

# QUARTERLY BROWNFIELD ROUNDTABLE

June 2, 2022

Office of Brownfield & Community Revitalization





**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)

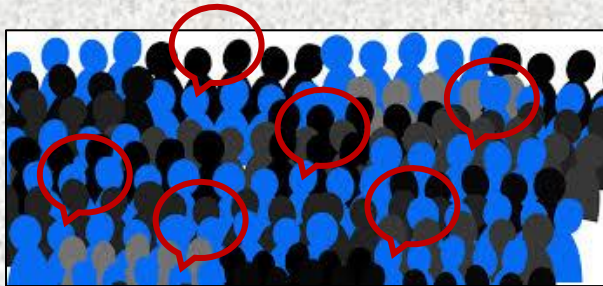
Executive Director, NJ Brownfields Assistance Center @ NJIT



# NJ IAWG Brownfields Collaborative Forum: July 12, 2022



*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](mailto: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](mailto:Santasieri@njit.edu)

# Br eaking Br ownfields

**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](mailto:bvadnais@njeda.com)

June 2, 2022



# About the NJ Economic Recovery Act

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

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

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

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EDA is currently developing rules to implement the BRI program

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Visit the NJEDA's website at [www.njeda.com/economicrecoveryact](http://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

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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



# Opportunities for Engagement- Executive Order No. 63

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](mailto:bftaxcredit@njeda.com) to request to receive a notification when listening sessions are scheduled.

## GENERAL ERA PROGRAM FEEDBACK

Provide general suggestions on one or more ERA programs prior to NJEDA releasing program-specific information.

You can use this website to provide thoughts on the ERA legislation and how NJEDA should implement the ERA programs.

## INFORMAL PROGRAM-SPECIFIC FEEDBACK

Provide specific feedback on draft program regulations, before they are approved by NJEDA's Board.

NJEDA will post additional draft ERA program regulations on this website for public input as they are developed.

## FORMAL REGULATORY FEEDBACK

Provide formal public feedback on the proposed regulations approved by our Board.

All ERA programs will have a formal APA 60-day public comment period once proposed rules are published.





Visit [njeda.com](http://njeda.com) or email  
[bftaxcredit@njeda.com](mailto:bftaxcredit@njeda.com) for more  
information



@NewJerseyEDA | [njeda.com](http://njeda.com)  
609.858.6767

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**NJEDA**



# CCI UPDATE

Frank Mclaughlin, CCI Manager





# 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](mailto:William.Lindner@dep.nj.gov)**

**Joe Stefanoni, Bureau of Information Systems - [Joe.Stefanoni@dep.nj.gov](mailto: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 –**

**<https://gisdata-njdep.opendata.arcgis.com/datasets/brownfield-inventory-for-new-jersey/explore?location=40.153600%2C-74.765750%2C9.33>**



# Contact Info & Links Cont.

## **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>







# Clean Water and Drinking Water SRF Funding Programs

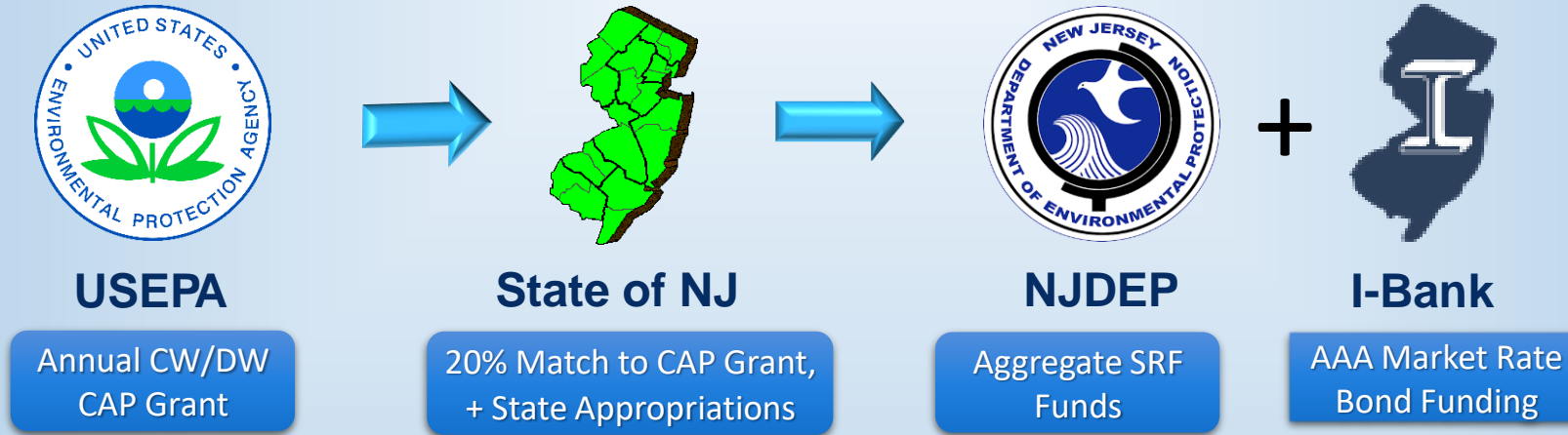
Brownfield Quarterly Roundtable – 2022 Q2

