







# NJ Highlands Region Brownfields Learning Lab

Tuesday, September 28, 2021







THE LEARNING LAB WILL BEGIN SHORTLY









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# Housekeeping

- All will be muted during the presentation
- Submit questions via Q&A to "All"
- The presentation will be made available on the NJ Brownfields Assistance Center's website after the learning lab



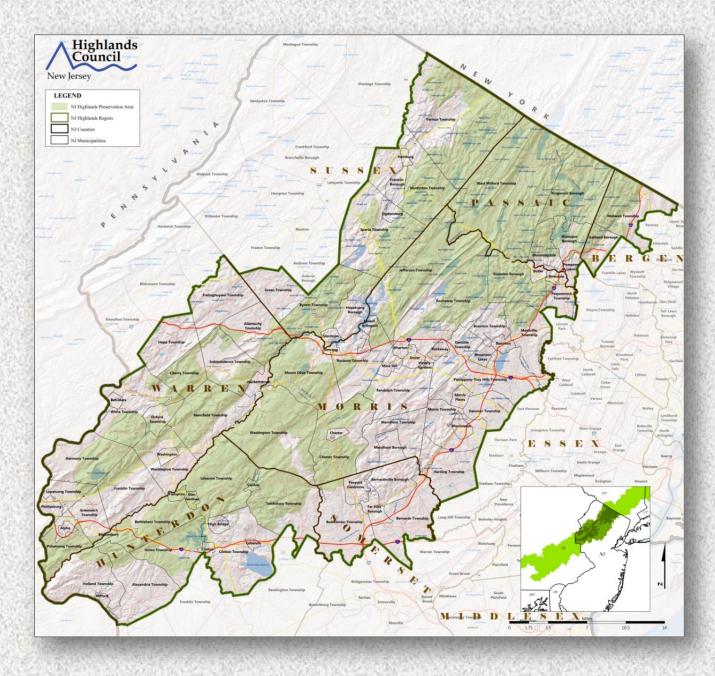
# New Jersey Highlands Region

88 municipalities

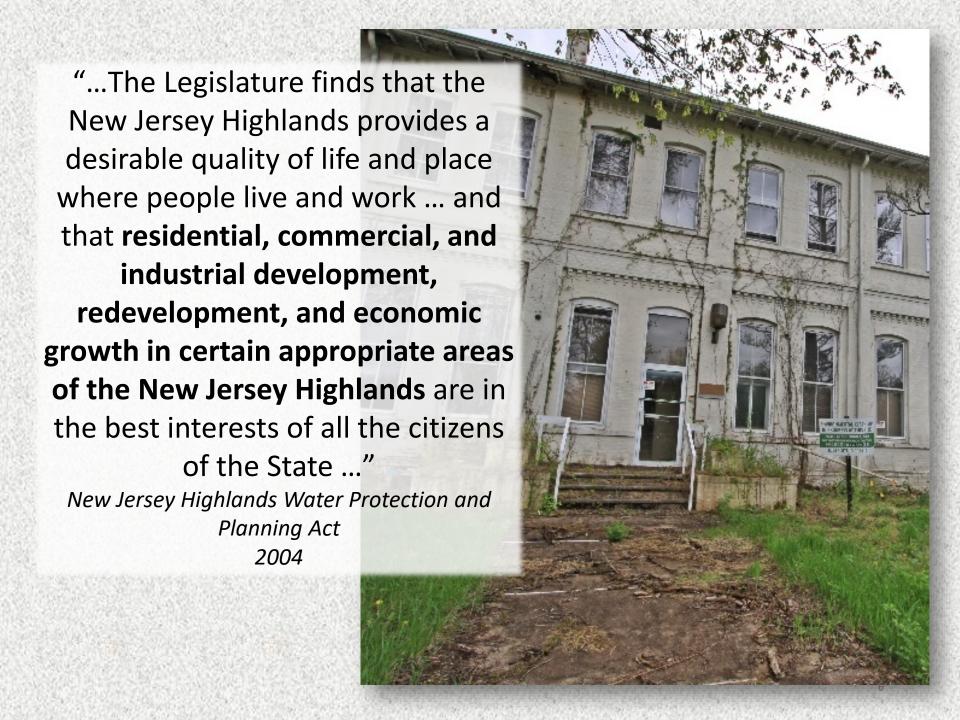
Portions of 7 counties

Approximately 860,000 acres, 1,343 square miles

Part of larger Federal Highlands Region



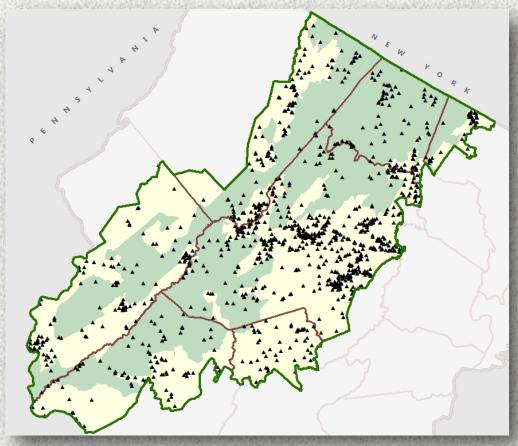
**Highlands Water Use** Sussex 26% - 50% **Passaic** Up to 25% Highlands Boundary County Boundaries Bergen The New Jersey Highlands Warren Morris Essex Region covers less than Union 15% of the state's land Hudson area, but **provides** Somerset Hunterdon Middlesex drinking water to more than 300 municipalities Mercer Monmouth that are home to 70% of New Jersey's population. ENNSYL Ocean Burlington Camden Gloucester Highlands Council



## Brownfield Opportunities in the Highlands

- RemediationActivities areExempt
- CertainReconstruction isExempt
- RedevelopmentArea Designation
- ✓ Planning Grants available

No match Non-competitive



Map of potential brownfield opportunities in the Highlands



#### **Highlands Brownfields Learning Lab**

#### Today's Presenters



Colette Santasieri, PhD
Executive Director
NJ Brownfields Assistance Center @ NJIT



Sean Vroom
Director
NJ Brownfields Assistance Center @ NJIT



Benjamin Alter, Senior Consultant GZA, an Affiliate Member of the NJ Brownfields Assistance Center @ NJIT



#### **Brownfield**

"Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." EPA

"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."

NJ state law (N.J.S.A. 58:10B-23.d)



















# **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





## **Advantages of Having a Brownfield Site**











## **Environment**



Source: http://www.lustreconsulting.com/service/contaminated-land-assessement

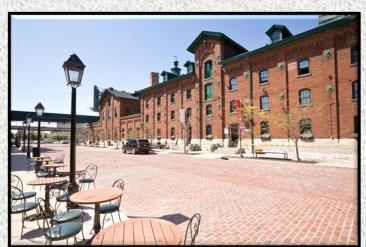


Source: http://www.flynnenvironmental.com/services/brownfields-redevelopment



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

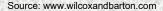
- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats



Source: http://maaonline.com/projects/



