Opportunities for NJ’s local governments and nonprofits to showcase brownfield redevelopment projects and obtain valuable advice, guidance, and resources

Colette Santasieri, PhD
Executive Director, NJIT Technical Assistance to Brownfield Communities Program (NJIT TAB)

Executive Director, NJ Brownfields Assistance Center @ NJIT
Showcase your brownfield project; Discuss the challenges you’re facing

Obtain valuable advice, guidance, and resources from federal and state agencies/departments

Build/strengthen relationships with these federal and state agencies/departments

For more information, contact
Colette Santasieri
Santasieri@njit.edu
Calling all NJ local governments and nonprofits!

Do you have a brownfield redevelopment project?

Would you like to obtain valuable feedback from an expert panel of real estate developers, investors, attorneys, and consultants, while also marking that site to potential real estate developers and investors?

Showcase your brownfield redevelopment project at Breaking Brownfields – an Urban Land Institute and NJ Brownfields Assistance Center @ NJIT event.

Contact Colette Santasieri for more information
Santasieri@njit.edu

Breaking Brownfields
SAVE THE DATE

ULI Northern NJ, in collaboration with the NJ Brownfields Assistance Center @ NJIT, invite you to an interactive shark tank-like event where municipal officials will present their brownfield redevelopment projects and challenges to a multidisciplinary panel of experts. That panel of experts will then provide their industry-best technical know-how and advice on how to overcome project challenges, leading to successful redevelopment. Audience participation will also be encouraged. The program includes time for networking.

Tuesday, September 20, 2022
9:00am – 12:00pm

New Jersey Institute of Technology campus
Newark, NJ
HDSRF Update

• Staffing
  • welcome to our new HDSRF Coordinator Charlotte Leon

• Status of the HDSRF
  • FY22 Uncommitted Balance = $44,102,220

• HDSRF Recommendations
  • CY22 Recommendations = $12,037,408
The Brownfields Redevelopment Incentive Program

Barbara Vadnais, PE
Program Manager, Brownfields and Sustainable Systems, NJEDA
bvadnais@njeda.com
June 2, 2022
About the NJ Economic Recovery Act

Governor Phil Murphy signed the New Jersey Economic Recovery Act of 2020 (ERA) into law on January 7, 2021.

The ERA creates a package of tax incentive, financing, and grant programs that will build a stronger, fairer New Jersey economy.

The ERA is made up of 15 programs including the Brownfields Redevelopment Incentive Program (BRI).

EDA is currently developing rules to implement the BRI program.

Visit the NJEDA’s website at www.njeda.com/economicrecoveryact to learn more about each of the programs within the ERA, or to provide general ERA feedback.
Brownfields Redevelopment Incentive Program (BRI)

Created by the NJ Economic Recovery Act of 2020, BRI will offer developers tax credits for remediation, abatement, and demolition activities to promote brownfield redevelopment and cleanup projects around the state.

KEY PROGRAM FEATURES

- Offers tax credit incentives for developers upon completion of a brownfield remediation project
- Program applies to costs of site investigation, assessment, and remediation
- Maximum value of $4 million per project ($8M for GRM or Qualified Incentive Tracts)
- $50 million in tax credits per year

Visit [www.njeda.com/economicrecoveryact/](http://www.njeda.com/economicrecoveryact/) to submit your input
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 with **one-time** transfer
- Provides funds for **assessment, investigation, and remediation activities**, hazardous materials abatement, waste disposal, and structural remedial activities including demolition
- **NJEDA will create 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
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
- All remediation and construction workers employed paid prevailing wage
- Applicant did not cause or contribute to contamination
- Not economically feasible without the tax credit
- Demonstrate 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
Pursuant to Governor Murphy’s Executive Order No. 63, the NJEDA is providing opportunities for groups and stakeholders to engage with the NJEDA in crafting rules around the Brownfields Redevelopment Incentive Program.

The NJEDA will be providing opportunities for public input on the draft rules for the BRI Program. Public listening sessions will be scheduled in the coming months on the draft rules. Please email bftaxcredit@njeda.com to request to receive a notification when listening sessions are scheduled.
Visit njeda.com or email bftaxcredit@njeda.com for more information
Food Deserts in New Jersey

Vincent Caliguire
What is a Food Desert?