June 2, 2022

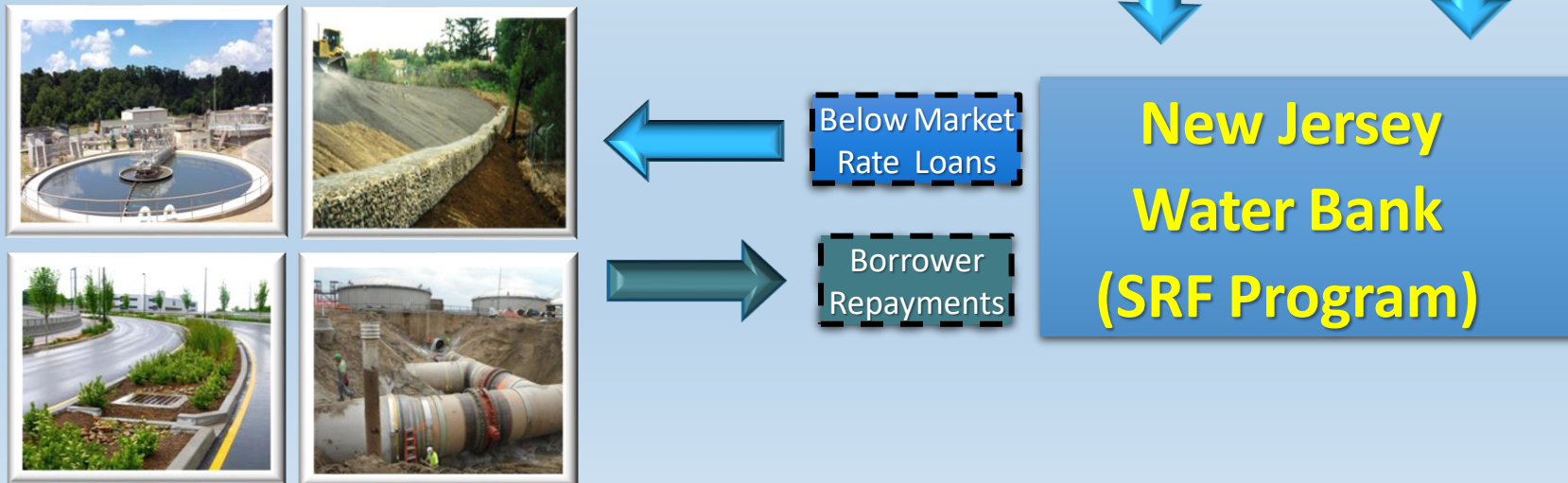
Paul Hauch  
NJDEP, Division of Water Quality  
Municipal Finance and Construction  
[Paul.Hauch@dep.nj.gov](mailto:Paul.Hauch@dep.nj.gov)