Source: https://dirt.asla.org/2013/05/29/brownfields-are-just-untapped-assets



# **Economy**

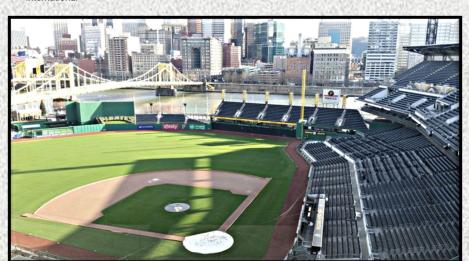


Source: https://www.ironhillcm.com/featured/cigars-international

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



Source: https://www.brownfieldrenewal.com



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



Source: Elizabeth Limbrick





Source: www.moderncities.com



Source: https://www.langan.com



Source: http://www.thegazette.com

# Community Needed Land Uses:

- a variety of housing options
- recreation and open space
- commercial and retail space; employment options
- schools
- health care facilities
- urban agriculture





Source: https://smartgrowthamerica.org



Source: http://wemu.org/post/brownfields-legislation-heads-governor-s-desk

#### Cleaned up and redeveloped brownfields





Source: http://brownfieldaction.org/brownfieldaction/brownfield basic

#### key ingredients to creating economically, environmentally, and socially

equitable communities



Source: http://www.chicagonow.com/



Source: http://blog.thedetroithub.com



Source: https://www.npr.org/2014/02/17/278651994/



Source: https://www.tighebond.com



# Brownfields Blueprint

Planning

Community Engagement

**Funding** 

Assessment & Cleanup

Redevelopment







# 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





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, state, 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
- medical 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



















#### **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?



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.









# **Brownfields Funding**

- Brownfields projects are funded by multiple sources (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the "funding stack")







## **EPA Brownfield Funding**

EPA Brownfield Grants - Multipurpose, Assessment, Revolving Loan Fund (RLF), Cleanup (MARC)

Only offered on even years

- Assessment Grant (\$500k)
- Revolving Loan Fund Grants (\$1mil)
- Cleanup Grants (\$500k)
- ➤ Multipurpose Grants (\$800k)

Only offered on odd years





# **New Jersey Brownfield Funding**

- NJDEP Hazardous Discharge Site Remediation Fund (HDSRF)
- NJEDA Tax Credit & Revolving Loan Programs (roll-out in near future)
- Highlands Council Environmental and Economic Sustainability Grant Awards Program

