

REVITALIZING NEW JERSEY'S BROWNFIELDS

AN NJEDA INITIATIVE

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New Jersey Economic Development Authority (NJEDA)

NJEDA Brownfield Programs and Initiatives



- Brownfields Planning and Assessment Services
- Brownfields Impact Fund (BIF)
- Hazardous Discharge Site Remediation Fund (HDSRF) - Jointly administered with the New Jersey Department of Environmental Protection (NJDEP)

https://www.njeda.gov/community-revitalization/

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

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Background

The NJEDA was awarded a $2M USEPA Brownfields Assessment Grant available to States and Tribes to facilitate brownfields reuse across the State of New Jersey.

The NJEDA has an Expression of Interest form on its website: https://www.njeda.gov/brownfields-planning-and-assessment-services/

USEPA's Brownfields and Land Revitalization Program collaborates with federal partners, state agencies, tribal nations and other USEPA offices to provide direct funding for a variety of brownfield-related activities.

More information about federal resources and funding opportunities can be found here: https://www.epa.gov/brownfields/grants-and-funding

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Brownfield Planning and Assessment Services
Services Provided

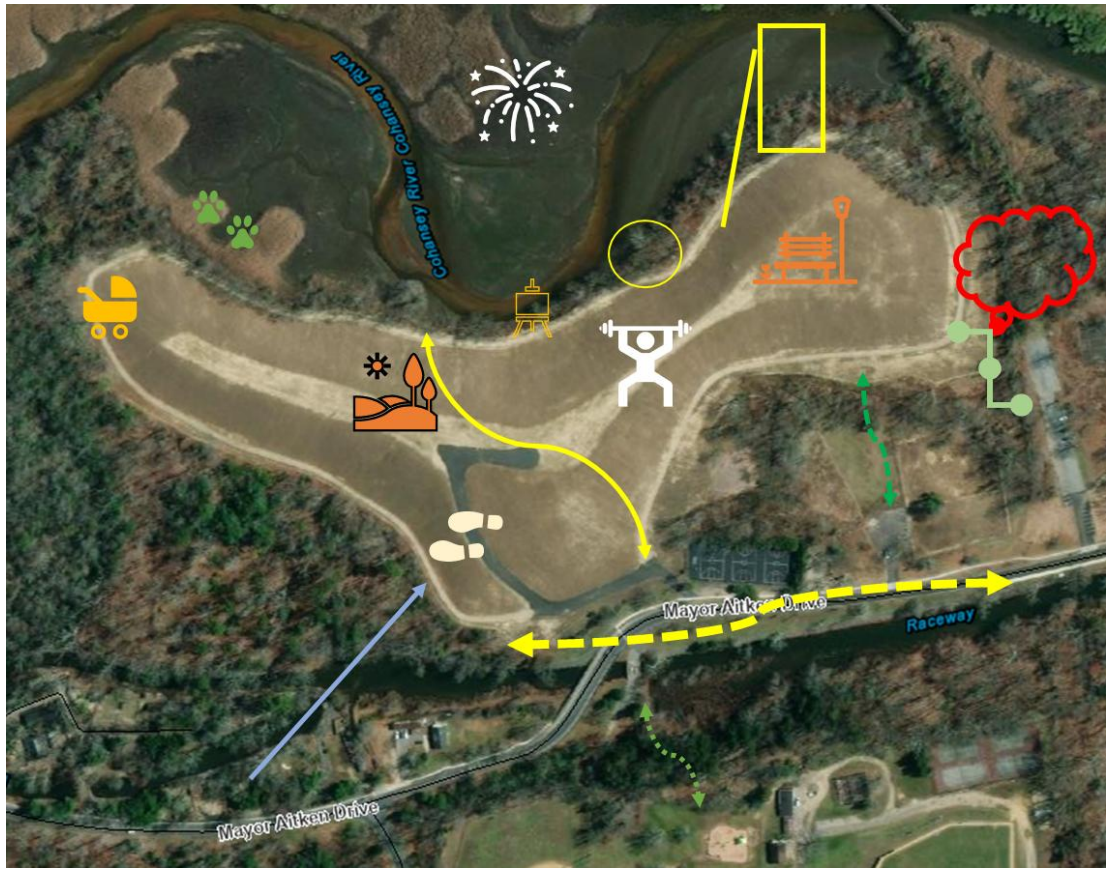
- Perth Amboy
  - Prepared a permit application that was approved by NJDEP
  - Conducted field work including soil characterization and well repairs
  - Perth Amboy Redevelopment Agency (PARA) issued an RFP for site redevelopment
  - City planned to utilize supplemental HDSRF funding for groundwater sampling



