



REVITALIZING NEW JERSEY'S BROWNFIELDS

AN NJEDA INITIATIVE

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New Jersey Economic Development Authority (NJEDA)

New Jersey Brownfields Assistance Center @ NJIT

June 25, 2023

NJEDA Brownfield Programs and Initiatives



- ▶ Brownfields Planning and Assessment Services
 - ▶ Brownfields Impact Fund (BIF)
 - ▶ Brownfields Redevelopment Incentive Program (BRIP)
 - ▶ Hazardous Discharge Site Remediation Fund (HDSRF) - *Jointly administered with the New Jersey Department of Environmental Protection (NJDEP)*

<https://www.njeda.com/community-revitalization/>

email brownfields@njeda.com to be added to our newsletter mailing list

Background

NJEDA applied for a \$300K USEPA Brownfields Assessment Grant in October 2020. The award announcement was made in May 2021 and NJEDA entered into a Cooperative Agreement in October 2021.

Follow up conversations were held with the Community Collaborative Initiative (CCI) cities named in our application to discuss specific projects. Additional requests were received on a first come, first serve basis.

The NJEDA has an Expression of Interest form on our website:

<https://www.njeda.com/brownfields-planning-and-assessment-services/>

The budget for the U.S. Environmental Protection Agency (USEPA) Assessment Grant awarded in Fiscal Year 2021 is fully obligated, based on the latest estimate of expenditures.

Background (continued)

In November 2021, the NJEDA applied for a \$2M USEPA Brownfields Assessment Grant available to States and Tribes. The award announcement was made in May 2022 and NJEDA entered into a Cooperative Agreement in October 2022.

The NJEDA Board approved the framework of this initiative and entering contracts with the following environmental firms on June 14, 2023.*

NJEDA's five environmental firms (vendors) will be:

- 1) Brownfield Redevelopment Solutions, Inc. (BRS)
- 2) AKRF, Inc.
- 3) Montrose Environmental Solutions, Inc.
- 4) Groundwater & Environmental Services, Inc. (GES)
- 5) Vanasse Hangen Brustlin, Inc. (VHB)

*Pending Governor's Office veto
period and 10-day protest period

Details

- NJEDA has a Brownfields Assessment Grant from USEPA
 - NJEDA is not giving out grants with this funding
 - Instead, we are using the funding to provide professional environmental services
- This initiative will connect eligible brownfield sites to environmental firms (vendors) that can offer various professional environmental services
- Streamlines the process – No procurement / No invoices
- No money will not be exchanging hands between NJEDA and the entities receiving services



Brownfield Planning and Assessment Services

Eligible Activities

- ▶ Phase I Environmental Site Assessments (ESA)
- ▶ Preliminary Assessments (PA)
- ▶ Site Investigations (SI)
- ▶ Remedial Investigations (RI)
- ▶ Remedial Action Workplans (RAWP)
- ▶ Hazardous Materials Surveys
- ▶ Brownfields Planning Services
 - ▶ Preparation of Brownfields Inventories
 - ▶ Community Involvement Support
 - ▶ Development of Site Reuse Plans



Services will be tailored to meet the needs of each entity / brownfields site

Brownfield Planning and Assessment Services

Services Provided

► Perth Amboy

- Prepared a permit application that was approved by NJDEP
- Conducted field work including soil characterization and well repairs
- Perth Amboy Redevelopment Agency (PARA) currently working with a designated real estate developer for redevelopment of the site



Brownfield Planning and Assessment Services

Services Provided (continued)

► Bridgeton

- Prepared a Community Relations Plan
- Held a public virtual meeting and an in-person design charrette looking for input on redevelopment
- Completed a conceptual design incorporating input from various city officials and the public
- Held a follow-up public virtual meeting to present the final conceptual design to the community
- Final report included a cost estimate and list of potential funding sources
- City applied for and was awarded a Local Recreation Improvement Grant administered by the New Jersey Department of Community Affairs (DCA)



Bridgeton

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Brownfield Planning and Assessment Services

Services Provided (continued)

► Bayonne

- Preparing a Preliminary Assessment (PA) for former industrial property

► Camden

- Prepared Data Gap Summaries, Analysis of Brownfields Cleanup Alternatives (ABCAs) and Remedial Investigation/Remedial Action Cost Estimates for multiple former industrial properties

► Paterson

- Preparing a Remediation Strategy & Community Relations Plan
- Completed a property survey of the site that included boundary, topography, existing soil piles, significant features and aerial photography with Light Detection and Ranging (LIDAR)

Brownfield Planning and Assessment Services

NJEDA Webpage



BROWNFIELDS PLANNING AND ASSESSMENT SERVICES

NJEDA is offering no cost Brownfields Planning and Assessment Services. This program is supported through grant funding provided by United States Environmental Protection Agency (USEPA) to NJEDA.