Contact:
(908) 879-6737 or
email
highlands@highlands.nj.gov









# Other Federal Funding Sources



- > HUD
- U.S. Department of Labor
- U.S. Small Business Administration
- U.S. Department of Transportation
- U.S. Department of Agriculture
- U.S. Economic Development Administration





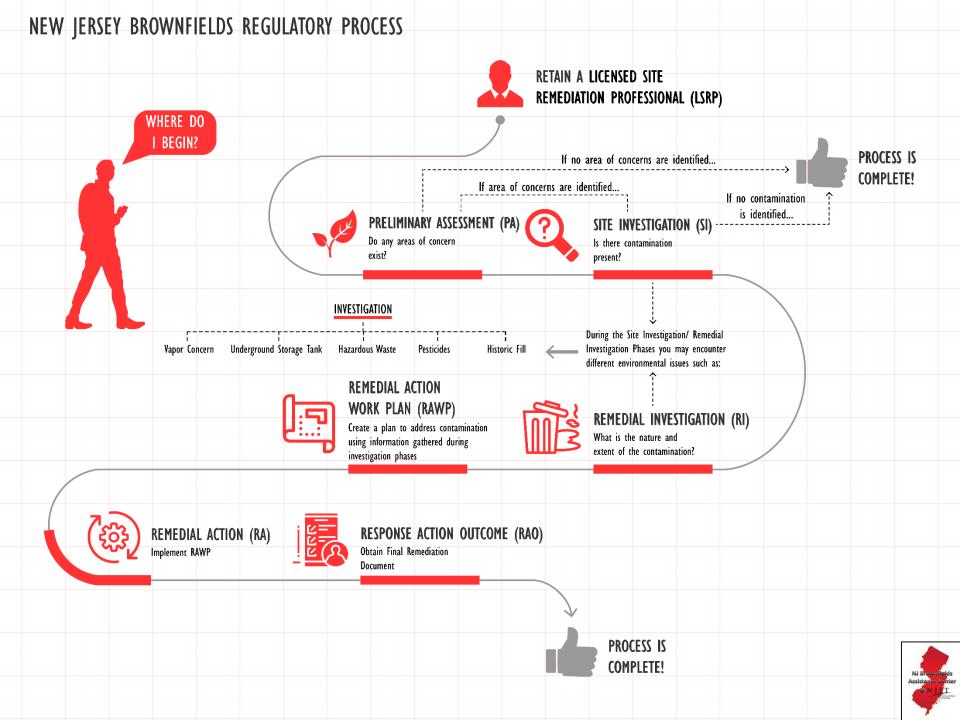




# **Berry Lane Park – Jersey City**

FUNDING SOURCES	
EPA Assessment Grants	\$525,000
EPA Cleanup Grants	\$1,400,000
Hudson County EPA RLF	\$522,204
HUD CDBG	\$1,495,5000
NJ State Green Acres Fund	\$2,000,000
NJ State Assessment Grants	\$415,000
Hudson County Open Space Fund	\$4,400,000
City Capital	\$3,000,000
Developer Contribution	\$750,000
Environmental Settlements from Prior Property	
Owners	\$1,270,000
Responsible Party (PPG Industries)	\$7,330,000
Rent and Concessions	\$200,000
Total:	\$36,767,204







#### **Brownfields Redevelopment Scenarios**

#### **Private Sector-Led Brownfields Redevelopment**



- secures the financing
- completes all environmental investigation and cleanup activities
- responsible for all construction activities

#### **Public Sector-Led Brownfields Redevelopment**



- takes ownership of the property
- > conducts environmental site assessment and cleanup activities
- oversees the redevelopment of the site, OR sells the site to a developer (or other interested party)

#### Public-Private Partnership for Brownfields Redevelopment



- the public sector provides some initial funding, often for environmental work and for infrastructure to support development
- private-sector developer funds and manages the predevelopment and construction process







#### **Mission**

- to educate and engage communities around brownfield issues
- to provide free guidance and resources to county and municipal governments and nonprofits challenged with navigating the redevelopment process
- to develop tools, strategies, and resources; create partnerships; and provide subject matter experts to brownfields-challenged communities

#### The NJIT Team





planners, engineers, environmental scientists, and social scientists who have helped hundreds of communities throughout the country

#### How can we help you?



#### **Resource Center**



www.njit.edu/njbrownfields



@njbrownfields



www.linkedin.com/company/njbrownfields

#### How can we help you?



## **Brownfields Help Desk**



973-596-6415



njbrownfields@njit.edu







Colette Santasieri: santasieri@njit.edu

Sean Vroom: svroom@njit.edu

njbrownfields@njit.edu