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Brownfield Planning and Assessment Services
Services Provided (continued)

- Bridgeton
  - Held a public virtual meeting and an in-person design charette looking for input on redevelopment
  - Completed conceptual design incorporating input from city officials and the public
  - Held a follow-up public virtual meeting to present the final conceptual design to the community
  - Final report included a cost estimate and other potential funding sources



Brownfield Planning and Assessment Services
Services Provided (continued)

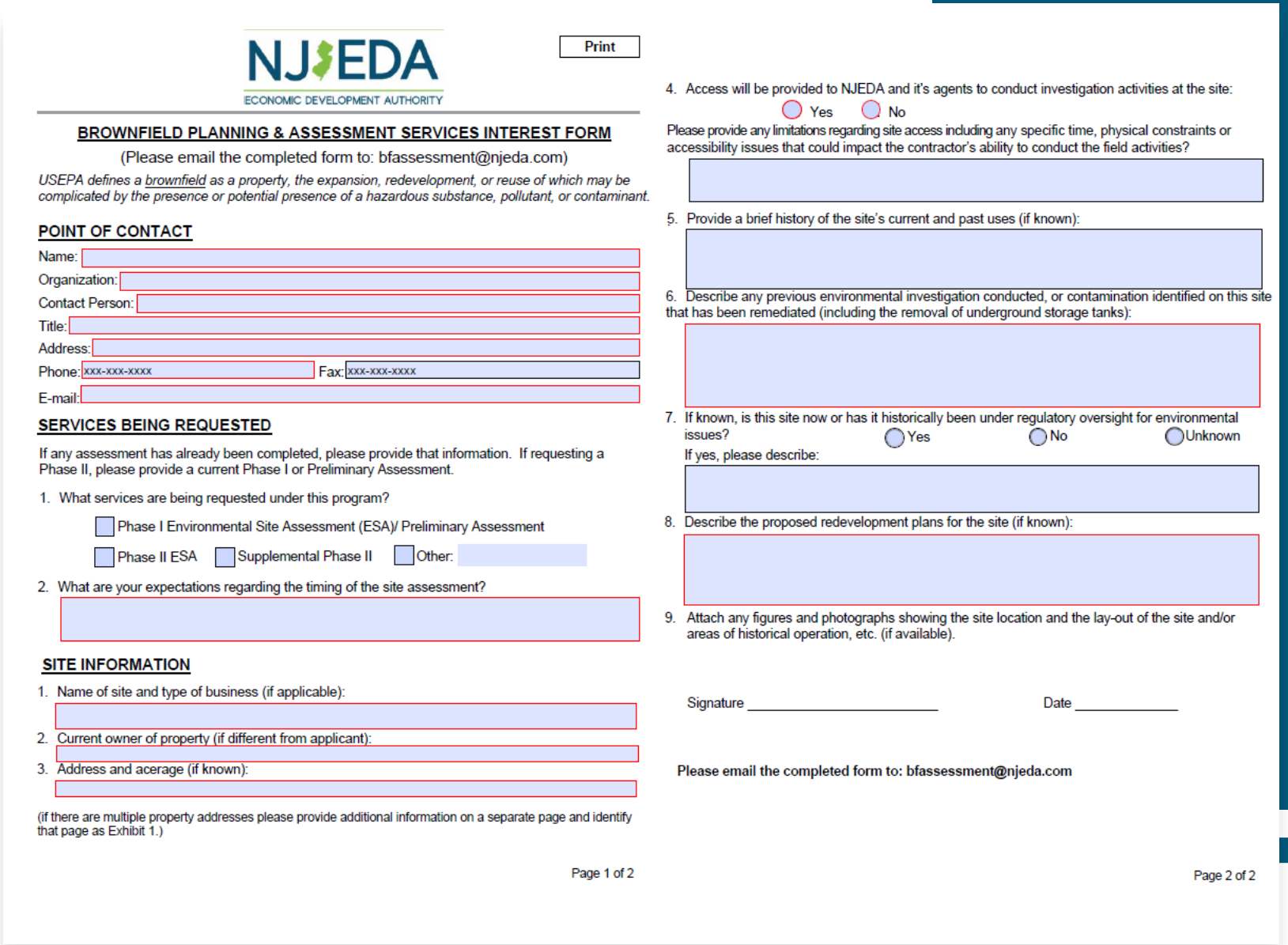
- Bayonne
  - Prepared a Preliminary Assessment (PA) for former industrial property
- Camden
  - Prepared Data Gap Summaries, Analysis of Brownfields Cleanup Alternatives (ABCAs) and Remedial Investigation/Remedial Action Cost Estimates for multiple former industrial properties
- Paterson
  - Prepared a Remediation Strategy & Community Relations Plan
  - Conducted a property survey of the site that will include boundary, topography, existing soil piles, significant features and aerial photography with Light Detection and Ranging (LIDAR)

