

Q3 QUARTERLY BROWNFIELD ROUNDTABLE

July 31, 2024

Office of Brownfield & Community Revitalization



INTRODUCTION

Frank McLaughlin, Manager
NJDEP, Office of Brownfield & Community Revitalization



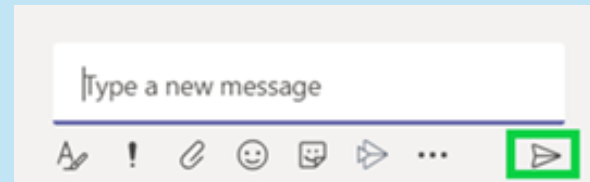
In-House Rules Friendly Reminder

- Questions/Speaking Etiquette:

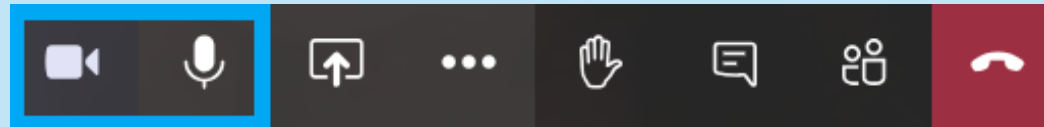
- Please make sure your microphone is muted and your camera is off.



- To request the opportunity to ask a question, please enter your name and affiliation in the chat box.



- When called on to speak, you may un-mute yourself and, if you would like, turn on your camera.

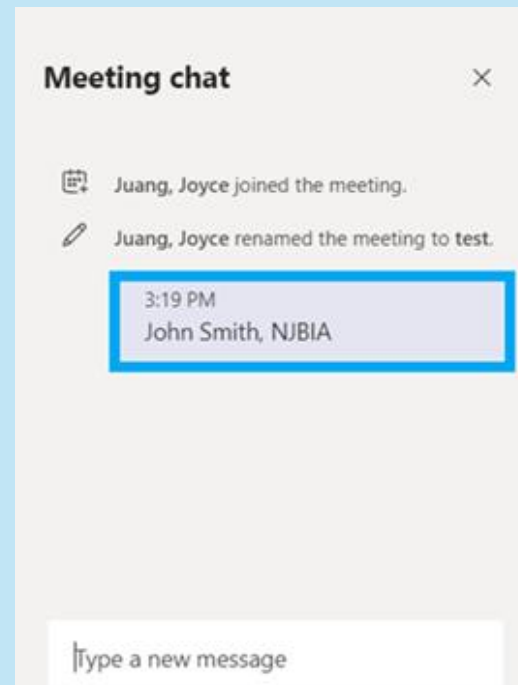
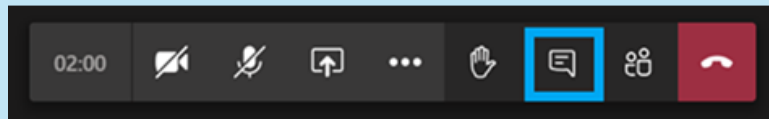


- When you have finished speaking, please re-mute yourself and turn off your camera.

In-House Rules Friendly Reminder

- **Attendance:**

- Please enter your first and last name and organization you represent in the chat box in lieu of sign-in sheet.
- ***If you have dialed into the meeting, please email Rachel Stopper at Rachel.Stopper@dep.nj.gov. We are unable to identify the names of dialed in attendees.***





PROGRAM UPDATE

Sana Qureshi, AC Office
NJDEP, Contaminated Site Remediation & Redevelopment
Division of Remediation Management

Frank DeFeo, Director
NJDEP, Contaminated Site Remediation & Redevelopment
Division of Enforcement & Financial Operations

Technical Guidance Update

New document development	(Tentative) Date	Document
Field Sampling Procedures Manual (FSPM), Chapter 3	Posted, March 2024	Final Draft
Perimeter Air Monitoring	Version 1.0, Issued 12/2023	Final
Updating existing documents	Tentative Date/Status	
SI/RI/RA Soil Technical Guidance	End- 2024, Final Draft	
Compliance/Attainment	August 2024, Final Posting	
Historic Fill	Reconvene Fall 2024	
Technical Impracticability (TI)	End-2024	
Analytical Methods	End-2024	

New Residential Lead Soil Remediation Standard (N.J.A.C. 7:26D)

- Residential soil remediation standard for the ingestion-dermal exposure pathway for lead from 400 mg/kg to 200 mg/kg
 - Published in the NJ Register on May 6, 2024
 - Reflects revisions the USEPA made to its IEUBK input parameters and residential soil lead guidance

SRRA 2.0 Rulemaking (N.J.A.C. 7:26C and 7:26E)

- Rule amendments to:
 - Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C
 - Technical Requirements for Site Remediation, N.J.A.C. 7:26E
- Anticipate publication of rule proposal in NJ Register by Fall 2024

Remediation Standards (N.J.A.C. 7:26D) and Ground Water Quality Standards (GWQS, N.J.A.C. 7:9C)

- Rulemaking to formally propose and adopt existing interim soil and soil leachate standards for PFAS (PFNA, PFOA, PFOS, and GenX) and methanol
- Also includes GWQS for GenX

Contact Us!



Sana Qureshi, AC Office:

Sana.Qureshi@dep.nj.gov

Judith Andrejko, Regulatory Officer:

Judith.Andrejko@dep.nj.gov

HDSRF UPDATE

Rachel Stopper, HDSRF Coordinator
NJDEP, Office of Brownfield & Community Revitalization





Hazardous Discharge Site Remediation Fund (HDSRF) Update

- Staffing
 - 2 full-time HDSRF Coordinators, 1 part-time
- Status of the HDSRF
 - FY24 Uncommitted Balance = \$59,165,463* (rollover in Aug)
 - FY25 Anticipated Allocation = \$22,641,000*
 - Total Funds to be Available = \$81,806,463
- HDSRF Recommendations
 - CY 24 Q1 + Q2 Recommendations = \$7,373,437

June 28, 2024 data (DEP)*

Hazardous Discharge Site Remediation Fund (HDSRF) Update

Thank you!

