply





Brownfields Inventory & Prioritization

10-15 points

- Good first step to setting Green Team's brownfields redevelopment priorities
- **“How to” – Compile brownfields inventory (10 points) and summary of prioritization criteria (5 additional points)**
- Counts toward Gold Star in Health 



Brownfields Assessment & Investigation


5-30 points

- Purpose of action is to assess and investigate properties with suspected/actual contamination to position them for remedial action and redevelopment
- **“How to” – Contract with Licensed Site Remediation Professionals (LSRP) and submit proof of completion of Preliminary Assessments (PA) (5 points each), Site Investigations (SI) (5 additional points each), and/or Remedial Investigation (RI) reports (10 points each)**
- Counts toward Gold Star in Health ♥



Brownfields Reuse Planning

5, 10, or 15 points

- Purpose of action is to proactively support a collaborative stakeholder process and facilitate the identification of proposed reuse options for brownfield sites that enhances livability, prosperity, and equity
- **“How to” –**
 - **Create reuse site profile (includes site stakeholders, current site description, current zoning, etc.) (5 points)**
 - **Engage community in reuse ideas (5 points)**
 - **Compile various planning documents that indicate community reuse goals (10 points)**
- Counts toward Gold Star in Health 



Brownfields Marketing

10 points

- Purpose of action is to encourage municipalities to pro-actively market available brownfields sites to attract investment that leads to redevelopment
- **“How to” – Compile profile of targeted site(s) and complete a minimum of two marketing activities**



Bill Linder

**Manager, Office of Brownfield & Community Revitalization
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BROWNFIELDS OVERVIEW NJDEP

Bill Lindner

Office of Brownfield and Community Revitalization

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A Brownfield is...

“...any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.”

N.J.S.A.58:10B-6

Brownfield and Contaminated Site Remediation Act

BROWNFIELDS IS ABOUT RECYCLING LAND



Why Should You Care?

- **BF Redevelopment:**
 - Turns Blight into a Community Asset
 - Don't need to own the site
 - Supports Environmental Justice goals
- Reduces the amount of impervious surface expansion by 75%
- Reduces residential VMT resulting from new growth by 25-33%.
- Leads to residential property value increases of approx. 10% within 1+ miles of the sites.
- 1 acre of brownfield redevelopment saves 4.5 acres of greenfields
- Creates jobs and improves tax base



Liberty State Park 1930's





Liberty State Park Today





Haddon Twp Brownfields

- 6 acres Brownfield Development Area (BDA)
- Suburban Main Street Blight
- Luxury Condominiums
- Transformational for Community



Haddon Towne Center



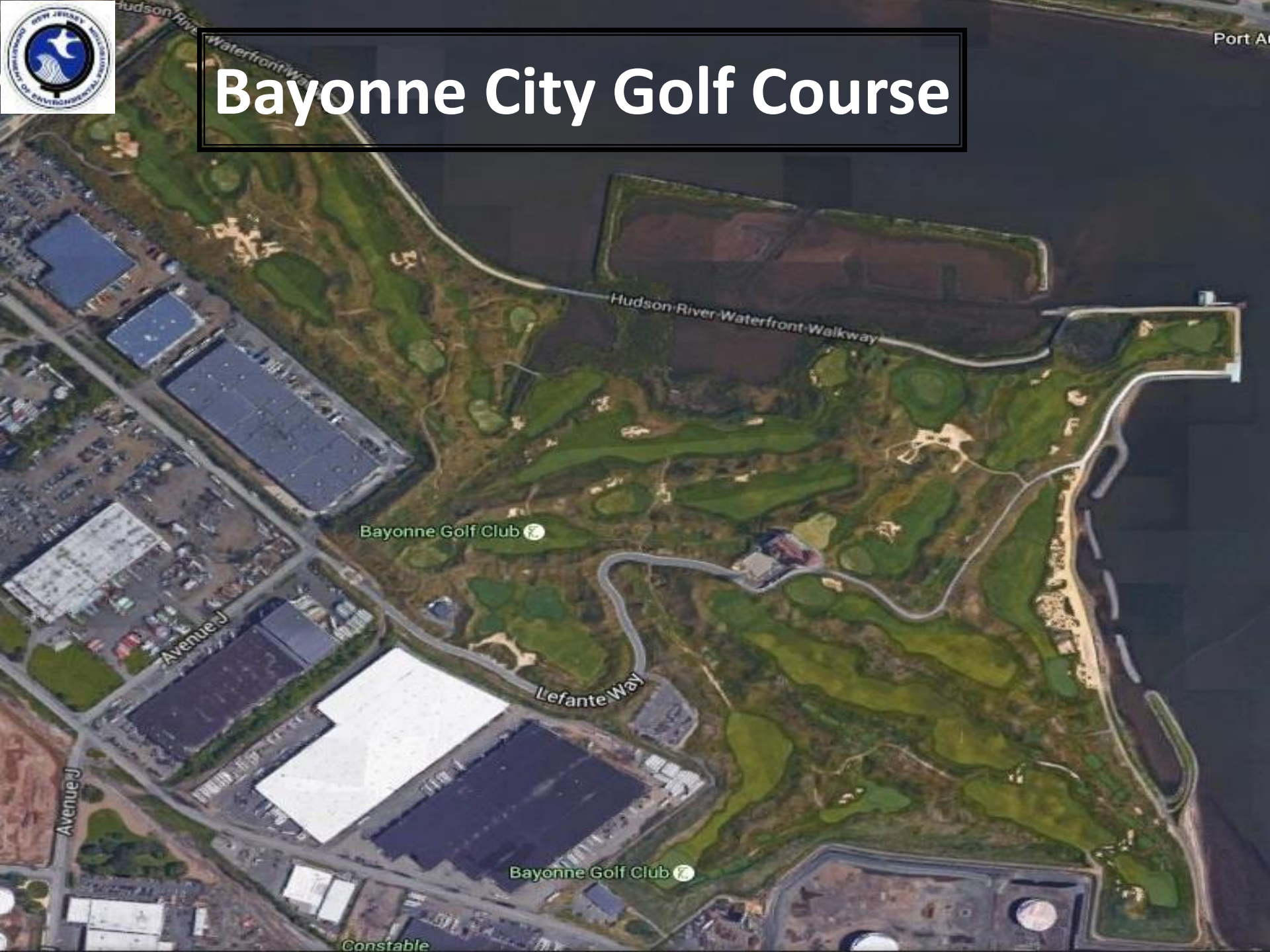


Bayonne City Landfill





Bayonne City Golf Course





Bayonne City Golf Course





Perth Amboy Brownfield



Thomas Mundy Peterson Park





HAZARDOUS DISCHARGE SITE REMEDIATION FUND

HDSRF



What is the HDSRF?

- Established in 1993
- Funded through a constitutionally-dedicated portion of the NJ Corporate Business Tax (annual allocation every summer)
- Administered by NJDEP's Office of Brownfield and Community revitalization (OBCR) and the NJ Economic Development Authority (NJEDA)
 - OBCR performs the initial technical review
 - NJEDA performs the final administrative/financial review



Who is Eligible for Funding?

Public Entities (Towns,
Counties, Redevelopment
Agencies)

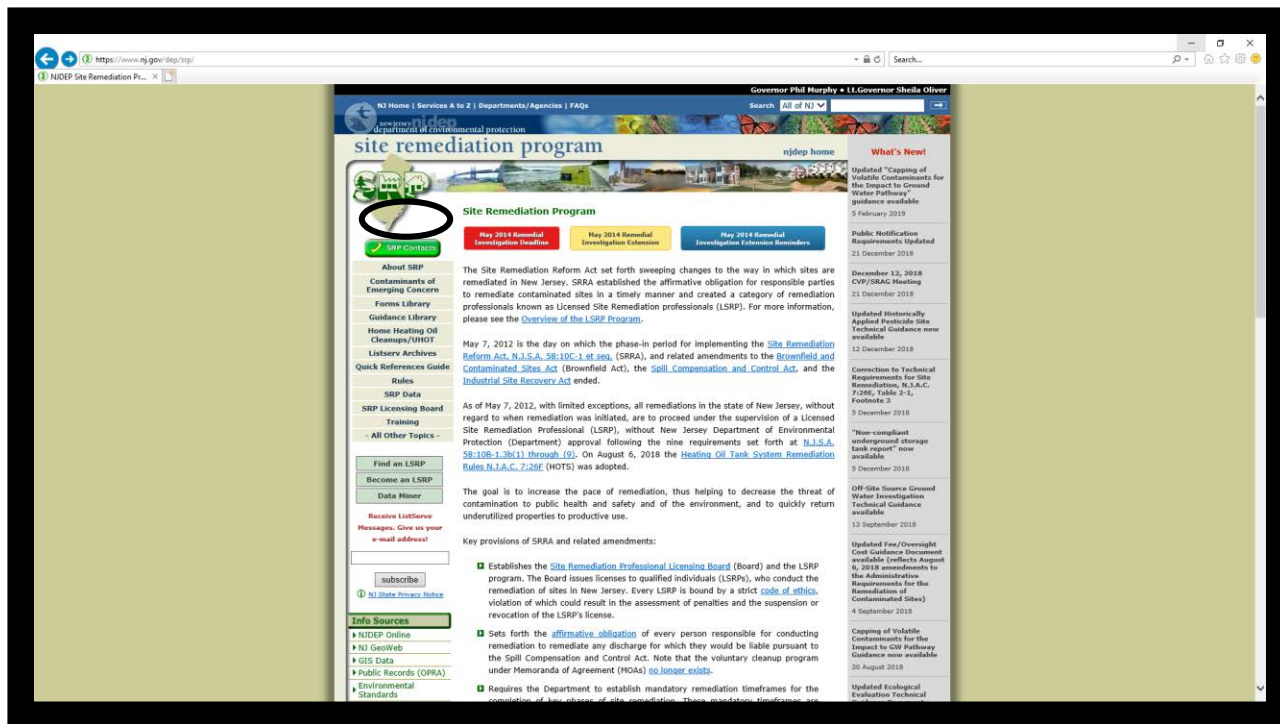
Private Entities (Persons,
Developers, RPs, etc.)

