

Revitalization through Brownfield Redevelopment:

How Paterson is Succeeding and You
Can Too!



**Boris Kroll Textile Mill and
Apartment Conversion**



Brownfield Revitalization Tool Kit

2007



Environmental Law Institute

Acknowledgements

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ELI is responsible for the production of this toolkit, including any omissions or inaccuracies that may appear. The information contained in the toolkit was distributed at a workshop conducted on January 18, 2007, in Paterson, New Jersey, entitled *Revitalization through Brownfield Redevelopment: How Paterson Is Succeeding and You Can Too!* Additional information contained in the report was obtained primarily through policy and legal research and personal interviews conducted by ELI.

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- Deborah Hoffman, *Passaic County Department of Economic Development*
- Jessie Torrez, *City of Paterson*

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- Gwenn Levine, *Paterson Alliance*
- Karen Lowrie, *Rutgers University's Center for Neighborhood and Brownfields Redevelopment*
- Kemper McDowell, *City of Paterson, Division of Health*
- George Riley, *City of Paterson, Division of Health*
- Cliff Schneider, *St. Paul's Community Development Corporation*
- Tarah S. Somers, *ATSDR Liaison Office to EPA Headquarters*
- Joseph J. Surowiec, Jr., *City of Paterson, Division of Health*
- Jose "Joey" Torres, *Mayor, City of Paterson*

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Section 1:

Introduction and Workshop Background Information

Paterson Workshop Summary and Toolkit Guide

On January 18, 2007, the workshop *Revitalization through Brownfield Redevelopment: How Paterson is Succeeding and You Can Too!* was held in Paterson, New Jersey. The workshop was presented by the Environmental Law Institute (ELI), the Paterson Environmental Revitalization Committee (PERC), the Paterson Division of Health, and the Passaic County Board of Chosen Freeholders.

The special focus of the workshop was on using brownfields redevelopment as a method to revitalize areas that are economically distressed and environmentally challenged. It highlighted a public health approach that serves to strengthen brownfields redevelopment and improve community health by:

- fostering community partnerships and collaborations
- reducing human exposure to contaminants and other hazards posed by dilapidated buildings
- enhancing property values
- creating opportunities for disease prevention and health promotion by leveraging financial and technical resources.

The workshop included an overview of Brownfield opportunities in Paterson, links between brownfields redevelopment and public health, resources for people interested in Brownfield redevelopment, tools and allies to enhance Brownfield revitalization, and a trolley tour of available Brownfield properties in Paterson. The workshop was designed for developers and redevelopers (for-profit, municipal and nonprofit); Brownfield property owners or tax lien holders; public health sector and volunteer health organizations; community-based organizations; municipal officials; and environmental and health care professionals, including consultants, attorneys, land planners, and health care providers.

This Tool Kit includes materials that were presented at the workshop. It is our hope that this Tool Kit will be useful to those who participated in the workshop as well as those who would like to use Brownfields redevelopment as a means to promote community health and sustainability.

Workshop Agenda

Brownfield redevelopment can revitalize areas that are economically distressed and environmentally challenged. Integrating a public health approach can strengthen brownfields redevelopment and improve community health by:

- fostering community partnerships and collaborations
- reducing human exposure to contaminants and other hazards posed by dilapidated buildings
- enhancing property values
- creating opportunities for disease prevention and health promotion by leveraging financial and technical resources

8:30 **Introduction**

Clifford Schneider, Chair, Paterson Environmental Revitalization Committee (PERC); Executive Director, St. Paul's Community Development Corporation

Welcome

Mayor Jose "Joey" Torres

Overview of the Workshop

Suzi Ruhl, Environmental Law Institute (ELI)

9:00 **Keynote**

Achieving Community Revitalization through Brownfields Redevelopment
Ann Carroll, U.S. Environmental Protection Agency (EPA)

9:30 **Brownfields Redevelopment in Paterson**

Moderator: Deborah Hoffman, Vice Chair, PERC; Director, Passaic County Department of Economic Development

Panel Discussion:

- U.S. EPA Pilot Grant & PERC (Jessie Torrez, City of Paterson)
- BDA (Steve Kehayes, New Jersey Department of Environmental Protection, Office of Brownfield Reuse)
- Paterson Inventory Strategy, Development, and Success Story: Paperboard Specialties (Lawra Dodge, Excel Environmental Resources)

10:30 **Break**

10:45 **Brownfields Resources, Tools and Allies: Enhancing Brownfields Redevelopment & Revitalization Opportunities**

Moderator: Suzi Ruhl

Government Resources

- Economic Support (Margaret Piliere, Assistant Director, New Jersey Economic Development Authority)
- Environmental Support (Steve Kehayes)
- Federal Resources (Larry D'Andrea, U.S. EPA Region 2)

Leveraging Health Challenges into Opportunities

- Health Status and Health Care Gaps (Joseph J. Surowiec, Jr., Health Officer, City of Paterson Division of Health)
- Access to Health Information and Resources (Steve Jones, Agency for Toxic Substances and Disease Registry, Centers for Disease Control and Prevention)
- Brownfields and Public Health Models of Success (Suzi Ruhl)

Neighborhood Sustainability Opportunities

- Affordable Housing, Green Buildings, Community Facilities and Parks (Karen Lowrie, Rutgers University's Center for Neighborhood and Brownfields Redevelopment)

12:30 **Working Lunch: Developers Roundtable**

Moderators: Michael Sylvester, The Whitman Companies and Lawra Dodge

Panelists: John Campanile, Stanford Risk Management Services, Inc.; Warren King, Dornoch Management, LLC; Ramesh Tharwani, K. Hovnanian Homes

1:15 **Overview of Brownfields Opportunities in Paterson**

Lawra Dodge

- Application of workshop lessons and information to brownfields in Paterson
- Possible future projects for redevelopment

1:45 **Next Steps and Closing Remarks**

Deborah Hoffman

2:00 **Optional Trolley Tour of Brownfields Opportunities**

Workshop presented by:

Paterson Environmental Revitalization Committee, Environmental Law Institute, Paterson Division of Health, and Passaic County Board of Chosen Freeholders

Workshop Sponsors:

Environmental Law Institute
Passaic County Board of Chosen Freeholders
Paterson Division of Health
Paterson Environmental Revitalization Committee

Planning Committee:

Vince F. Carney, Carney Environmental Concepts, Inc.

Lawra Dodge, Excel Environmental Resources

Mohamed El Filali, Islamic Center of Passaic County

Deborah Hoffman, Passaic County Board of Chosen Freeholders

Karen Lowrie, Center for Neighborhood and Brownfields
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Suzi Ruhl, Environmental Law Institute

Clifford D. Schneider, St. Paul Community Development Corp.

Joseph Surowiec, City of Paterson, Division of Health

Jessie Torrez, City of Paterson Dept. of Community Development

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Ann Carroll has formal education in science and public health and over 25 years of experience working on a range of environmental health issues, including close to 15 years with the U.S. Environmental Protection Agency and former Office of Technology Assessment with the U.S. Congress. Ms. Carroll’s efforts have focused on a range of environmental health hazards, including petroleum and underground storage tanks regulations, urban environmental and public health hazards such as lead, heavy metals and pesticides, as well as current efforts to integrate brownfields assessment, clean up and redevelopment with public health prevention programs. Ms. Carroll has worked in private consulting as well as the National Governor’s Association and U.S. EPA Offices in Washington, D.C. and Boston, Massachusetts. Ms. Carroll managed the Lead Reference Center of the NSW Environmental Protection Authority based in Sydney, New South Wales, Australia from 1996 to 2000 and returned to the U.S. EPA in February 2002 to work in the Office of Brownfields Cleanup and Redevelopment.

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Mr. D'Andrea currently serves as the Brownfields Coordinator and Chief of the U.S. EPA Region 2 Brownfields Section. He has also served as a hydrologist for the Emergency & Remedial Response Division (Superfund). Prior to accepting the position with Superfund, Larry worked for four years as a Corrective Action Specialist and Compliance Officer in EPA's RCRA program. Larry was also employed by the Port Authority of New York and New Jersey where he worked on hazardous waste site remediation, and with the National Oceanographic and Atmospheric Administration's Marine Ecosystems Analysis Project. In addition, he spent eight years with New Jersey City University supervising geoscience/geography laboratory classes and teaching courses in geology and oceanography.

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Lawra Dodge is the founder and President of Excel Environmental Resources, a full-service environmental engineering and consulting firm located in North Brunswick, New Jersey. She is a licensed professional geologist with 24 years of experience as an environmental consultant working with industrial, commercial, and residential property owners, developers, and builders as well as municipalities and public redevelopment agencies across the state. Ms. Dodge is an expert in soil and groundwater remediation as well as construction management and has designed and implemented successful and innovative environmental solutions to enable the redevelopment of Brownfield properties for commercial, retail, and residential end uses. She is a proud member of the Paterson Environmental Revitalization Committee (PERC) and is on the Board of Directors of the Regional Planning Partnership, a state-wide organization that promotes Smart Growth through smart planning. She is also an active member of the Environmental Committees of the National Association of Industrial Office Properties (NAIOP) and the New Jersey Builders Association.