Rachel Stopper
Rachel.Stopper@dep.nj.gov
609-940-4768





BROWNFIELD REDEVELOPMENT PARTNER UPDATE

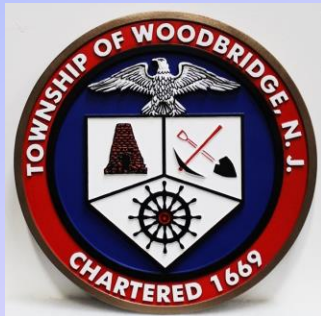
**Caroline Ehrlich, Township of Woodbridge,
Chief of Staff**

**Ronald Harwood, Excel Environmental, P.G., LSRP
Vice President**

Woodbridge Township Keasbey Brownfield Development Area: Building on Success

**Caroline Ehrlich, Chief of Staff
Woodbridge Township, New Jersey**

Ron Harwood, P.G., LSRP
Excel Environmental Resources, Inc., Somerset, New Jersey



Keasbey BDA

- Established 2010
- Keasbey section of Woodbridge Township north of the Raritan River, west of the GSP and south of Rt 440
- Determined to be an area with multiple Brownfield properties in need of redevelopment
- Offered an exceptional opportunity for remediation and reuse/redevelopment to occur in a coordinated fashion under the BDA

LEGEND:

- BROWNFIELD SITES
- APPROXIMATE BOUNDARY BETWEEN 868 AND 906 SITES
- PROPOSED BROWNFIELD DEVELOPMENT AREA (BDA)

TITLE BLOCK:

EXCEL Environmental Resources, Inc.	
Solving Environmental Problems & Creating Redevelopment Opportunities	
PROJECT:	TOWNSHIP OF WOODBRIDGE BROWNFIELD DEVELOPMENT AREA WOODBRIDGE, NEW JERSEY
DESCRIPTION:	FIGURE X AERIAL SITE PLAN SHOWING BROWNFIELD PROPERTIES
DRAWN BY: MG	SCALE: 1"=400'
CHECKED BY: RH	DATE: 7/23/2023
REVISOR: PM	PROJECT#: P09316

BDA Providing the Building Blocks

- Township
 - Providing the Vision and Goals
 - Insuring Consistency with the Vision and Goals
 - Coordinating the Redevelopment Process
 - Bringing Responsible Parties and Potential Redevelopers Together
 - Active Involvement in all Facets of the Remediation and Redevelopment Process

BDA Providing the Building Blocks

- Steering Committee/Stakeholders and Regular Meetings
 - Invaluable to the Success of the BDA
 - Knowing Your Neighbors
 - Encourages Working Together
 - Bringing Together Expertise
 - Encouraging Redevelopment and Pushing the Cleanup of Contaminated Properties
 - Fostering Varying Perspectives

BDA Providing the Building Blocks

- Dedicated NJDEP Brownfield Manager (Anthony Findley)
 - Represents the Department's Continued Support for the Township's Overall Redevelopment Vision and Goals
 - Bringing Invaluable Knowledge and Experience
 - Serving as an Advocate During Remediation and Redevelopment
 - Facilitating Department Reviews
 - Troubleshooting Technical Issues

BDA Providing the Building Blocks

- **BDA Coordinator**
 - Working closely with the Township
 - Coordinating Steering Committee Meetings
 - Facilitating Dialogue Among Stakeholders

BDA Providing the Building Blocks

- Responsible Parties and Redevelopers
 - Providing Site-specific Knowledge
 - Proactively Cleaning Up Sites and Positioning Sites for Redevelopment
 - Effective Transitioning From Active Remedial Action to Redevelopment

BDA Process Leading To Success

- Fostering Knowing Your Neighbors and Encouraging Stakeholders to Work Together
- Bringing Together Expertise
- Encouraging Redevelopment and Pushing the Cleanup of Contaminated Properties
- It's Not **All** About the Money (Although the \$\$ Helps) – It's Also About the Process, Working Together, Getting Sites Cleaned Up, and Promoting Redevelopment
- Leading to Balanced Redevelopment

CPV Woodbridge Energy Center



CPV Woodbridge Energy Center

- Included a 27.28-acre Parcel of the Former 185-acre Nuodex Site that Remained Vacant and Contaminated for Decades
- Site Benefitted from Inclusion Within the BDA that Resulted in Pushing the Cleanup Forward and Encouraging Site Redevelopment
- RAO Issued for CPV Parcel
- RAO Issued for Adjacent Parcel Used for FedEx Trailer Parking

CPV Woodbridge Energy Center



CPV Woodbridge Energy Center

- In Operation Since January 2016
- Generated 600+ Union Labor Jobs Over 28-Month Construction Period and 22 Full-Time Plant Staff And Approximately 75 Ancillary Jobs
- Generates Enough Reliable Electricity on Average to Power More Than 700,000 New Jersey Homes
- Provides Safe, Cost-Effective and Environmentally Responsible Power and Offset Carbon Dioxide Emissions Equivalent to Taking More than 1.4 Million Cars off the Road Each Year

EPEC River Walk



EPEC River Walk

- Involved the Cleanup of the 185-Acre Former Nuodex Site
- Long History of Mining, Industrial Activities, and Chemical Manufacturing Dating Back to the 19th and Early 20th Centuries
- Remediation of Multiple Media Contaminated with Chlorotoluene, Toxaphene, Lead, Base Neutrals, Pesticides, Metals, and Low Levels of Uranium.