Non-Profits (501(c)3)



How to Apply for HDSRF

- The **HDSRF** application can be found in the SRP Forms Library





Grants Available – Public Entities Assessment/Investigation Grant

- Preliminary Assessment = 100%
- Site Investigation = 100%
- Remedial Investigation = 100%
 - Funds are disbursed up-front to the applicant
 - OBR requires a work product & invoices after the work is completed
- NOTE: there is a \$3M cap per applicant per year



Grants Available – Public Entities

Remedial Action Grants

- Remedial Action Grant Types (end-use specific):
 - -BDA (designation) =75%
 - -Renewable Energy* =75%
 - -Recreation/Conservation* =75%
 - -Affordable Housing* =50%
 - -Unrestricted Use (soils)^ =25%
- *=share a common pot of \$10M annually
- ^=capped at \$250,000 per project, available to private entities



Brownfields Inventory



WHY WAS THE
TOOL CREATED?



WHY IS IT ONLY IN
12 CITIES?

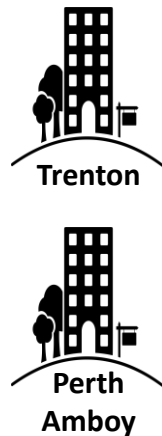


HOW DID WE
CREATE IT?



CCI Expansion (2019) – 12 cities

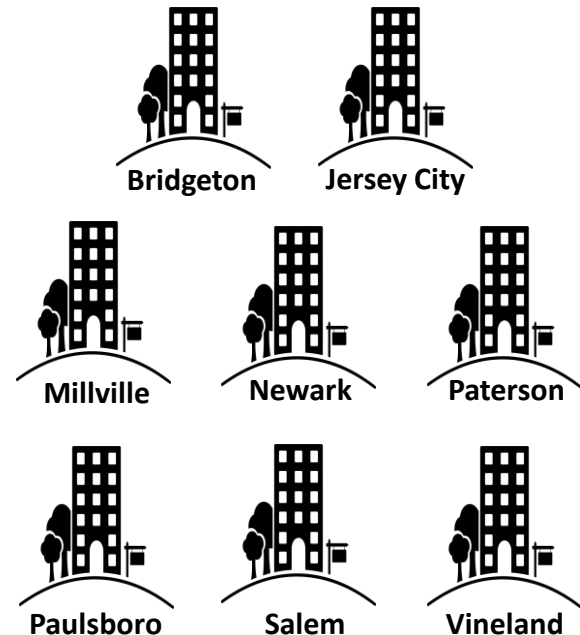
2013



2015



2017



2019

Where can it be
found?

NJDCA Community Asset Map

<https://www.nj.gov/dca/news/news/2019/approved/20190412.html>



Sean Vroom

**Director, Center for Community Systems
New Jersey Institute of Technology**

svroom@njit.edu

Technical Assistance to NJ's Brownfield Communities



Sean Vroom

**Director, NJ Brownfields Assistance Center @ NJIT
Executive Director, NJIT Technical Assistance to Brownfields Communities
Program (NJIT TAB)**

**NJ League of Municipalities Conference
November 17, 2022**



New Jersey Institute of Technology's Brownfield Programs

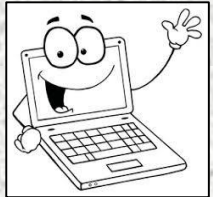
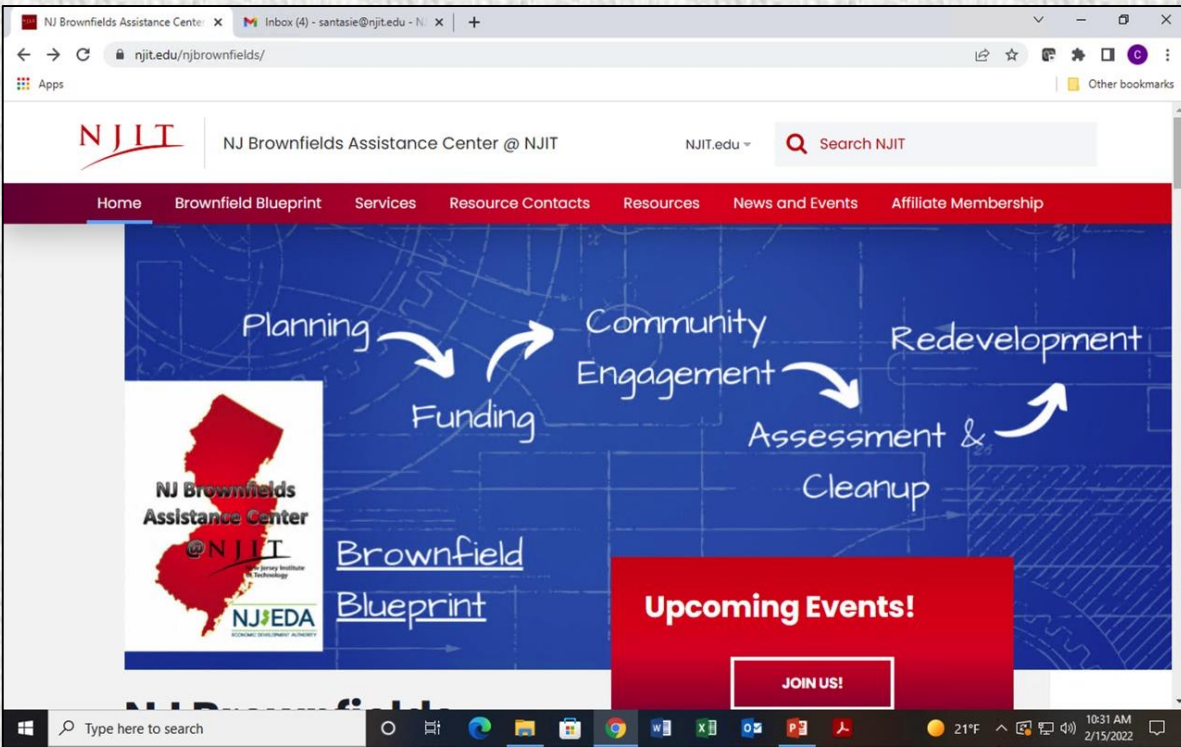
Program	Geographic Region	Overview	Activities
<p>NJ Brownfields Assistance Center @ NJIT</p> 	<p>New Jersey</p>	<p>The Center brings tools, strategies, resources, partnerships, subject matter experts, and education to brownfields-challenged communities to help transform brownfields into community assets.</p>	<ul style="list-style-type: none"> • resource center • free technical assistance • webinars • learning labs • support NJEDA brownfield programs • Affiliate Member Program <p>www.njit.edu/njbrownfields</p>
<p>NJIT TAB <i>NJIT</i> <i>Technical Assistance to Brownfield Communities Program</i></p> 	<p>EPA Region 2</p> <p>New Jersey New York Puerto Rico US Virgin Islands</p>	<p>Multi-million dollar, EPA-funded program in which NJIT serves as an independent technical resources to the public sector and nonprofits through free one-on-one technical assistance and educational forums.</p>	<ul style="list-style-type: none"> • resource center • free technical assistance • brownfield educational forums <p>www.njit.edu/tab</p>

The NJIT Brownfields Team



**planners, engineers,
environmental scientists, and social scientists
who have engaged with thousands of communities
throughout the country**

NJIT's Free Technical Assistance: Resource Centers



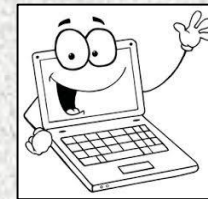
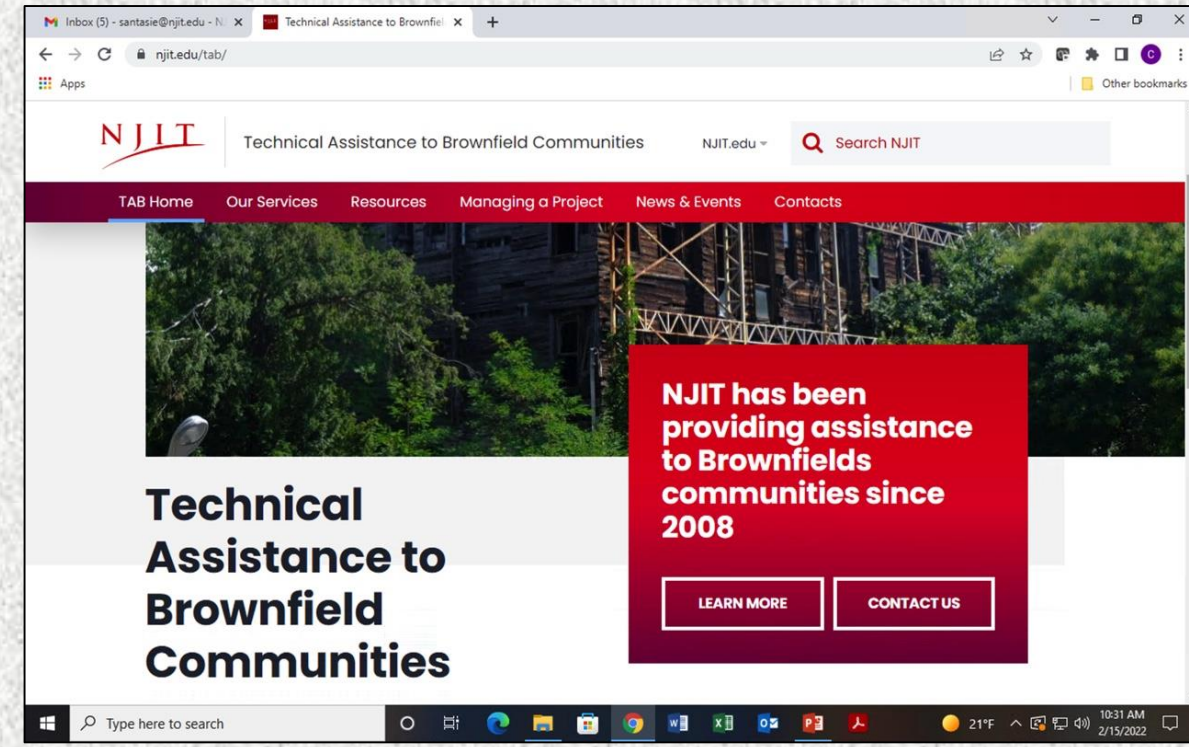
www.njit.edu/njbrownfields



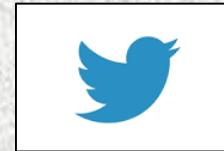
[@njbrownfields](https://twitter.com/njbrownfields)



njbrownfields@njit.edu



www.njit.edu/tab



[@NjitTab](https://twitter.com/NjitTab)



tab@njit.edu

NJIT's Free Technical Assistance: Educational/Engagement Forums

Refuel Your Community:
Redeveloping Gas Stations into Community Assets
a free webinar

Tuesday, December 14, 2021
10:00 am – 11:30am

Hosted by the
NJ Brownfields Assistance Center @ NJIT



Learn about...