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Deborah Hoffman is currently the Director of Economic Development for the County of Passaic. She provides direct technical support and assistance to companies seeking to relocate to or expand in the County of Passaic. Specific services include real estate identification, assistance in securing loans and lines of credit, and

information on business incentives and public programs that support business development. Ms. Hoffman has facilitated over \$100 million in financing for Passaic County companies and manages the Greater Passaic County Bond Program that has financed over \$70 million for Passaic County businesses to fuel their expansion. In addition, she is in the process of developing a Comprehensive Economic Development Strategy for the County, promotes the redevelopment of Brownfield sites through a \$400,000 grant from the U.S. Environmental Protection Agency, and is responsible for the operations of the Passaic County Brownfields Commission and the Passaic County Motion Picture and Television Film Commission. In addition, she is responsible for the implementation of an \$88,000 grant to provide ISO 9000 training program for 4 Passaic County companies. Her publications include: Passaic County Business Directory, Passaic County Promotional Postcard, Passaic County Economic Development Resource Magazine, NJ BIZ insert on Passaic County and the recently published Passaic County New Jersey Film Production Resource Guide.

Prior to her position with Passaic County, Ms. Hoffman was the Executive Director of the Paterson Economic Development Corporation for eight years and the Senior Vice President of the Brooklyn Economic Development Corporation for nine years. Ms. Hoffman possesses a Master's in Urban Planning and a Bachelor of Arts from New York University. She was president of the Economic Development Association of New Jersey in 2005 and is currently treasurer of Downtown New Jersey; treasurer of Memorial Day Nursery, a member of the board of the Regional Plan Association of New Jersey, the North Jersey Regional Chamber of Commerce, the Passaic County Community College Foundation, and a member of the Advisory Board of Paterson Habitat for Humanity.

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Steve Jones has been the Senior Representative for the Agency for Toxic Substances and Disease Registry (ATSDR) Liaison Office to EPA headquarters in Washington, D.C. since 1996. The Liaison Office has been very active the last ten years promoting public health at revitalization sites across the U.S. Mr. Jones joined the ATSDR in 1992, where he worked in the Region 2 office, which covers New York and New Jersey. He started his career with Monsanto in St. Louis but soon moved to the U.S. EPA Superfund Program in Kansas City as a Remedial Project Manager. Mr. Jones graduated from the University of Missouri in 1987 with a Bachelor's Degree in Chemical Engineering and is currently in grad school at Virginia Tech as a candidate for Masters in Environmental Engineering.

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Steve Kehayes has been involved with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program since the early stages of the program. He has twenty years of experience in the site remediation program, including ten years overseeing the cleanup of high environmental concern industrial sites under the Industrial Site Recovery Act (ISRA). He served several years in the state Voluntary Cleanup Program, overseeing the cleanup of residential, commercial, industrial & government-owned properties. He also supervised the unit responsible for scoring and ranking abandoned contaminated sites for the allocation of public cleanup monies

Mr. Kehayes is currently serving in the NJDEP Office of Brownfield Reuse, a unit that includes senior site remediation specialists that understand the need to improve the quality of life in our communities through the remedy of abandoned Brownfield sites. Mr. Kehayes is assigned to the metropolitan northeast area of New Jersey, including Newark, Jersey City, Bergen County, Essex County and Hudson County. He has supported the Passaic County and City of Paterson Brownfield programs in the past. Mr. Kehayes has worked in these urban communities during his entire tenure at the DEP. He manages successful brownfield reuse projects that, in addition to addressing environmental and public health concerns, provide economic development, affordable housing and urban open space development opportunities.

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Warren King is a project manager with Dornoch Management. Involved in multiple redevelopments in Paterson and Newark, the real estate investment and development company is focused on strategic acquisitions and repositioning of real estate, in keeping with local and statewide smart growth initiatives. A licensed broker in New York and New Jersey, Mr. King has more than 17 years of experience. Previously he worked with Prudential Douglas Elliman, Brown Harris Stevens and The Corcoran Group, where he was a vice president and associate broker. In addition, he has worked on his own as a consultant to developers in New York, and is a member of the Real Estate Board of New York. King studied at S.U.N.Y Purchase. He recently relocated to New Jersey from Manhattan, New York. Mr. King has an impressive background in real estate marketing, construction, consulting, management and brokerage involving mixed-use and multi-family developments. His experience is a perfect fit for the mixed-use and multi-family projects in progress in Paterson and Newark.

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Karen Lowrie, Ph.D. has worked for the National Center for Neighborhood and Brownfields Redevelopment at Rutgers University's Edward J. Bloustein School of Planning and Public Policy for the past ten years, currently as Project Manager. She manages projects associated with revitalizing distressed urban neighborhoods, including building local capacity for physical and social improvement through neighborhood planning, addressing community health concerns, and developing brownfields training for community-based organizations. She also teaches classes in land use planning, urban neighborhood redevelopment and environmental planning and has written numerous articles in popular and peer-reviewed publications.

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Margaret Piliere is the Assistant Director of Business & Community Development for central New Jersey at the New Jersey Economic Development Authority (EDA). In this capacity, she helps connect municipalities, community development organizations and businesses with financial and technical assistance resources administered by the EDA in addition to managing the EDA's Brownfield initiatives. Prior to assuming her current position, Ms. Piliere served as EDA's Assistant Director of Lending Services and managed the Business Employment Incentive Grant Program. She is a member of the Brownfields Redevelopment Interagency Team, the Brownfields Redevelopment Task Force, the Main Street Advisory Board and the Transit Village Task Force, all of which are statewide initiatives in New Jersey.

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B. Suzi Ruhl, J.D., M.P.H., is currently the Director of the Public Health and Law Program, the Co-Director of the Brownfields Center, and a Senior Attorney for the Environmental Law Institute. She is also the founder and former President of the Legal Environmental Assistance Foundation, Inc. (LEAF).

She provides legal and health expertise on a variety of environmental issues including brownfields redevelopment, drinking water protection, pollution prevention, health risk assessment, community environmental health, and environmental justice. She has provided legal assistance to citizens throughout the nation, Eastern Europe, Russia, and Australia. She also engages in policy development at the local, state and federal levels of government.

Ms. Ruhl is an Assistant Clinical Professor of public health and epidemiology at the State University of New York College of Optometry, has a courtesy faculty appointment at the Florida A&M University Institute of Public Health, and is a former adjunct professor of environmental law at the University of Alabama. She has authored numerous articles on toxic pollution.

She is on the Boards of the Florida Brownfields Association and the Center for Health, Environment and Justice. Ms. Ruhl served as Vice Chair on the Community Environmental Health Advisory Board within the Florida Department of Health; as Chair of the Committee on Access to Justice, Executive Council of the Environmental and Land Use Law Section of the Florida Bar; as Board member of the Waste Policy Institute of Virginia Tech; as Chair of the Subcommittee on Environmental Health and Risk Florida's Environmental Equity and Justice Commission; and as Vice-Chair of the Florida Pollution Prevention Council. In addition to her law degree, Ms. Ruhl has a Master's Degree in Public Health (Epidemiology).

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Clifford Schneider has served as the Executive Director of St. Paul's Community Development Corporation (SPCDC) in Paterson for over five years. SPCDC builds affordable housing and supported housing and provides human service programs such as the Emergency Men's Shelter, Emergency Food Pantry, and Welfare to Work (an adult literacy, ESL, GED and customized work/job training program). They also have a large, active AmeriCorps and VISTA Program.

Prior to working at SPCDC, Mr. Schneider was the Mid-Hudson Division Director for Volunteers of America – Greater New York where he coordinated emergency housing and special human services programs in the lower Hudson Valley region in New York State. He is currently Chair of the Passaic County Comprehensive Emergency Assistance Services (CEAS) and Continuum of Care Committee, Chair of the Paterson Environmental and Revitalization Committee (PERC), Outgoing Chair of the Paterson Alliance, a member of the Passaic County Brownfields Commission, and a member of the Housing and Community Development Network of New Jersey.

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Mr. Surowiec is a health officer with the City of Paterson. His areas of expertise include environmental health programs, health planning, health education, and public health nursing services. Mr. Surowiec directs city staff members who provide a range of public health programs in Paterson and six contracting towns. He previously worked as a medical review analyst for the New Jersey Department of

Human Services (1985 to 1991), where he coordinated case management to assure the quality and necessity of medical care provided by Medicaid. Mr. Surowiec has also served as the public health coordinator and as the director of ambulatory care in the Camden County Department of Health. He has served on numerous health committees and boards, including the Camden Free Dental Clinic (1977-1983), the Mayor's Health Planning Task Force (1991-2003), the New Jersey State Lead Task Force (1992-2003), the Paterson-Passaic County-Bergen County HIV Health Services Planning Council (1992-2003), and the North New Jersey Maternal & Child Health Consortium Board. Mr. Surowiec earned his B.S. in Business Administration from West Virginia University.

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Prior to joining The Whitman Companies, Mr. Sylvester worked at the New Jersey Economic Development Authority where he served as a Program Manager of the Brownfields Redevelopment Office and administered various Brownfields financing programs including the Hazardous Discharge Site Remediation Fund (HDSRF), which is recognized as New Jersey's cornerstone grant and loan program for Brownfields redevelopment. Mr. Sylvester holds a Bachelor of Arts degree in Business Management and Marketing from Upsala College, New Jersey and is licensed by the New Jersey Real Estate Commission.

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Ramesh Tharwani is the North East Region Director of Land Development Planning at K.Hovnanian Companies. Mr. Tharwani's group oversees K.Hovnanian communities in the planning and approval process. Prior to joining K.Hovnanian, Ramesh worked in the consulting industry for over ten years. Mr. Tharwani has been involved, both at K.Honanian and at his previous jobs, in Brownfield Redevelopment Projects, including residential and commercial projects.

Mr. Tharwani is a licensed professional engineer in the State of New Jersey. He holds Bachelor of Engineering in Civil Engineering and a Master's of Science in Civil and Environmental Engineering.