EPEC River Walk

- Created a 100+ Acre Waterfront Park Along the Raritan River Waterfront
- Included Large-Scale Ecological Restoration and Wetland Remediation Project
- Walkways and Observation Platforms Forming the Heart of the Woodbridge Waterfront Park
- Provides Woodbridge Residents Access to the Raritan River for the First Time in Decades

Gentempo Site and Smith Street

- 17.6-Acre Gentempo Site Previously Owned by Numerous Commercial and Industrial Entities
- Operated as a Private Landfill in the 1960s and 1970s
- Remediation is Complete that Included Proper Closure of the Landfill
- Proposed Redevelopment as Warehouse and Parking

Gentempo Site and Smith Street

- Adjacent Site Along Smith Street Redeveloped by Prologis into a New Tractor Trailer Parking Facility



US Beverage Packers (Arizona)

- Redevelopment of a Long-vacant Site
- State-of-the-art 650,000 SF Manufacturing Facility
- Utilizes LED Light and Houses a 5-Megawatt Solar Farm Positioned on the Roof



US Beverage Packers (Arizona)



[illegible]

Future of the BDA

- Proposed Expansion to the Pennval Road Redevelopment Area, the Woodbridge-Perth Amboy Redevelopment Area, and the Sewaren Redevelopment Area



Brownfield Development Area (BDA) UPDATE

Frank McLaughlin, Manager

NJDEP, Office of Brownfield & Community Revitalization

frank.mclaughlin@dep.nj.gov



What is a Brownfield Development Area?

What is a Brownfield Site?

“...any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.” (N.J.S.A.58:10B-6) Brownfield & Contaminated Site Remediation Act of 1998

What is a Brownfield Development Area?

- (1) includes at least two brownfield sites within a contiguous area;
- (2) BDA boundaries are consistent with the boundaries of a distinct neighborhood;
- (3) broad community support for the establishment of a BDA; and
- (4) establishment of a BDA will result in a benefit to the public health and safety, and the environment.

(N.J.S.A.58:10B-25.1) Brownfield & Contaminated Site Remediation Act of 1998



UPDATES: BDAs & Office of Brownfield & Community Revitalization

1) Applications for new BDA Designations

DUE: July 31, 2024

2) Letters from Existing BDA Municipalities to extend BDA partnership

DUE: July 31, 2024

Extension formalized via Memorandum of Understanding (MOU)

updated Steering Committee

list of sites

3) Economic Analysis of HDSRF grant program COMING SOON!

Figure: “Bring Back Blighted Sites: DEP expanding brownfield partnership with municipalities” (Franklin B. McLaughlin, NJ League of Municipalities Magazine, May 2023).

Focus

Economic Development

Bring Back Blighted Sites

DEP expanding brownfield partnership with municipalities

Franklin B. McLaughlin, Manager, Office of Brownfield & Community Revitalization, New Jersey Department of Environmental Protection

A healthy environment is a prerequisite for a healthy economy and healthy communities. The N.J. Department of Environmental Protection (DEP) is working with municipalities across the state to turn abandoned, underutilized and often contaminated land, also known as brownfields, into productive clean, safe and usable space to make those healthy ideals a reality.

Brownfields are the legacy of the Garden State's industrial past. These industrial or commercial properties range from small, abandoned corner gas stations to large, vacant former factories along industrial waterways. Though they are traditionally seen as a blight on neighborhoods, brownfields should be viewed as an opportunity for growth. Cleaned up and redeveloped, these sites are being transformed into valuable assets that can improve the quality of life in their communities.

The U.S. Environmental Protection Agency estimates there are 450,000 brownfield sites in the nation. New Jersey has more than 14,000 active contaminated sites and many more brownfield sites. Their strategic locations along waterways and transportation corridors make these sites attractive for reuse, including as housing, open space, commercial, office and retail spaces, and as waterfront parks, paving the way for vibrant and resilient communities.

A sustainable enterprise

Redeveloping brownfields is a sustainable enterprise that benefits the state's land, water, air and natural resources. It's also smart growth, keeping greenfields, or undeveloped land, untouched. EPA estimates that 1 acre of brownfields reuse saves up to 4.6 acres of new greenfield development, with greater greenfield land savings anticipated in New Jersey.

Such efforts also substantially reduce stormwater runoff volume an average of 47% to 62%, according to EPA data from 2011, versus traditional greenfield

Harrison Avenue Landfill, Camden

BEFORE: An abandoned 86-acre city dump, operated in Camden from 1952 to 1971, was located next to a residential area and along two rivers. It remained neglected, without closure, for 35 years.

AFTER: The 62-acre Cramer Hill Waterfront Park is the largest park in Camden and has a fishing plaza, hiking and biking trails, a kayak launch, picnic area, playground, sensory garden, and shoreline observation areas along the Delaware and Cooper rivers. An additional 24 acres from the original dump have been turned into the Kroc Community Center, which serves area residents and offers enrichment programs, medical care, and a food pantry.

Economic Analysis of the HDSRF Grant Program

Between 2006-2021, analysis by Univ of Wisconsin of 135 sites resulted in...

[NOTE: >\$50,000 in HDSRF grants with some site remediation]