ASSISTANCE

Free Phase I Environmental Site Assessments, Preliminary Assessments, Site Investigations and/or Remedial Investigations



BENEFITS

Helps transform underutilized properties into community assets

NJEDA procures the contractor to provide the professional services



ELIGIBILITY

Both privately and publicly owned properties are potential sites for this free service

PROGRAM GUIDE

○ Program Details



If you are interested in receiving these services, please complete and submit an Expression of Interest Form to bfassessment@njeda.com.

EXPRESSION OF INTEREST FORM 


QUESTIONS?

Expression of Interest Form

Now available on
NJEDA's website:

[https://www.njeda.gov/
brownfields-planning-
and-assessment-
services/](https://www.njeda.gov/brownfields-planning-and-assessment-services/)

NJEDA is currently
building a pipeline of
projects state-wide for
our FY22 Assessment
Grant



ECONOMIC DEVELOPMENT AUTHORITY

[Print](#)

BROWNFIELD PLANNING & ASSESSMENT SERVICES INTEREST FORM

(Please email the completed form to: bfassessment@njeda.com)

USEPA defines a brownfield as 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.

POINT OF CONTACT

Name:

Organization:

Contact Person:

Title:

Address:

Phone: -- Fax: --

E-mail:

SERVICES BEING REQUESTED

If any assessment has already been completed, please provide that information. If requesting a Phase II, please provide a current Phase I or Preliminary Assessment.

1. What services are being requested under this program?

☐ Phase I Environmental Site Assessment (ESA)/ Preliminary Assessment

☐ Phase II ESA ☐ Supplemental Phase II ☐ Other:

2. What are your expectations regarding the timing of the site assessment?

SITE INFORMATION

1. Name of site and type of business (if applicable):

2. Current owner of property (if different from applicant):

3. Address and acreage (if known):

(If there are multiple property addresses please provide additional information on a separate page and identify that page as Exhibit 1.)

4. Access will be provided to NJEDA and it's agents to conduct investigation activities at the site:

☐ Yes ☐ No

Please provide any limitations regarding site access including any specific time, physical constraints or accessibility issues that could impact the contractor's ability to conduct the field activities?

5. Provide a brief history of the site's current and past uses (if known):

6. Describe any previous environmental investigation conducted, or contamination identified on this site that has been remediated (including the removal of underground storage tanks):

7. If known, is this site now or has it historically been under regulatory oversight for environmental issues? ☐ Yes ☐ No ☐ Unknown

If yes, please describe:

8. Describe the proposed redevelopment plans for the site (if known):

9. Attach any figures and photographs showing the site location and the lay-out of the site and/or areas of historical operation, etc. (if available).

Signature _____ Date _____

Please email the completed form to: bfassessment@njeda.com

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Brownfield Planning and Assessment Services

Site and Entity Eligibility

- ▶ New Jersey municipalities, counties redevelopment agencies, non-profit organizations, and private parties are eligible.
- ▶ Following the submission of the expression of interest form, NJEDA will consult with USEPA to verify that the site and proposed activities are eligible under the cooperative agreement between USEPA and NJEDA.
- ▶ Sites eligible to receive services are those which meet the USEPA definition of a brownfield site:
 - ❑ *Sites with the presence or potential presence of hazardous substances, pollutants, or contaminants, sites contaminated with controlled substances, and/or mine-scarred lands.*

Brownfield Planning and Assessment Services

Agreements

Once eligibility has been confirmed by USEPA and the scope of work has been agreed upon by all parties, NJEDA will require:

- 1) Property Owners Agreement – This will be between the property owner and NJEDA and is a release of liability.
 - If the property is owned by a private party, a release of claims against NJEDA will need to be executed by the municipality or municipalities (if the site is in multiple municipalities) in which the site is located.
- 2) Access Agreement – This will be between the property owner and NJEDA's vendor that allows access to the site to perform the services.

Brownfield Planning and Assessment Services

Key Program Features

<https://www.njeda.com/brownfields-planning-and-assessment-services>



- ▶ Generously funded by grants received from the USEPA
- ▶ NJEDA procures the contractors for this FREE service
- ▶ Public and privately owned properties are potential sites
- ▶ Assistance available for Phase I Environmental Site Assessments (ESA), Preliminary Assessments (PA), Site Investigations (SI), and Remedial Investigations (RI) as well as Brownfields planning services
- ▶ Submit an **Expression of Interest** form if you have a property and are interested in receiving these services to: bfassessment@njeda.com



Visit njeda.com or email
melissa.dulinski@njeda.gov for more information



@NewJerseyEDA | NJEDA.com | 844.965.1125

NJEDA