

BROWNFIELDS FOR BEGINNERS BOOT CAMP

FREDERIKSTED, ST. CROIX, USVI

JULY 20, 2022



TAB

Technical Assistance to
Brownfield Communities

Housekeeping

- All will be muted during the presentation.
- Please submit all questions to the Webex Q&A pane.
- Today's Boot Camp will be recorded.
- The presentation slides and recording will be made available on NJIT TAB's website at www.njit.edu/tab under "Resources".



Robert Protho
Vice Chair





NJIT TAB Program Overview



TAB

Technical Assistance to
Brownfield Communities

HELP!

Engaging
the community

Adhering to EPA
grant
requirements

Understanding
laws and
regulations

Navigating
the regulatory
process

Identifying/
securing funding

Marketing the
brownfield site

Engaging the
right contractors

Understanding
the technical
issues



NJIT TAB – EPA REGION 2

NJIT has served as an
EPA designated
technical assistance provider
since 2008

NJIT TAB serves as an independent resources to: state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

➤ **Assistance is free!**



NJIT TAB Leadership Team



**We are planners, engineers,
environmental scientists, and social scientists
who have helped hundreds of communities.**

NJIT TAB ASSISTANCE

Assistance is provided through...

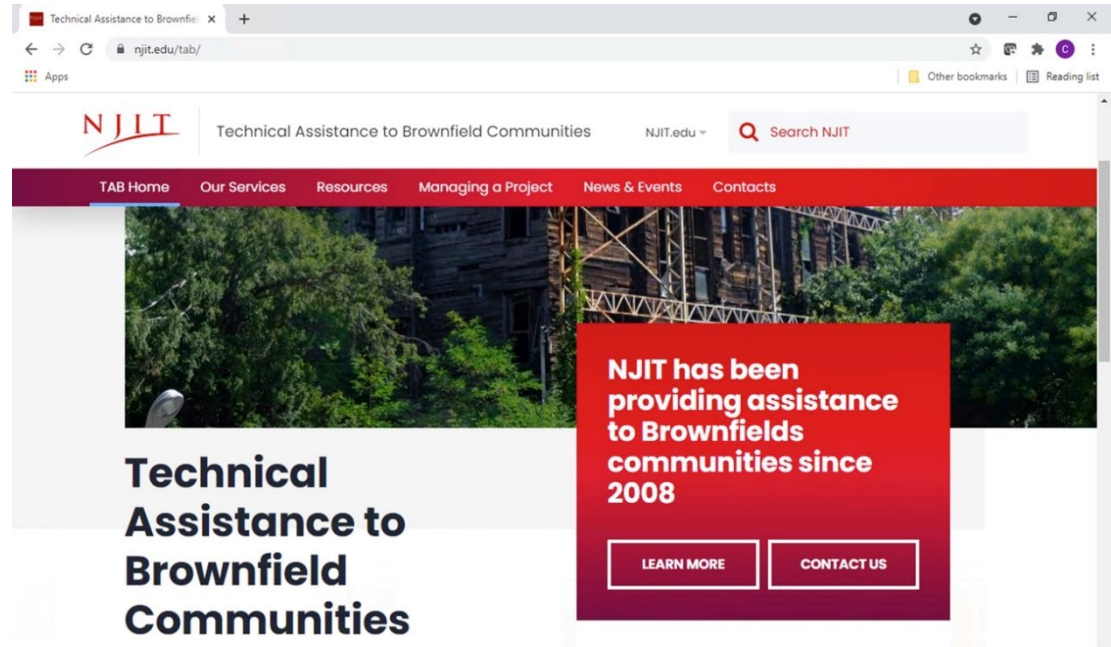
- ❖ Resource Center
- ❖ Brownfield Educational Forums
- ❖ One-on-one Technical Assistance



NJIT TAB Resource Center

www.njit.edu/tab

- ❖ info on all aspects of assessing and cleaning up a brownfield site
- ❖ news and upcoming events
- ❖ Federal and state funding sources
- ❖ EPA and state/territory contacts
- ❖ previously recorded webinars
- ❖ downloads of workshop and seminar presentations
- ❖ success stories
- ❖ how-to videos
- ❖ successful grant applications
- ❖ Infill development, resilience, OZs, etc.



@NjitTab



**NJIT TAB
Hotline**
973-642-4165

Email:
tab@njit.edu



TAB

Technical Assistance to
Brownfield Communities

NJIT TAB Brownfield Educational Forums

Conferences: pre-conference workshops, learning labs, panel sessions, office hours

Workshops: 2 to 4 hour interactive sessions on brownfield related topics

Brownfield Boot Camps: 4 to 7 hour more intensive, deep dive into specific brownfield related topics

Webinars: various brownfield related topics

All-Grantee Meetings: work with state agencies and EPA

COVID-appropriate virtual events



NJIT TAB One-on-One Technical Assistance

Tailored to your specific needs...