>\$8 leveraged in economic output for every 1\$ of HDSRF grant monies

9,765 jobs

2,233 housing units

553 acres of new open space

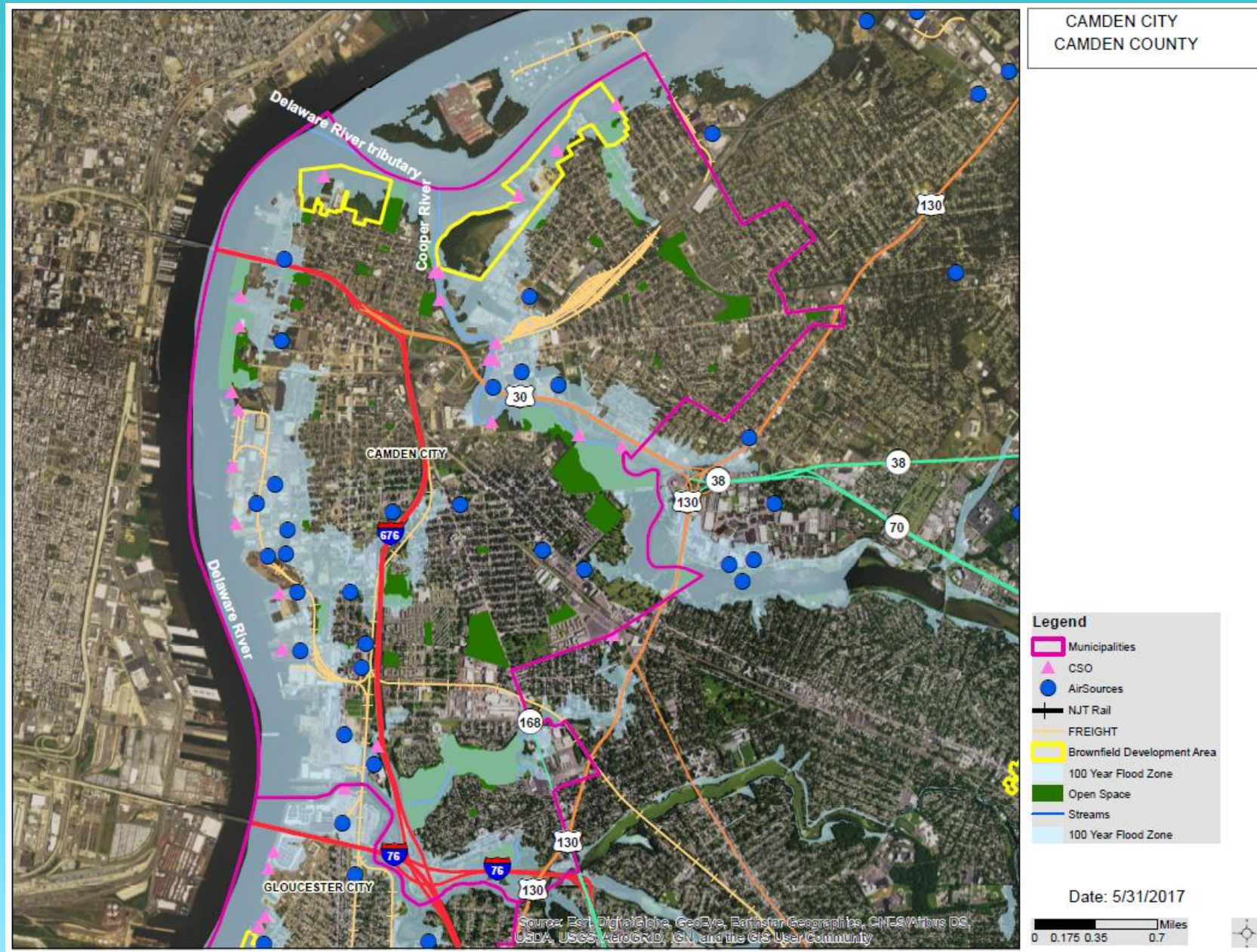


Former General Cable & Duane Marine Sites, Perth Amboy



Thomas Mundy Peterson Park, Perth Amboy

Contaminated Sites, Brownfields & BDAs: Vulnerable to Climate Impacts

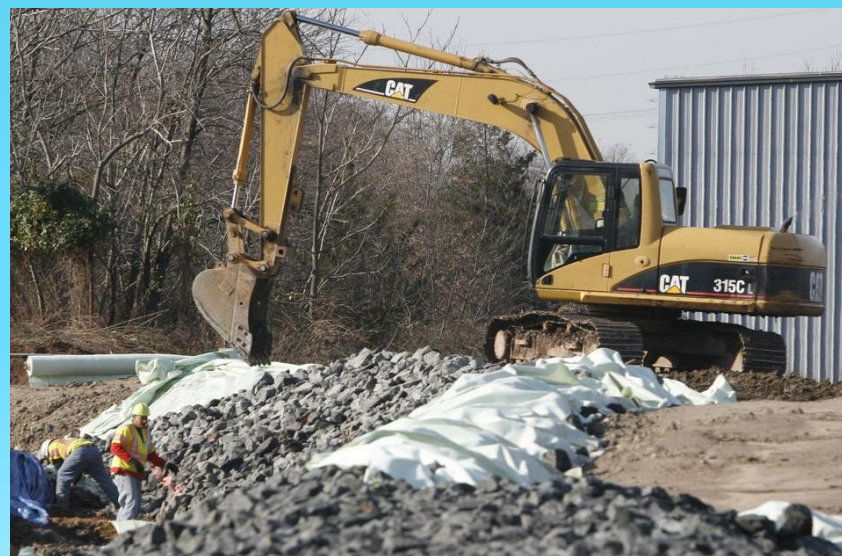


Contaminated Sites, Brownfields & BDAs: Vulnerable to Climate Impacts

Plan for future climate in mind for your project or site!

Right: Flooding of American Cyanamid Superfund Site, Somerset Patriots Stadium, Raritan Valley Train Line and local businesses from Hurricane Ida (photo NY POST, September 2, 2021).

Below: Repair of Waste Lagoon Berm from after flooding of American Cyanamid Superfund Site after Hurricane Irene (2011). Some of these berns were damaged again during Hurricane Ida (NJ.com, February 16, 2023).





