

Q4 QUARTERLY BROWNFIELD ROUNDTABLE

December 4, 2024

Office of Brownfield & Community Revitalization



INTRODUCTION

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



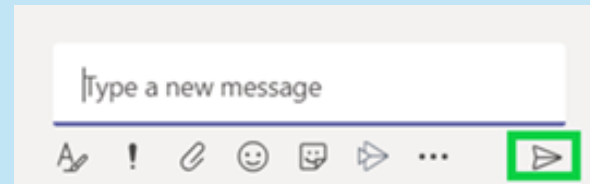
In-House Rules Friendly Reminder

- 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.

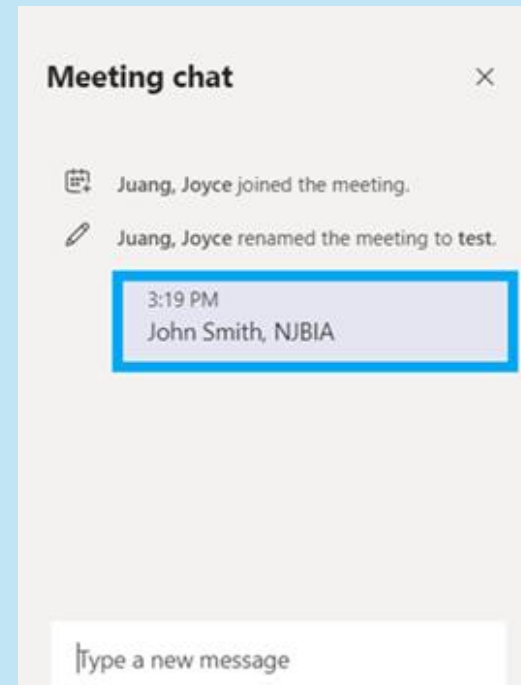
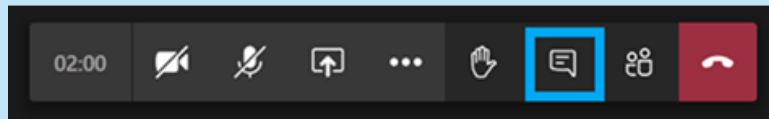


- When you have finished speaking, please re-mute yourself and turn off your camera.

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

Gwen Zervas, Director
NJDEP, Contaminated Site Remediation & Redevelopment
Division of Remediation Management

