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

1. Needs Assessment
2. Create Ranking Criteria
3. Create Funding Structure
4. Ranking & Funding Amendment
5. 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

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<th>Category</th>
<th>Requirements</th>
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| 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
• 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