Identify funding sources

Guidance on developing brownfield inventories

Review draft grant applications

Create project prioritization processes

Develop redevelopment strategy

Participate in the consultant solicitation process

Develop strategies on marketing brownfields sites

Explain the regulatory programs

Develop Assets and Needs Studies

Explain clean-up technologies

Design and conduct community workshops



NJIT TAB



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What is a Brownfield?

Federal Definition

“A brownfield is a property, the expansion, redevelopment, or reuse of which **may be** complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant.”

*Commercial Real Estate Deal With
an Environmental Twist*

Brownfields



Brownfields



Negative Impacts of Brownfields



http://fieldsenvironmentalinc.com/brownfield_redevelopment



https://en.wikipedia.org/wiki/Brownfield_land



HEREANDNOW.WBUR.ORG



<http://www.bnd.com/news/local/community/highland-news-leader/article33406179.html>

Advantages of Having a Brownfield Site



<http://www.pvpc.org/projects/brownfields>



<http://www.rochestersubway.com>



<http://www.newsworks.org/index.php>

Opportunities



before



after



before



after



before



after

Environment



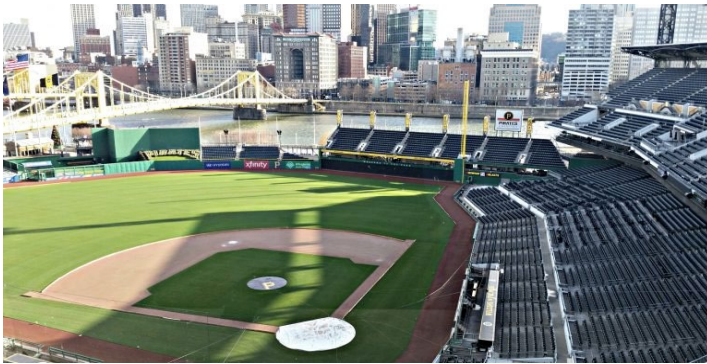
- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats



Economic



Source: <https://www.ironhillcm.com/featured/cigars-international>



Source: <http://www.bhjmpc.org>

- Spurs economic development
- Creates jobs
- Increases tax revenues
- Provides diverse economic base



Source: <http://www.plazaconstruction.com/portfolio/retail/case-study-target-at-btm>

Social Equity

- Removes health and safety hazards
- Removes eye sore; improves community appearances
- Alleviates community fears and worries
- Reduces area crime



Create

- a variety of housing options
- recreation and open space
- commercial and retail space; employment options
- schools



Steps in the Brownfield Redevelopment Process

Planning

Community Engagement

Funding

Assessment & Cleanup

Redevelopment

Planning



Elements of an Effective Redevelopment Planning Process

- ✓ Project Champion
- ✓ Community Engagement
- ✓ Project Vision
- ✓ Inventory of Brownfields
- ✓ Prioritization of Identified Brownfields
- ✓ Funding
- ✓ **Partners & Stakeholders**
- ✓ **Assessing Where You're At**



Team Sport!

Navigating the road to brownfields redevelopment success can be complex and challenging.

Developing relationships and meaningful partnerships are critical to success!



Partners in Brownfields Redevelopment

Typical partners include:

- government agencies: federal, territory, and local
- real estate development professionals
- colleges and universities
- banks/lenders
- Chamber of Commerce/business owners
- neighborhood associations and other community groups
- non-profits
- environmental consultants
- environmental justice organizations



Also go beyond the 'usual suspects'

- faith based organizations
- arts and culture community

Assess Where You Are At

How does the brownfield site fit within the context of the larger community?

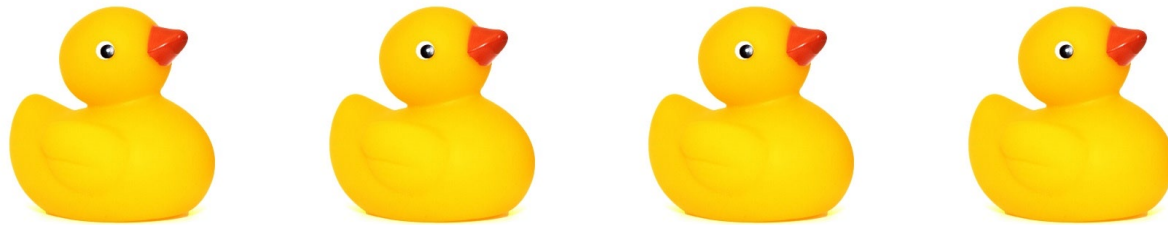
What actions have already been taken?