# Water Bank Sources and Uses of Funds



## Projects



# 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

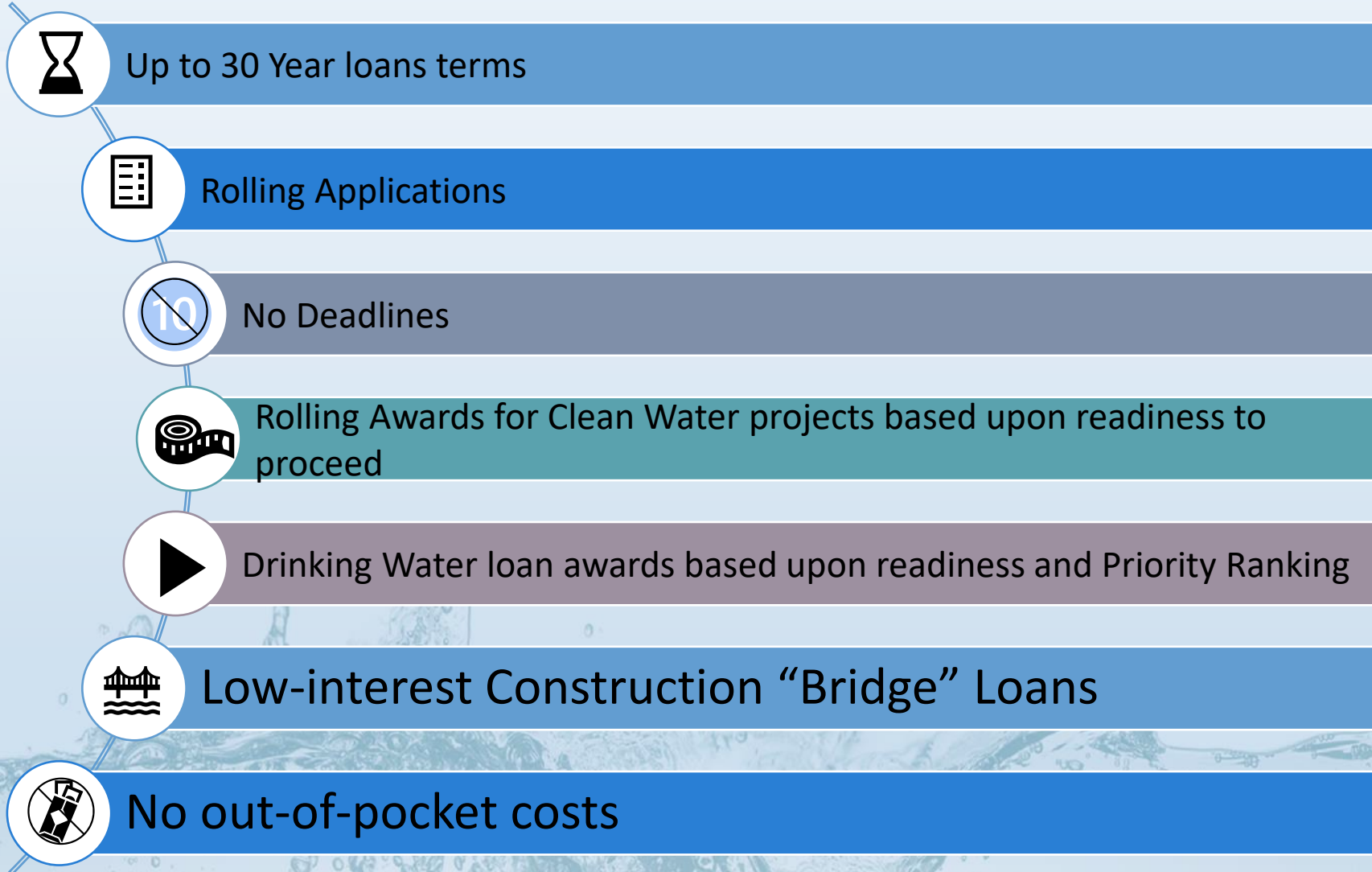
**1,666 projects**  
financed and  
completed