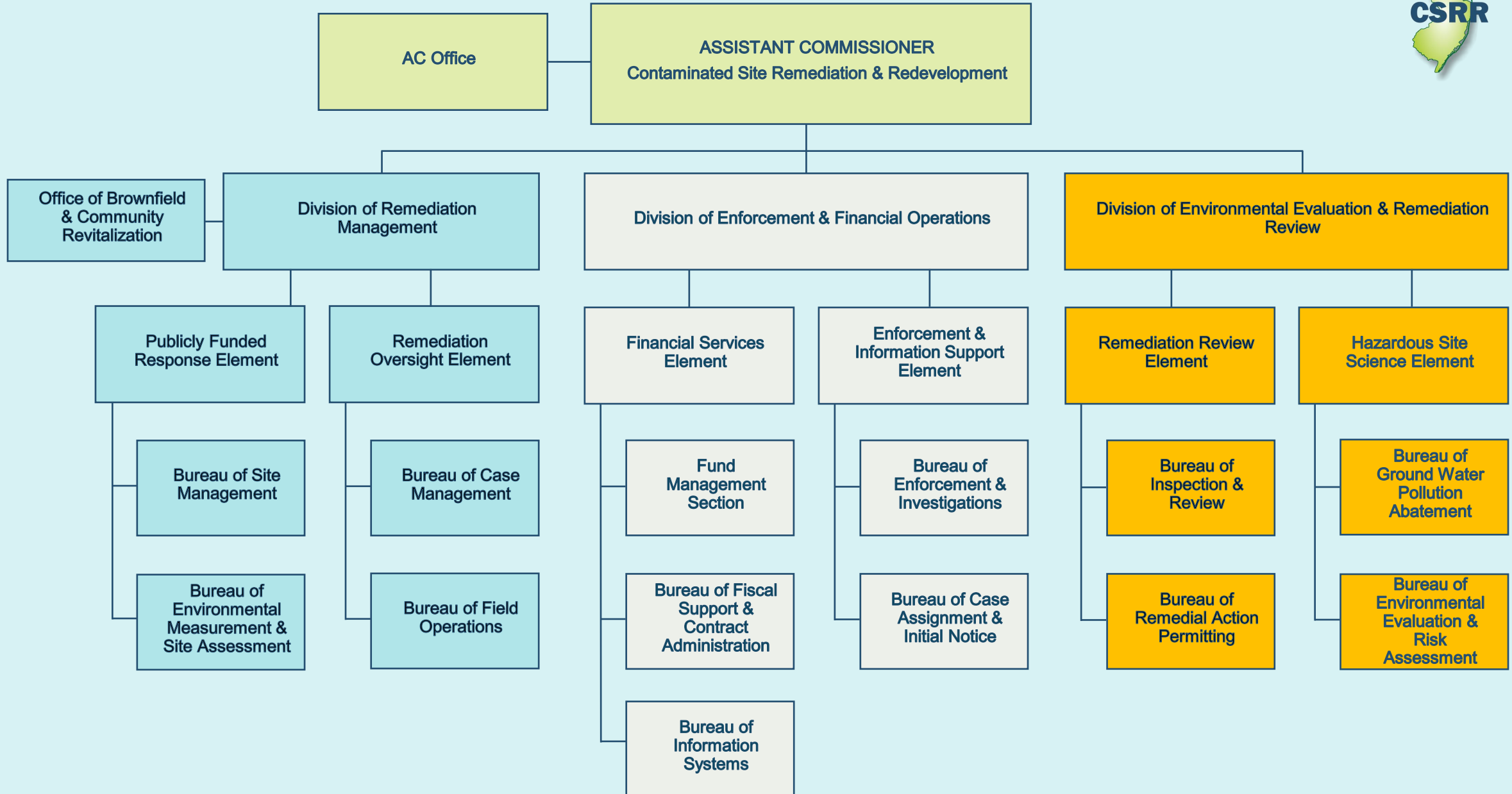


Contaminated Site Remediation & Redevelopment (CSRR) Update



Gwen Zervas
Director – Division of Remediation Management

Contaminated Site Remediation & Redevelopment



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
 - Six-month phase-in period
 - No order of magnitude implications

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
- Published in the NJ Register on October 21, 2024
 - End of comment period extended to January 31, 2025
 - Public hearing (virtual) was held November 21, 2024

New EPA Maximum Contaminant Levels (MCLs) for PFAS



- EPA's MCLs are lower than DEP standards
 - Updating of GWQS for these PFAS is dependent on formally adopting the numbers as drinking water MCLs.
 - Questions should be directed to DEP's Water Resource Management
- Soil numbers will also change based on acceptance of the toxicity factors
 - CSRR will update these specific remediation standards through a Notice of Administrative Change
- Not expecting any order of magnitude issues

Technical Guidance Update		
New document development	Tentative Date	Document
Field Sampling Procedures Manual	Posted!	Final
Updating existing documents	Tentative Date	
SI/RI/RA Soil Technical Guidance	December 2024, final draft	
Historic Fill	2025, final draft	
Technical Impracticability (TI)	First Quarter 2025, final draft	
Analytical Methods	2025, final draft	
Landfills Investigation Technical Guidance	End 2025, final draft	

Contaminated Site Remediation & Redevelopment Update



Questions?

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, 2 part-time
- Status of the HDSRF
 - Available Funding= \$69,945,906*
- HDSRF Recommendations
 - CY Recommendations though November 30= \$13,767,500

September 30, 2024 (DEP)*



Hazardous Discharge Site Remediation Fund (HDSRF) Update – Outputs

- \$13,767,500*
 - \$6,382,807 = RA grants to municipalities
 - \$5,747,806 = PA/SI/RI grants to municipalities
 - \$824,329 = grants and loans to private entities
 - \$438,373 = PA/SI/RI grants to non-profit entities
 - \$374,184 = RA grants to BDAs

*Nov. 30

Hazardous Discharge Site Remediation Fund (HDSRF) Update

Thank you!