What do you know about your site(s)?



Why is it important to Plan?

- Helps garner community participation and support
- Attracts Funding
- Attracts Developers
- Ensures project continuity



Community Engagement



Create A Community Engagement Plan

Who is the community?

Why are you engaging the community?

What is the purpose? What do you hope to achieve?

How will you engage the community?

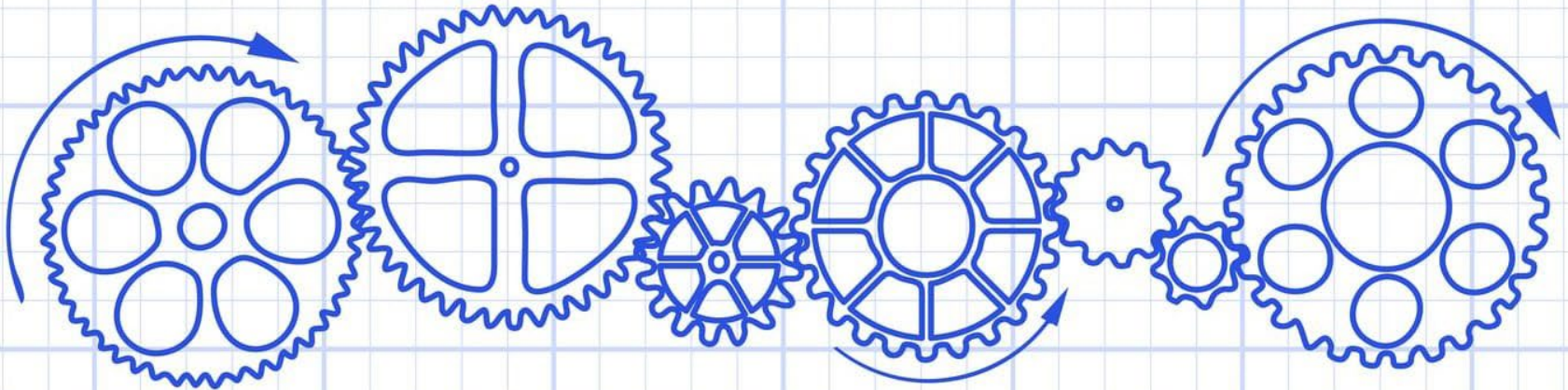
When will you engage the community?

What will you do with the results of the engagement?



Successful community engagement empowers citizens, elevates community spirit, strengthens social inclusion, and contributes to meaningful change.