- how redeveloped gas station properties have invigorated communities and promoted economic development
- how to deal with contamination and environmental liability
- where to get funding for contamination cleanup

REGISTER HERE
<https://bit.ly/3p0v0v0>

Funding New Jersey's Brownfields
Free Webinar
December 1, 2021 @ 10AM ET



Cleaning up and redeveloping former industrial and commercial properties can cost thousands to millions of dollars. Where can you get funding for your projects? Presenters from the NJ Brownfields Assistance Center @NJIT, NJ Economic Development Authority (NJEDA), NJ Department of Environmental Protection (NJDEP), and New Jersey Infrastructure Bank (NJIB) will discuss several sources of funding available to NJ county and local governments, nonprofits, and private sector entities.

You will learn about:

- NJEDA's NEW Impact Fund
- NJ's Hazardous Discharge Site Remediation Fund (HDSRF)
- NJ Water Bank Financing Program
- EPA's brownfields grants
- the funding sources applicable to your specific brownfields project
- how to bundle multiple sources of funding and why this is important

Register HERE





EPA

US EPA Region 2 Brownfield Program
Grant Writing Workshop
TUESDAY, OCTOBER 25, 2022

MARC GRANT WRITING WORKSHOP 9:00AM TO 12:00PM

The U.S. Environmental Protection Agency (EPA) Region 2 Brownfields team invites you to participate in its FY2023 Brownfields MARC Grant Proposal Guidelines Workshop. The solicitation for EPA's Multipurpose, Assessment, Cleanup, and Revolving Loan Fund (MARC) grants is underway. Grant applications are due by November 22, 2023.

The workshop is designed to assist local government and nonprofit organizations to better understand EPA's proposal criteria and selection process.

LEARN ABOUT:



- the different EPA Brownfield grant types and candidates eligible to apply
- the grant application process
- proposal tips and strategies

WHO SHOULD ATTEND:
 Local, county, regional, and state government entities and nonprofit organizations (and their grant writers) who are currently considering applying for an EPA Brownfields Multipurpose, Assessment, Cleanup, or Revolving Loan Fund grant.

FREE GRANT WRITING TECHNICAL ASSISTANCE
12:30PM TO 2:30PM

Stick around after EPA's grant writing workshop to obtain free technical assistance from the NJIT TAB Program experts. Register for the free grant application.


The Energy & Environmental Resource Center (EERC)
 244 Chestnut Street
 Salem, NJ
REGISTER HERE
<http://bit.ly/EPAR2022>

Redeveloping for Resilience:
Transforming Brownfields for
Community Resilience to Climate Change
a free webinar

Wednesday, June 29, 2022
10:00 – 11:30am

Hosted by:
NJ Brownfields Assistance Center @ NJIT



Learn about:

- how to view your contaminated properties through the lens of resilience
- how several NJ communities have redeveloped brownfield sites into multi-purpose land uses that manage floodwaters and provide other community benefits

REGISTER HERE

BROWNFIELDS
LEARNING LAB WEBINAR

Does your community have closed commercial properties such as gas stations, dry cleaners, and banks; vacant mills; former commercial agricultural lands; or abandoned factories?

Learn how to put these former industrial and commercial properties (brownfields) back into productive use.

Hosted by
The New Jersey Highlands Water Protection and Planning Council



Presented by
The NJ Brownfields Assistance Center @ NJIT



START EARLY FINISH STRONG: GETTING STARTED ON YOUR EPA BROWNFIELD GRANT APPLICATION
FREE WEBINAR

FEBRUARY 15, 2022
10:00 - 11:00 AM



THINKING ABOUT APPLYING FOR AN EPA BROWNFIELD GRANT?

IT'S NEVER TOO EARLY TO START DEVELOPING A WINNING STRATEGY!

NJIT TAB will present:

- An overview of EPA brownfield grants and solicitation cycle
- Why starting early is important
- Specific early actions that serve as the foundation of a successful application

REGISTER HERE

CATCHING SOME RAYS: SOLAR ON BROWNFIELDS WEBINAR

SEPTEMBER 15, 2021
10:00 – 11:30 AM




Sean Vroom, Director
 NJ Brownfields Assistance Center @NJIT

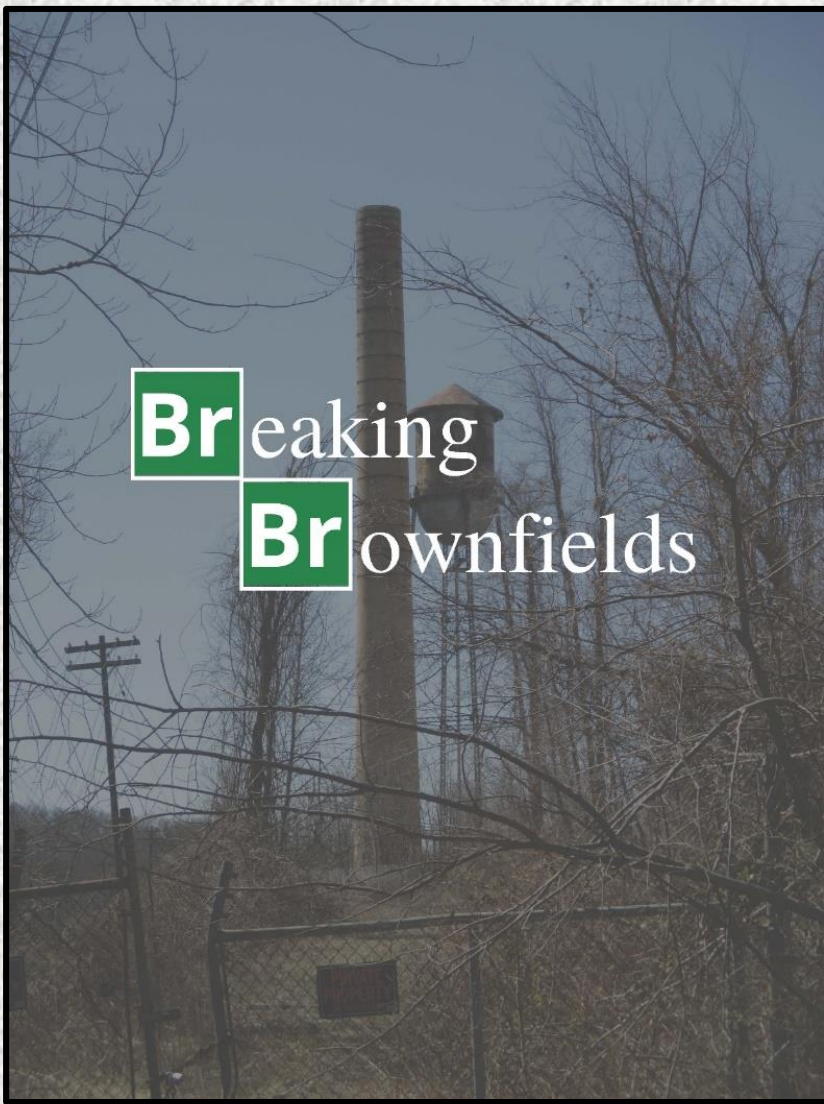


Brad Higgenbottom
 Project Developer
 Solar Landscape



Betsy McBride
 Former Mayor
 Pennsauken, NJ





An interactive event that showcases your brownfield redevelopment projects to the **private** sector.

Gain valuable feedback from an expert panel of real estate developers, investors, attorneys, and consultants.

NJ Brownfields Interagency Working Group



An interactive event that showcases your brownfield redevelopment projects to the **public** sector.

Gain valuable advice, guidance, and resources from Federal agencies and NJ state departments and agencies.

NJIT's Free Technical Assistance: Example One-on-One Assistance

Brownfields Redevelopment Process

Planning

Develop brownfields redevelopment roadmap

Provide guidance on developing brownfield inventories

Create project prioritization processes

Develop Assets and Needs Studies

SJ Brownfield Actions Reviews

Funding

Identify funding sources

Review draft EPA grant applications

Review draft EPA grant work plans

Participate in the consultant solicitation process

Community/ Stakeholder Engagement

Develop a brownfields task force

Design and conduct community engagement activities and workshops

Assessment, Remediation

Explain the regulatory programs

Explain remediation technologies

Review and interpret technical documents

Redevelopment

Develop redevelopment strategy

Develop strategies on marketing brownfields sites

Conduct developer's forums, market meetups

Assistance is tailored to fit your needs!

NJIT's Free Technical Assistance: Example One-on-One Assistance

Provided guidance to Sussex Borough on various brownfield grants available for its theater brownfield site.