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Expression of Interest Form

Available on NJEDA's website

We continue to build a pipeline of projects state-wide



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Print

BROWNFIELD PLANNING & ASSESSMENT SERVICES INTEREST FORM

(Please email the completed form to: bfassessment@njeda.com)

USEPA defines a brownfield as a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

POINT OF CONTACT

Name:
Organization:
Contact Person:
Title:
Address:
Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx
E-mail:

SERVICES BEING REQUESTED

If any assessment has already been completed, please provide that information. If requesting a Phase II, please provide a current Phase I or Preliminary Assessment.

1. What services are being requested under this program?

☐ Phase I Environmental Site Assessment (ESA)/ Preliminary Assessment

☐ Phase II ESA ☐ Supplemental Phase II ☐ Other:

2. What are your expectations regarding the timing of the site assessment?

SITE INFORMATION

1. Name of site and type of business (if applicable):
2. Current owner of property (if different from applicant):
3. Address and acerage (if known):

(if there are multiple property addresses please provide additional information on a separate page and identify that page as Exhibit 1.)

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4. Access will be provided to NJEDA and it's agents to conduct investigation activities at the site:

◯ Yes ◯ No

Please provide any limitations regarding site access including any specific time, physical constraints or accessibility issues that could impact the contractor's ability to conduct the field activities?

5. Provide a brief history of the site's current and past uses (if known):

6. Describe any previous environmental investigation conducted, or contamination identified on this site that has been remediated (including the removal of underground storage tanks):

7. If known, is this site now or has it historically been under regulatory oversight for environmental issues? ◯ Yes ◯ No ◯ Unknown

If yes, please describe:

8. Describe the proposed redevelopment plans for the site (if known):

9. Attach any figures and photographs showing the site location and the lay-out of the site and/or areas of historical operation, etc. (if available).

Signature _____ Date _____

Please email the completed form to: bfassessment@njeda.com

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Brownfield Planning and Assessment Services

Key Program Features



- Funded by a USEPA Assessment Grant
- NJEDA procures the contractor for this FREE service
- Public and privately owned properties are potential sites
- Assistance available for Phase I Environmental Site Assessments (ESA), Preliminary Assessments (PA), Site Investigations (SI), and Remedial Investigations (RI) as well as Brownfields planning services
- Submit an **Expression of Interest** form if you have a property and are interested in receiving these services to: *bfassessment@njeda.gov*

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Brownfields Impact Fund

The Brownfields Impact Fund, funded by a USEPA Revolving Loan Fund (RLF) grant, can provide loans to private, public, 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 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



Fee: $1,000*

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



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

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Brownfields Impact Fund - Loan Overview

The 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

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Applicant Eligibility

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.**

The applicant must meet the eligibility criteria and must demonstrate that they satisfied USEPA's All Appropriate Inquires, or AAI, rule.

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Site Control Requirements

Potential brownfield site purchasers and current brownfield site owners are eligible as follows:

LOAN SITE CONTROL

- Must be able to demonstrate site control or a path to site control of a brownfield property.
- Borrowers do not need to, but may, own the brownfield property.

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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.

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Hazardous Discharge Site Remediation Fund

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 HDSRF is a grant/loan program administered jointly by both the NJDEP & NJEDA: https://www.njeda.gov/hdsrf/

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