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



QUESTIONS?



NJIT UPDATE

Sean Vroom, Director
NJIT, Center for Community Systems



NJIT

TAB TECHNICAL
ASSISTANCE TO
BROWNFIELD
COMMUNITIES

EPA REGION 2

New Jersey
New York
Puerto Rico
U.S. Virgin Islands
8 Indian Nations



What is **TAB** TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES ?

NJIT provides free technical assistance to state, regional, county, tribal, & local government entities & nonprofit organizations interested in learning about, identifying, assessing, cleaning up, & redeveloping brownfield sites in EPA Regions 2 & 4.

We provide assistance through our:

- ▶ Brownfields Academy
- ▶ Brownfield Community Engagement & Educational Forums
- ▶ One-on-one Technical Assistance

NJIT TAB TEAM



Sean Vroom

Interim Executive Director,
Center for Community
Systems, Center for
Community Systems

❖ **Cailyn Bruno**

Director, Environmental Services

❖ **Dawn Breeden**

Manager, Brownfields Redevelopment

❖ **Joseph Reiner**

Brownfields Redevelopment Specialist

❖ **Elise Molleur**

Brownfields Redevelopment Specialist

❖ **Mimi Marcus**

Manager, Marketing and Engagement

❖ **Carrie Martin**

Environmental Sustainability Planner

❖ **Fatima Matos**

Events Coordinator

❖ **Christopher Parks**

Digital Content Creator

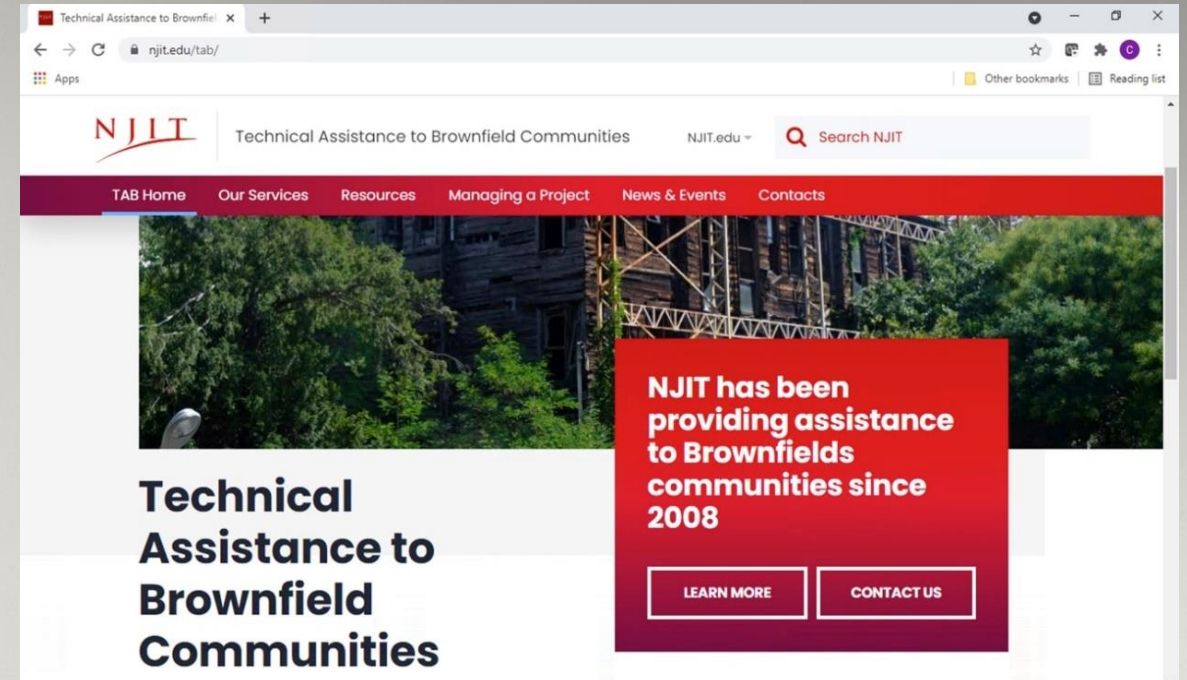
❖ **Bertha Adel**

Administrative Coordinator

NJIT TAB Brownfields Academy

www.njit.edu/tab

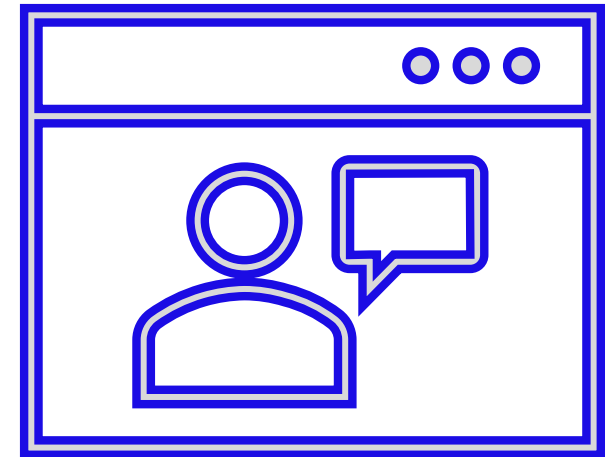
- How-To Videos
- Infographics
- Success Stories
- News & Upcoming Events
- Federal & State Funding Sources
- EPA & State Contacts
- Previously Recorded Webinars
- Downloads of Workshop & Seminar Presentations
- Successful Grant Applications



New NJIT TAB Website Additions

How-To Videos:

- Climate Resilience
- Brownfield Storytelling
- Brownfield Inventory





Community Engagement & Educational Forums

- **Breaking Brownfields:** an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of private sector representatives & obtains feedback on how to overcome those challenges.
- **Brownfield Basics Workshops:** brownfield redevelopment process.