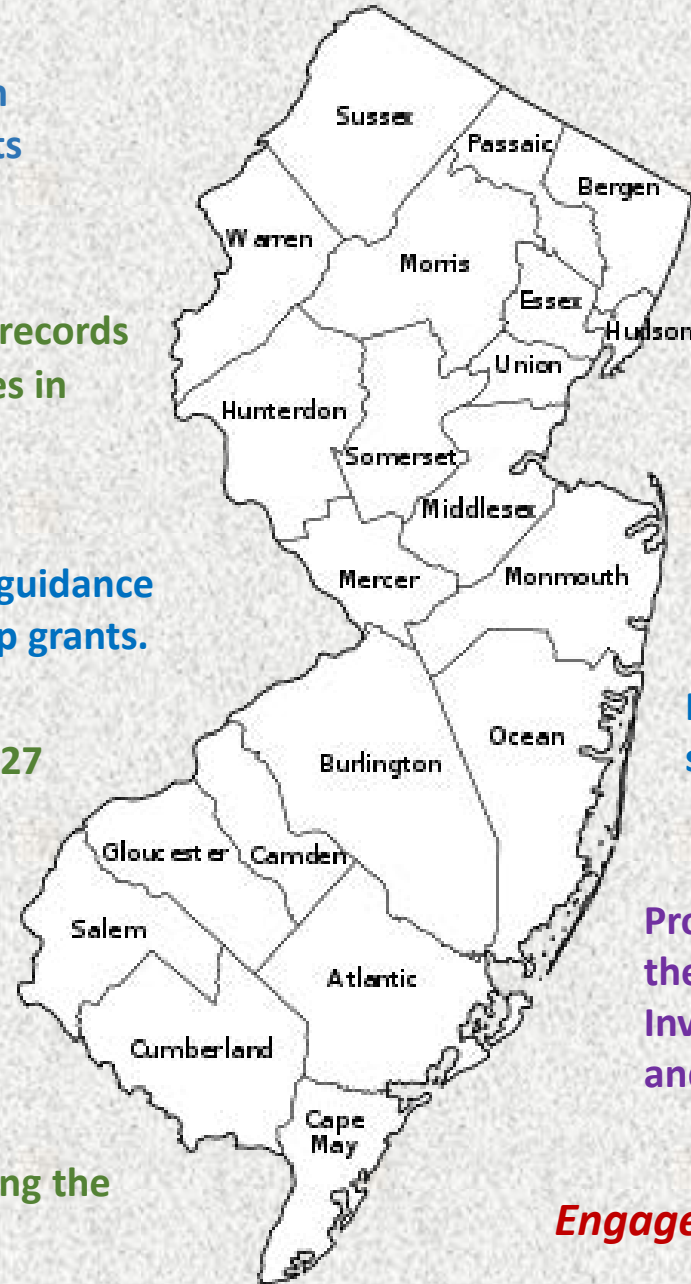
Reviewed and interpreted public records regarding contamination on 2 sites in South Bound Brook.

Provided Hamilton with guidance pertaining to EPA cleanup grants.

Created prioritization process and prioritized 27 brownfield sites for Camden Redevelopment Agency.

Provide redevelopment guidance to Mantua regarding a 13 acre brownfield site.

Provided Delanco with strategies for addressing the redevelopment of the "Sail Factory".



Provided the Kearny with Best Practices write-ups for inclusion in its new Master Plan.

Provided Hoboken with an overview of the available EPA Brownfield Grants, the solicitation timeline, and potential available funding amounts.

Provided Maplewood with guidance and strategies on how to compile a brownfields inventory.

Provided Millburn information regarding remediation status of former gas station site.

Provided guidance to *numerous* communities regarding their SJ Brownfields Assessment & Investigation Action, Inventory & Prioritization Action, Reuse Planning Action, and Marketing Action submissions.

Engaged with approximately 200 communities in NJ.

USEPA Brownfield Grants



Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach. *(example: Trenton, Maurice River)*

Revolving Loan Fund (RLF) Grants provide funding to capitalize loans that are used to clean up brownfield sites. *(example: NJEDA)*

Cleanup Grants provide funding to carry out cleanup activities at brownfield sites owned by the applicant. *(example: Asbury Park, Hainesport)*

Multipurpose (MP) Grants provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area. *(example: Salem City, Jersey City)*

Job Training (JT) Grants provide environmental training for residents impacted by brownfield sites in their communities. *(example: Essex County)*

NJIT Assistance: contact Sean Vroom at svroom@njit.edu



Sean Vroom

Director, NJ Brownfields Assistance Center @ NJIT
Director, NJIT Technical Assistance to Brownfields
Communities Program (NJIT TAB)



svroom@njit.edu
973-596-6415



Elizabeth Limbrick PG, LRSP

**Director, Brownfields & Sustainable Systems
New Jersey Economic Development Authority (NJEDA)**

elimbrick@njeda.com



Funding & Tech for Brownfields Redevelopment
November 17, 2022; 10:45 AM; Room 421, ACCC





REVITALIZING NEW JERSEY'S BROWNFIELDS

AN NJEDA INITIATIVE

email brownfields@njeda.com to be added to our newsletter mailing list

NJEDA Brownfield Programs and Initiatives



- ▶ NJ Brownfields Assistance Center at NJIT
- ▶ Hazardous Discharge Site Remediation Fund (HDSRF) (Jointly administered with DEP)
- ▶ Brownfield Assessment and Planning Services
- ▶ Brownfields Impact Fund (BIF)
- ▶ Brownfields Redevelopment Incentive Program (BRI)
- ▶ <https://www.njeda.com/community-revitalization/>

Hazardous Discharge Site Remediation Fund (HDSRF)

Key program features

PROGRAM DESIGN

- ▶ **Purpose:** for the remediation of a suspected or known discharge of a hazardous substance or hazardous waste.
- ▶ **What:** Provides grants & loans to government entities, private citizens & non-profit organizations. Funds preliminary assessments, site investigations, remedial investigations and portions of remedial actions at brownfield sites
 - PA/SI/RI Grants = 100% for public sector and non-profits
 - RA Grants
 - 75% sites in BDA (for public sector)
 - Recreation / Conservation (75%); Renewable Energy (75%); Affordable Housing (50%) (for public sector)
 - Total Available for all Recreation/Conservation, Renewable Energy, and Affordable Housing RA is \$10M per year (for all projects)
 - 25% grant for Unrestricted use remedial action (for public sector and qualifying “persons” / businesses)

PROJECT CAP

- ▶ Annual Grant and Financial Assistance Cap **max \$3 million** to Municipal/County/Redevelopment Authorities
 - **Bonus of up to \$2M** for Brownfield Development Areas (for a cap of \$5M per year)
- ▶ Annual Loan Cap **max \$500K/year per person** goes to private entities and \$2M/year per public entity

BENEFITS TO COMMUNITIES

- ▶ Transforms underutilized and contaminated sites into environmentally sound, productive properties
- ▶ Particularly important in the redevelopment of older urban areas & New Jersey’s most distressed communities, and is vital to achieving a stronger, fairer, greener and more equitable New Jersey

The Hazardous Discharge Site Remediation Fund(HDSRF) is a grant/loan program administered jointly by both the NJDEP & NJEDA
<https://www.njeda.com/hdsrf/>

Brownfield Planning and Assessment Services

Key Program Features for the FY21 Grant, FY22 Grant Framework (under development)

<https://www.njeda.com/community-revitalization/>

- ▶ Funded by USEPA Assessment Grants
- ▶ NJEDA procures the contractor for this FREE service Public and privately owned properties are potential sites
- ▶ Assistance for Phase I ESA, PA, SI, and RI, as well as Brownfield Planning Services
- ▶ Submit an **Expression of Interest form, if you have a property and interested in receiving these services**
- ▶ Email: bfassessment@njeda.com

Brownfields Impact Fund

The Brownfields Impact Fund, funded by a USEPA Revolving Loan Fund (RLF) grant, provides loans to private entities and loans and/or grants (note: grants do not require repayment) to public sector and non-profit entities to carry out cleanup activities at brownfield sites, assisting with the revitalization of these vacant and underutilized properties. NJEDA is currently accepting applications for this program on a rolling basis.

KEY PROGRAM FEATURES



Offers loans and grants on a first come, first serve basis



Addresses funding gaps to make the remediation phase of the project financially viable for remedial actions and other eligible activities



Minimum loan: \$50,000
Maximum loan: \$350,000

Minimum grant: \$25,000
Maximum grant: \$350,000



Fee: \$1,000*

Loan Modification Fee: \$1,000
Loan Closing Fee: 0.875%
Loan Commitment Fee: 0.875%



Visit www.njeda.com/brownfieldsimpactfund/ for more information

*The NJEDA will waive the grant application fee upon demonstration by the applicant that the imposition of the fee would impose an undue financial hardship.



Loan Overview

The Brownfields Impact Fund provides loans for remediation activities necessary to cleanup the release or mitigate the threatened release of hazardous materials to promote redevelopment of brownfields sites.

Key Program Features:



Loan Amounts

Minimum \$50,000

Maximum \$350,000

- ▶ Up to a 20-year term with no payments for the four years (no pre-payment penalty)
- ▶ Base rate of 2% with rate reductions available if project meets specific criteria (floor of 1%)
- ▶ Submit a letter of support from the municipality in which the brownfield site is located
- ▶ Division of Taxation Tax Clearance Certificate required and may be requested through the State of New Jersey's Premier Business Services (PBS) portal online
- ▶ Funds are disbursed based on a reimbursement structure for actual eligible costs incurred and provided on an invoice



Applicant Eligibility

The program has separate eligibility requirements for loans and grants.

LOAN ELIGIBLE APPLICANTS

- ▶ **Nonprofit organizations** exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and other nonprofit organization as defined at 2 CFR § 200.70 (including Institutes of Higher Education, but excluding 501 (c)4);
- ▶ **Units of local government** (including County, Regional, and quasi-governmental entities);
- ▶ **For profit organizations**

GRANT ELIGIBLE APPLICANTS

- ▶ **Nonprofit organizations** exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and other nonprofit organization as defined at 2 CFR § 200.70 (including Institutes of Higher Education, but excluding 501 (c)4);
- ▶ **Units of local government** (including County, Regional, and quasi-governmental entities).



Eligible Activities

This funding is for **environmental cleanup** (not assessment or investigation).

Specific examples of activities provided by USEPA:

- ▶ Preparation of **Remedial Action Workplans**;
- ▶ Remediation of **hazardous substances that are part of a structure** (such as lead based paint and asbestos);
- ▶ A site's **engineered remediation cap** which could include foundations/roadways;
- ▶ **Demolition** of structures to the extent that the demolition is integral to enabling access to contamination needing remediation (must be pre-approved by USEPA);
- ▶ Purchase of **environmental insurance**;
- ▶ **Site monitoring**, including sampling and analysis, required during the cleanup process;
- ▶ Actions necessary to **cleanup the release** or mitigate the threatened release of hazardous materials such as;
 - Provide fences, warning signs or other site control precautions
 - Drainage controls
 - Capping of contaminated soils
 - Excavation, consolidation, or removal of highly contaminated soils
 - Removal of containers that may contain hazardous substances
 - Use of chemicals to retard the spread of hazardous substances
 - Containment, treatment, disposal, or incineration of hazardous materials
- ▶ **Monitoring and data collection** which are required as a component of the cleanup action (including payment of the annual NJDEP remediation permit fees, if approved by USEPA);
- ▶ **Installation of engineering and/or institutional controls** to fulfill cleanup requirements.

Other uses may be considered upon request from borrower/grantee, and approval by USEPA.