Virgin Islands Brownfields Process



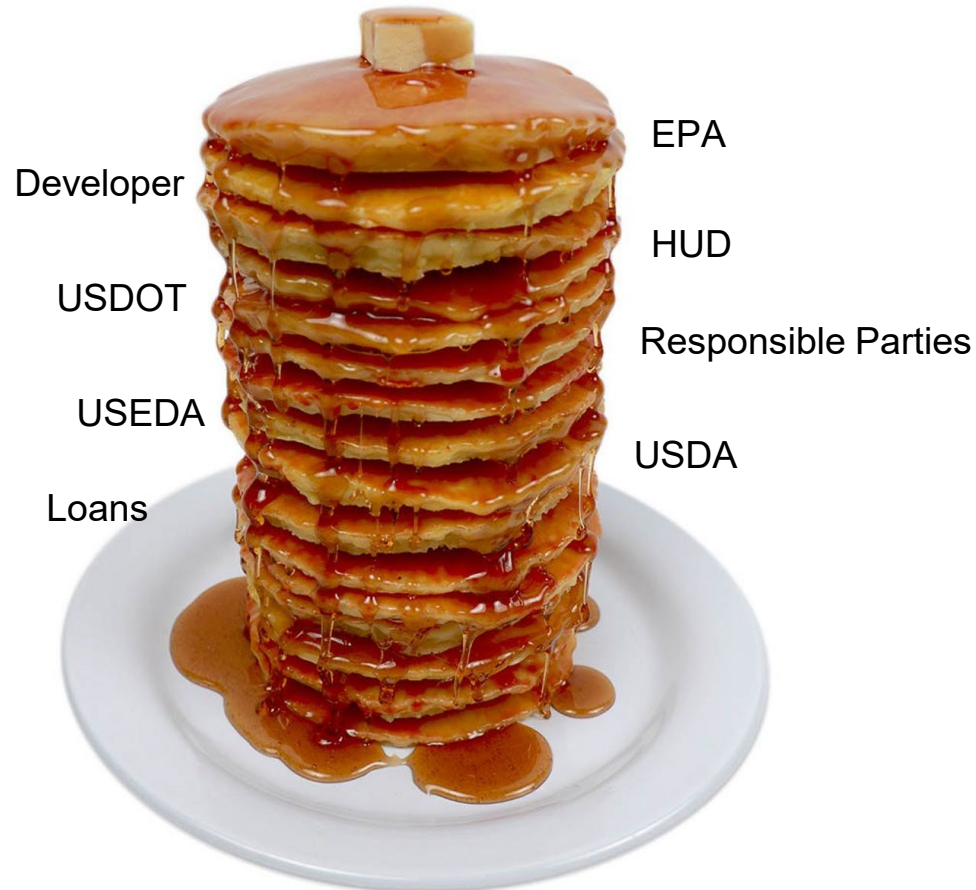


Funding



TAB

Technical Assistance to
Brownfield Communities



Funding Stack

BROWNFIELDS FOR BEGINNERS BOOT CAMP

July 20, 2022





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Brownfields Outreach, Budget, and Logistics Coordinator

Alison Devine

Targeted Brownfields Assessment Coordinator
National MARC Panel Coordinator

Zolyamar Luna

Brownfields Program Caribbean Coordinator

Schenine Mitchell

Brownfields Program Regional Coordinator
Job Training Coordinator

Sadira Robles

Land Revitalization Program Coordinator
Technical Assistance to Brownfields Coordinator

Jenny Tsolisos (ACOE)

Brownfields Project Officer (ACOE)

Philip Clappin (SEE)

Brownfields Program Technical Reviewer

Terry Wesley

Section Chief

EPA's Brownfield Definition

A brownfield is a property --the expansion, redevelopment, or reuse of -- which may be complicated by the presence or **potential presence** of a hazardous substance, pollutant, or contaminant. Brownfields can be former residential, commercial and/or industrial properties.

*It is estimated that there are more than **450,000** brownfields in the United States.*



Types of EPA Brownfields Grants

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by funding environmental assessment, cleanup, and job training activities.

- [Brownfields Assessment Grants](#) provide funding for Brownfields inventories, planning, environmental assessments, and community outreach.
- [Brownfields Cleanup Grants](#) provide funding to carry out cleanup activities at brownfield sites owned by the applicant.
- [Brownfields Multipurpose Grants](#) provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area.
- [Brownfields Revolving Loan Fund Grants](#) provide funding to capitalize loans that are used to clean up brownfields.
- [Brownfields Job Training Grants](#) provide environmental training for residents of Brownfields communities.

Brownfield Assessment Grants

	ASSESSMENT
Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, and Non-profits
Amount of Funding Available	Community-wide Up to \$500,000 for a combination of hazardous substances AND petroleum (not to exceed \$200,000 for any one site) Site-specific Up to \$200,000 or up to \$350,000 with a waiver Community-Wide Assessment for States and Tribes-NEW Up to \$2,000,000
Cost share Requirement	N/A
Period of Performance	4 years, 5 Years for State and Tribes
Common Eligible Grant Activities	inventory, characterize, assess, reuse planning, cleanup planning, and conduct community involvement

Brownfield Cleanup Grants

	CLEANUP
Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits
Amount of Funding Available	One Site or Multiple sites <ul style="list-style-type: none">• Up to \$500,000
Cost share Requirement	20% cost share (\$100K)
Period of Performance	3 years
Common Eligible Grant Activities	cleanup activities, reuse planning, and community involvement

Brownfield Multipurpose Grants

	MULTIPURPOSE
Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits
Amount of Funding Available	<p>An applicant can apply for up to \$800,000 per grant</p> <p>Demonstrate how Funds will result in at least:</p> <ul style="list-style-type: none">• one Phase II environmental site assessment;• one brownfield site cleanup; and• an overall plan for revitalization of one or more brownfield sites, if there is not already a plan in place.
Cost share Requirement	\$40,000 cost share
Period of Performance	5 years
Common Eligible Grant Activities	inventory, characterize, assess, reuse planning, cleanup planning, and conduct community involvement cleanup activities, reuse planning, and community involvement

Brownfield Revolving Loan Fund Grants

	REVOLVING LOAN FUND
Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits
Amount of Funding Available	One Applicant <ul style="list-style-type: none">• Up to \$1,000,000 RLF Coalition <ul style="list-style-type: none">• Up to \$1,000,000
Cost share Requirement	20% cost share
Period of Performance	5 years
Common Eligible Grant Activities	capitalize a RLF program; provide loans and sub-grants to carry out cleanup activities