Build with the Climate Future in Mind

NJDEP Encourages the Use of Green, Sustainable & Resilient Remediation

Your site or facility may be at climate impact risk...~5% of

Known Contaminated Sites (KCSL) are a risk of inland flooding

~25% of Known Contaminated Sites (KCSL) are/will be at risk of tidal flooding

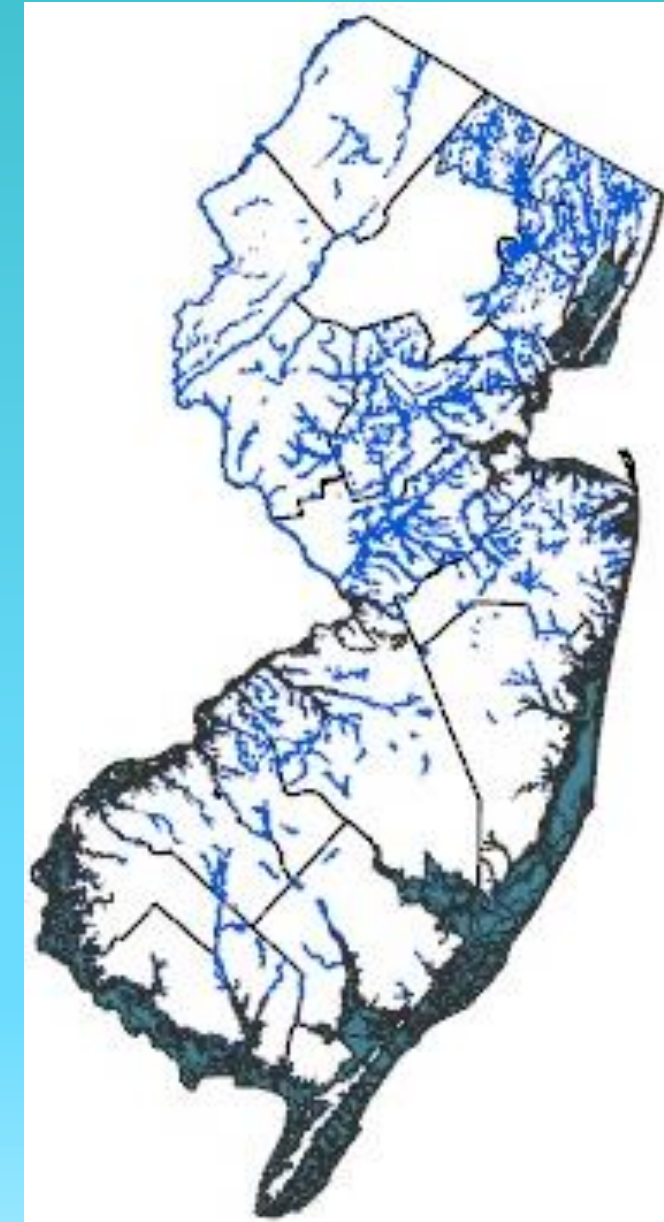
~29% of KCSL are at risk to inland and/or tidal flooding

Total Active KCSL Sites	Inland Sites 500-yr FEMA Flood Zone	Tidal Sites 2100 Sea-level (+5' present) with storm surge	Total Flood Zone Sites Both FEMA Flood Zones
12,763	602 (4.7%)	3,121 (24.5%)	3,723 (29.2%)

Map: FEMA 500-year flood zone for inland flooding and 2100 sea-level (+5' present) with storm surge for tidal flooding (Franklin B McLaughlin, NJDEP Office of Brownfields & Community Revitalization)

[Map is for Discussion Purposes Only & does not represent NJDEP policy or requirements]

For more info, see: <https://dep.nj.gov/climatechange/science/>



NJDEP: Guidance for Green, Sustainable, and Resilient Remediation

NJDEP/CSRR Guidance...

“formally encourages the use of green, sustainable & resilient remediation (GSR) during the remediation of contaminated sites and acknowledges its alignment with DEP’s initiatives on...

- addressing climate change
- increasing resilience
- prioritizing environmental justice.”

(NJDEP Contaminated Site Remediation & Redevelopment, Administrative Guidance for Green, Sustainable, and Resilient Remediation, Version 1.0, September 20, 2023)

[gsr_remediation_guidance.pdf \(nj.gov\)](#)



Figure: Stormwater flooding on River Ave. Camden in the Cramer Hill neighborhood, near the Cramer Hill Brownfield Development Area (BDA). (photo Franklin B McLaughlin, NJDEP Office of Brownfields and Community Revitalization).

NJDEP: Regulatory Basis for Green, Sustainable, and Resilient Remediation

NJDEP Regulatory Basis...

Brownfield & Contaminated Site Remediation Act, NJSA 58:10B-12.1 (2019)

“The department shall encourage the use of green and sustainable practices during the remediation of a contaminated site. The use of green and sustainable practices shall not alter the requirement that the remediation be protective of the public health and safety and of the environment.”

Technical Req'ts for Site Remediation, NJAC 7:26E-1.9 (2018)

“The Department encourages the use of green and sustainable practices during the remediation of contaminated sites.”

Admin Req'ts for the Remediation of Contaminated Sites, NJAC 7:26C-1.3 (2018)

“Green remediation” means the practice of considering all environmental effects of the remediation and incorporating options that maximize the net environmental benefit of cleanup actions.”

Figure: Aerial view (south) of the construction of the Kroc Community Center in Camden showing the bioretention basis to manage stormwater runoff from the site (4/26/2013). The Kroc Community Center was the first major facility in Camden to not convey on-site stormwater to the combined sewer system in the city. (photo courtesy of The Salvation Army Camden).





Brownfields Quarterly Roundtable – July 31, 2024



**THANK YOU!
QUESTIONS?**

CONTACT:

Frank McLaughlin, Manager
NJDEP Office of Brownfield & Community Revitalization
frank.mclaughlin@dep.nj.gov

BCONE UPDATE

Anne Lazo, BCONE, Executive Director



NJEDA UPDATE

Elizabeth Limbrick, Director
NJEDA, Brownfields & Sustainable Systems



BREAK

10 Minutes



USEPA UPDATE

Schenine Mitchell, Brownfield Program Coordinator, USEPA



NJDEP Brownfield Quarterly Roundtable Meeting



EPA Region 2 Brownfields Program (*Updates*)

July 31, 2024

Topics

Grant Funding and Announcements

Technical Assistance Services

**EPA Region 2 Superfund Program
(Removal Actions)**

A person's hands are visible, holding a white rectangular sign. The sign has the words "SHOW ME THE MONEY" printed in a bold, dark red, sans-serif font. The background is a blurred bokeh of various colors, including red, orange, green, and blue, suggesting a festive or party atmosphere.

