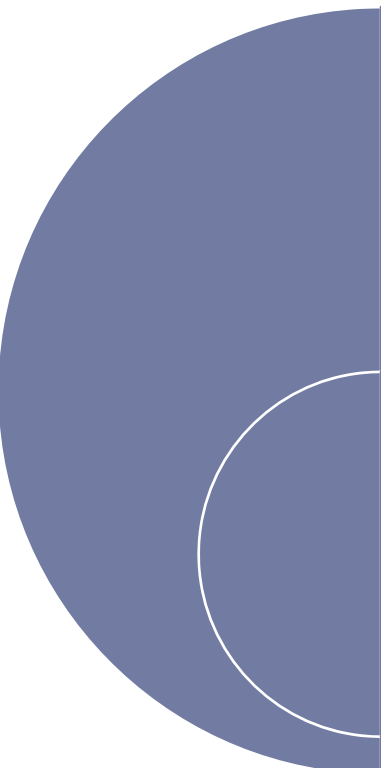


# Pinelands Infrastructure Trust Fund (PITF) Master Plan Amendment for Ranking Criteria and Funding Structure

P & I Committee

11/30/18

# PINELANDS PROTECTION BOND ACT of 1985



The intended uses of PITF: fund transportation, wastewater treatment, water supply, and other infrastructure systems in Regional Growth and encourage land preservation via PDC severance.

Funding available now is approximately \$15M

# Pinelands Commission Role

- Commission must propose PITF Infrastructure Master Plan (IMP) Amendments
  - Criteria for projects
  - Funding structure
  - Select projects for funding
- DEP/ WB administers the funding after review and consideration of Commission IMP

# Amendment Process

Needs Assessment

Create Ranking Criteria

Create Funding Structure

Ranking & Funding Amendment

A future amendment in 2019 will identify projects to be funded

# Needs Assessment

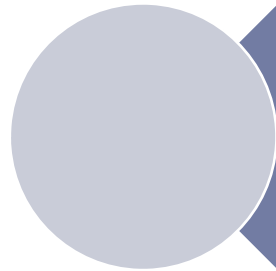
## Outreach

- Letters (towns, utility authorities, counties) – July & August
- Phone calls – August - October
- Meetings – upon request

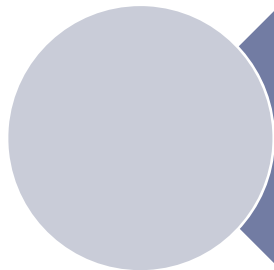
## Responses

- Water and sewer extensions
- Transportation infrastructure
- Other Wastewater (stormwater)

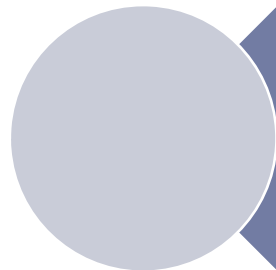
# Ranking Criteria



Mandatory Requirements  
(100 points)



Bonus Factors (70  
points, max.)



Total possible points for  
any project is 160

# Mandatory Requirements – up to 100 points

## New Development/ New Infrastructure

- Regional Growth Area
- Project will serve new development OR Redevelopment where infrastructure limits growth
- No points – basic standard for PITF funding

## Local matching funds

- 10% of PITF award costs must be matched (more points for higher match)
- Non-PITF funds (any non-Fed source)

## PDC use

- Must serve area zoned for PDC use to encourage success of preservation program
- More points for greater numbers of potential PDCs