Brownfields Redevelopment Incentive Program

The BROWNFIELDS REDEVELOPMENT INCENTIVE will pair with the NJEDA's portfolio of brownfields products

Program Design

- ▶ **Annual cap:** \$50 million
- ▶ **Project cap:** \$4 million (or 50% of the remediation costs whichever is less) and \$8 million (or 60% of the remediation cost whichever is less) for GRM and Qualified Incentive Tracts
- ▶ Tax Credit is **one-time tax credit** issued in the year of completion of remediation
- ▶ Tax Credit is transferrable (one-time)
- ▶ Provides funds for assessment, investigation, and remediation activities, hazardous materials **abatement**, waste **disposal**, and structural remedial activities including **demolition**
- ▶ NJEDA has created evaluation criteria for the **competitive application process**
- ▶ Must **demonstrate a project financing gap exists** and **the project is not economically feasible** without the tax credit
- ▶ **Prevailing wage** rates required

Benefits to Developers

- ▶ Will catalyze more remediation projects, including **smaller projects**, increase **job creation and economic development**, and provide for **better budget planning**:
 - Compensation for remediation of pollutants from the **interior and/or exterior of contaminated building** (ex. asbestos, PCBs, lead paint)
 - **Integrating the tax incentive into a project's financing strategy can enhance project cash flow**

<https://www.njeda.com/brownfield-redevelopment-incentive/>



Brownfields Redevelopment Incentive Program

Basic Eligibility



- ▶ Project site is a brownfield
- ▶ In good standing with NJDEP, NJ Department of Labor and Workforce Development, and NJ Department of the Treasury
- ▶ Letter of support from governing body
- ▶ Applicant is not in any way “liable” or “responsible” for the contamination
- ▶ Not economically feasible without the tax credit
- ▶ Demonstrate that a project financing gap exists

Projects are NOT ELIGIBLE if they have already commenced site cleanup, unless they could not have known the extent of contamination.



Brownfield Redevelopment Incentive

Eligible Activities

- ▶ Soil, groundwater, and infrastructure investigation
- ▶ Hazardous materials assessment and survey
- ▶ Site remediation
- ▶ Hazardous materials or waste disposal
- ▶ Building and structural issues, including:
 - Demolition
 - Asbestos abatement
 - PCB removal
 - Contaminated wood or paint removal
 - Other infrastructure remedial activities



Other NJEDA Programs



NJEDA offers multiple programs in other sectors to grow the state's economy and foster vibrant and inclusive development. Here is a sampling of programs that may be relevant to the redevelopment portion of a brownfield project. All projects are unique!

- ▶ **Aspire Program (Real Estate Development Tax Credit)** - encourages the development of commercial, mixed use, and residential real estate projects in NJ by providing tax credits in an amount based on a percentage of the project's total costs.
- ▶ **Historic Property Reinvestment Program** - tax credits to support rehabilitation projects of historic properties.
- ▶ **Historic Property Survey Grants** - Grants up to \$125K for local/county government and non-profits for the preparation of Historic Property Surveys.
 - <https://www.njeda.com/historic-property-survey-grant-program/>
 - Government Restricted Municipalities (Paterson, Trenton, Atlantic City) **OR** Distressed Assets
- ▶ **Activation, Revitalization, and Transformation (ART) Program** - Newark and Atlantic City only
 - Real Estate Rehabilitation and Development Grants (Non-profit economic development / redevelopment agencies and for-profit developers)
 - Public Space Activation Grants (placemaking, events, public art installations, signage, streetscape improvements, and small business support) Eligible Applicants: 501(c)3 and 501(c)19

Brownfield Success Story

THE COVE, JERSEY CITY

- ▶ Location with views of the Hudson River, Statue of Liberty and Manhattan
- ▶ BDA, multiple properties, 18 acres
- ▶ Developers: Argent Ventures and H&R REIT
- ▶ Multiple partners not limited to CCI/NJDEP, NJEDA, JCRA, JCMU
- ▶ Funding since 2008, \$7.425M HDSRF and \$0.86M EPA
- ▶ Transformative Project, live-work-play mixed use campus with regional laboratory spaces and commercial life science offices, academic facilities
- ▶ Multi-phase project; Completion projected in 7-10 years

Highlights of Project Benefits

- ▶ Job creation
- ▶ Cleanup of 6 of 8 BFs in a BDA
- ▶ Addresses 3rd largest CSO in NJ to improve water quality
- ▶ Design elements for climate resiliency
- ▶ 3.5-acre public park with ecologically restored tidal salt marsh and access to Liberty State Park



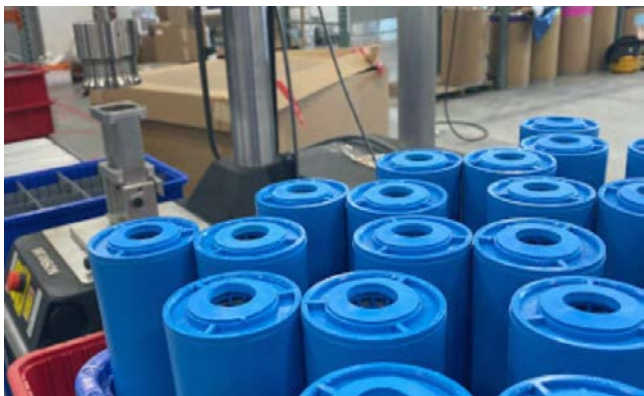
Brownfield Success Story

RESINTECH, INC., CAMDEN

- ▶ Location within Camden Redevelopment Agency designated area
- ▶ Multiple properties, approx. 27 acres
- ▶ New world headquarters for ResinTech and ActionPak (ion exchange and water treatment products)
- ▶ Multiple partners not limited to CCI/NJDEP, NJEDA, City of Camden officials, Camden Community Partnership
- ▶ Received NJEDA Grow NJ tax credit \$138M (job creation & retention)
- ▶ Transformative project that brought more than 500 new jobs to Camden and has committed to hiring employees from the local community

Highlights of Project Benefits

- ▶ Job creation
- ▶ Significant investment in the community
- ▶ Cleanup of multiple brownfield sites
- ▶ Solar array on roof capable of generating 4 megawatt of clean energy
- ▶ Working with PowerCorps Camden to place local residents in open positions
- ▶ Planned expansions will revitalize additional brownfield sites