**SHOW
ME THE
MONEY**

EPA Brownfields Grant Programs (FY24 & FY25 Updates)

FY24 Brownfields Multipurpose, Assessment and Cleanup (MAC) Grant Awards

Project Officers are currently working on processing Cooperative Agreements. Please submit your work plans and supplemental documents.

FY24 CERCLA Section 128(a) State and Tribal Response Programs

Project Officers are currently working on processing Cooperative Agreements.

- EPA anticipates awarding BIL funded grants by September 30, 2024. Grants being awarded with traditional funds may be completed after September 30, 2024.

FY25 Brownfields Assessment, Revolving Loan, and Cleanup Grant Competition

OBLR anticipates that the Request for Applications (RFA) will be released in early September this year.

FY25 Brownfields Job Training Grants Program

The deadline for the Request for Applications (RFA) for FY25 Job Training Grants is **August 15, 2024**.

(New!) Brownfields Job Training Coalition: Applicants may, but are not required to, propose forming a coalition to carry out their Brownfields Job Training program. Applying as a Job Training Coalition may be beneficial since it could allow the Job Training provider to recruit, train, and place students in environmental jobs, especially in rural areas where the geographic area is larger. The Job Training Coalition may request funding up to \$500,000 to recruit, train, and place unemployed and under-employed residents of solid and hazardous waste-impacted communities with the skills needed to obtain full-time, sustainable employment.

Job Training Drawdown: Current EPA Brownfields Job Training Grant recipients must demonstrate that the recipient has received payment from EPA (also known as ‘drawn down’), and drawn down funds have been disbursed, for **at least 50.00% of the funding** for each Brownfields Job Training cooperative agreement by **June 1, 2024**, in order to apply for funding under this solicitation.

Community Change Grants

On November 2023, EPA's new [Environmental and Climate Justice](#) Community Change Grants program (Community Change Grants) announced a Notice of Funding Opportunity (NOFO) for approximately \$2 billion dollars in [Inflation Reduction Act](#) (IRA) funds in environmental and climate justice activities to benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to address environmental and climate justice challenges. These place-based investments will be focused on community-driven initiatives to be responsive to community and stakeholder input. They are designed to deliver on the transformative potential of the IRA for communities most adversely and disproportionately impacted by climate change, legacy pollution, and historical disinvestments.

The entities eligible to apply under this NOFO are:

- ☐ A partnership between two community-based non-profit organizations (CBOs)
- ☐ A partnership between a CBO and one of the following:
 - A Federally-Recognized Tribe
 - A local government
 - An institution of higher education

Other organizations and entities may be able to participate and be involved in the Community Change Grants projects as collaborating subrecipients and/or procurement contractors selected in compliance with competition requirements.

EPA is accepting applications on a *rolling basis* until the deadline of **November 21, 2024 !**

Got Help?



Community Change Technical Assistance (CCTA)

The EPA Environmental and Climate Justice Program's Community Change Grants (Community Change Grants) aims to support environmental and climate justice activities that benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to respond to environmental and climate justice challenges. Under the Inflation Reduction Act (IRA), EPA received \$200 million for TA, which includes TA to provide support for preparing an application for the Community Change Grants.

Applicants who are eligible for the Community Change Grants can receive technical assistance (TA) both when applying for funds (pre-award) and after selection/award (post-award) through the CCTA program.

Pre-award TA through CCTA includes:

- Grant Application Support
- Project Planning and Development
- Outreach and Engagement
- General Capacity Building

Post-award TA through CCTA will offer support with grants management and reporting.

Community Change Equitable Resilience Technical Assistance

The *Community Change Grant Equitable Resilience technical assistance* will provide free design and project development assistance, community engagement, and partnership development workshops that support climate resilience and environmental justice activities in disaster-prone areas. This program will help eligible entities develop applications to be submitted for grants under the Office of Environmental Justice and External Civil Rights (OEJECR) Community Change Grants Notice of Funding Opportunity (NOFO). Organizations requesting this assistance must show the following:

- Intent and eligibility to apply for a Community Change Grant
- Agreement to host EPA contractors for site visits
- Project location in a disaster-prone area using one or multiple of the following tools:
 - FEMA's [Community Disaster Resilience Zones](#) (CRDZ); or
 - [Climate Mapping for Resilience and Adaptation](#) (CMRA); or
 - Narrative about additional disaster risk and climate hazards, which EPA will confirm using NOAA's [Hazard Mapping System Fire and Smoke Product](#), CDC's [Heat and Health Tracker](#), and EPA's [EJScreen](#), [Air Now](#), and [Climate Change Indicators](#).
- Description of the site that includes ownership status, environmental conditions, and land use information (if available)
- Potential resilience benefits for disadvantaged community
- Engagement with partners and community members

The Environmental Justice Thriving Communities

Technical Assistance Centers Program

EPA has selected 16 Environmental Justice Thriving Communities Technical Assistance Centers (EJ TCTACs) in partnership with the U.S. Department of Energy that will receive \$177 million to help underserved and overburdened communities across the country. Each of the technical assistance centers will receive at least \$10 million to remove barriers and improve accessibility for communities with environmental justice concerns.

With this critical investment, these centers will provide training and other assistance to build capacity for navigating federal grant application systems, developing strong grant proposals, and effectively managing grant funding. In addition, these centers will provide guidance on community engagement, meeting facilitation, and translation and interpretation services for limited English-speaking participants, thus removing barriers and improving accessibility for communities with environmental justice concerns. Each of the technical assistance centers will also create and manage communication channels to ensure all communities have direct access to resources and information.

For interested parties in New Jersey, the [West Harlem Environmental Action \(WEACT\) Technical Assistance Collaborative](#) is the center that would be contacted for this assistance.

EPA Brownfields Land Revitalization (LR) Technical Assistance

The Office of Brownfields and Land Revitalization is currently accepting requests for new Land Revitalization technical assistance projects that can be completed between October 2024 – March 2025. OBLR would like each region to submit approximately two new TA requests by **August 16, 2024**.