Jose “Joey” Torres
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Mayor Jose “Joey” Torres was first elected to the Paterson City Council in 1990. He served on the City Council for 12 years and was City Council President in 1993 and 1994. Mayor Torres has helped establish hundreds of affordable housing units for working families and has proven his commitment to education by establishing twelve after-school centers that offer a safe place for children to play. Mayor Torres’s primary concerns are public safety, housing, education, economic revitalization, and neighborhood redevelopment and restoration.

Mayor Torres was one of six New Jersey mayors selected by the Regional Plan Association of the New Jersey Department of Community Affairs Office of Smart Growth to attend a course at the New Jersey Mayors’ Institute on Community Design at Princeton University. Mayor Torres was appointed by Governor James E. McGreevey to the New Jersey Motor Vehicles Affordability and Fairness Task Force. He recently received the New Jersey Planning Association’s Award for Smart Growth for the City of Paterson’s Master Plan.

Mayor Torres is a lifelong resident of Paterson. He served as a purchasing agent for the Paterson Housing Authority for 17 years and is a Certified Public Housing Manager. He is a graduate of Rutgers University.

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Jesse Torrez is the Brownfields Coordinator in the City of Paterson Community Development Department. She is responsible for satisfying the reporting requirements for the Paterson Brownfields Pilot Program and manages information relating to Brownfields sites in Paterson. Ms. Torrez also serves as the Secretary of the Paterson Environmental Revitalization Committee (PERC). In this capacity she facilitates the successful operation of the PERC’s activities and serves as the liaison between the Mayor, City Council, and PERC. Ms. Torrez also monitors Paterson’s programs subsidized by the Community Development Block Grant (CDBG). Ms. Torrez earned her Bachelor in Public Administration from Kean University.

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Section 2:

Brownfields in Paterson

Brownfield Sites in Paterson, New Jersey
Information accurate as of April 23, 2007

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
1	Body Works	CHEMICALLY PURE IND C/O	62 & 64 Garfield Ave.	A0030	4	0.06 acres	Vacant Land	One commercial building	Active	BFO-N 8/18/98 ACTIVE
1	146 N 7th St.	Bette B. & Terrance Philips	144-146 N 7th St.	A0072	4	0.1148 acres	Residential	One two story house	Residential house	BFO-N 5/20/99 ACTIVE
1	Paterson Plaza LLC	Paterson Plaza LLC	100 Hamilton Plaza	J1098	3	1.7 acres	Commercial	One building	Active	BUST 8/31/00 ACTIVE
1	La Houd Site / Cliff St. Site	City of Paterson	95-113 Cliff St. and Belmont Ave.	B0103	10	0.57 acres	Public	None	Building was recently knocked down.	BFO-N 12/1/98 ACTIVE
1	Salvatore Verga	Fred and Rosemarie Orsita	533 to 539 Totowa Ave	B0109	14	0.10 acres	Commercial	One building	Inactive	BFO-IN 5/30/00 ACTIVE
1	Amoco Service Station Pat. City	Kasht Sami & Dahal & Abaza Ketal	353-377 W. Broadway	B0117	1		Commercial	One small commercial building	Active Service Station	BUST 8/23/89 ACTIVE
1	Ravallese Complex	Ravallese Bros. Inc.	59-63 Laurel St.	B0119	22	0.2152 acres	Commercial	One commercial building	Active	BUST 11/5/98 ACTIVE
1	4 N 10th St.	REGALADO, CARMEN and RIGOBERTO	4 N 10th St.	B0121	10	0.17 acres	SFR	One two story house	Residential house	BFO-N 12/11/00 ACTIVE
1	Columbia Textiles Mills	John T. Sessa Ent.	28-42 Ryle Ave.	B0134	2	0.52 acres	Industrial	One building	Active Gas Station	NO INFORMATION
1	Addy Mill & Venable Mill	City of Paterson	50-68 Ryle Ave	B0135	6	0.6208 acres	Public	One large industrial building	Inactive	NO INFORMATION
1	Paterson City Municipal Complex	City of Paterson	93-125 Broadway	D0506	1A	0.1033 acres	Public	One building	Active	BFO-IN 12/7/99 ACTIVE
1	BANNISTER FUEL OIL	FAYE BANNISTER	84 STRAIGHT St.	D0531	1	0.02 acres	Commercial	One small commercial building	Inactive	NO INFORMATION

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
1	49-55 Governor St.	John Van Winkle	49-55 Governor St.	D0544	1	1.42 acres	Industrial	One large industrial building	Inactive	NO INFORMATION
1	A Capone Sanitation Incorporated	(N.R.) ACS Services Inc.	20-32 Fulton St.	D0559	6	0.8 acres	Industrial	One large industrial building	Active Sanitation Company	BUST 12/30/99 ACTIVE BFO-CA 11/14/94 PENDING
1	Parcel RC-6	NJ Dept of Transp.	12-16 Montgomery St.	D0555	2&3	0.06 acres	Public	None	Vacant Land	NO INFORMATION
1	Territo & Son Fuel Oil Comp.		36 to 40 Straight St	D0555	11. A	0.0390 acres	Public	One small commercial building	Inactive	BUST 1/11/94 PENDING
1	Paterson Community College	Paterson Community College	192-194, 196-198, 200-202 College blvd.	G0800	2, 3, 4	0.46 acres	Public School	Multiple Buildings	College, active	BUST 6/30/98 ACTIVE
1	ATP Processors LTD	City of Paterson	1-31 Van Houten St.	H0850	4,5, 6,& 26	7.5 acres	Public	Multiple commercial buildings and rundown buildings	Active to inactive	BFO-N 1/23/95 ACTIVE
1	NJ Transit Market Street Garage	Crooke Building Assoc. A NJ L/P	16 Market St.	H0850	22		Commercial	Four bus garage and large commercial building	Active	BUST 2/28/94 ACTIVE
1	Fabricolor Manufacturing Corp.	Mac Multi Group	36 Van Houten St.	H0850	2	0.1 acres	Industrial	Multiple Buildings	Active	BFO-N 4/23/98 ACTIVE BUST 9/18/92 ACTIVE
1	Shell Service Station Paterson City	Abuk and Nina Asiye	246 Market St & RR Ave.	J1095	1		Commercial	One small commercial building	Active Coastal Service Station	BUST 9/23/97 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
1	158 to 172 Ward St	PATERSON HOUSING AUTHORITY	143-173 Ward St.	J1097	9	0.58 acres	Public	One 13 story residential building	Residential apartments	BFO-N 7/2/99 ACTIVE
1	LTPA Partnership	GRAND REALTY LLC	60 Hamilton St.	J1108	19	0.06 acres	Commercial	One building	Active	BUST 1/25/91 ACTIVE
1	Paterson Illegal Dump	John T. Sessa Ent.	11-29 Geering Lane	B0134	3	N/A	Vacant	Sanitation building	Abandoned Sanitation Facility	BFO-N 9/14/93 ACTIVE
2	Spectrachem Corporation	Spectrachem Corporation	172-202 Sheridan Ave.	B0175	1	2.2 acres	Residential	One building	Active	NO INFORMATION
2	Miller Van Winkle	Allied Extruders of NJ	151-167 Sherman Ave	B0177	4&5	2.3 acres	Industrial	One building	Inactive	BEECRA 11/28/95 NFA
2	ARC Machine Company	Mario J. and Cruz M. Rojas	7-11 Paterson Ave.	B0208	31	0.17 acres	Residential	One two story house	Residential house	BEECRA 4/6/00 ACTIVE
2	Don Bosco Tech School	NJ Schools Construction Corp.	202-216 Union Ave	B0224	1	2.30 acres	Religious	Multiple buildings	Active	BFO-IN 8/31/99 ACTIVE
2	Sandys Mobil Service Station	Union Ave Paterson (A NJ L/P)	201-207 Union Ave	B0227	14-16	0.2456 acres	Commercial	One small building	Active	BUST 8/18/99 ACTIVE
2	Mobil Service Station	DE ROSA, EDWARD	308-316 Chamberlain Ave.	B0233	1	0.29 acres	Commercial	One building	Active Gas Station	BUST 7/10/00 ACTIVE
2	Texaco Service Station Paterson City	star Enterprises C/O Tax Dept	346-350 Preakness Ave	B0235	2	0.1722 acres	Commercial	One small building	Active	BUST 5/17/99 ACTIVE BFO-CA 5/9/94 PENDING
2	258 Rossiter Ave.	FEUTZ, JEFFERY A.	258 Rossiter Ave.	B0246	5	0.05 acres	SFR	One two-story home	Residential home	BFO-N 2/29/00 PENDING
2	Old Davron Coatings Corp.	Mohammed Khaleque	18 Arlington Ave.	B0262	14	0.1423 acres	Residential	One two-story home	Residential home	NO INFORMATION