Brownfield Job Training Grants

	JOB TRAINING
Applicant Eligibility	Governments, Quasi Governments, Regional Councils, States, Tribes, Non-profits, Universities
Amount of Funding Available	Community-wide <ul style="list-style-type: none">• Up to \$200,000
Cost share Requirement	N/A
Period of Performance	3 years
Common Eligible Grant Activities	Eligible activities include training, recruitment, and screening of residents impacted by brownfields. Training may include: <ul style="list-style-type: none">• Occupational Safety and Health Administration (OSHA) 40-hour Hazardous Waste Operations and Emergency Response• Superfund and brownfields site-specific assessment and cleanup• Environmental health and chemical safety• Mold remediation, Lead and asbestos abatement• OSHA disaster site worker and emergency response• Leaking underground storage tank removal

CERCLA Section 128(a) State and Tribal Response Programs

Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, authorizes a non-competitive \$50 million grant program to establish and enhance state and tribal response programs. These CERCLA § 128(a) grants are funded with categorical State and Tribal Assistance Grant (STAG) appropriations.

CERCLA § 128(a) cooperative agreements are awarded and administered by the EPA regional offices. Generally, these response programs address the assessment, cleanup, and redevelopment of brownfields and other sites with actual or perceived contamination.



EPA Brownfields Program Technical Assistance Resources

Targeted Brownfields Assessments Program

EPA's Targeted Brownfields Assessment (TBA) program helps states, tribes, and municipalities minimize the uncertainties of contamination often associated with Brownfields. This program supplements other efforts under the Brownfields program to promote the cleanup and redevelopment of brownfields.

TBAs are conducted by an EPA contractor on behalf of an eligible entity. Services include site assessments, cleanup options and cost estimates, and community outreach. Services are for an average of \$100,000. The sites for this program are selected on a rolling basis.

Technical Assistance to Brownfields Communities (TAB)

The TAB Program provides technical assistance to communities and stakeholders to help address their brownfield sites, and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse. The TAB Program is funded by EPA and available to all stakeholders.

TAB grant recipients (also known as TAB providers) serve as an independent resource and can provide expert technical assistance and guidance to help communities, among other things, understand:

- acquiring, assessing, cleaning up and redeveloping brownfield properties;
- the health impacts of brownfield sites;
- how science and technology are used for site assessment, remediation, redevelopment and reuse; and
- how to comply with voluntary cleanup requirements.

New Jersey Institute of Technology (NJIT) is Region 2's current TAB provider.



Technical Assistance Programs

► Land Revitalization Technical Assistance *Requests for Regional Projects*

Technical Assistance is available to support site reuse in brownfields. EPA uses contractor support to provide direct Technical Assistance (TA) to communities who wish to incorporate sustainable and equitable approaches to their locally driven land revitalization projects. The Regional Land Revitalization (LR) Coordinators identify community-based projects that fit within LR program goals. Proposed projects need to clearly: 1) connect to one or more contaminated or potentially contaminated sites (can be an area), 2) advance the community's LR goals in a meaningful way, and 3) include a scope of work and deliverables needed, realistic for the given timeframe & budget. The project must be completed within 1 year.

► Regionally Directed Technical Assistance for Brownfield Communities

Regional Brownfield Coordinators identify and prioritize TA projects submitted by Brownfield grant, CERCLA 128(a) and Targeted Brownfield Assessment recipients that need technical assistance to advance brownfield assessment, cleanup, and site reuse. Currently, Regions can propose individual TA projects up to the following totals: \$300,00 for brownfields site design/market analysis/community engagement and \$250,000 for brownfields funding/financing. Projects proposed need to focus on one or more brownfield sites.

Land Revitalization Technical Assistance Requests for Regional Projects

- ▶ The Office of Brownfields and Land Revitalization (OBLR) uses contractor support to provide direct TA to communities looking to incorporate sustainable and equitable approaches to their locally-driven land revitalization projects.
- ▶ Up to \$30,000 in TA available per project.
- ▶ Project must be complete within 1 year.
- ▶ This is not a competition: On an annual basis (generally January - March), the LR Coordinator, BF Coordinator, BF Project Officers and OBLR convene to review and discuss projects for the year. It is recommended that if a community is interested in technical assistance, they begin to have discussions with the LR Coordinator, BF Coordinator and/or the BF Project Officer to prepare for the annual requests in January.
- ▶ Regional Land Revitalization (LR) Coordinators identify community-based projects that fit within the LR program goals. Proposed projects need to clearly: (1) connect to one or more contaminated or potentially contaminated sites (can be an area) (2) advance the community's LR goals in a meaningful way and (3) include a scope of work and deliverables needed, realistic for the given timeframe & budget.
- ▶ Regional staff oversee and fully participate in each TA project.
- ▶ OBLR staff manage the project resources (including contractors) and timelines.