**\$1.48 billion** in short-  
term loans to **209**  
**active construction**  
**projects**





# Benefits of Water Bank Loan



# 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



# 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



Elizabeth City CSO / GI Storage Project



# 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**



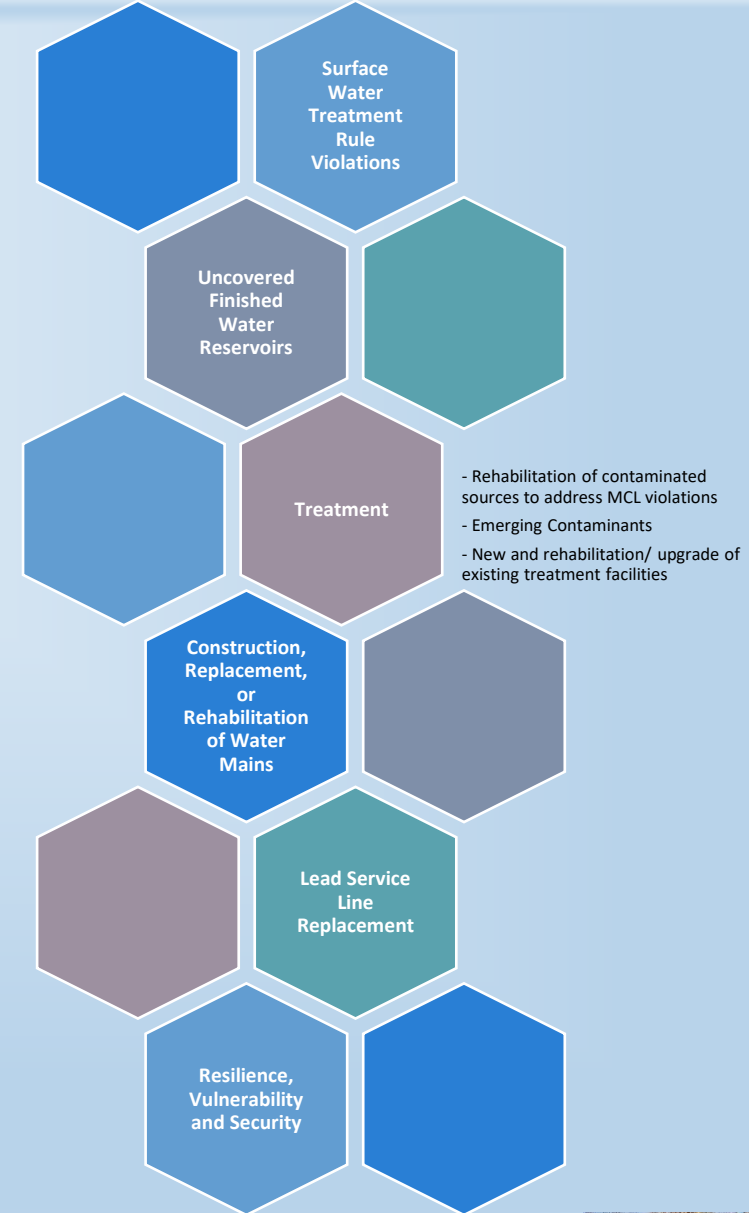
# Drinking Water

## Eligible Recipients:

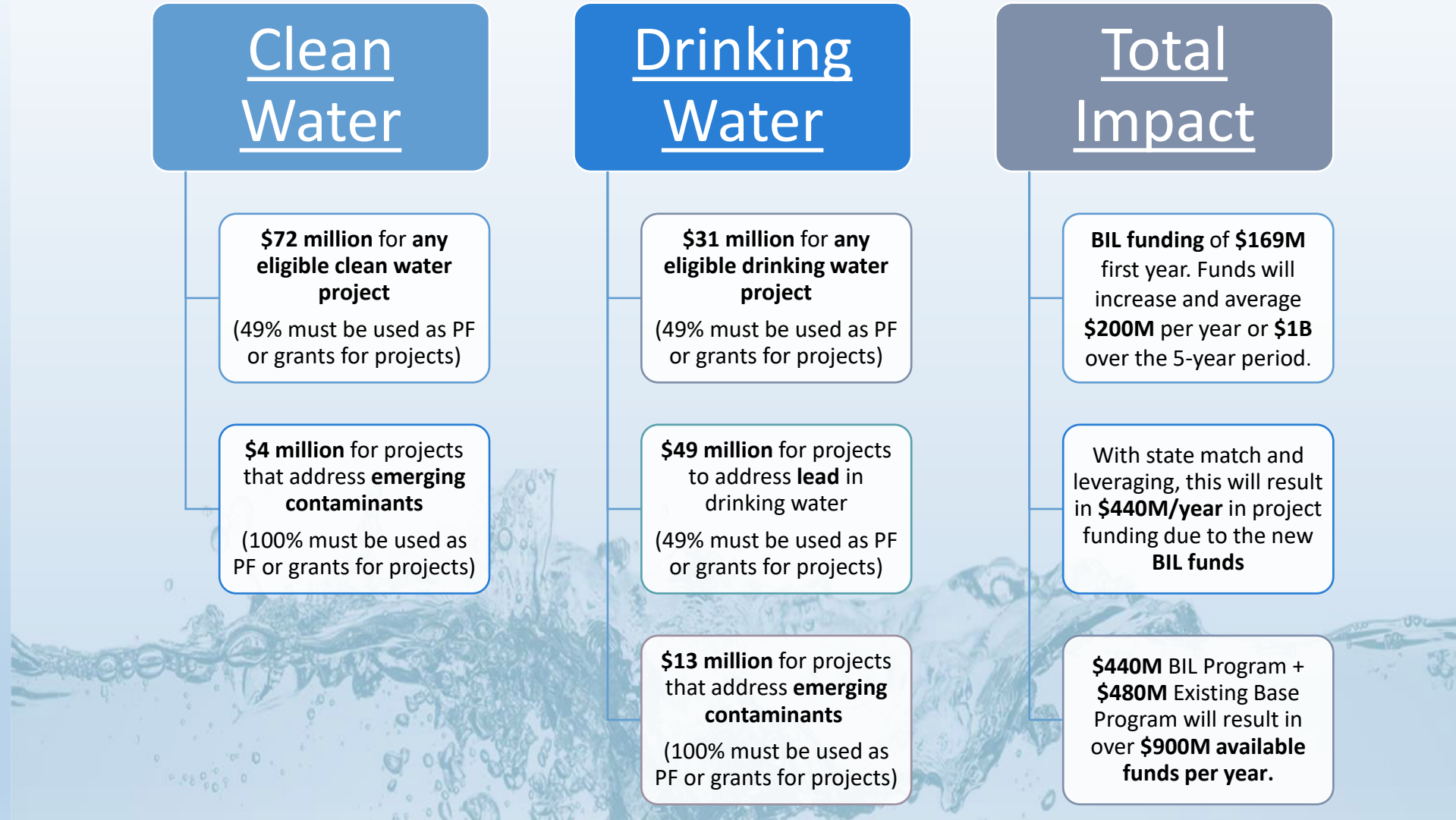
- Privately-owned (including investor-owned) and publicly-owned community water systems (towns, boroughs, municipal utilities authorities, counties, regional water authorities, other local government units, etc.) with projects that help protect, maintain, or improve water quality are eligible for participation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



**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



# Funding Priorities and Ranking

## 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)

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

## SFY23 Clean Water Funding Packages

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

\* 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

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

- 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.



NEW JERSEY  
DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION



# Thank you!

## More information:

<https://www.nj.gov/dep/wiip/>

## Contact:

[WaterBankInfo@dep.nj.gov](mailto:WaterBankInfo@dep.nj.gov)

[Paul.Hauch@dep.nj.gov](mailto: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

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NJDEP BROWNFIELD ROUNDTABLE

JUNE 2, 2022













# Thomas Mundy Peterson Park





# Thomas Mundy Peterson Park



The New York Times / Fred R. Conrad

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 Otlow-ski of Perth Amboy. He said that 16 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 - January 2018





# Thomas Mundy Peterson Park - June 2019





# Thomas Mundy Peterson Park - January 2020





# Thomas Mundy Peterson Park - June 2020





# Thomas Mundy Peterson Park - September 2021





# Thomas Mundy Peterson Park





# Thomas Mundy Peterson Park





# Thomas Mundy Peterson Park

## Collaboration & Funding Sources

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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