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
2	TSS Inc.	TSS Corp a NJ Corp	93 to 95 Union Ave.	B0272	19	0.13 acres	Commercial	One small building	Gas Station	BFO-S 2/9/99 PENDIN G
2	34-50 Spruce St. (AFTAB)	N.R	34-50 Spruce St.	H0872	4	N/A	Commercial	One large commercial building	Active	BFO-N 9/10/98 ACTIVE
2	Sal's Service Station	BOCCIA, TRIPOLI	191-199 McBride Ave.	H0878	1	0.3076 acres	Commercial	One commercial building	Auto Repair Facility	BUST 5/19/99 ACTIVE
2	Minardi Baking Company	John C. and Thomas C. and Joseph Minardi	125-127 Grand St.	H0878	14	0.08 acres	Industrial	One large commercial building	Active Bakery	BFO-IN 4/13/94 ACTIVE
2	La Nieve Oil	Thomas & Salvatore & Joseph Minardi	106-110 Grand St.	H0879	3	0.1326 acres	Commercial	One commercial building	Active	BFO-CA 8/27/93 PENDIN G
2	Paterson City Public School # 7	Paterson Board of Education	158 to 176 Caldwell Ave	H0898	1	1.10 acres	Public School	One building	Active	BUST 12/13/99 ACTIVE
2	J&R Auto Repair	FERSA, NICHOLAS G & NADINA	339 McBride Ave.	H0901	4	0.14 acres	Commercial	One commercial building	Auto Repair Facility	BUST 11/16/99 ACTIVE
2	269 McBride Ave.	SABIA, CARMINE & ANNA	269 McBride Ave.	H0905	2	0.11 acres	SFR	One two-story home	Residential home	BFO-N 3/3/00 PENDIN G
2	Mobil Services Station	Michael DeRuyter	245-259 McBride Ave	H0906	1	0.4591 acres	Commercial	One commercial building	Active Gas Station	BUST 3/3/98 NFA-A CEA
2	Stanley Road Auto	N.R	392 McBride Ave.	H0926	11	0.2066 acres	Commercial	One commercial building	Auto Repair Facility	BFO-N 1/10/00 ACTIVE
2	Marshall St. Studio	Marshall Street Studio, LLC	252-278 Marshall St.	I0977	5	1.38 acres	Commercial	One building	Inactive	BFO-IN 6/21/00 NFA-E
2	Hitching Post	Taycar Reality Co	58-73 Canal St.	I0984	13	2.8 acres	Industrial	One building	Active	BEECRA 6/24/96 NFA
2	Mobil Service Station	Ali, Mohildain AM & Mohssin Nagib	826-836 Main St.	I0986	1	0.2913 acres	Commercial	One small building	Active	BFMCR 6/7/94

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
										PENDING
2	Joseph Masiello Homes	PATERSON HOUSING AUTHORITY,	255 Atlantic St.	10986	3	1.96 acres	Public	One apartment building	Active Apartments	BFO-N 10/25/99 ACTIVE
2	Superior Automotive Repairs Inc.		495 Marshall St.	1001	4		Vacant	N/A	Inactive	BUST 2/25/00 NFA-A CEA BUST 3/17/00 PENDING
2	Lambert Castle	Passaic County Park	1 Valley Road	11051	1	130 acres	Public Property	One Building	Public Park	BUST 5/27/98 ACTIVE
2	703 Main St.	ST. JOSEPH HOSP.	698 - 735 Main St.	11064	4	8.75 acres	Hospital	Multiple buildings	Active hospital	BUST 6/22/99 ACTIVE
2	C Dougherty & Company Inc.	Leslie Rivers	7 Washington Avenue	11069	16	0.08 acres	Commercial	One building	Inactive	BUST 4/14/99 PENDING
2	Spring Auto Repair	Jesus and Noemi Davilas	180-182 Spring St.	11070	26	0.12 acres	Commercial	One building	Inactive	BFO-N 1/19/99 ACTIVE
2	Hills Auto Parts	785 K A N CORP	779-785 Main St.	11079	7	0.2181 acres	Commercial	One small building	Active	BFO-N 12/8/99 ACTIVE
2	761 to 765 Main St.	ST. JOSEPH HOSP.	741 to 765 Main St.	11080	5	1.0813 acres	Vacant	N/A	Parking lot	BUST 3/12/96 ACTIVE
2	Gulf Station	N.R	594-598 Main St.	10970	5	0.15 Acres	Commercial	One building	Active	BUST 7/1/99 ACTIVE BUST 7/1/99 ACTIVE
3	Blessed Sacrament Church	CHURCH OF THE BLESSED SACRAMENT	308-314 6th Ave.	C0307	2	0.23 acres	Religious	One Church	Active	BFO-IN 10/13/93 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
3	Leader Dye & Finishing Company	City of Paterson	94(-102) Madison Ave. and 3rd Ave.	C0382	3	NO INFORMATION	NO INFORMATION	One large industrial building	Inactive	NO INFORMATION
3	Air Brook Limosine, Inc.	AIR BROOK LIMOUSINE INC	226-242 E. 29th St.	C0403	1	0.52 acres	Commercial	One small commercial building	Active	BUST 12/8/99 ACTIVE
3	TPD Company Inc	HDI Realty LLC	445-459 5th Ave.	C0420	2	0.33 acres	Vacant Land			BEECRA 3/6/00 ACTIVE
3	ABC Crafting Comp.	HDI Realty LLC	107 E. 27th St.	C0420	1.D, 2, 1, 1.A	0.79 acres	Vacant Land	N/A	Inactive	BEECRA 10/30/00 ACTIVE BEECRA 10/23/00 ACTIVE BEECRA 10/23/00 ACTIVE
3	Vivitone Inc.	Vivitone, Inc.	90-120 E 27th St	C0426	8	0.9183 acres	Commercial	One large commercial building	Active	BUST 9/14/00 ACTIVE
3	186-194 3rd Avenue / Paperboard	City of Paterson IN REM	186-194 3rd Avenue	C0428	1	0.30 acres	Public	N/A	Vacant land	NO INFORMATION
3	196-208 3rd Avenue	City of Paterson	196-208 3rd Avenue	C0429	1	0.30 acres	Public	N/A	Vacant land	NO INFORMATION
3	Warehouse	East 24th St Association LLC	11-27 E. 24th St	C0453	1	1.20 acres	Industrial	One large industrial building	Active, warehouse	BUST 3/31/98 NFA-A
3	Perennial Print Company		2 E. 26th St.	C0454	2		Industrial	One building	Inactive	BFO-IN 3/12/93 PENDING
3	Mona Industries Inc.	Mona Industries Inc	75-77 E 24th St.	C0457	7	0.114 acres	Vacant Land	N/A	Parking lot for Uniqema	BEECRA 12/7/98 ACTIVE
3	Shell Serv. station Paterson City	Dany Nijm	71-83 1ST Ave	C0463	9	0.4178 acres	Commercial	One small commercial building	Active Service Station	BUST 5/1/93 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
3	Yankee Linen	Rob Tom Realty PTNRSH/ CUCCI NIELLO	57-63 2nd Ave.	C0464	12	0.4 acres	Commercial	One large commercial building	Active	BUST 3/1/00 ACTIVE
3	Serbo Used Cars	M B & L PARTNERSHIP / Cardinal Color	50-56 First Ave.	C0465	2	1.02 acres	Industrial	One large commercial building	Active	BUST 9/29/95 ACTIVE
3	Kem Manufacturing Company Inc.	B H D & CO	9-21 East 23rd St.	C0466	1	0.75 acres	Industrial	One large commercial building	Active	BFO-IN 7/5/00 ACTIVE
3	105 E. 33 RD St.	Kenneth and Barbara Green	105 E. 33 RD St.	L1401	6	0.12 acres	SFR	One two-story house	Residence	BFO-N 11/1/99 ACTIVE
3	375 E. 33 RD St.	SIMPSON, HARVEY L & IDA	374-378 E. 33 RD St.	L1428	19	0.09 acres	SFR	One two-story house	Residence	BFO-N 12/21/00 ACTIVE
3	Coca Cola Bottling Company of N.Y.	Mangino Holding Corp.	263-293 E. 43rd St	L1479	2	8 acres	Commercial	One large warehouse building	Inactive	BUST 8/3/98 ACTIVE BFO-CA 5/25/99 PENDIN G
3	Nelron LLC	Kiasevicz LLC	522-534 E 33rd St.	L1533	16	0.3466 acres	Vacant Land	One large commercial building	Active?, brand new building	BFO-N 2/23/99 ACTIVE
3	ROMARY OIL COMPANY	William and Vinette Bishop	523-527 E 33RD ST	L1534	17	0.07 acres	SFR	One building	Active Child Care Center	BFO-CA 7/21/93 PENDIN G
3	MORTON INTERNATIONAL	MR. McCLOSKEY	317-345 E 43rd St	L1535	2	2.8 acres	Commercial	One large commercial building	Active, excavation currently going on.	BCM 5/28/93 ACTIVE
3	Ten Hoeve Bros, Inc	Rickburn Paternership A NJ Gen	359 Mclean Boulevard	L1536	1	1.39 acres	Industrial	One small commercial building	Active	BFO-N 6/23/93 ACTIVE
3	Alan I Wolpert Trust	ALAN I. & JOAN E. WOLPERT	784-798 21st. Ave.	L1540	1, 2	0.34 acres	Industrial	One large commercial building	Active	BUST 12/16/99 ACTIVE
3	Gama Eta Construction Co.	Ana Vargas	249-255 Vreeland Ave.	L1550	12	0.16 acres	Commercial	One large building	Active	BUST 11/9/92 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
3	Park East Terrace		789 11th Ave.	L1565	1	3 acres	Residential Apartments	Multiple apartment buildings	Active	BFO-IN 1/26/95 PENDING
3	551 to 553 11th Ave.	Bernard Reid	551 to 553 11th Ave.	L1591	16	0.11 acres	SFR	One two-story house	Residence	BFO-N 6/19/00 ACTIVE
3	Sunoco Services Station	Sun Oil Company	509 10th Ave.	L1596	7	0.2296 acres	Service Station	One small commercial building	Active Service Station	BUST 5/29/96 ACTIVE
3	Weny Brothers & Storms Comp		McLean BLVD & 9th Ave	L1598	1	0.2739 acres	Industrial	One large commercial building	Active	BUST 2/4/91 ACTIVE
3	CPM Industrial Complex or Hydrolabs Inc.		27 33rd E. St.	L1600	1	2.6 acres	Commercial	Multiple commercial buildings	Active, being rebuilt	BUST 6/16/93 ACTIVE (CPM) BFO-N 5/8/97 NFA-E (CPM) BEECRA 8/31/95 NFA (HYDR)
3	Exxon Service Station Paterson City	N.R	McLean BLVD (RT 20) & 33rd St.	L1583	2	0.3873 acres	Gas Station	One small commercial building	Active	BUST 9/27/93 ACTIVE
3	Getty Services Station Paterson		10th Ave. Circle Rte. 20	C0402	3		Gas Station	One small commercial building	Active	NO INFORMATION
3	Okonite Company	Okonite Company	684-740 21st Ave	L1517	2	9 acres	Industrial	Multiple buildings	Active	BFO-CA 10/21/92 PENDING
3	Paperboard Specialties Inc.	City of Paterson	177 to 302 3rd Ave.	C0455	1	1.09 acres	Industrial	Multiple buildings	Inactive	BSM 8/18/92 ACTIVE
4	Champion Dyeing & Finishing Company	Lolita Echevarria	191-193 Putnam St.	C0347	8	0.11 acres	SFR	Residence	Residence	BUST 6/22/99 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
4	Paterson Industrial Park	Carte, Franz LLC	73-85 5th Ave.	C0352	1,2,3	4.1 acres	Industrial	Multiple Buildings	Active	BUST 12/6/90 ACTIVE
4	Frost King	Wait Assoc.	85-89 5th Ave.	C0352	4	2.01 acres	Industrial	One Building	Active	BFO-CA 9/10/93 PENDIN G
4	Kontos Corp.	TONDO, FRANK & GAIL P H/W	100 6th Ave	C0355	2	2.07 acres	Commercial	One large warehouse	Active	BEECRA 7/30/90 ACTIVE BEECRA 10/21/91 ACTIVE
4	Gomez Packaging Co.	Pfisterer Real Estate Trust	34-44 6th Ave.	C0357	1	1.03 acres	Industrial	Large Building	Active	BFO-IN 10/26/95 NFA
4	5 Shady St.	Ballit Corp. 973.650.1831	22-32 6th Ave.	C0357	2	1.01 acres	Industrial	One large building	Inactive	NO INFORM ATION
4	KF Color and Dominion Color	Dominion Color Corp USA	13-19 5th E. Street	C0361	2	0.2296 acres	Industrial	One large warehouse	Active	BEECRA 10/31/96 ACTIVE
4	Accurate Box Company Inc.	Hirsh, Charles E & Norma B.	46-96 5th Ave.	C0363	1	4.8 acres	Industrial	One warehouse and working area	Active	BUST 37/31/96 NFA
4	Suburban Chemical/Wait St.	Beach Fidelco, LP	127-143 E. 7th St.	C0364	7	2.1 acres	Commercial	One small building, digging up other half of property	Inactive	BEECRA 3/6/01 ACTIVE BEECRA 4/8/94 PENDIN G
4	Paterson Coal Gas (PS&G)		200 E 5th st & Leon st	368,370,372	1,2,4		Vacant	N/A	Inactive	BCM 4/5/94 ACTIVE
4	Purex Corporation Plant 11		2 Wood St.	C0371,373	1,1-22,3-10		Industrial	Multiple Buildings	Partially Active	BEECRA 3/9/93 ACTIVE
4	Facile Holdings Inc.	NYLEX PROPERTIES INC	4-22 Erie St.	C0450	8.A	1.30 acres	Commercial	One large building	Active	BEECRA 1/25/01