<https://www.epa.gov/land-revitalization/land-revitalization-toolkit>

Regionally Directed Technical Assistance

- ▶ Regional BF Coordinators identify and prioritize brownfield grantee, 128a and TBA recipients that need technical assistance to advance brownfield assessment, cleanup, and safe reuse.
- ▶ Proposed projects need to focus on one or more brownfield sites.
- ▶ Regions can propose several small projects or one large project, keeping to these totals:
 - ✓ \$300K/region for brownfields site design/market analysis/engagement TA
 - ✓ \$250K/region for brownfields funding/financing TA
- ▶ This brownfields TA is not a competition like our grant program. *Communities cannot apply to EPA for this TA.*
- ▶ OBLR reviews the regional projects and identifies projects that fit within the TA parameters.
- ▶ Regional staff oversee each TA project.
- ▶ OBLR staff manage the contract resources.
- ▶ Contractor support will complement, not duplicate, the activities the grantee has committed to conduct using grant funding.
- ▶ Projects must be completed within 1 year.

Types of Technical Assistance

- ▶ Market analysis and economic research
- ▶ Labor market/workforce assessment
- ▶ Site reuse design and revitalization plans
- ▶ Community engagement and brownfields reuse visioning
- ▶ Financial feasibility and/or implementation plan for site reuse
- ▶ Conceptual site design
- ▶ Rapid Health Impact Assessment (HIA)
- ▶ Identifying next steps/actions needed for implementing redevelopment projects
- ▶ Incorporating sustainable and equitable practices into reuse
- ▶ Funding charrettes
- ▶ Funding gap analysis

Types of Technical Assistance

- ▶ Brownfield financing trainings and stakeholder engagement
- ▶ Redevelopment Strategies based on funding and financing availability
- ▶ Funding/Financing options and opportunities analysis
- ▶ Customized list of due diligence items often needed for loan/grant applications or property sale
- ▶ Financial feasibility analysis of various end uses, Market Use Research
- ▶ 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 (post redevelopment) for use in internal planning and obtaining financing
- ▶ Funding charrettes

The background consists of a dark blue field with a lighter blue vertical band on the left and a large, semi-transparent light blue circle on the right side.

EPA Brownfields Program & The Bipartisan Infrastructure Law

Historic \$1.5 B Investment in EPA's Brownfields Program

- President Biden signed into law on November 15, 2021
- \$1.5 Billion over 5 years to EPA's Brownfields Program
 - \$1.2 B for projects authorized by CERCLA Section 104(k)
 - \$300 M to carry out CERCLA Section 128(a)

EPA Brownfields Grant Program	Award Amount (Maximum) per Grant (via Annual Appropriations) Amounts up to:	Award Amount (Maximum) per Grant (via Bipartisan Infrastructure Law) Amounts up to:
Assessment	\$500,000	\$10,000,000
Cleanup	\$500,000	\$5,000,000 *
Multipurpose	\$800,000	\$10,000,000 *
Revolving Loan Fund	\$1,000,000	\$10,000,000 *
Job Training	\$200,000	\$1,000,000