- **Brownfield Summits:** Full day event that may include peer-to-peer sessions, success stories, & sessions on brownfield-related topics relevant to the specific locations, their needs, & their challenges.
- **Community Workshops:** on brownfield-specific topics.
- **Grant Writing Workshops:** getting started on your MAC grant applications; tips & tricks for preparing an EPA brownfields grant application.



New Jersey Educational Forums

- **NJ-11 Brownfield Grants** – This forum included a discussion of brownfields in NJ, an overview of the brownfields redevelopment process, potential brownfield funding resources, and how to access free assistance for District NJ-11 constituents.
- **EPA Brownfield Grant Writing** – In-person and virtual workshop on FY2025 EPA brownfield grant guidelines, available resources, resource materials, and common grantee application mistakes.
- **Brownfields & Environmental Justice Workshop**– This workshop included an overview of brownfields in NJ, brownfields inventorying, and community engagement.

One-on-One Technical Assistance

Tailored to your specific needs

- Identify funding sources
- Review draft grant applications
- Develop redevelopment strategy
- Participate in the consultant solicitation process
- Explain the regulatory programs
- Guidance on developing brownfield inventories
- Explain clean-up technologies
- Create project prioritization processes
- Develop strategies on marketing brownfields sites
- Develop Assets & Needs Studies
- Design & conduct community workshops

New Jersey Assistance

- **Camden County Air Quality Committee (CCAQ) Green Spaces Board** – Provided recommendations and guidance on identifying brownfield sites, funding opportunities, renewable energy on brownfields, and site brownfield site research. City of Plainfield – Provided critique of FY2025 EPA Brownfield Cleanup grant application.
- **City of Orange** – Provided assistance in planned training for city staff to update the Central Valley Brownfield Development Area (BDA)'s brownfield inventory list.
- **South Ward Environmental Alliance, City of Newark** – Provided assistance in strategizing programming/formats, target audience, and community location for brownfields education workshops geared toward City of Newark's nonprofits.