Visit njeda.com or email
brownfields@njeda.com for more information



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NJEDA



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North
Arlington

Richard w De
Korte Park

Secaucus

West New
York

UPPER
WEST SIDE

MANHATTAN

UPPER
EAST SIDE

Central Park Zoo

Union City

Weehawken

HELL'S KITCHEN

MIDTOWN

Empire State Building

LONG
ISLAND CITY

Washington
Square Park

EAST VILLAGE

LOWER
MANHATTAN

GREEN

WILLIAMSBURG

New York

FDR Drive

Google
Battery Park

Jersey City

JOURNAL SQUARE

WEST SIDE

HACKENSACK
RIVER
WATERFRONT

Liberty
State Park

THE HEIGHTS

Hoboken

Passaic River

1+ square mile

60,000 residents

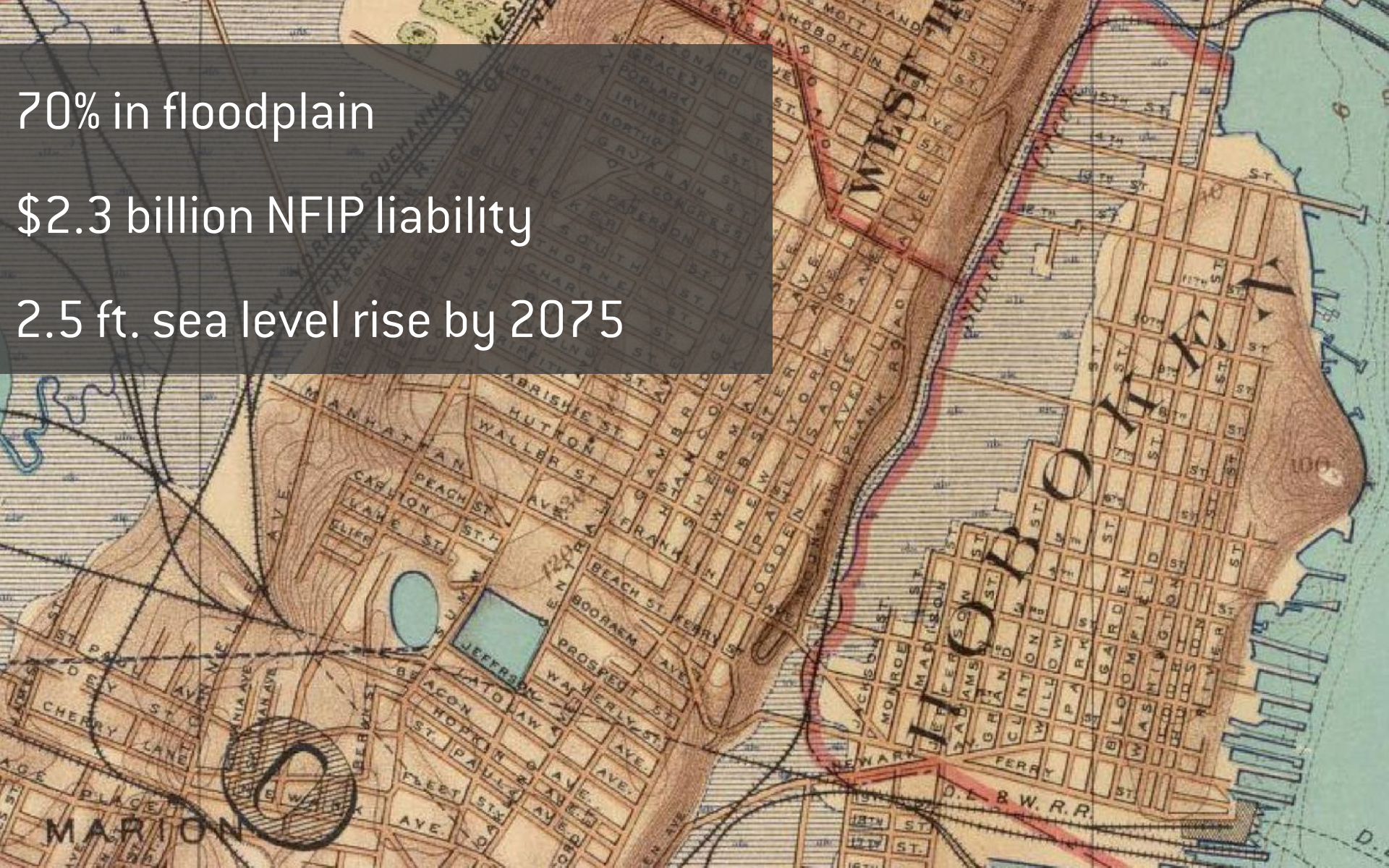
27,000 households

\$9.7 billion ratable base

70% in floodplain

\$2.3 billion NFIP liability

2.5 ft. sea level rise by 2075



Hurricane Sandy

FEMA (IA) Program: \$100 million+

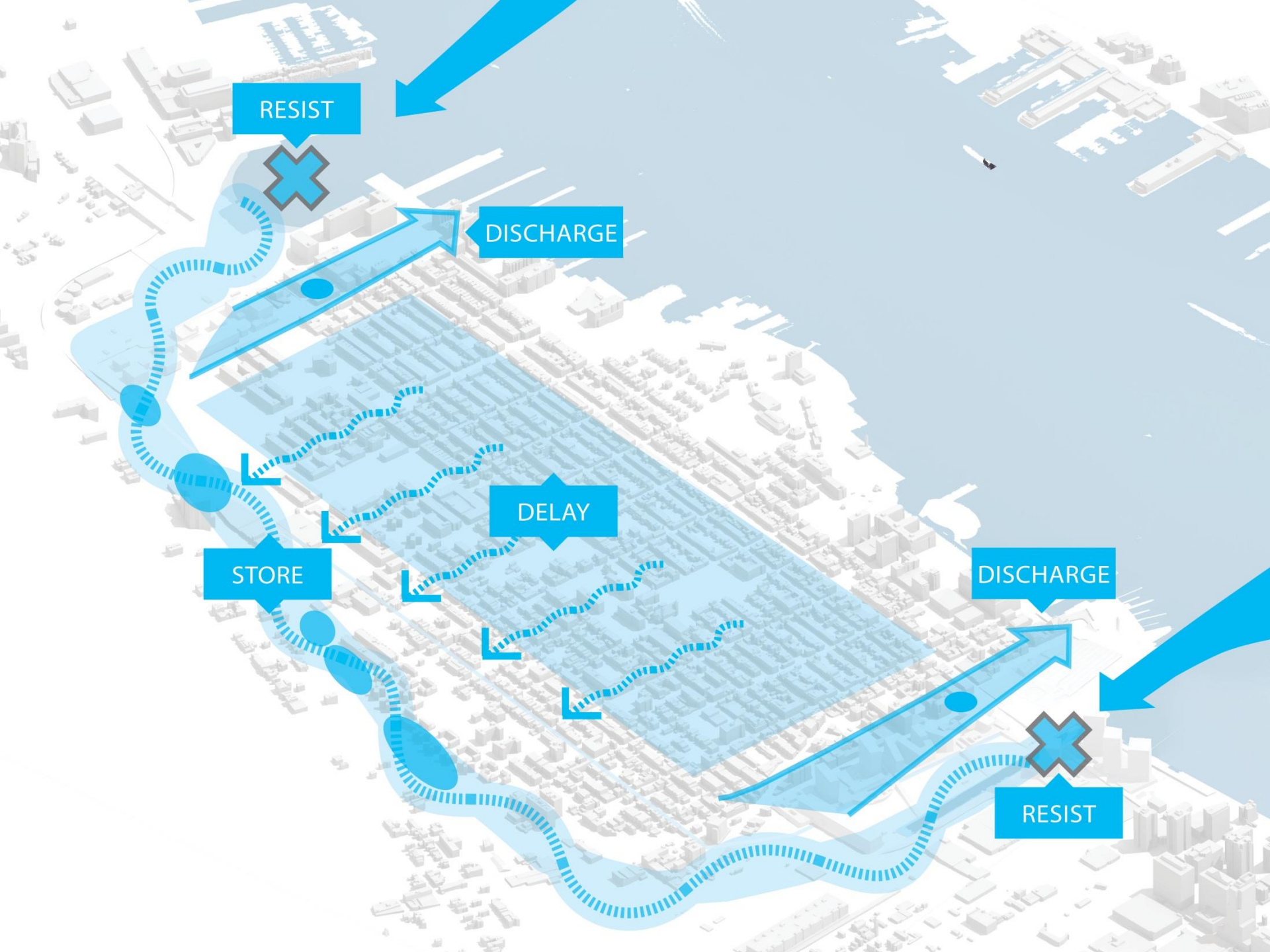
FEMA (PA) Program: \$25 million+

Flooded Homes + Businesses = >1,750

Automobiles Destroyed = >1,000







RESIST

DISCHARGE

DELAY

STORE

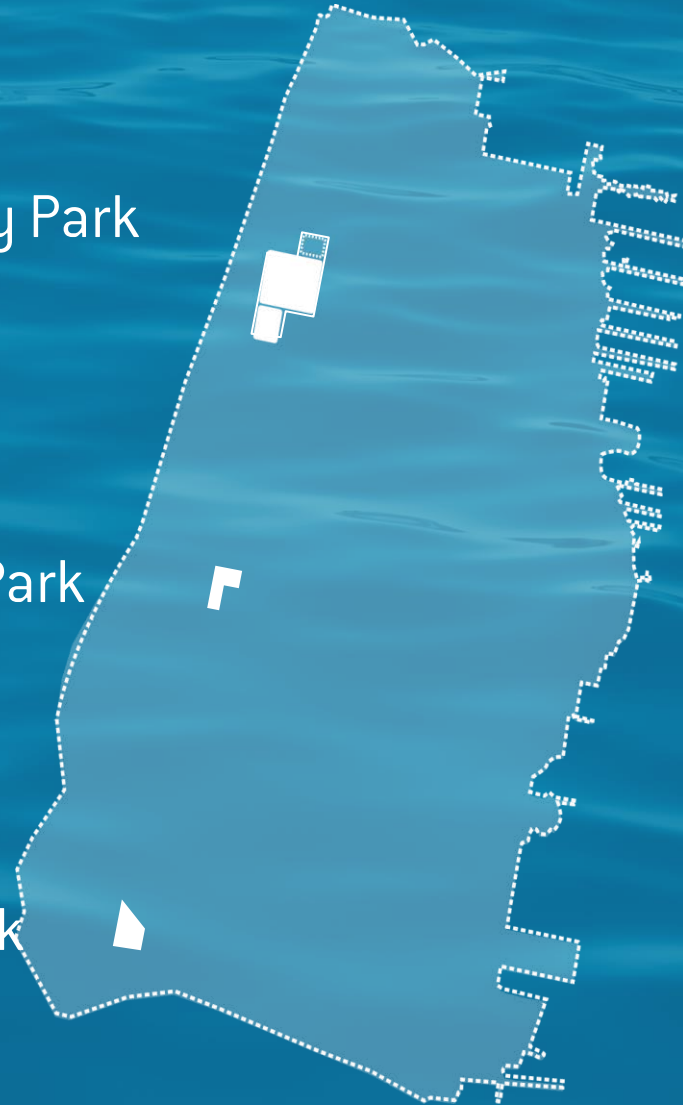
DISCHARGE

RESIST

Northwest Resiliency Park

7th & Jackson Park

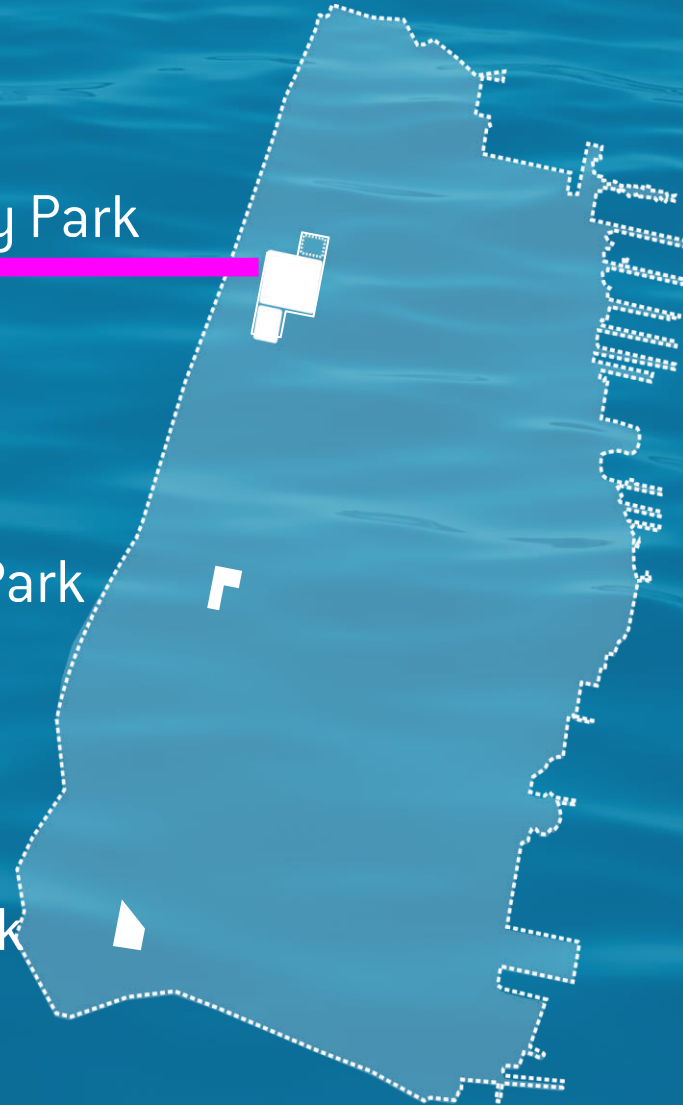