*No cost share requirement



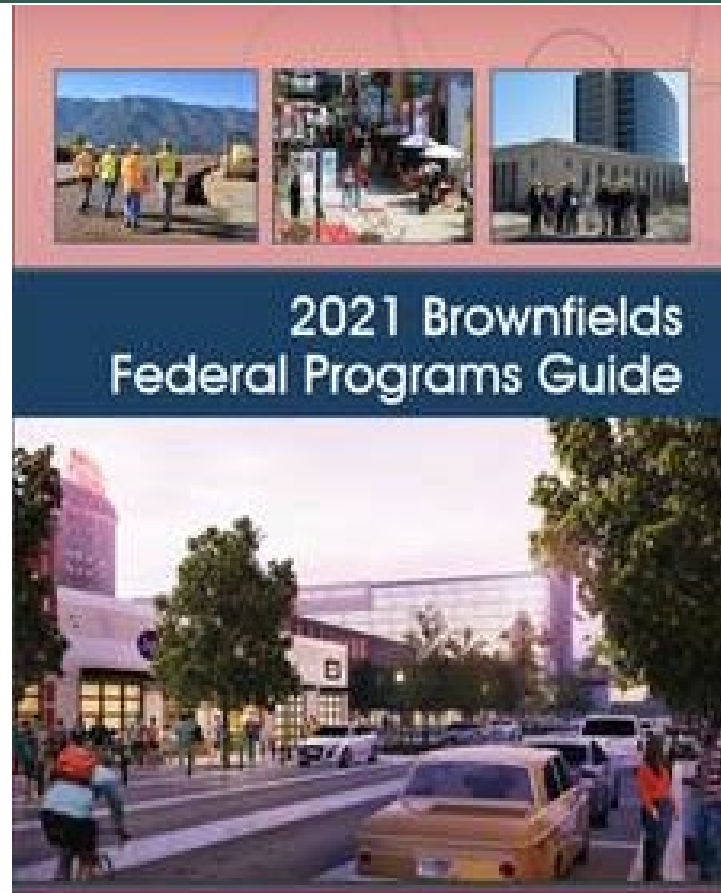
Useful Links and Publications



BROWNFIELDS ARE OPPORTUNITIES: A COMPREHENSIVE GUIDE TO REVITALIZE PROJECTS IN YOUR COMMUNITY



U.S. EPA REGION 2
NEW YORK • NEW JERSEY
PUERTO RICO • VIRGIN ISLANDS
+ NINE TRIBAL NATIONS



TABEZ: A Grant Writing Tool:

- Free tool to assist communities in preparing assessment, RLF, and cleanup grant applications.
- Helpful hints and support for every criteria www.tabez.org

EPA Brownfields Grant Programs

Upcoming Solicitations

- ❖ FY 2023 **Job Training Grants**
(anticipated: May/June 2022)
- ❖ FY 2023 **MARC Grants** - combined
annual appropriation and Bipartisan
Infrastructure Law funds (anticipated:
September 2022)
- ❖ FY 2023 **CERCLA Section 128(a) State
and Tribal Response Programs** -
combined annual appropriation and
Bipartisan Infrastructure Law funds
(anticipated: October 2022)

2022 National Brownfields Training Conference

Since 1996, the U.S. Environmental Protection Agency (EPA) has organized the National Brownfields Training Conference, regularly attracting local government leaders, developers, end-users of redeveloped brownfields sites, and investors.



August 16 – 19, 2022
Oklahoma City, Oklahoma
<https://brownfields2022.org/>



Brownfields Information

- Resources in the [Brownfields](#) topic area, which include documents, publications, articles, blog posts, and other projects.

- [About EPA's Brownfields and Land Revitalization Programs.](#)

Funder: U.S. Environmental Protection Agency.

THANK YOU!!



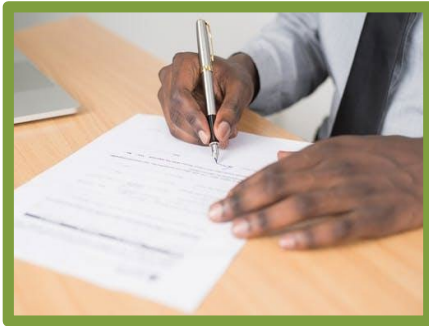
Region 2 Brownfields Team!!!

Starting Early on Your EPA Brownfields Grant



Typical EPA Solicitation Cycle

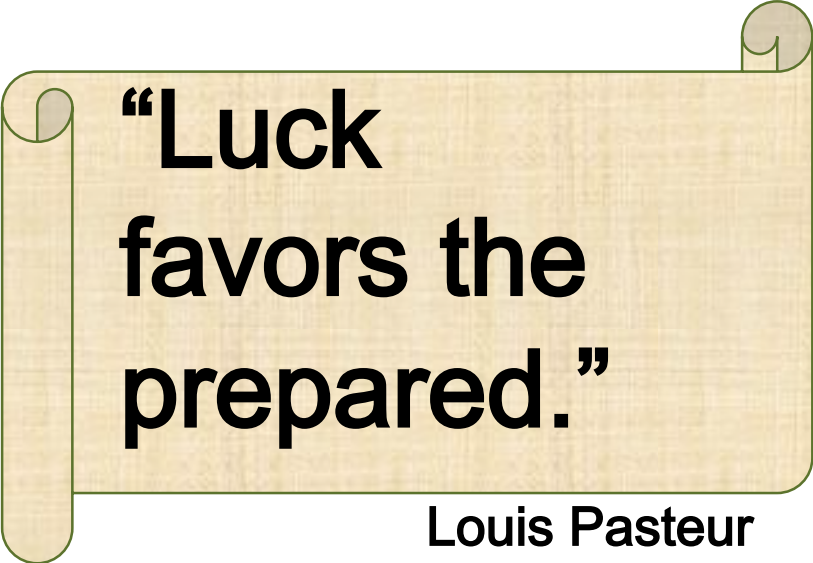
- Request for Applications (RFA) – Late Summer Early Fall
- **Submission Date Approximately six weeks after RFA**
- Announcement of Successful Grant Applicants – Spring
- Funding become available to grantees – Late Summer



Approximately 1 Year



Why Starting Early is Important?