What is



NJIT provides free technical assistance to state, regional, county, tribal, & local government entities & nonprofit organizations interested in learning about, identifying, assessing, cleaning up, & redeveloping brownfield sites in EPA Regions 2 & 4.

Contact Us:



tab@njit.edu



(973) 596-6415



www.njit.edu/tab



[company/njit-tab](https://www.linkedin.com/company/njit-tab)

NJEDA UPDATE

Barbara Vadnais, P.E.
NJEDA, Brownfields & Sustainable Systems



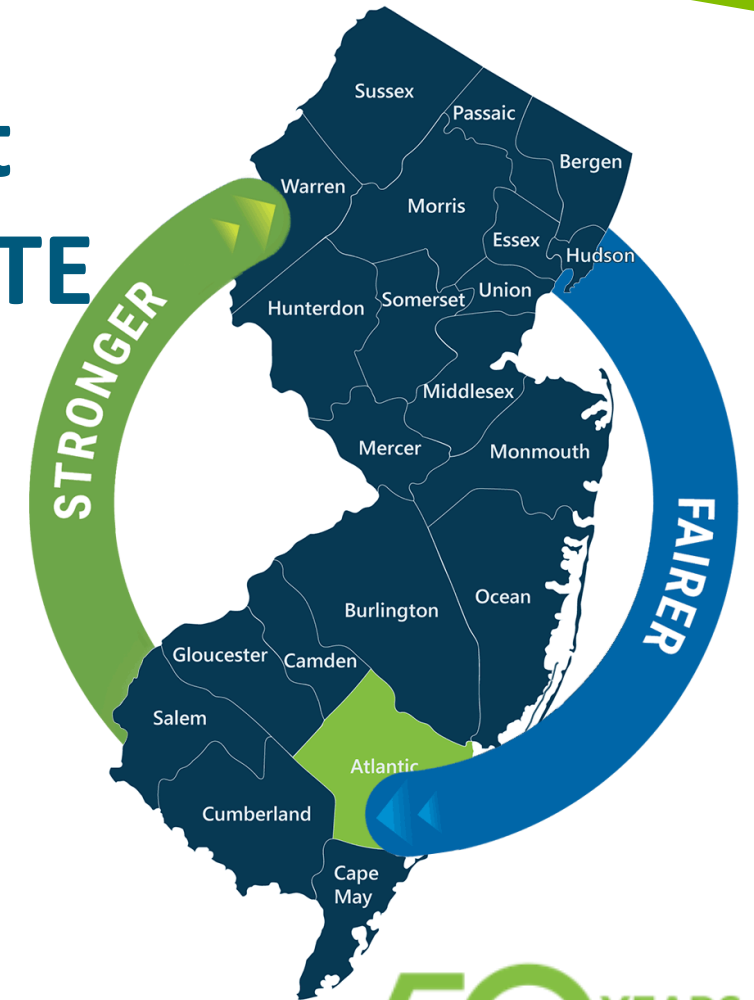
NJEDA Brownfields Redevelopment Incentive Program (BRIP)-AN UPDATE

NJDEP Brownfield Quarterly Roundtable December 4, 2024

Presented by:

Barbara Vadnais, PE

Team Lead-Brownfield Incentives, Brownfields and Sustainable Systems



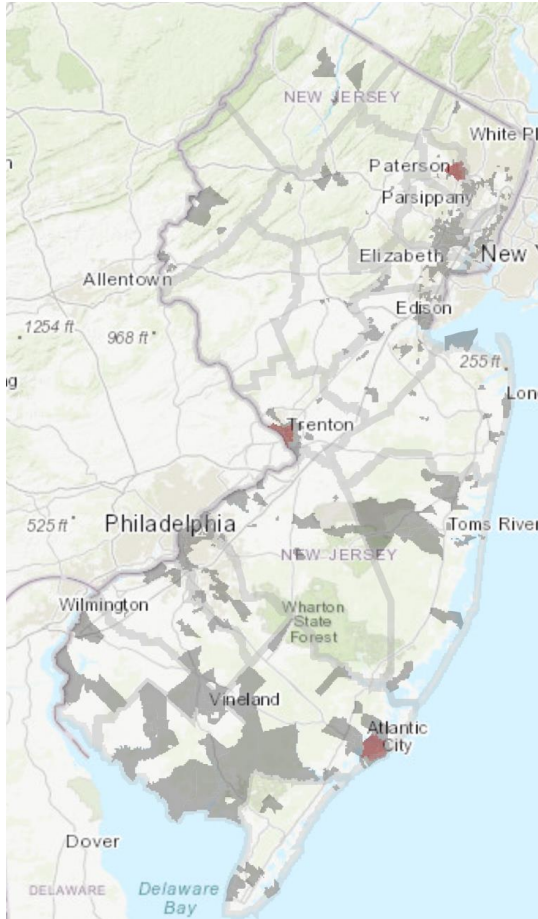
New Legislative Changes to BRIP

- ▶ **Legislation – 9/4/24** Provides tax credits to incentivize brownfields remediation (only funds remediation, not vertical construction)
- ▶ **Timing:** Changes do not take effect until rule amendments are filed (Special Adoption)
 - ▶ NJEDA is in the process of drafting new rules
 - ▶ The program is not accepting new applications until the new rules are filed (expected to be in 2025)



Updates to the Award Size

TAX CREDITS



60% up to \$8M

Redevelopment projects **NOT** located within a qualified incentive tract or a government-restricted municipality:

- ▶ **60 percent** of eligible remediation costs up to a maximum of **\$8 million**
- ▶ **Equity contribution** is **20%** of remediation costs

100% up to the same caps for solar on landfills

80% up to \$12M

Redevelopment projects located within a **qualified incentive tract** or a **government-restricted municipality (Atlantic City, Paterson, Trenton)**

- ▶ **80 percent** of the cost of eligible remediation up to a maximum of **\$12 million**,
- ▶ **Equity contribution** is **10%** of remediation costs.



Eligible Activities

- ▶ Soil and groundwater investigation
- ▶ Site remediation
- ▶ Improvement and capping of landfills
- ▶ Hazardous materials assessment and survey
- ▶ Hazardous materials or waste disposal
- ▶ Prior environmental assessments and investigations within 24 months of application submission
- ▶ Building and structural issues, including:
 - Demolition
 - Asbestos abatement
 - PCB removal
 - Contaminated wood or paint removal
 - Other infrastructure remedial activities
- ▶ Planning activities that are directly brownfield related, such as conceptual reuse designs, Remedial Action Workplans



Ineligible Activities

▶ Non-remediation construction

- ▶ This program does not pay for vertical construction which is not part of the remediation
- ▶ Property acquisition
- ▶ Financing fees
- ▶ Legal fees
- ▶ Incentive consultant fees (however, environmental consultant fees are eligible)
- ▶ NJEDA fees
- ▶ Remedial action (Clean up) costs prior to application
- ▶ Prior environmental studies and surveys incurred more than 24 months from submission of application



Ideal Project for the Brownfields Redevelopment Incentive Program

- ▶ Larger scale remediation and/or demolition
- ▶ Well defined areas of concern in order to propose remediation costs that are reasonable and appropriate since the tax credit cap cannot be increased after award
- ▶ Use of prevailing wage
- ▶ Support from local government

Self Assessment Tool – COMING SOON

- ▶ Tool to help assess eligibility of site and applicant
- ▶ Quick 10 -15 question true and false survey
- ▶ Typical questions
- ▶ To be published on-line at the <https://www.njeda.gov/brownfield-redevelopment-incentive/>
- ▶ Sign up for notifications at bftaxcredit@njeda.gov

Website Updates

Brownfields Redevelopment Incentive Program

- ▶ **Amended Legislation** (9/4/24)
- ▶ Updated **program slides**
- ▶ Downloadable **Program Flyer** for sharing
- ▶ **Self Assessment Tool** - *coming soon*
- ▶ **Mapping Assistant Tool** for additional site location information
- ▶ Web address <https://www.njeda.gov/brownfield-redevelopment-incentive/>
Scan here for more information!