Site Reuse Assessment, Site Design, Land Revitalization Planning	Brownfields Funding/Financing, Market Analysis
<ul style="list-style-type: none">• Site reuse design and revitalization plans<ul style="list-style-type: none">- Reuse assessment of potential assets and barriers to implementing revitalization plans- Conceptual design for safe site reuse- Infrastructure analysis, transportation, and site access improvements for brownfields area- Incorporating sustainable, equitable and/or climate resiliency practices into reuse- Assistance with prioritizing key brownfield sites for redevelopment- Strategic action plans- Evaluation of renewable energy redevelopment opportunities on brownfield sites• Community engagement and brownfields reuse visioning• Developing, testing, advancing innovative approaches• Site reuse feasibility and/or implementation plan	<ul style="list-style-type: none">• Market analysis and economic research• Labor market / workforce assessment<ul style="list-style-type: none">- Real estate market assessments- Economic impact and fiscal analysis• BF financing trainings and stakeholder engagement• Redevelopment strategies, opportunities and options based on funding/financing availability• Customized list of due diligence items often needed for to support funding/financing reuse• Financial feasibility analysis of various end uses• Customized modeling tools for tracking budgets, timing of funds required, and sources and uses of funds• Review and evaluation of redevelopment cost estimates• Funding gap analysis and strategies to address gaps• Operating proformas for use in internal planning• Funding charrettes

For more information on Land Revitalization Technical Assistance or other LR programs, please contact Sadira Robles at Robles.Sadira@epa.gov or (212) 637 – 4318.

Targeted Brownfields Assessments (TBA)

The EPA Region 2 Brownfields Program is currently accepting requests for Targeted Brownfields Assessments (TBAs). EPA's Targeted Brownfields Assessment (TBA) program helps communities understand potential contamination at a brownfield site and plan for cleanup and redevelopment. The program supplements other efforts under the Brownfields Program and provides assistance at no cost to communities. An EPA contractor delivers TBA assistance on behalf of an eligible entity. Services include the following:

- Site assessments
- Cleanup options and cost estimates
- Community outreach on future uses and redevelopment plans

Specific activities may include the following:

- An American Society for Testing and Materials Phase I Environmental Site Assessment, which includes a background and historical investigation and site inspection
- A full site assessment, including sampling activities to identify types and concentrations of contaminants and the areas of contamination that must be cleaned up
- Determining how much more investigation is needed and/or establishing cleanup options and cost estimates based on future uses and redevelopment plans

For more information about the TBA Program, eligible entities, and the application process, please contact Yocasta DeJesus at Dejesus.Yocasta@epa.gov or (212) 637 – 4340.

Hmmm...



Upcoming:

- **FY25 Brownfields Assessment, Revolving Loan Fund and Cleanup Grant Programs – RFAs**
(Fall 2024)
- **2025 National Brownfields Conference**
CHICAGO (August 5 – 8, 2025)
<https://gobrownfields.org/>



Schenine Mitchell

Regional Brownfields Coordinator
Job Training Coordinator
mitchell.Schenine@epa.gov

Terry Wesley

Brownfields Section Supervisor
wesley.terry@epa.gov

NON-PROFIT GRANT STATUS

Rachel Stopper, HDSRF Coordinator

Frank McLaughlin, Manager

NJDEP, Office of Brownfield & Community Revitalization





Hazardous Discharge Site Remediation Fund (HDSRF) NPG Update



- **The HDSRF Non-Profit Grant (NPG) Defined:**
 - The statute defining the NPG is in the Brownfield & Contaminated Site Remediation Act NJSA 58:10B-1 et seq.
 - The specific statute defining the NPG is NJSA 58:10B-25.3
 - The NPG was added to the statute as a pilot program in 2005



Hazardous Discharge Site Remediation Fund (HDSRF) NPG Update



- *58:10B-25.3. Pilot program for awarding grants to nonprofit organizations; conditions*
 - *a. The Department of Environmental Protection, in consultation with the New Jersey Economic Development Authority, shall develop a pilot program to award grants from the BROWNFIELD ACT N.J.S.A. 58:10B Page 63 of 71 Hazardous Discharge Site Remediation Fund established pursuant to section 26 of P.L. 1993, c. 139 (C. 58:10B-4) to nonprofit organizations described in section 501(c)(3) of the federal Internal Revenue Code, 26 U.S.C. § 501(c)(3), that are exempt from taxation pursuant to section 501(a) of the federal Internal Revenue Code, 26 U.S.C. § 501(a), for the preliminary assessment, site investigation, and remedial investigation of real property that has been contaminated or is suspected of being contaminated by the discharge of a hazardous substance. All of the limitations and conditions for the award of financial assistance and grants applicable to municipalities pursuant to the provisions of the "Brownfield and Contaminated Site Remediation Act," P.L. 1997, c. 278 (C. 58:10B-1.1 et al.) shall apply to the award of grants to a nonprofit organization pursuant to this section. The total amount awarded pursuant to this pilot program shall not exceed \$5,000,000.*