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
										ACTIVE
4	Facile Holding Incorporated	ATMOS SERVICE CO.INC	155 to 179 6th Ave.	C0476	2	2.25 acres	Vacant Land	N/A	Inactive, parking lot	BUST 3/10/94 ACTIVE
4	Callen Corp.	185-199 Sixth Ave LLC	185-199 6th Avenue	C0477	8&9	2.01 acres	Industrial	Two buildings: one 3 story building and one 1 story building	Inactive	BEECRA 1/5/00 ACTIVE
4	Kramer Assoc.	KC Paterson LLC	105-119 5th Ave.	C0479	1	2.40 acres	Industrial	Multiple buildings	Active	BEECRA 5/1/91 ACTIVE BFMCR 8/7/90 ACTIVE
4	Kirker Chemical Company	KEL PROPERTIES LLC C/O FIDELCO	1 E 11th St.	C0480	9&11	0.1568 acres	Industrial	One large building with hazardous storage tanks	Active	BCM 12/9/92 ACTIVE
4	FDR Services	Thomas DePasquale	201 Lafayette Ave.	C0485	22	0.0750 acres	Commercial	Service Station	Active	BUST 3/19/98 ACTIVE
4	River Street Service Station	15 Lafayette St, Paterson LLC	276 River St.	C0494	9	0.1498 acres	Commercial	One small commercial building	Inactive	BUST 7/19/99 ACTIVE
4	79-93 Montgomery St.	Thomas Ray Designs	79-93 Montgomery St.	D0537	20	0.46 acres	Industrial	One Building	Active	NO INFORMATION
4	96-112 Harrison Street	140 Summer St Inc.	96-112 Harrison St.	D0542	1	0.7 acres	Industrial	One large building	Inactive	NO INFORMATION
4	Apollo Dye House Straight Street	140 Summer St Inc.	69-83 Straight St.	D0542	2	1.26 acres	Industrial	Partial building	Inactive	BFO-N 7/31/97 ACTIVE
4	Fulton St. Gas Works	Center Lumber	83-93 Fulton St.	D0560	4, 7, 8	2.5 acres	Industrial	Multiple Buildings	Active	BCM 6/14/00 ACTIVE
4	Riverside Firehouse	City of Paterson	236-244 Lafayette St	E0563	2	0.2537 acres	Public	One Building	Active firehouse	BUST 12/8/99

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
										ACTIVE
4	Paterson City Dept. of Public Work	City of Paterson Yard	370-414 E 16th St.	D0572	1	0.83 acres	Public	Multiple Buildings	Active	BFMCR 7/20/94 PENDING
4	P&J Grinding	Robert H. and Jeffrey Kessler	95-107 Montgomery St.	D0573	21	0.44 acres	Commercial	One Building	Inactive	NO INFORMATION
4	Morales Auto Repair and Smith Welding	SMITH, MONROE	538 to 542 E 18th St	E0590	4	0.21 acres	Industrial	One Building	Active	BCM 8/25/95 ACTIVE
4	Ramin Transmission	Campbell, Ashley M. & Ieyline H/W	602-608 E. 18th St.	E0604	48	0.2479 acres	Commercial	One commercial building	Active	NO INFORMATION
4	Wilkinson Comp.	East 22nd St LLC	554 to 570 E 22nd St.	E0607	29	0.52 acres	Commercial	One Building	Active car wash?	BUST 6/23/95 ACTIVE
4	KE Graphics		601 Madison Ave	E0624	6	0.1584 acres	Commercial	One small building	Active	BUST 7/21/00 ACTIVE
4	Citgo Services Station Paterson City	SUPER VALUE INC (A NJ CORP)	473 Broadway	E0625	9	0.0413 acres	Commercial	One small commercial building	Active Service Station	BUST 1/29/99 ACTIVE
4	18th Avenue & 12th Avenue	N.R	18th Ave. and 12th Ave.	E0592	1	0.1374 acres	Commercial	One small commercial building	Active, Not sure if this is the right property.	BUST 2/6/96 PENDING
4	TRIO Dyeing and Finishing Co.	K D L REALTY CO INC	436 to 450 E 22nd St	E0640	26	0.344 acres	Industrial	One Building	Active	BFO-N 1/13/97 ACTIVE
4	Henry's Boiler & Pressing Equipment	379 11th Ave. Realty LLC	522 E 22nd St.	E0641	14	0.6887 acres	Comercial	One Building	Active	BFMCR 7/29/94 PENDING
4	Dry Cleaning & Laundry	ALLEGHENY EAST CONFERENCE ASSOC	343 11th St.	E0643	7	0.2319 acres				BUST 11/1/93 PENDING
5	Whitney Rand Manufacturing Corp.	Paterson Holdings, Inc	493-515 Ellison St.	F0721	9.01	3.0245 acres	Commercial	One commercial building	Brand new Walgreens	BEECRA 2/25/99 ACTIVE