• What’s the difference between a Food Swamp and a Food Desert
• Food insecurity issues in Rural vs Urban Areas
• Why is this problem so hard to fix?
• Is it all about getting Supermarkets?
• Do food banks and other Non-Profits help solve the big problem?
Fred Byarm and Invincible City

New answers to old problems
Salem City

Former Collingo’s market  A New Beginning....
Questions? or Comments?
BREAK
BROWNFIELD GIS LAYER

Joe Stefanoni, Bureau of Information Systems, GIS Specialist
Bill Lindner, Office of Brownfield & Community Revitalization, Manager
Contact Info & Links

William Lindner, Office of Brownfields - William.Lindner@dep.nj.gov
Joe Stefanoni, Bureau of Information Systems - Joe.Stefanoni@dep.nj.gov

Office of Brownfields Webpage - https://www.nj.gov/dep/srp/brownfields/

CCI Webpage - https://www.nj.gov/dep/cci/index.html

Brownfield Inventory GIS Layer –
KCSL GIS Layer –
https://gisdata-njdep.opendata.arcgis.com/datasets/known-contaminated-site-list-for-new-jersey/explore?location=40.139150%2C-74.746500%2C8.72

SRP Profile in NJ Geoweb Internet Version –
https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=25d1cd0ae75048b1a7867971392b6995

DCA NJ Community Asset Map –
https://njdca.maps.arcgis.com/apps/webappviewer/index.html?id=96ec274c50a34890b23263f101e4ad9b
Water Bank Sources and Uses of Funds

- **USEPA**: Annual CW/DW CAP Grant
- **State of NJ**: 20% Match to CAP Grant, + State Appropriations
- **NJDEP**: Aggregate SRF Funds
- **I-Bank**: AAA Market Rate Bond Funding

Projects:
- New Jersey Water Bank (SRF Program)
- Below Market Rate Loans
- Borrower Repayments
Water Bank Program Stats
(Since 1987)

- Over $7.6 billion in low-interest long-term loans
- $2.76 billion in savings to ratepayers
- Average borrower saves $0.5M in interest expense per $1M borrowed
- Over 140,000 direct construction jobs generated throughout the State
- 1,666 projects financed and completed
- $1.48 billion in short-term loans to 209 active construction projects
Benefits of Water Bank Loan

- Up to 30 Year loans terms
- Rolling Applications
- No Deadlines
- Rolling Awards for Clean Water projects based upon readiness to proceed
- Drinking Water loan awards based upon readiness and Priority Ranking
- Low-interest Construction “Bridge” Loans
- No out-of-pocket costs
Clean Water

Eligible Recipients:

- Local government units, municipal utilities authorities, counties, regional water authorities that own stormwater or wastewater collection and treatment works
- Private entities (through public conduit borrowers above)
- Private colleges and universities (nonpoint source only)

Not Eligible for Assistance:

- Federally-owned stormwater or wastewater collection and treatment works (i.e. military bases or prisons)
- Privately-owned wastewater and stormwater collection and treatment works

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- Local government units, municipal utilities authorities, counties, regional water authorities that own stormwater or wastewater collection and treatment works
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Not Eligible for Assistance:

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- Privately-owned wastewater and stormwater collection and treatment works
CWSRF Eligible Storm Water / GI Projects

- Pervious paving
- Rain gardens
- Bioretention basins
- Engineered wetlands
- Rainwater harvesting
- Green roofs / cisterns
- Subsurface storage
- Land conservation
- Urban tree canopy
- Vegetated swales
NJWB – Clean Water Eligible projects
Stormwater - Green Infrastructure

Porous Pavement & Rain Garden - Hoboken City

Permeable Parking Lot at EPA – Edison, New Jersey

Rain Garden - CCMUA Phoenix Park
Clean Water Eligible projects
Site Remediation – Brownfield, Landfill

Brownfield Project
Burlington County Landfill Project
Drinking Water

Eligible Recipients:

- Privately-owned (including investor-owned) and publicly-owned community water systems (towns, boroughs, municipal utilities authorities, counties, regional water authorities, other local government units, etc.) with projects that help protect, maintain, or improve water quality are eligible for participation in the Water Bank.

- Non-profit noncommunity water systems

Not Eligible for Assistance:

- Federally-owned drinking water systems (i.e. military bases or prisons)

- For profit noncommunity water systems
## Bipartisan Infrastructure Law (BIL)

### Clean Water
- **$72 million** for any eligible clean water project (49% must be used as PF or grants for projects)
- **$4 million** for projects that address emerging contaminants (100% must be used as PF or grants for projects)

### Drinking Water
- **$31 million** for any eligible drinking water project (49% must be used as PF or grants for projects)
- **$49 million** for projects to address lead in drinking water (49% must be used as PF or grants for projects)
- **$13 million** for projects that address emerging contaminants (100% must be used as PF or grants for projects)

### Total Impact
- BIL funding of **$169M** first year. Funds will increase and average **$200M** per year or **$1B** over the 5-year period.

