

NJ Resources for Returning Brownfields to Productive Use

Redeveloping Brownfields

New Jersey has thousands of brownfield sites because of its vigorous industrial past. Left undeveloped, these sites are a burden to the communities in which they are located. But brownfields can be real assets once they are redeveloped for active use. However, getting to redevelopment can be a challenge. Many of these sites have been ignored and need significant resources to clean them up and return them to use. The New Jersey Economic Development Authority (NJEDA) recognizes that there are multiple hurdles to clear before brownfield sites can be transformed and offers a suite of programs to assess and clean up these sites for redevelopment.

Brownfields Redevelopment Incentive Program

This new competitive program will offer a one-time tax credit to developers who have completed a cleanup of a brownfield site. Eligible costs include site investigation, assessment, remediation, asbestos, and demolition. Fifty percent of costs will be covered on typical sites up to a maximum of \$4 million, with a bonus of \$8 million, or up to 60 percent of costs for Government Restricted Municipalities (GRMs) -- Atlantic City, Paterson, Trenton -- and [Qualified Incentive Tracts](#). The applicant is awarded tax credits upon completion of a brownfield cleanup. Rules for this program are expected to be released this fall.

Please email bftaxcredit@njeda.com to be added to the mailing list for updates on this program.

Brownfields Planning and Assessment Services

The United States Environmental Protection Agency (USEPA) has selected the NJEDA to receive a brownfield assessment grant of \$2 million. The NJEDA is currently creating guidelines to implement this grant and plans to offer no-cost Brownfields Planning and Assessment Services. These services can include free Phase I Environmental Site Assessments, Preliminary Assessments, Site Investigations and/or Remedial Investigations. Parties interested in receiving services may fill out of expression of interest form at <https://www.njeda.com/brownfields-planning-and-assessment-services/>.

Brownfield Impact Fund Loans

Borrowers can receive loans of up to \$350,000 to assist with the cleanup of a brownfield property through the NJEDA's Brownfield Impact Fund. Local governments, for-profit businesses, and non-profit entities are all eligible to apply for the funding. The loan offers up to a 20-year term with 1-2 percent interest rates based on project specific criteria. There are no payments for the first four years and no pre-payment penalty. The loans are available on a first come, first served basis upon receipt of a completed application.

The NJEDA asks that applicants complete a pre-qualification form before applying for this program, to evaluate the project's eligibility. Loans cannot be given to entities responsible for or contributing to the contamination. This program is generously supported through a grant from the USEPA. Learn more about the program at <https://www.njeda.com/brownfieldsimpactfund/>.

Hazardous Discharge Site Remediation Fund (HDSRF)

HDSRF, which is jointly administered by the New Jersey Department of Environmental Protection (NJDEP) and the NJEDA, has awarded more than \$350 million since its inception in 1993. Grants and loans are issued to fund assessments, investigations, and remedial actions. Learn more about the program at <https://www.njeda.com/hdsrf/>.

NJ Brownfields Assistance Center (BAC) at the New Jersey Institute of Technology (NJIT)

The NJEDA provides financial support to BAC at NJIT. BAC at NJIT offers free focused assistance including educational webinars, funding sources, strategies, and guidance. Visit <https://www.njit.edu/njbrownfields/> for details.

As time goes by and land becomes more limited in our densely populated state, redevelopment of these sites will be even more important. Please send your email to brownfields@njeda.com to be added to NJEDA's distribution list for updates on NJEDA brownfield programs.