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
5	Lopez Services Station	Hernan V. Avila	324 15th Ave	F0681	1	0.11 acres	Commercial	One medium commercial building	Active	BUST 12/3/97 PENDIN G
5	NJ Transit	Market Trucking Corp	738 Madison Ave	F0683	2	0.4132 acres	Commercial	One commercial building	Appears inactive	BUST 2/14/96 ACTIVE BUST 4/14/00 ACTIVE
5	Continental Baking Company	RALSTON PURINA COMP. RPC	544 ELLISON PL.	F0684	2	1.0 acres	Vacant Land	none	Vacant property with multiple monitoring wells.	BUST 8/19/92 ACTIVE
5	H & B Petroleum	Dino Callegari	791-799 E 25th St	F0703	7	0.28 acres	Commercial	One commercial building	Active	BUST 10/6/99 ACTIVE
5	Barone Barrel & Drum Company	DE ANGELIS, PASQUALE	190-194 16th Ave.	F0724	17	0.18 acres	Commercial	One large commercial building, with 2 overhead doors	Inactive	EPA 3/9/99 ACTIVE
5	Robertos Tire Shop	Segundo & Carmen Molina H/W	493-495 Market St.	F0736	14	0.162 acres	Commercial	One building	Active	BFO-IN 3/3/94 ACTIVE
5	Chart Corp and Image Screen, Inc.	Chart Corp	785-803 27th E St.	F0745	2	13 acres	Commercial	Two separate buildings for two separate companies	Active	BEECRA 12/13/96 NFA
5	Rutland Early Childhood Center	CALBI, MARIO	823 E 28th St	F0747	24	0.2296 acres	Commercial	One large school building	Active, brand new building	BUST 9/12/94 PENDIN G
5	Shell Service Station Paterson City	Motiva Enterprises	10-18 18TH Ave.	F0752	1	0.25 acres	Commercial	One commercial building	Active gas station	BFMCR 10/27/88 ACTIVE
5	Lanco York Containers	MR Piermont Holdings LLC	834-864 25th E St.	F0756	17	1.1249 acres	Commercial	One large commercial building	Active	BEECRA 6/29/00 NFA-E

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
5	Carlee Corporation.	Malex Assoc.	845 E. 25th St.	F0757	1,7 & 7.A	NO INFORMATION		Multiple buildings, 2 parking lots.	Inactive, parking lots in use by neighboring properties.	BEECRA 12/9/92 ACTIVE
5	Paterson Tobacco & Confectionary Company	Seibel Bros	237-239 Van Houten St.	G0806	9	0.11 acres	Commercial	One large commercial building	Inactive	BFO-CA 9/21/93 PENDING
5	El Pipe Repair Shop	Mario Pena	193 to 197 Straight St.	G0807	16	0.21 acres	Commercial	One small commercial building	Inactive, appears that excavation work is taking place.	BUST 10/24/00 ACTIVE
5	Service Center	Lulis, Danilo & Nadezda H/W	138-140 Mill St.	I0967	1	0.1125 acres	Commercial	One commercial building	Active gas station	BUST 8/19/93 ACTIVE
5	Dean McNulty Homes Development	Paterson Housing Authority	178-210 Grand St	I1038	8	NO INFORMATION	Public	none	Vacant property under Rt. 80	BFO-N 1/7/99 ACTIVE
5	Market Street Motors	N.R	330 Market st	J1090	1	0.670 acres	Commercial	Garage	Active	BUST 12/13/93 PENDING
5	Strange Mills Inc.	Strange Mills Inc	44 Beech St.	J1091	1		Industrial	One large building	Inactive	BUST 5/25/99 PENDING
5	John Royle and Sons	A J SIRIS PRODUCTS CORP.	340-350 Straight St.	J1116	1	0.75 acres	Industrial	One building	Inactive	BUST 8/20/97 ACTIVE
5	Technical Processing Inc.	Technical Processing Inc.	118 to 130 Railroad Ave	J1118	1	0.75 acres	Industrial	One large industrial building	Inactive, possibly leasing property as storage	BUST 6/2/97 ACTIVE
5	Martin Luther King School	Paterson Board of Education	20th Ave & 28th St.	L1477	7	5.3 acres	School	One school building	Active school	BFO-IN 4/22/99 ACTIVE
5	Vitex and AW Machine	C.G.V. HOLDING, INC	74-102 Railroad Ave.	J1119	1	1.75 acres	Industrial	One large industrial building	Active, possibly another	NO INFORMATION

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
									building next to it that looks inactive.	
5	Sanitary Realty Corporation	Sanitary Realty Corp	104 to 106 Railroad Ave	J1119	2	0.29 acres	Industrial	One building	Inactive	BFO-N 11/13/96 ACTIVE
5	JENSON & MICHELLE INC.	New St. 4P % Jenson and Michelle	471-477 STRAIGHT STREET	J1130	4	0.2296 acres	Industrial	One building	Inactive	NO INFORMATION
5	Air Brook Limousine	NEALCO LEASING INC	46-48 20th Ave.	J1136	3	0.11 acres	Commercial	One garage, parking lot	Active, parking lot	BUST 7/23/99 ACTIVE
5	Paterson Pubic School PS11	Paterson Board of Education	338-348 Market St	J1143	2		Public School	One school building	Active school	BUST 2/20/97 ACTIVE
5	Passaic County News	Paterson Hope '98	56 to 74 Beech ST.	J1144	2	1.37 acres	Vacant	Multiple residences	Brand new residences	BUST 3/5/98 ACTIVE
6	Exxon Service Station Paterson City	Exxon Corp C/O property tax div.	574-578 Summer St/	J1160	18	0.1722 acres	Commercial	One commercial building	Active Gas Station	BUST 5/12/92 ACTIVE
6	Boris Kroll Jacquard Looms Incorporated	Xpertal LLC % The Albert Group	50-72 Gray St	J1163	3	1.6 acres	Industrial	One large building	Inactive	BEECRA 3/29/94 ACTIVE BEECRA 7/13/99 ACTIVE
6	Dover Labs Inc.	J & J ASSOC (A NJ P/S)	180-186 Cedar St.	K1188	1	0.7 acres	Residential	One building	Inactive	BFO-N 5/17/99 ACTIVE
6	La Parra Restaurant	SALVATORE INGUI (Ingui Real Estate, Inc)	290-298 21st Ave.	K1197	3	0.2870 acres	Commercial	One building	Active	NO INFORMATION
6	House of Hope		204 21st Ave	K1202	3	0.4262 acres	Industrial	Multiple buildings	Active	BSM 7/22/97 ACTIVE
6	All Store	Rt 80 Mini Warehouse Assoc. LLC	24-28 Beckwith Ave	K1203	2	0.34 acre	Vacant	One large building	Active	BUST 7/31/95 ACTIVE
6	Beckwith Madison Maintenance	PID LLC	128-132 Beckwith	K1208	29	2.5 acres	Industrial			BUST 7/11/94

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
	Corporation		Ave.							PENDING
6	Lightning Pack	1128 Assoc LLC	132 Beckwith Ave.	K1208	30	0.1194 acres	Industrial	Multiple buildings	Active	BFO-CA 5/25/99 PENDING
6	G & H Metal Finishers Inc.	Patelrich Holdings LLC	276-282 Dakota St.	K1219	2	0.2296 acres	Commercial	One commercial building	Active	BEECRA 8/4/99 ACTIVE
6	Rebco Realty		1171 to 1225 Madison Ave.	K1225	1	1.94 acres	Industrial	One large building	Active	BFO-CA 2/8/93 PENDING
6	Continental Can Company	297 Getty Avenue Associated LLC	217-297 Getty Ave.	K1225	2	16.6 acres	Industrial	Multiple buildings	Active	BUST 11/22/93 ACTIVE
6	HI Tech Fuels Incorporated	George Kooz & Chris Schildlo 973.881.8950	155-161 GOULD Ave.	K1227	15	0.3673 acres	Commercial	One small building	Active	BUST 12/4/89 ACTIVE
6	Sealy Mattress Company of NJ	Naluco	196-204 W. Railway Ave	K1228	1	1.75 acres	Commercial	One building	Inactive	BEECRA 3/20/90 ACTIVE
6	Railroad Construct Company Inc	Alfonso Daloisio	75 to 87 Grove St.	K1229	22	0.40 acres	Commercial	Multiple Buildings	Active	BUST 12/19/89 ACTIVE BUST 1/2/97 PENDING
6	ATA Convertors	Emil Lattaruld	33 California Avenue	K1247	9	0.22 acres	Industrial	One building	Active	BFO-N 2/2/94 PENDING
6	31-41 RAILWAY AVE.	A&J Marangi Inc.	31 TO 41 RAILWAY AVE	K1257	1	0.89 acres	Vacant	N/A	Active	BFO-CA 4/25/94 PENDING
6	30 E Railway Ave.	Anthony Caramico	26-56 Railway Ave	K1258	1	0.2376 acres	Commercial	Multiple warehouses	Active	BFMCR 7/30/98 PENDING

Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
6	J Panzardo Contracting Comp.	Hahn, Linda & Barbara & Panzardo, Donna	145-147 Alabama Ave.	K1271	16	0.1722	Residential	One house and 3-car garage	Residential house	BUST 9/17/96 NFA-A CEA
6	North Jersey Forklift	RDC Realty LLC	72-80 Michigan Ave.	K1301	16	0.22 acres	Commercial	Multiple buildings	Active	BUST 7/19/00 NFA-A
6	Westwood Lighting Complex	Islamic Center of Passaic County	258-269 West Railway ave.	K1304	1	0.90 acres	Industrial	One building	Inactive	NO INFORMATION
6	Burlington industries Incorporated	INNOVATIONS CITIES CORP	185 to 187 Genesee Ave.	K1304	10	0.1286 acres	Industrial	One building	Inactive	BEECRA 10/23/00 PENDIN G
6	La Foccacia	LOZITO, BENJAMIN & JOSEPH	276 Trenton Ave.	K1308	19	0.06 acres	Commercial	One property in strip mall	Active	BUST 5/14/91 PENDIN G
6	Acme Scrap Metal	TAYLOR ROAD, L.L.C.	49-67 Leheigh Ave.	K1314	9	0.717 acres	Commercial	Warehouse	Active	BUST 4/14/99 ACTIVE
6	Dynamic Balancing	KNICE, DONALD J & BETH S H/W	262-266 Wabash Ave.	K1314	12, 13, 14	0.22 acres	SFR/commercial property	One commercial building and one residence	Active	POSSIBLE DUPLICATE. GARFANO PROPERTY IS 264 WABASH AVENUE.
6	Lake Oil	Marsala Oil Company Inc	84-88 Illinois Ave.	K1315	6	0.1722 acres	Commercial	One building	Active	BUST 6/12/92 ACTIVE BUST 8/29/97 PENDIN G
6	Marangi Sanitation	MARANGI PROPERTIES, L.P.,	155-161 MICHIGAN AVE	K1319	9	0.23 acres	Commercial	One building	Active	BUST 10/28/99 ACTIVE