Visit njeda.gov or email
bftaxcredit@njeda.gov



@NewJerseyEDA

844.965.1125

QUESTIONS?

BREAK

10 Minutes



USEPA UPDATE

Schenine Mitchell, Brownfield Program Coordinator, USEPA

Adolph Everett, Brownfield Program, USEPA



NJDEP Brownfield Quarterly Roundtable Meeting



EPA Region 2 Brownfields Program (*Updates*)

December 4, 2024

Topics

Grant Funding and Announcements

Technical Assistance Services

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

A person's hands are holding a white rectangular sign with the text "SHOW ME THE MONEY" in bold, dark red, sans-serif capital letters. The sign is held horizontally in front of the person's chest. The background is a blurred bokeh of colorful lights in shades of red, orange, yellow, and green, suggesting a festive or party atmosphere. The person's arms and hands are visible, holding the corners of the sign.

**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. All Cooperative Agreements are to be awarded by the end of December.

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

Project Officers are currently working on processing Cooperative Agreements. All Cooperative Agreements are to be awarded by the end of December.

FY25 Brownfields Assessment, Revolving Loan, and Cleanup Grant Competition

The region is currently preparing for a national panel review of applications. The region received applications from New Jersey,

FY25 CERCLA Section 128(a) State and Tribal Response Programs

Requests for FY25 128(a) annual appropriations and BIL funding are due to the EPA Regional Contact (me) listed in the guidance by **December 13, 2024**. New this year, states and Tribes have from September 17, 2024 through March 10, 2025 to submit requests for 128(a) Technical Assistance Grants (TAGs).

FY25 Brownfields Job Training Grants Program

EPA is selecting 16 communities to receive approximately \$8 million in Brownfields Job Training Grants to recruit and train unemployed and underemployed individuals with the skills needed to secure long-term employment in the environmental field. Each recipient will receive up to \$500,000 to develop and operate environmental job training curriculums that advance environmental justice by providing opportunities for residents living in areas impacts by contaminated lands.

- Two applications from New Jersey have been selected to receive funding for the FY25 EPA Brownfields Job Training Grants.



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.

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 accepting requests for Land Revitalization technical assistance projects that can support brownfields redevelopment. The next round of funding is to be determined. Land revitalization technical assistance can help with a variety of needs. Some examples include:

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:

2025 National Brownfields Conference

EPA and non-federal co-sponsor, ICMA, invite you to answer the Call for Ideas and submit your ideas for dynamic educational sessions for the 2025 National Brownfields Training Conference in Chicago, IL from August 5-8, 2025.

Due December 20, 2024

<https://gobrownfields.org/>



Adolph Everett

Land Redevelopment Programs

Branch Supervisor

Everett.Adolph@epa.gov

Brownfield Development Area (BDA) UPDATE

Frank McLaughlin, Manager

NJDEP, Office of Brownfield & Community Revitalization

frank.mclaughlin@dep.nj.gov



What is a Brownfield? 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



#2048 South Broadway Abandoned Gas Station, Camden, NJ
(photo Frank McLaughlin, NJDEP Office of Brownfield & Community Revitalization)



Former Dy-Dee Diaper Site in the Haddon Township BDA.

Regulatory Update

Site Remediation Reform Act was ammended August 23, 2019 (“SRRA 2.0”)

SRRA 2.0 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

Published in the NJ Register on October 21, 2024

End of comment period extended to January 31, 2025

Public hearing (virtual) was held November 21, 2024



Illegal Dumping on Vacant Brownfields & Residential Sites: Reliable Tire Site & Orchard Street, Camden NJ (photo by Mike Gage, NJDEP)

UPDATES: BDAs & Office of Brownfield & Community Revitalization

1) New BDA Applications:

15 applications received by July 31, 2024 Deadline
Announce new BDAs very shortly (week or two)
After announcement: meet and work on Memorandum of Understanding (MOU) to define partners and sites to focus on

2) Existing BDAs:

Report to OBCR by November 15 with new MOU with updated information & stakeholders
Updated stakeholders and sites to be formalized in Memorandum of Understanding (MOU)

3) Economic Analysis of HDSRF grant program

Report to be release soon!