With state match and leveraging, this will result in **$440M/year** in project funding due to the new BIL funds.

### Over $900M available for project funding each year over the next 5 years!
How to Use Over $900M for Water projects -
Intended Use Plan

✓ Sets the Commissioner's (DEP) funding priorities and establishes funding packages for the year, including Principal Forgiveness

✓ Also establishes:
  ☐ Project Eligibility
  ☐ Ranking System
  ☐ Project Priority List
  ☐ Affordability Criteria
  ☐ Non-Project Set Asides
Clean Water
• Project Discharge Category—Points related to project discharge category for WW treatment facilities. CSOs and SSOs receive the most points.
• Stormwater and Nonpoint Source Pollution Management Facilities Project Categories
• Water Use/Water Quality Points – Points awarded based on the designated water uses of the receiving water as well as the existing water quality conditions compared to ambient water quality standards.
• Sustainable Community Planning Activities
• Climate Change & Resilience
• Environmental Justice Communities in Service Area (Economic Criteria)
Affordability/Disadvantage Community Criteria

A project (CW or DW) meets either of the following two criteria are considered to have satisfied the State’s Affordability Criteria:

- **Project Affordability Score** of 80 or less; or
- The project is eligible to receive 80 Environmental Justice Economic Overburdened Community Criteria ranking points.

**Project Affordability Score:**
Project (MHI) Factor – Project(UE) Factor – (PT) Factor

**Environmental Justice Economic Overburdened Community Criteria:**
35% of the households served by the project, on a municipal basis, qualify as low-income households (at or below twice the poverty threshold).
# Clean Water Base, BIL General Supplemental, BIL Emerging Contaminants - PF - $117M ($67M new, $50M carryover)

<table>
<thead>
<tr>
<th>Clean Water Principal Forgiveness</th>
<th>Projected Amount of Principal Forgiveness Available</th>
<th>Principal Forgiveness Share of Project Costs</th>
<th>Principal Forgiveness Cap per Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSO Abatement</td>
<td>$30M</td>
<td>50%</td>
<td>$5M</td>
</tr>
<tr>
<td><strong>CSO Abatement/Affordability</strong></td>
<td>$30M</td>
<td>100%</td>
<td><strong>$5M</strong></td>
</tr>
<tr>
<td>Water Quality Restoration</td>
<td>$6M</td>
<td>50%</td>
<td>$2.5M</td>
</tr>
<tr>
<td><strong>Affordability Criteria</strong></td>
<td>$36M</td>
<td>100%</td>
<td><strong>$2M</strong></td>
</tr>
<tr>
<td>Energy and Water Efficiency Projects</td>
<td>$10M</td>
<td>50%</td>
<td>$2M</td>
</tr>
<tr>
<td>Emerging Contaminants</td>
<td>$4M</td>
<td>100%</td>
<td>$2M</td>
</tr>
<tr>
<td>Overflow and Stormwater Grant (OSG)</td>
<td>$1M</td>
<td>20%</td>
<td>$0.2M</td>
</tr>
<tr>
<td>CW SRF PF Loans</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SFY23 Clean Water Funding Packages

<table>
<thead>
<tr>
<th>Clean Water Categories</th>
<th>DEP Share</th>
<th>I-Bank Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSO Abatement – Grey and Green Infrastructure, Water Quality Restoration, <strong>Affordability, Energy and Water Efficiency, Emerging Contaminants Projects</strong></td>
<td>75% Interest Free Loan and Principal Forgiveness</td>
<td>25% AAA Market Interest Rate Loan**</td>
</tr>
<tr>
<td>All Other Water Quality Projects (Base CWSRF)</td>
<td>50% Interest Free Loan</td>
<td>50% AAA Market Interest Rate Loan</td>
</tr>
<tr>
<td>Brownfield Redevelopment (Conduit Projects)</td>
<td>25% Interest Free Loan</td>
<td>75% AAA Market Interest Rate Loan</td>
</tr>
</tbody>
</table>

* Costs in excess of $10 million for these projects will be financed under the Base CWSRF package.