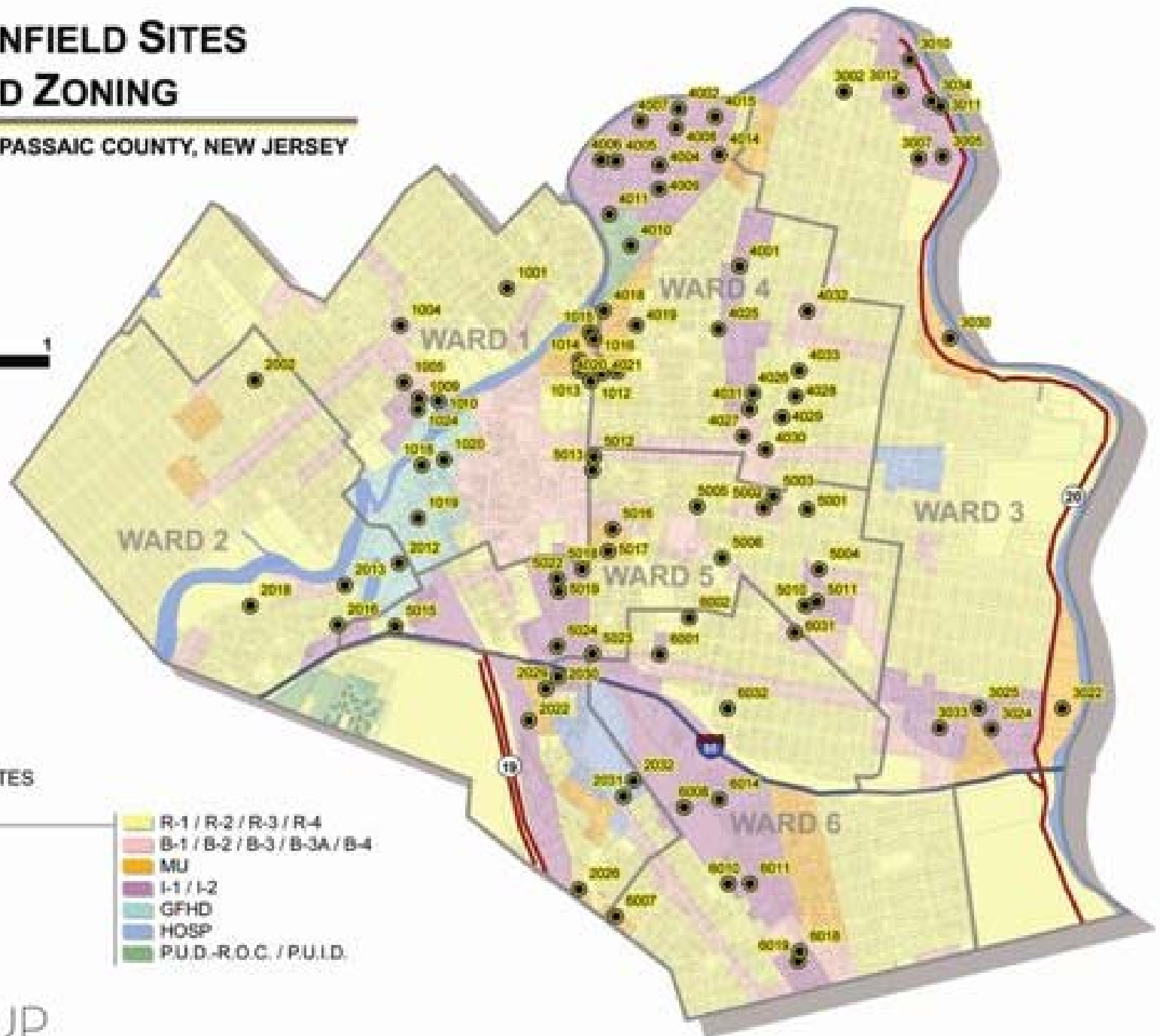
Source: City of Paterson, Department of Community Development

Ward	Site Name	Owner	Address	Block	Lot	Size	Current Use	Structures	Comments	Clean-Up Status
6	Bergen Sign	Besco Graphics	151-163 Railway Ave.	K1322	1	1.3 acres	Commercial	One building	Active	BFO-CA 10/3/88 PENDING
6	Levine Industries	LEVINE, ALAN C & THEODORE R II	21 to 27 Florida Ave	K1323	6	0.33 acres	Industrial	One building	Active	BUST 8/24/90 ACTIVE
6	S Malatesta & Sons	Malatesta Andrew Jr. & Paul ETAL	61-65 Illinois Ave.	K1325	20	0.2583 acres	Commercial	Garage	Active	NO INFORMATION
6	160 Potomac Ave.	Carl and Nedra Crawford	160-162 Potomac Ave.	K1341	16	0.11 acres	SFR	One House	Residence	BFO-N 8/7/00 ACTIVE
6	Mc Gills Interstate Express	SYSTEM CAPITAL REAL PROPERTY	253-259 Crooks Ave	K1342	1	0.6887 acres	Commercial	One building	Active McDonald's	BUST 12/12/97 ACTIVE
6	Administration Offices Building	County of Passaic	305-319 Pennsylvania Ave.	K1355	5	1.2 acres	Public	One building	Active	BUST 3/16/98 ACTIVE
6	Paterson Auto Service Inc	Edward Vandermilt	650-656 Market St.	L1458	5	0.18 acres	Commercial	One building	Active	BUST 11/4/99 ACTIVE
6	W H Linen Supply Company Inc.	Mohammed Othman	93-97 E. 20th St.	L1506	18	0.0675 acres	Vacant	One building	Active	BUST 6/26/95 PENDING BUST 6/21/95 NFA-A
6	NOURI'S AUTO REPAIR	FOUAD NOURI	503-505 21ST St.	L1514	19	0.11 acres	Commercial	One building	Active	NO INFORMATION

Source: City of Paterson, Department of Community Development

BROWNFIELD SITES AND ZONING

CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY



● BROWNFIELD SITES

ZONING

- R-1 / R-2 / R-3 / R-4
- B-1 / B-2 / B-3 / B-3A / B-4
- MU
- I-1 / I-2
- GFHD
- HOSP
- P.U.D.-R.O.C. / P.U.I.D.

JULY 22, 2005

H2MGROUP

Apollo Dye Paterson, New Jersey



02124 Medically Underserved Area

**Apollo Dye
(general area)**

02138 Medically Underserved Area

This map shows the relationship between the Apollo Dye brownfields site and areas that have been designated as Medically Underserved Areas (MUAs). MUAs are measures used by the U.S. Department of Health and Human Services to designate areas within the U.S. that are underserved for primary, mental, or dental health care.

- Factors used in the determination are:
- percent of the population below the Federal Poverty Level
 - percent of the population over age 65
 - infant mortality rate (5 year average)
 - primary care physician to population ratio



0 0.125 0.25 0.5 Miles

Data Source for HRSA Medically Underserved Areas:
<http://muafind.hrsa.gov/>

Apollo Dye House Site



Source: City of Paterson Division of Health

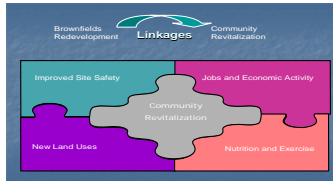
Section 3:

Presentations

Overview of the Workshop

Suzi Ruhl

Overview of the Workshop



Suzi Ruhl, JD, MPH
Director, Public Health and Law Program
Environmental Law Institute (ELI)

Workshop Purpose

You likely already know that Brownfield redevelopment can revitalize areas that are economically distressed and environmentally challenged.....

Workshop Purpose

But did you know that integrating a public health approach can strengthen Brownfields redevelopment and improve community health through:

- Fostering community partnerships and collaborations
- Reducing human exposure to contaminants and other hazards posed by dilapidated buildings
- Enhancing property values, and
- Creating opportunities for disease prevention and health promotion by leveraging financial and technical resources

Workshop Format

- Presentations
- Panels
- Roundtable Dialogue
- Questions & Answers
- Optional Trolley Tour of Brownfields Opportunities

Workshop Agenda

- Keynote: *Achieving Community Revitalization through Brownfields Redevelopment*
- Brownfields Redevelopment in Paterson
- Brownfields Resources, Tools and Allies: Enhancing Brownfields Redevelopment & Revitalization Opportunities
- Working Lunch: Developers Roundtable
- Overview of Brownfields Opportunities in Paterson
- Next Steps and Closing Remarks
- Optional Trolley Tour of Brownfields Opportunities

Workshop Materials

- Fact Sheets
- Brochures
- Power Point Presentations
- Biographies of Speakers
- Post Workshop PDF Toolkit

Achieving Community Revitalization through Brownfields Redevelopment

Ann Carroll

Achieving Community Revitalization through Brownfields Redevelopment

Ann Carroll
 U.S. EPA Office of Brownfields Cleanup and Redevelopment
 Paterson, New Jersey
 January 18, 2007



What is a Brownfield Site ?

A Brownfield is "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."