Southwest Park



Northwest Resiliency Park

7th & Jackson Park

Southwest Park

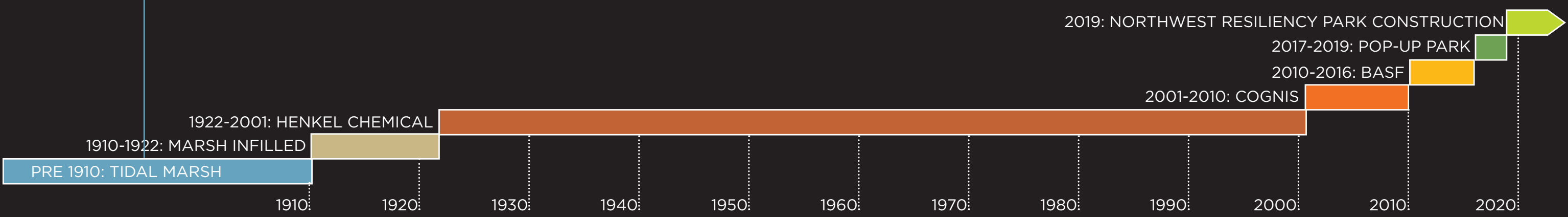


SITE CONDITIONS



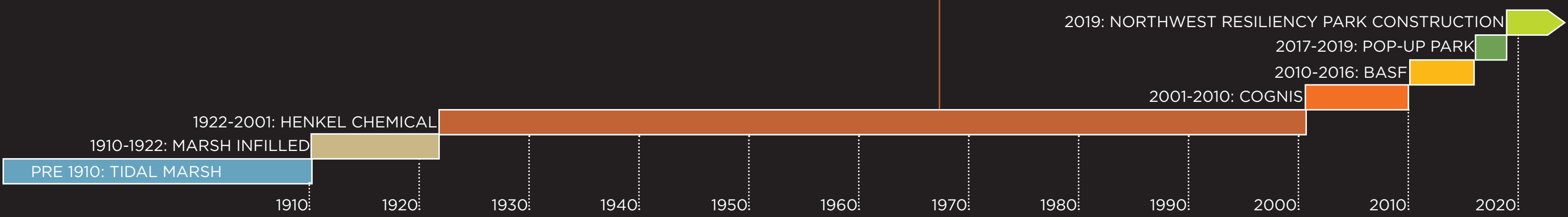
HOBOKEN MEADOWS:

- Low-lying marsh prior to 1910
- Filled to create solid ground for industrial development throughout Northwest Hoboken
- Signs of the underlying marsh soils remain evident in the subsidence and flooding Hoboken experiences today



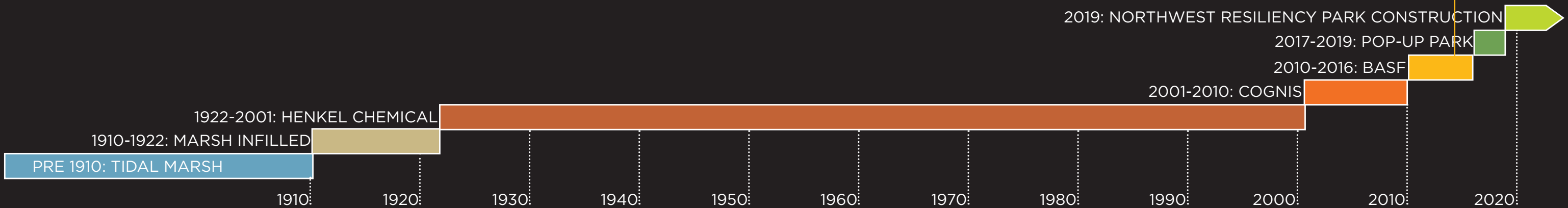
INDUSTRIAL USES:

- The site and much of Northwest Hoboken was developed for industrial activities.
- The site was used as a chemical manufacturing plant for over 80 years.



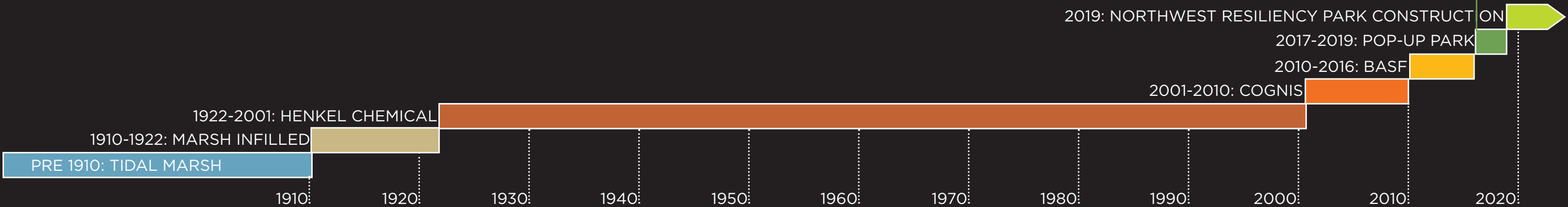
REMEDIATION AND CAPPING:

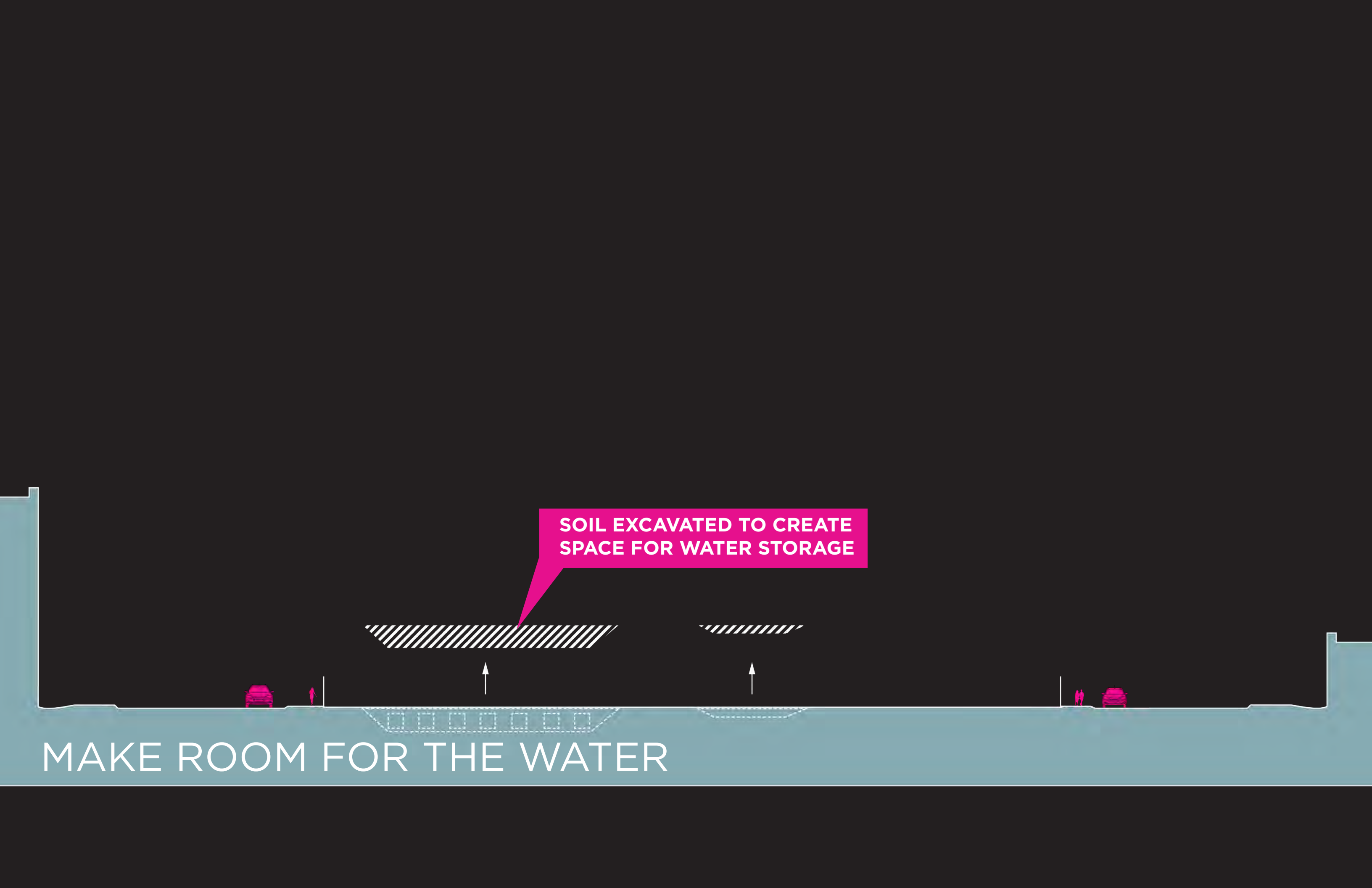
Prior to acquisition by the City of Hoboken, the site was cleaned and covered with an impermeable asphalt cap that made it safe for recreational uses.



TEMPORARY POP-UP PARK:

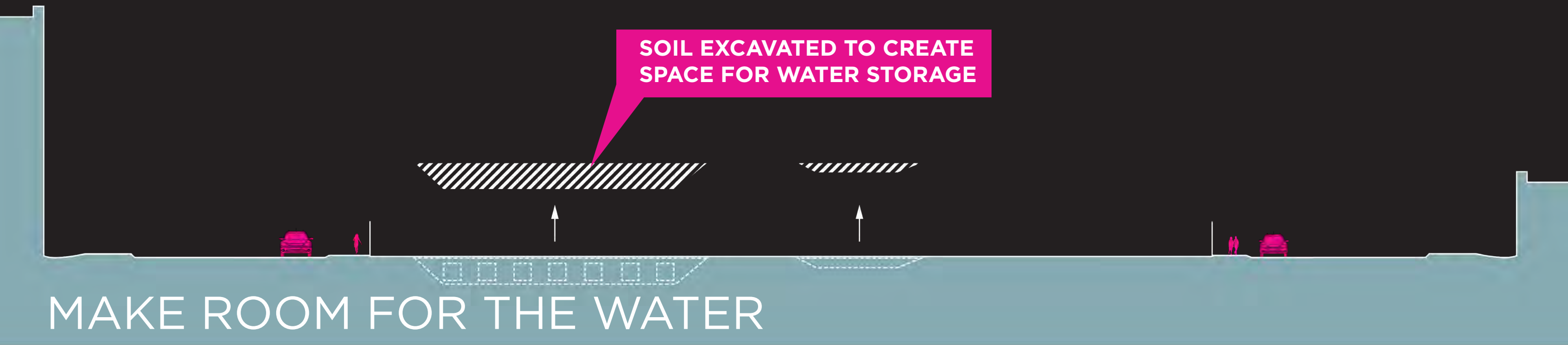
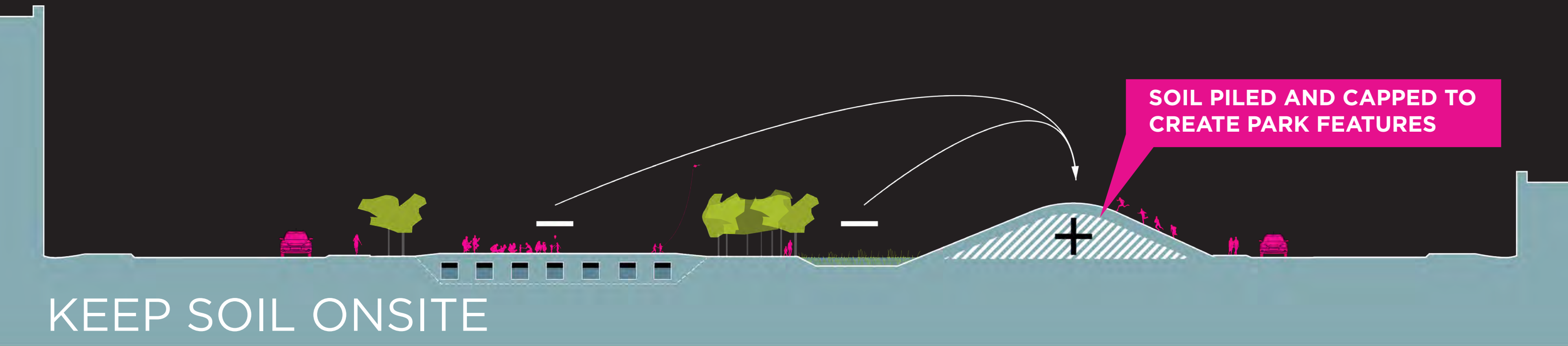
A temporary park, designed with input from the community, was built by the City of Hoboken to allow immediate recreation on the capped site while the Resiliency Park design process is under way.



