Transforming Contaminated Properties into New Productive Uses and the Future of Brownfields Redevelopment

J.R. Capasso, CPG
Director of Economic Development/ Brownfields Coordinator
City of Trenton
jcapasso@trentonnj.org
609-989-3501
Trenton Program Overview

Three Case Studies
- Battle Monument Area-Wide (2004 Phoenix Award)
- Hutchinson Industries (2009 Phoenix Award)
- Magic Marker Site (2010 Phoenix Award)

White Paper: Impact of SRRA on municipal Brownfields Programs

Predict the Future (???)
Trenton Brownfields Program: What We Do

- Support Redevelopment – industrial, commercial, residential, open space, public use
- Manage Cases through State Oversight Programs (VCP, BUST, ISRA)
  - 40 to 50 active cases
- Brownfields Grant Management (~$30M)
  - NJ HDSRF ($5M; ~25 sites)
  - NJ HDSRF Cleanup (~$6M; 4 sites)
  - EPA Assessment Grants (> $1.5M; city-wide)
  - EPA BCRLF ($2M)
  - EPA Cleanup Grants ($1.9M; 10 sites)
  - USEDA (~$6.3M)
  - USEPA USTFIELDS
  - EPA ERT (removal actions and investigations)
  - Other grants, RLFs, tax incentives
- Technical Project Management
  - Workscope Development
  - Regulatory Negotiations
  - PA (EPA Assessment Grants)
  - SI/RI (HDSRF)
  - RA (Cleanup Grants, RLFs)
- Community Outreach
  - Project Specific
  - CARE
- Pre-demolition environmental/Demolition
- Participate/Contribute
  - State (DEF, DCA) Federal (EPA)
  - NALGEP/BCN ITRC Brownfields and ISS Teams
  - NJ/EPA Roundtables US-German Bilateral Working Group
Battle Monument
Area-Wide Brownfields Redevelopment

2004 Phoenix Award
Community Impact

City of Trenton, NJ

Brownfields 2004
St. Louis, MO
Battle Monument Area
Early 1990s
Battle Monument Area
Early 1990s

Vacant and blighted residences
Battle Monument Area – circa 1997

- Canal Plaza
- Monument Crossing 2
- Monument Crossing 1
- Canal
- D & R
- Addiction Science Center
- Park
- Head Start
- Warren Balderston
Project Summary: Environmental

Soil removed:
- 15,427 tons of historic fill (remediation options limited due to site size and contaminants)
- 779 tons of petroleum impacted soil disposed

USTs:
- 23 USTs closed and removed
- 5,511 gallons of petroleum recycled

Regulatory Compliance/Voluntary Cleanup Program
- 3 unrestricted use NFAs
- 1 site requiring no additional investigation (gas station)
- 2 Deed Restrictions (restricted use NFAs)
- 1 Mixed closure (unrestricted NFA and Deed Notice)

106 residential units; 2 pocket parks; 1 office building (
# Project Summary: Funding

Total Funding for Environmental: $1,476,424 (12 sources)

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td><strong>Federal</strong></td>
<td>$146,858 (PAs, USTs, Soil Remediation)</td>
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<tr>
<td>Brownfields Assessment Pilot Grant</td>
<td>$25,750</td>
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<td>USEPA USTFIELDSDS Grant</td>
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<td>USEPA BCRLF</td>
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<td><strong>State</strong></td>
<td>$710,110 (SI, RI, Soil Remediation)</td>
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<td>Haz. Discharge Site Rem. Fund Grants</td>
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<td>HDSRF Loan</td>
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<td>NJ Spill Fund</td>
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<td>NJRA – BF Redevelopment Initiative</td>
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<td>State Grant – Canal Banks Area</td>
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<td>Urban Enterpize Zone Grant and RLF</td>
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<td><strong>Other</strong></td>
<td>$535,394</td>
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<td>City Budget, Developer Contribution,</td>
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<td>Regional Contribution Agreements</td>
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Projects
- 141 Residential units
- 1 office building
- 2 pocket parks
- 1 early childhood development facility (approved)
Former Lewis Brother Ceramics, Mulberry St.: tax liability (~$400,000; circa 1995)
~$900,000 redevelopment (1994-5); jobs; tax revenue
Former Aratex Site (Ewing St.) – 5 USTs and other areas of concern. Envl. cost ~$100,000 (~$60k NJEDA/NJDEP grant)

2002 – 2005
2 phases
~$3M
Former Mercer/NJ Transit Bus Garage-purchased by City in 2004. Deactivated groundwater remediation system, large excavation to remediate LNAPL, USTs and oil water separator (~$250,000)
$1M redevelopment. First City Brownfield Site SOLD AT PROFIT in 2008!!!!! More jobs, more tax revenue
Economic Development Engine in Trenton
7th Facility in progress in Trenton
Creating Many Skilled and Semi-skilled Jobs (~400; ~10%)
Generating Municipal and Non-municipal tax revenue
Redeveloping Vacant/
Underutilized Sites
3 sites ~$5M
2009 Region 2 Phoenix Award

$400M annual revenue
2010 Region 2 Phoenix Award
Magic Marker site
2010 Region 2 Phoenix Award
Catherine S. Graham Square
Funding

- Total project costs ($16,540,000):
  - construction ($11.52M) – 44 residences
  - remediation ($3.65M)
  - stream restoration ($1.37M)
- USEPA BCRLF loans ($575,000)
- USEPA Cleanup grant ($200,000)
- three New Jersey HDSRF grants (>222,000)
- NJ HDSRF Cleanup Grant ($2,522,651)
- capital funds (>400,000) and
- 319H grant funds ($1,370,000).
Early Concerns with new Regs (~2008)

- Loss of Relationship with State
  - Regulatory negotiation
  - Case Prioritization
  - Self-performance
- Loss of Innocent Party Status (VCP) – ~Spill Act
- Also: Cleanup Standards (residential and Impact to Groundwater; groundwater)
  - Effecting redevelopment/revitalization
  - Effecting costs
White Paper recommendations/NJDEP
Response

- Reestablish VCP as originally intended; liability protections for innocent remediating parties
- Relief from certain requirements
  - Mandatory timeframes
- Direct oversight for EPA-funded sites
- Municipal procurement activities in conflict with SRRA/LSRP
- Reliance on data (changing LSRPs)
- Site remediation and Land Use
- Fee Structure
- Mediation Process
- Also: Presumptive Remedies and Cleanup Standards (urban environment)