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

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.

14 www.njlm.org/njmunicipalities | May 2023

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]

>\$8.34 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

2024 BDA Success Stories

BDA Successes 2024: New warehouse/logistics spaces on brownfield/BDA Sites (millions ft²)

Saves ‘Greenfields,’ lowers carbon footprint, improves stormwater runoff/flood mitigation



BridgePort I (Phase I) 1.3 million ft² ; Phase II opens 2025 *(photo: courtesy of Bridge Industrial)*

Former American Smelting & Refining Company (ASARCO) 1901-1979, Perth Amboy *(photo: courtesy of Bridge Industrial)*

2024 HDSRF Successes

HDSRF Successes 2024: ~\$10 million (maximum) in recreation/conservation grants provided for open space and green energy projects



National Park Landfill during remediation/closure activities. A solar field is being installed on this 52-acre landfill, made possible by ~\$12.5 in HDSRF grants for investigation and remediation. *(photo: courtesy of Jeff Dey)*

Brownfields Redevelopment is the only Sustainable Development

Brownfield Redevelopment supports People, Planet & Profit:

1. Saves Land: 1 acre brownfields redeveloped saves 4.6 acres 'greenfields' from development (EPA, 2011)
2. Reduces Flooding: Runoff volume lowers 47-62% with brownfield vs 'greenfield' development (EPA, 2011)
3. Improves Air Quality: Redevelopment lowers VMT 25-33% vs Traditional Development (EPA, 2017)
4. Lowers Carbon Footprint: Redevelopment lowers carbon footprint 32-57% vs Development (EPA, 2011)
5. Economic Development: 11-13% of jobs & housing growth 2013-2030 supported on brownfields (EPA, 2011)

<https://www.epa.gov/brownfields/epas-brownfields-and-land-revitalization-program-impacts>



Stormwater runoff from former American Minerals Site into Delaware River, Waterfront South Neighborhood, Camden NJ (photo: Frank McLaughlin, NJDEP).
Each acre of impervious surface & brownfields contributes roughly 1 million gallons of stormwater runoff annually in NJ.



Brownfields Quarterly Roundtable – December 4, 2024



THANK YOU!
Happy Holidays!!!

CONTACT:

Frank McLaughlin, Manager

NJDEP Office of Brownfield & Community Revitalization

frank.mclaughlin@dep.nj.gov

QUESTIONS?



OPEN DISCUSSION



CONCLUSION

THANK YOU!



STAKEHOLDER SESSION HDSRF NON-PROFIT GRANT



HDSRF Non-Profit Grant

Stakeholder Discussion



**Contaminated Site Remediation & Redevelopment (CSRR)
Office of Brownfield & Community Revitalization (OBCR)**

HDSRF Non-Profit Grant

NJSA 58:10B-25.3

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 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. s.501(c)(3), that are exempt from taxation pursuant to section 501(a) of the federal Internal Revenue Code, 26 U.S.C. s.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.**

HDSRF Non-Profit Grant

NJSA 58:10B-25.3

- The HDSRF Non-Profit Grant (NPG) is for 501(c)3 organizations that demonstrate an ownership interest in a brownfield site
- The NPG pays for 100% of Preliminary Assessment, Site Investigation, and Remedial Investigation
- The 501(c)3 organization must demonstrate a commitment to redevelopment via board resolution
- Documentation of 501(c)3 status from the IRS is required

HDSRF Grant Status

For 501(c)3 Non-Profit Entities

The 501(c)3 Non-Profit Grant has been a pilot program since 2005



The 501(c) Non-Profit Grant is not a permanent program



There was a one-time allocation of \$5 million in 2005



The 501(c) Non-Profit Grant is currently oversubscribed and cannot afford new applications



The 501(c) Non-Profit Grant requires a legislative change to be reallocated

HDSRF Non-Profit Grant

What are your thoughts?

THANK YOU!