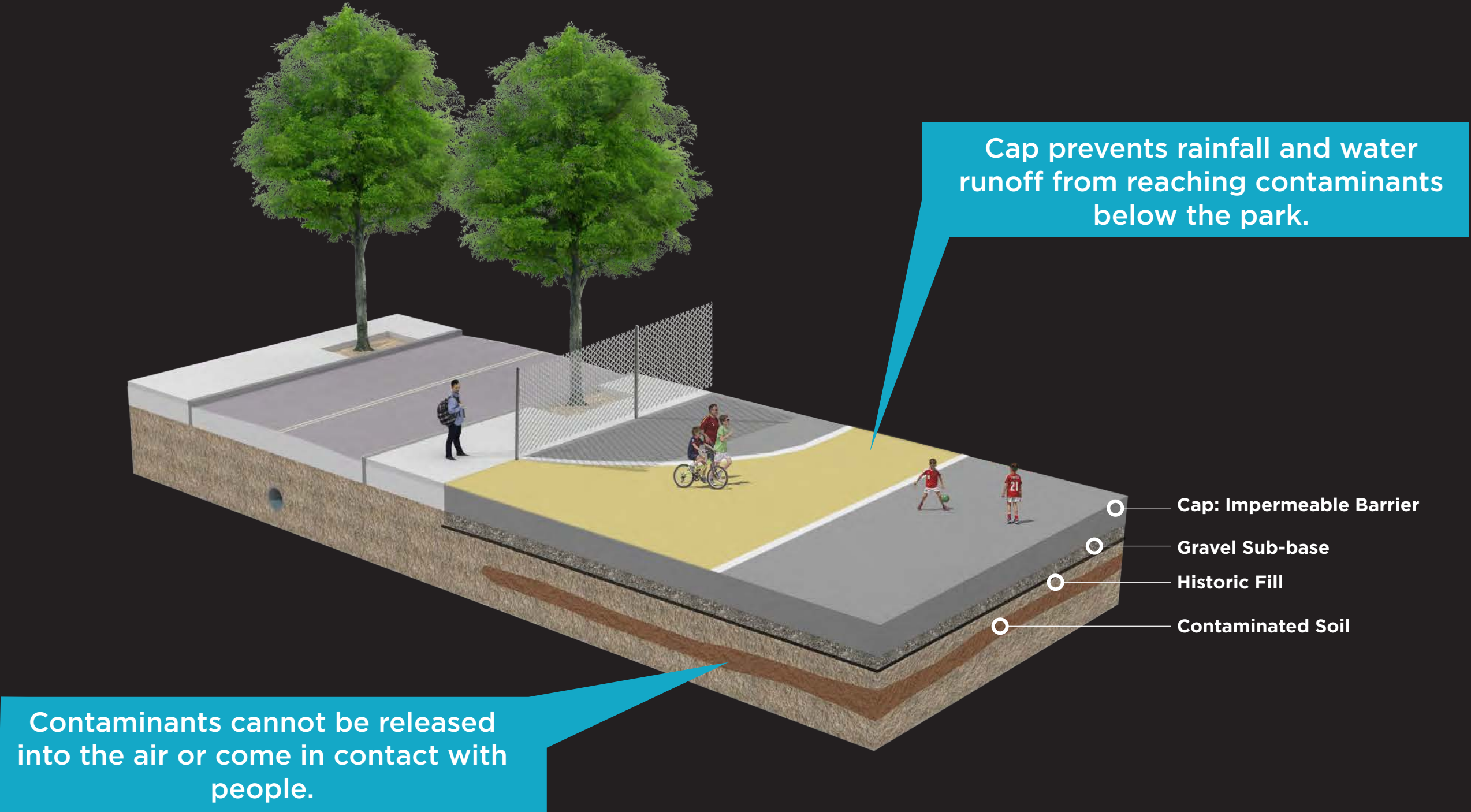


SOIL EXCAVATED TO CREATE
SPACE FOR WATER STORAGE

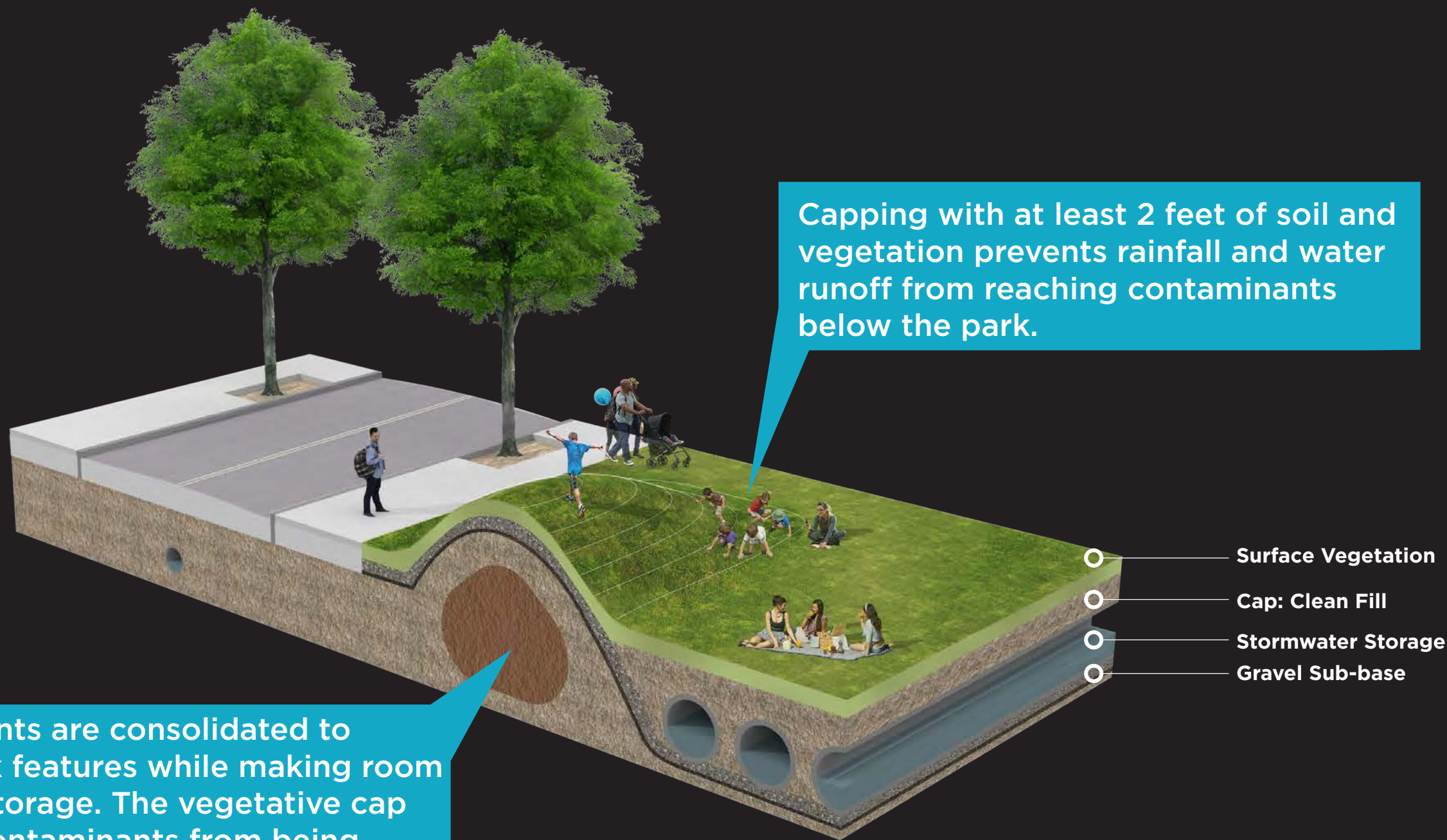
MAKE ROOM FOR THE WATER



EXISTING ASPHALT CAP



CONSOLIDATION & VEGETATIVE CAP



Capping with at least 2 feet of soil and vegetation prevents rainfall and water runoff from reaching contaminants below the park.

Contaminants are consolidated to create park features while making room for water storage. The vegetative cap prevents contaminants from being released into the air or coming in contact with people.

- Surface Vegetation
- Cap: Clean Fill
- Stormwater Storage
- Gravel Sub-base



MADISON ST

MADISON LOWLAND GARDEN

MULTI-PURPOSE
ATHLETIC FIELD

LOOKOUT
HILL

BASKETBALL

PLAY VALLEY

SLIDE HILL

JEFFERSON ST

12TH ST

PAVILION

FOUNTAIN/
ICE RINK

GROVE

PUMP
GARDEN

13TH ST

STAGE

GREAT LAWN

ADAMS & 12TH
LOWLAND GARDEN

ADAMS & 13TH
LOWLAND GARDEN

ADAMS ST





