



# New Jersey Brownfield Redevelopment Success Stories



## Hutchinson Worldwide

1132 E. State St., 106-108 Mulberry St., & 250 Ewing St  
Trenton  
Mercer County

### Project Background & Description

This is a unique success story in that it is a multi-site (3) brownfield redevelopment project, on non-contiguous brownfields sites, with a single redevelopment team. Success was realized through the uses of an extraordinary number of incentives and close cooperation between willing partners with a commitment to the community.

### Challenges

The 3, non-contiguous Brownfields sites were complicated by the liability, uncertainty, and cost of environmental remediation.

### Funding and Partnerships

The City of Trenton partnered with Hutchinson and other partners to complete acquisition, remediation, and building rehabilitation with resources provided through public and private assistance. Bundling funding and incentives were key to success. Sources included:

#### Grants

- ❖ NJDEP/NJEDA HDSRF grant for environmental investigation (Aratex site)

#### Tax Credits/Incentives

- ❖ Long-term tax abatement (Mercer Bus Garage site)
- ❖ Tax forgiveness of ~\$400,000 in back taxes: (Lewis Bros. site)
- ❖ Tax abatement (Aratex site)

*Tax Free Zones:* All of Hutchinson's 7 facilities in the City of Trenton are in the Urban Enterprise Zone. The UEZ is a state-funded program that provides tax exemptions for qualified businesses. The City also receives a portion of the saved taxes from the state for other redevelopment purposes.

*Public/Private Loans:* Part of the construction funding was provided as low interest loans from the NJEDA.

### Remediation

Approximately \$400,000 to \$500,000 was spent for remediation excluding funds expended by prior owners. Approximately 7 acres of contaminated industrial land was remediated and/or made protective of public health, & 16.2 acres of blighted industrial land was redeveloped.

### Redevelopment

The expenditure of these funds, remediation, and rehabilitation created 302,000 square feet of industrial space with a total assessed value for the 7 Hutchinson Worldwide Trenton facilities of \$4.77M. The redevelopment has had a very positive impact on the city and its citizens in terms of jobs, tax rates and other economic development aspects.

Source: JR Capasso, Director, Division of Economic Development/Brownfields Coordinator, City of Trenton

### PROJECT INFORMATION:

**Property Owner:** Hutchinson Worldwide

**Developer:** Faigle Realty & Development Co.

**Site Sizes:** 7 acres remediated and/or made protective of public health, and 16.2 acres of blighted industrial land redeveloped

**Former Uses:** Mercer Bus Garage, Lewis Bros. Ceramics & Aratex

**Current Use:** manufactures engineered mobility components for vehicles within the defense, security and commercial industries

**Funding Sources:** multiple

**Costs:** approx. \$400,000 to \$500,000 (remediation), approx. \$5,000,000 (redevelopment and construction)

**Benefits:** over 400 employees, over \$100,000 in municipal taxes, over \$100,000 in other taxes