**“Luck
favors the
prepared.”**

Louis Pasteur

- Only six weeks from RFA to submission date
- Builds a solid planning foundation or continues existing planning efforts
- Provides time to address EPA application emphasis areas
- Allows for more involved technical assistance

Narrative Ranking Criteria

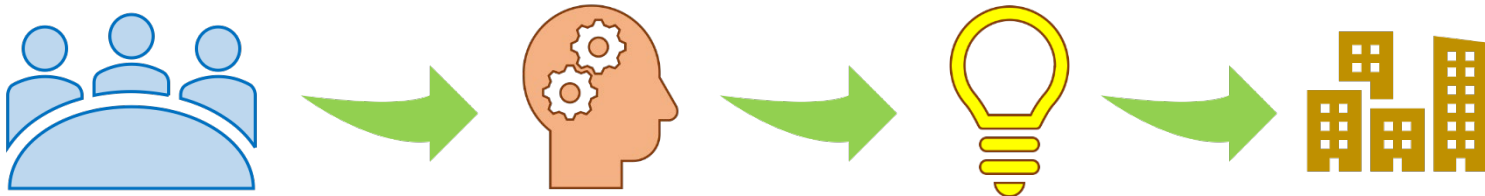
- I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
- II. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
- III. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
- IV. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

What You Should Start Now

- 
- ✓ Community Engagement
 - ✓ Demographic & Health Data Collection
 - ✓ Identification of Relevant Planning Efforts & Documentation
 - ✓ Brownfields Identification and Prioritization

Community Engagement

- Begin community/stakeholder outreach
- Identify project goals
- Identify completed outreach activities



Community Engagement

➤ Identifying stakeholders/partners

Typical partners include:

- government agencies: federal, territory, and local
- real estate development professionals
- colleges and universities
- banks/lenders
- chamber of commerce/business owners
- neighborhood associations and other community groups
- non-profits
- environmental consultants
- environmental justice organizations

Also go beyond the ‘usual suspects’:

- faith based organizations
- arts and culture community



Demographic & Health Data Collection

Community Need Data

Why is data critical for a competitive application?

1. Quantifies Community Needs and Challenges
2. Supports Community Story
3. Helps Identify Project Goals



Demographic & Health Data Collection

➤ Identify data sources

Sources for Information:

- Census Data
 - Health Department Data
 - Center for Disease Control
 - Territory records
 - Census tract data
 - Community Health Needs Assessments
 - EPA EJSCREEN
 - EPA Envirofacts
 - Google Maps
- Recent local Comprehensive or Revitalization Plans
 - Comprehensive Economic Development Strategy or other Regional Plans
 - Local Hospitals or Urgent Care Centers



Demographic & Health Data Collection

➤ Websites for Information:

- Centers for Disease Control and Prevention: National Environmental Health Tracking Network - <https://ephtracking.cdc.gov/>
- County Health Rankings and Roadmaps - <https://www.countyhealthrankings.org/>
- City Health Dashboard - https://www.cityhealthdashboard.com/?gclid=CjwKCAjwxuuCBhATEiwAIIIz0c0HYQ-Vq_NBiKjgRucUkJz267Syq8PiX3o4hdLT8EJ14FV_ac8MqhoCM18QAvD_BwE
- EPA Envirofacts - <https://enviro.epa.gov/>
- EJSCREEN - <https://www.epa.gov/ejscreen>
- Poverty Statistics (USDA) - <https://www.ers.usda.gov/topics/rural-economy-population/rural-poverty-well-being/>
- **HealthData.gov** - <https://healthdata.gov/>
- National Center for Health Statistics, National Vital Statistics System - <https://www.cdc.gov/nchs/index.htm>
- HealthData.gov – <https://www.HealthData.gov>
- Kaiser Family Foundation - <https://www.kff.org/statedata/>
- United States Virgin Islands Community Health Assessment - https://doh.vi.gov/sites/default/files/USVI_CHA%202020_Final_06.02.20.pdf

Identification of Relevant Planning Efforts & Documentation

Plans to Consider:

- Target Area Specific Redevelopment Plans
- Master Plans
- Zoning
- Transportation Plans
- Stakeholder/Community Engagement Findings



How do planning activities/documents relate to focus area(s) and priority brownfield(s)?

Brownfield Identification and Prioritization

Why is site identification & prioritization important for a competitive application?

- ✓ Shows a Comprehensive Approach
- ✓ Makes the Best Case for Application Story
- ✓ Focuses Project Goals

Things to consider:

- Existing Brownfield Inventory
- Site(s) Location
- Meets Brownfield Definition
- EPA Eligibility
- Associated Compelling Data
- Site(s) Potential to Meet Project Goals
 - Site(s) Size
 - Zoning
 - Access



All Things Considered

- Which came first - your priority brownfields sites or your focus area?



Questions & Answers

QUESTIONS

Contact Us!

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