Hazardous Discharge Site Remediation Fund (HDSRF) NPG Update

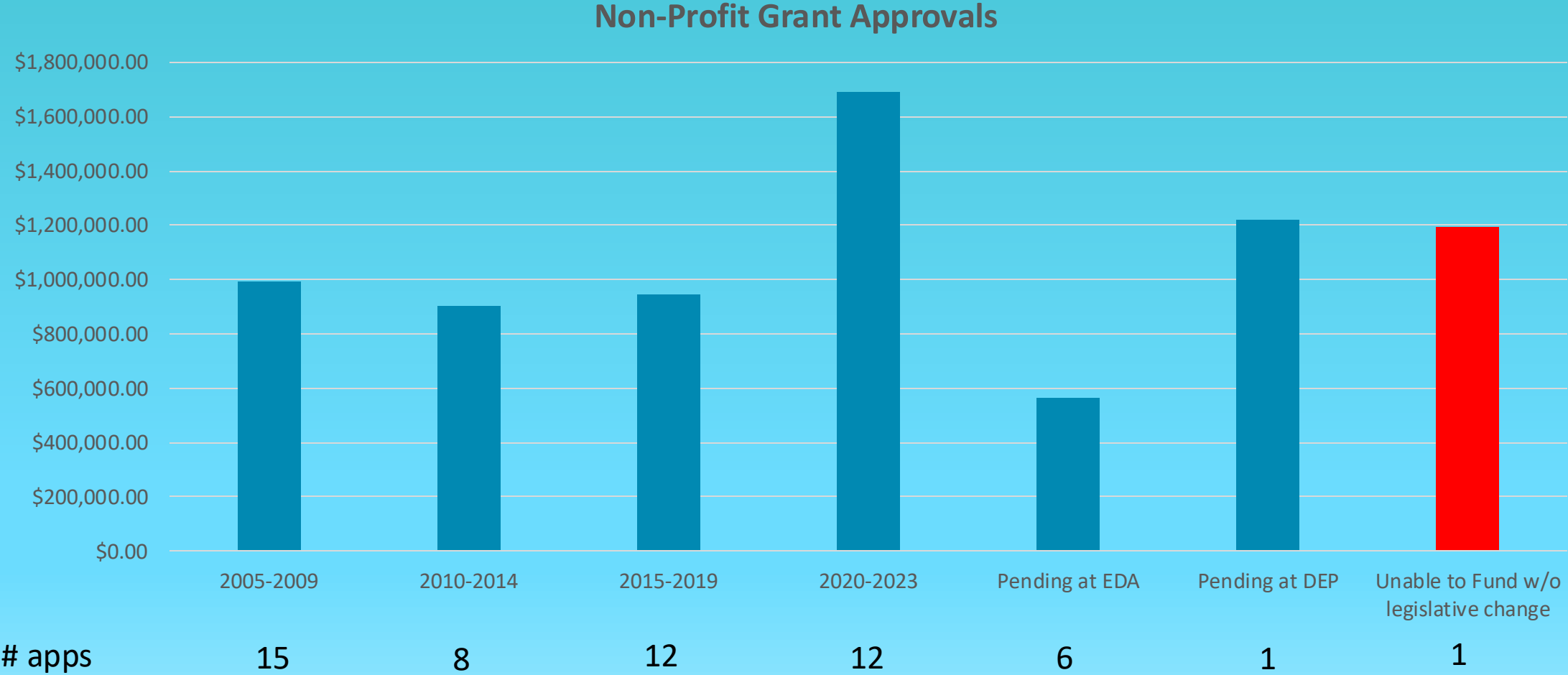


- Pilot Program (temporary)
- For tax-exempt 501c3 non-profit organizations
- In 2005, there was a one-time allocation of \$5 million placed into the HDSRF for these 501c3 organizations
- \$5 million = fund 100% preliminary assessments, site investigations, and remedial investigations at brownfield sites
- Very similar to the public entity grant
 - 501c3 must demonstrate an ownership interest
 - 501c3 must demonstrate a commitment to redevelopment



HDSRF Non-profit Grants

Non-Profit Grant Overview





HDSRF-funded Projects & Partners

- Isles, Inc. – Mill One, Hamilton: \$304,611
- Monmouth Conservation Found. – Swimming River Park, Red Bank: (2) \$133,716
- Open Space Land Institute – Essex-Hudson Greenway: (2) \$248,600
- Habitat for Humanity
 - Paterson (2) – \$86,400
 - Newark (4) – \$20,000
 - Monmouth County: \$4,690
- City Works West Lake Ave., Neptune: (3) \$332,106
- Camden Lutheran Housing, Camden: (2) \$165,787
- Tri-County Community Action Partnership, Bridgeton: (3) \$256,052
- NJ Performing Arts Corp., Newark: (2) \$201,517
- Teaneck Community Charter School, Teaneck: (3) \$297,300



Swimming River Park, Red Bank

- **Partners:** Monmouth Conservation Foundation & Monmouth County
 - **Former:** Defunct marina, deli, and gas station in Red Bank
 - **Currently:** Swimming River Park (opened 2023)
 - public park with waterfront access, parking and boat ramp
 - planned expansion to include space for kayaks, boathouses, and restrooms
- **HDSRF Grants:** \$133,715.53 for PA/SI/RI





HDSRF Non-profit Grants

Mill One Social Profit Center, Hamilton (Mercer Co)



- **Partner:** Isles, Inc (Trenton)
 - **Former:** F.A. Straus & Co. (textiles); Atlantic Products Corp. (luggage)
 - **Currently:** Mill One Social Profit Center (opened 2018-2021)
 - **HDSRF Grants:** \$304,611 for PA/SI/RI





Non-Profit Pilot monies are exhausted/over-prescribed

- A legislative change is needed to reallocate funds to the Non-Profit Grants
- Non-profit community is a proven partner in creating housing, open space, economic development, and mixed uses on brownfield sites
- There is an opportunity to make updates to the Non-Profit Grants...
 - Make the Pilot Program a Permanent part of the HDSRF grant program
 - Incentives for certain redevelopments like we have for our public grants
 - Incentives for partnering with a municipality
 - Offer remedial action matching grant monies
- Let's work together on a resolution for the HDSRF Non-Profit Grants
 - NJDEP Brownfields Office wants to set up a follow up meeting to discuss further
 - Please email Rachel Stopper – we will set up a virtual meeting in 2-3 weeks



Hazardous Discharge Site Remediation Fund (HDSRF): **Non-Profit Grant Update**



Thank you!

Frank McLaughlin

Frank.McLaughlin@dep.nj.gov

609.940.4435

Rachel Stopper

Rachel.Stopper@dep.nj.gov

609.940.4768

OPEN DISCUSSION



OPEN DISCUSSION NON-PROFIT GRANT



CONCLUSION

THANK YOU!