** 25% of I-Bank's AAA Market Interest Rate means an effective interest rate no greater than would have resulted from financing with a 25% share of I-Bank’s AAA bond funds at market interest rates and a 75% share of the Department interest-free loan funds.
$60M for SFY23 DW Principal Forgiveness

<table>
<thead>
<tr>
<th>Drinking Water Principal Forgiveness</th>
<th>Projected Amount of Principal Forgiveness Available</th>
<th>Principal Forgiveness Share of Project Costs</th>
<th>Principal Forgiveness Cap per Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nano (Systems serving ≤ 10,000 customers not covered by below)</td>
<td>$8M</td>
<td>50%</td>
<td>$500,000</td>
</tr>
<tr>
<td>Very Small Water System (Systems serving ≤1,000 population)</td>
<td>$3M</td>
<td>100%</td>
<td>$750,000</td>
</tr>
<tr>
<td>BIL Lead Line Replacement</td>
<td>$25M</td>
<td>50%</td>
<td>$5M</td>
</tr>
<tr>
<td>BIL Emerging Contaminants (including PFAS)</td>
<td>$13M</td>
<td>N/A</td>
<td>$1M</td>
</tr>
<tr>
<td>Systems serving ≤ 25,000 or disadvantaged</td>
<td>$4M reserved</td>
<td>N/A</td>
<td>$1M</td>
</tr>
<tr>
<td>Other eligible systems serving &gt; 25,000</td>
<td></td>
<td>N/A</td>
<td>$1M</td>
</tr>
<tr>
<td>General BIL Principal Forgiveness</td>
<td>$15M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General High Rank Affordability Projects</td>
<td>$5M</td>
<td>N/A</td>
<td>$1M</td>
</tr>
<tr>
<td>Lead or PFAS*</td>
<td>$10M</td>
<td>Per above</td>
<td>Per above</td>
</tr>
</tbody>
</table>

- Once the principal forgiveness funds for emerging contaminants ($13 million) and lead line replacement ($25 million) have been allocated to higher ranked projects, $10 million in principal forgiveness from the DWSRF Supplemental Funds will be directed in priority ranked order to qualifying lead or PFAS projects in other disadvantaged communities that meet NJ’s affordability criteria in Appendix 2.
Thank you!

More information:
https://www.nj.gov/dep/wiip/

Contact:
WaterBankInfo@dep.nj.gov
Paul.Hauch@dep.nj.gov
BROWNFIELD SUCCESS STORIES

Rick Lear, Middlesex County Office of Parks & Recreation, Middlesex County
Thomas Mundy Peterson Park, Perth Amboy

Rob Russo, City Engineer, CME Associates
Tom Cotter, City of Bayonne
Fitzpatrick Park, Bayonne
Thomas Mundy Peterson Park
A New York City fireboat battling blaze in industrial park in Perth Amboy, N.J.

**Chemicals Explode as Fire Ruins Jersey Industrial Park**

By JOSH BARBANEL
Special to The New York Times

PERTH AMBOY, N.J., July 7 — A fire punctuated by scores of explosions of chemical drums roared through seven

“...nitely suspicious” because of the intense heat and flames when firemen first arrived. He said that investigators planned to interview two maintenance workers who reported the blaze “to find out what out of work,” said Mayor George Otwowski of Perth Amboy. He said that 18 businesses, including a printer, textile firms, a gunsmith and a metal processing plant, had occupied the four-square-block site.
Thomas Mundy Peterson Park
Thomas Mundy Peterson Park
Overall Construction:  $22,426,223

Hazardous Discharge Site Remediation Fund: $8,045,394

Green Acres Program: $2,500,000

Office of Natural Resource Restoration: $1,354,972
Thomas Mundy Peterson Park

6/1/2022
Middlesex County Office of Parks and Recreation
Fitzpatrick Park, Bayonne
Fitzpatrick Park Site Plan, Bayonne
Fitzpatrick Park Grading/Utility Plan, Bayonne
Fitzpatrick Park, Bayonne
USEPA UPDATE

Terry Wesley, USEPA
Brownfield Section Chief
New Jersey Brownfields Quarterly Roundtable Meeting
June 2, 2022

Selected FY22 EPA Brownfield Grants Recipients in New Jersey

Offer Application Debriefings for Non-selected entities
- Project Officers to share highlights from application reviewers

Upcoming FY23 EPA Brownfield Grant Programs - Request for Applications
- Job Training (JT)
- Multipurpose, Assessment, Revolving Loan Fund, and Cleanup (MARC)
- CERCLA 128(a) State and Tribal Response

EPA Brownfields Technical Assistance Programs – Contract Services
- Targeted Brownfield Assessments
- Land Revitalization & Regionally-directed Technical Assistance

Actions involving existing EPA Brownfield Grantees
- No-cost Time extensions

Brownfields 101, Bipartisan Infrastructure Law, and Networking
- Congressional Staffers
- State UST Program Offices

National Brownfields Training Conference 2022 (https://brownfields2022.org/)
- Housing Reservations Open
- Eligible Cost: Travel expense
THANK YOU!