

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

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- **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)
 - USED A (~\$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 (DEP, DCA) Federal (EPA)
 - NALGEP/BCN ITRC Brownfields and ISS Teams
 - NJ/EPA Roundtables US-German Bilateral Working Group



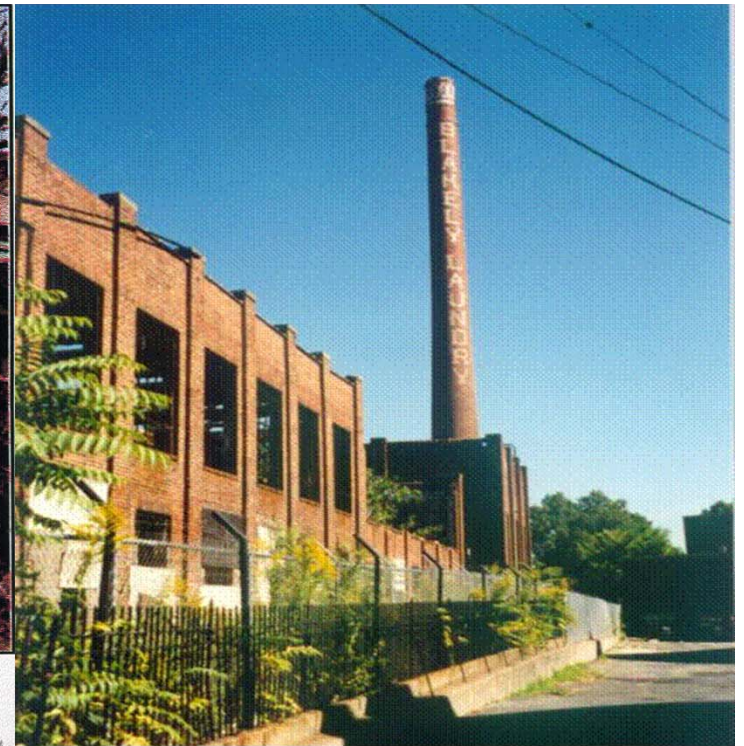
Battle Monument Area-Wide Brownfields Redevelopment

**2004 Phoenix Award
Community Impact**

City of Trenton, NJ

**Brownfields 2004
St. Louis, MO**





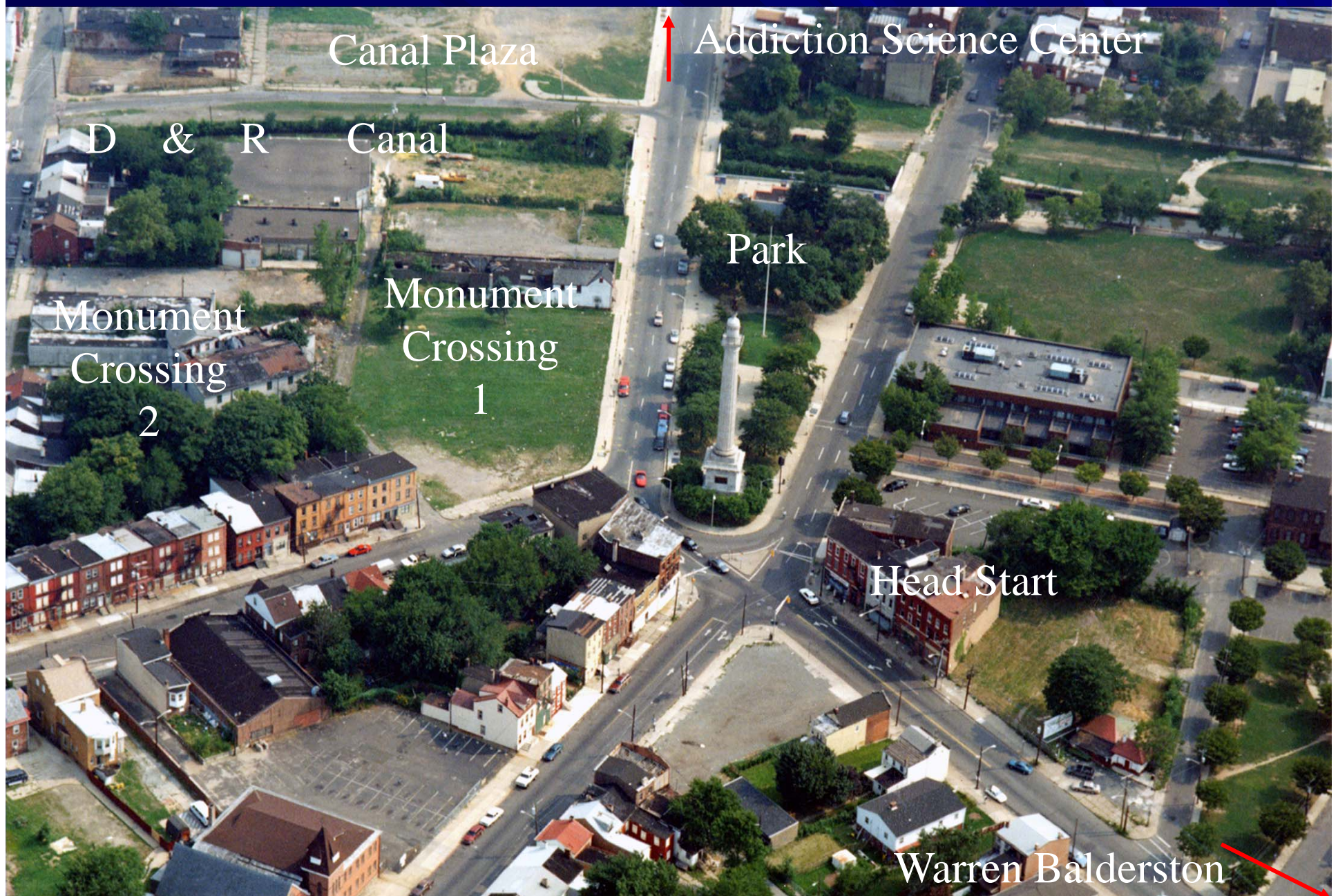
**Battle
Monument
Area
Early 1990s**



Battle Monument Area Early 1990s



Battle Monument Area – circa 1997



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

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)

Federal \$146,858 (PAs, USTs, Soil Remediation)

Brownfields Assessment Pilot Grant	\$25,750
USEPA USTFIELDS Grant	\$34,646
USEPA BCRLF	\$86,480

State \$710,110 (SI, RI, Soil Remediation)

Haz. Discharge Site Rem. Fund Grants	\$151,007
HDSRF Loan	\$86,480
NJ Spill Fund	\$128,651
NJRA – BF Redevelopment Initiative	\$175,961
State Grant – Canal Banks Area	\$104,744
Urban Enterpize Zone Grant and RLF	\$84,045

**Other \$535,394 City Budget, Developer Contribution,
Regional Contribution Agreements**

Projects

- 141 Residential units
- 1 office building
- 2 pocket parks
- 1 early childhood development facility (approved)



HUTCHINSON®

WORLDWIDE





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)