## Level of service

- Number of dwelling units to be served
- More units = more points

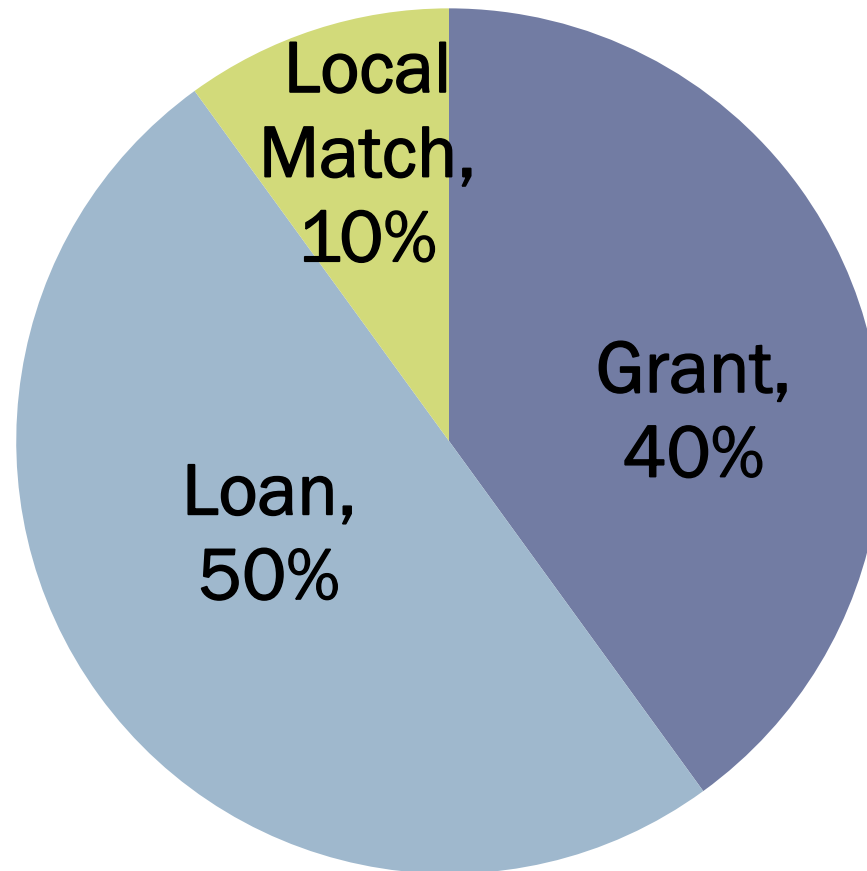
## 7 Bonus Factors –

can add up to 70 points

- Development meets EPA WaterSense water conservation standards
- Stormwater/ green infrastructure practices exceed current CMP requirements
- Non-Kirkwood/ Cohansey water source
- Lower cost in PITF funding per residential unit
- Municipal ordinance requires use of PDCs for at least 16.7% of market rate residential units
- Project recharges wastewater to groundwater
- Zoned for residential development at net density  $>3.7$  du/ac



# Proposed Funding Formula



- In cases of hardship, the local match may be waived allowing for 50% grant
- Federal funding must be deducted from project costs

# Funding Details

## Eligible Costs

- Land acquisition
- Engineering, planning, legal, other professional services
- Administrative expenses incident to project
- Establishment of working capital

## Interest Rate

- 1% Proposed
- Not more than 50% of average Bond Buyer Municipal Index for preceding 26 weeks
- 30-year

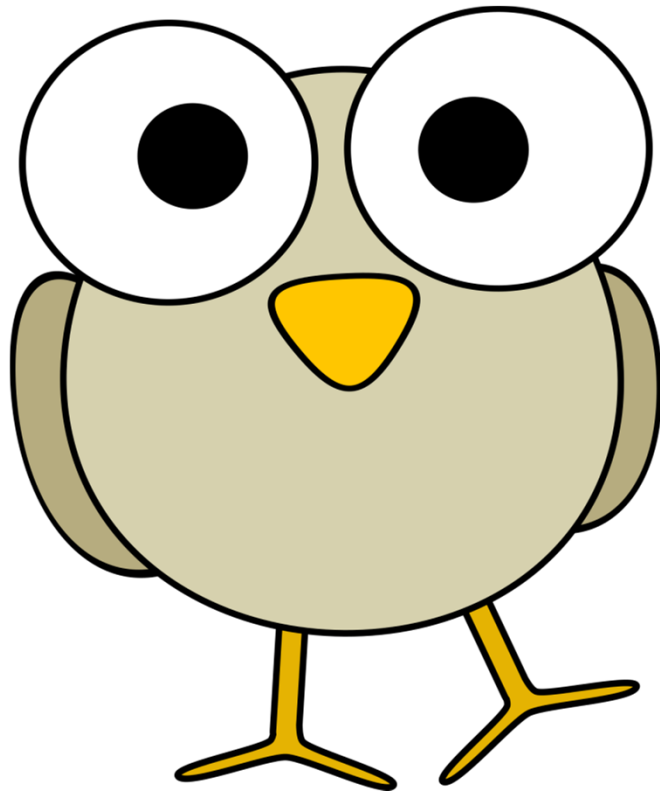
## Restrictions

- Federal funding must be deducted from project costs and that portion is not eligible for PITF funding

# Next Steps

- Public hearing on First Amendment in January
- P & I report on public hearing in February
- Commission adopts First Amendment in March 2019
- Request for Project Proposals issued in March 2019
- Second Amendment for Projects recommended for Funding to P & I in June 2019
- Second Amendment Public hearing July 2019
- P & I in August for hearing report
- Commission resolution in September 2019
- Project list submitted for legislative approval fall 2019





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