**Ronald G. Rios, Director**  
**Shanti Narra, Deputy Director**  
**Claribel A. Azcona-Barber**  
**Charles Kenny**  
**Leslie Koppel**  
**Chanelle Scott McCullum**  
**Charles E. Tomaro**



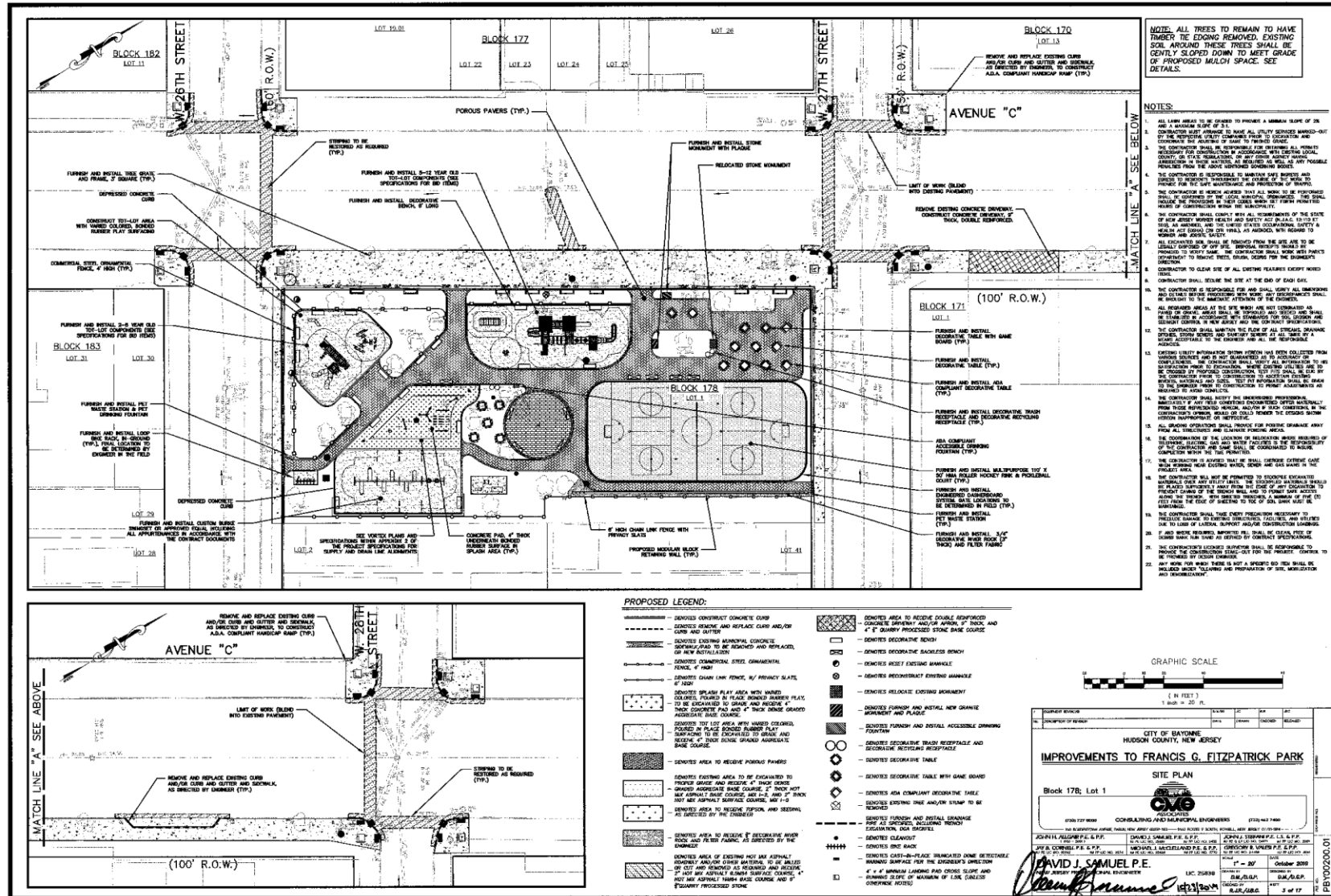


# Fitzpatrick Park, Bayonne

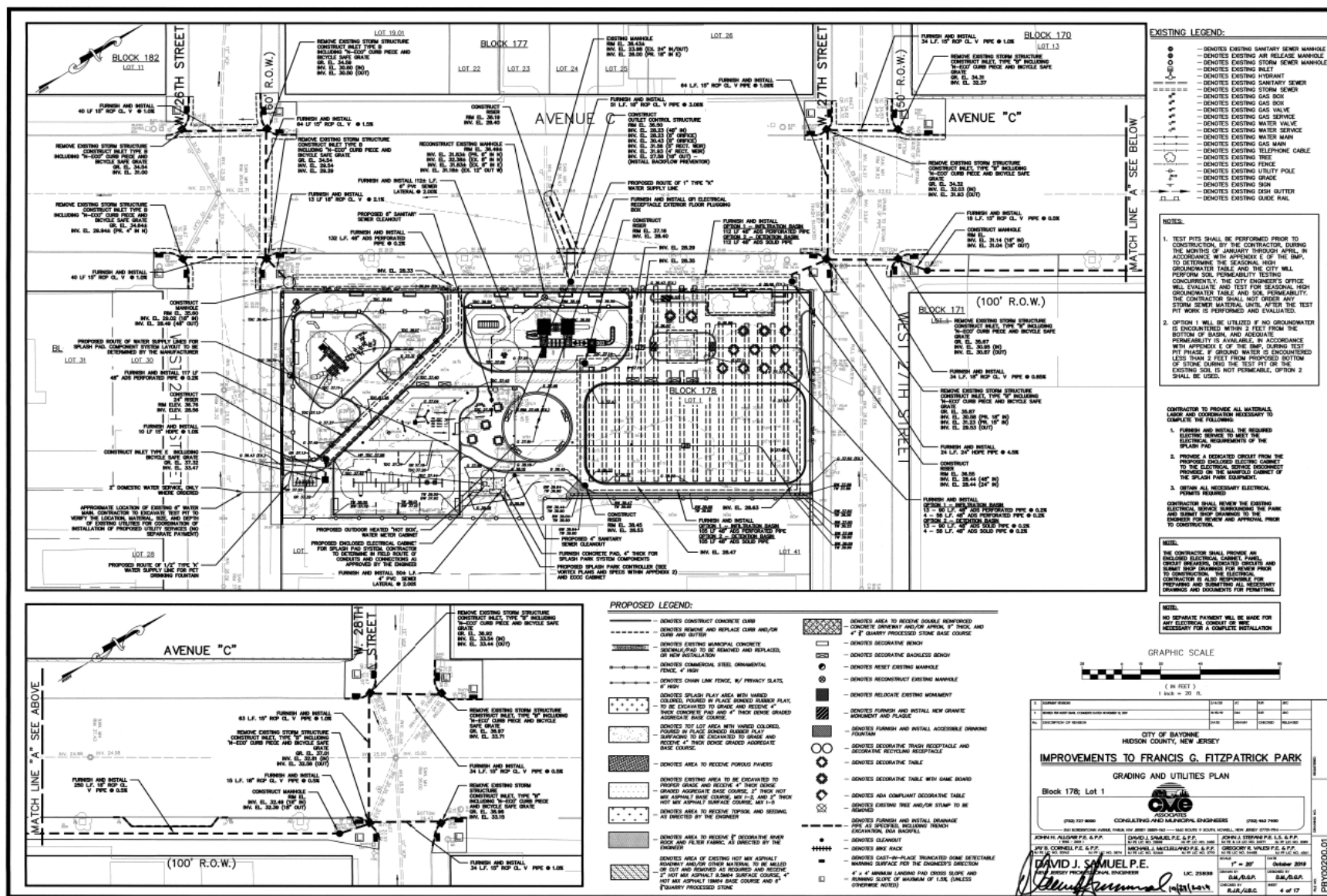




# Fitzpatrick Park Site Plan, Bayonne



# 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!