The Small Business Liability Relief and Brownfields Revitalization Act, signed January 11, 2002.



Firth Sterling, Allegheny County

Competitive Grants Programs

- **Assessment (\$200,000)**
 - Assessment, planning and community outreach
- **Cleanup (\$200,000)**
 - Direct cleanup funds
- **Revolving Loan Fund (up to \$1,000,000)**
 - Funding to capitalize loans and subgrants for cleanup
- **Job Training (\$200,000)**
 - Environmental training for residents



Brownfields Accomplishments:

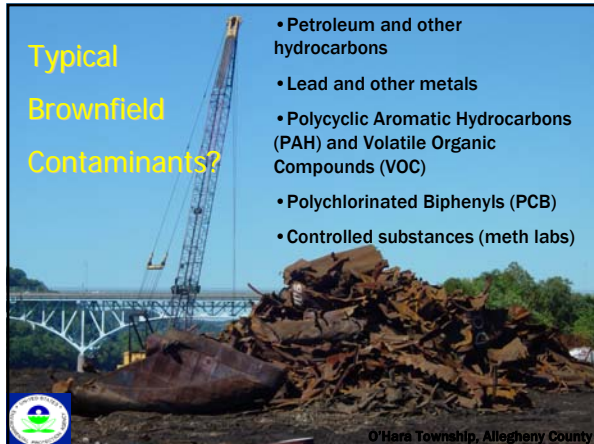
- **1st grant in 1993 - \$1.2 billion in grants; leveraged \$8.2 billion to FY 05**
- **Grants to 50 states and 40 tribes**
- **Created 37,000 jobs.**
- **Assessed over 6,700 properties**



Nine Mile Run, Pittsburgh

Typical Brownfield Contaminants?

- Petroleum and other hydrocarbons
- Lead and other metals
- Polycyclic Aromatic Hydrocarbons (PAH) and Volatile Organic Compounds (VOC)
- Polychlorinated Biphenyls (PCB)
- Controlled substances (meth labs)



O'Hara Township, Allegheny County

Brownfields Law Monitoring

- **104(k)(4)(C) Assistance for Development of Local Government Site Remediation Programs –**
 - "A local government that receives a grant under this subsection may use not to exceed 10% of the grant funds to develop and implement a brownfields program that may include-
 - (i) monitoring the health of populations exposed to one or more hazardous substances from a brownfield site; and
 - (ii) monitoring and enforcement of any institutional control used to prevent human exposure to any hazardous substance from a brownfield site."



What are the Public Health Impacts of Brownfields?

- Safety ?
- Social & Economic ?
- Environmental ?



Nine Mile Run, Pittsburgh




Brownfield Program Outcomes and Benefits

Reduces blight and revitalizes urban areas
Removes stigma
Restores pride in community
Creates tax revenue
Creates jobs



Northern Liberties, Philadelphia

- Revitalizes neighborhoods
- Reduces health risks
- Protects/creates greenspace
- Reduces sprawl
- Promotes sustainability



Connections Between Re/Development Choices and Public Health

- **Physical Activity**
 - Walkability and Transit
- **Respiratory Health**
 - Indoor and Outdoor Air
- **Emotional/Mental**
 - Link to reduced violence
- **Access to Services**
 - Food
 - Health Care
- **Development Approaches**
 - Smart Growth
 - New Urbanism
 - Green Buildings
 - Community Greening
 - Focus on Community Services
- **Potential Economic Valuation**

A nice redevelopment can boost the surrounding community – Kenosha Harborpark



Planned Redevelopment



HarborPark



**Brownfield Health Examples
Somerville, Massachusetts**

- \$100,000 EPA Assessment Grant, 1996
- Soil and groundwater assessment found lead, petroleum and barium contamination
- Cleanup costs of ~ \$250,000
- \$100,000 City cleanup cost coverage

Former Mattress factory to Visiting Nurses Association facility, Somerville, MA

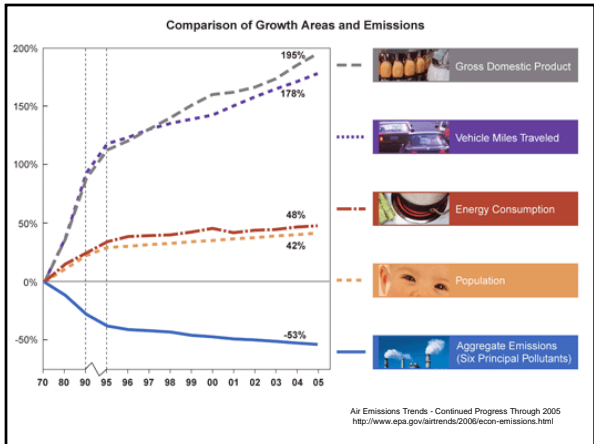
- Opened June 2000
- 97 beds fully occupied by fall 2000
- \$14 million dollar redevelopment from other sources
- 45 community jobs

**Brownfield Health Examples
Clearwater, Florida**

Clearwater, Florida

- Abandoned gas station
- \$700,000 EPA Assessment Grants (1996, 2000, 2002, 2003)
- \$500,000 EPA RLF Grant (1999)
- Clearwater Brownfields Area 1,842 acres
- Petroleum, oil and kerosene tanks and 450 tons of contaminated soil removed

- Willa Carson Community Health Center opened March 2004
- Provides quality health care for medically underserved - free health care to 7,000 patients annually
- Improving community health

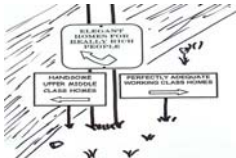


Much Current Development...

- Increased Runoff
- Poor Quality Runoff
- Decrease in Recharge to Groundwater
- Sprawl Increases Vehicle Miles Traveled (VMT)
- Increase in Air Emissions from Other Sources
- Abandonment of Brownfields, Construction on Farm Fields
- Isolation of low income communities

Health implications of sprawl

- ↑ air pollution
- ↑ greenhouse gas emissions
- ↑ heat island effect
- ↓ physical activity
- ↑ vehicle crashes
- ↓ Social capital



- ↑ Pedestrian death and injury
- ↓ Water quantity and quality
- ? Mental health consequences
- ↓ Social equity

Source: Richard Jackson, Howard Frumkin PowerPoint presentation, October 4, 2001.

Healthy Streets Need Good Sidewalks

- We impact the freedom of all residents — especially children and seniors — when we fail to provide good sidewalks



Our Development Practices Have Environmental & Economic Consequences



Environmental Impact of Buildings*

- 65.2% of total U.S. electricity consumption ¹
- > 36% of total U.S. primary energy use ²
- 30% of total U.S. greenhouse gas emissions ³
- 136 million tons of construction and demolition waste in the U.S. (approx. 2.8 lbs/person/day) ⁴
- 12% of potable water in the U.S. ⁵
- 40% (3 billion tons annually) of raw materials use globally ⁶

* Commercial and Residential

So what can EPA do to help?

- Quantification of the Benefits of Native Landscaping
- Research Agenda
- Web site: www.epa.gov/greenacres



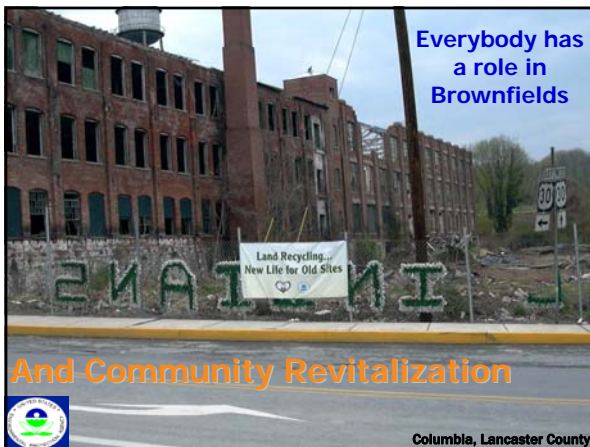
Green Makeover Conference

Milwaukee,
Oct 19-20, 2005

Stealth Health
Designing with Public Health in Mind
Brownfields 2006

More results to come. Learn more on:
www.epa.gov/brownfields/publichealth

Green Roof on Public Housing, Milwaukee

Thank you

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Paterson's U.S. EPA Pilot Grant & PERC

Jessie Torrez

Paterson's U.S. EPA Pilot Grant & PERC

Jessie Torrez, City of Paterson

US EPA Brownfields Assessment Demonstration Pilot Grant:

- Paterson was selected for the Grant In July 1998
- Approximately 200 properties were listed on the NJDEP Known Contaminated Site List and identified as actual or potential Brownfields

Paterson's U.S. EPA Pilot Grant

The Grant was used to:

- Inventory actual and/or potential Brownfield Sites
- Develop Brownfield Education/Outreach Programs
- Develop a Guidance Document that describes Paterson's Policy Model to facilitate Cleanup and Redevelopment of Brownfield sites

Paterson's U.S. EPA Pilot Grant

The Grant was used to:

- Evaluate the Guidance Document by applying the Model to at least 5 Pilot Sites
- Create a Financial Model for Redevelopment Inventory actual and/or potential Brownfield Sites that identifies Financial Institutions that participate in Brownfields Programs
- Establish a Community Advisory Committee comprised of local Stakeholders and a Project Team from various disciplines: the Paterson Environmental Revitalization Committee or PERC

Paterson's Environmental Revitalization Committee (PERC)

Mission:

- Provide Mechanisms to educate and effectively relay information to the Community
- Provide an Opportunity to Involve the Community in the Brownfield Remediation and Redevelopment Process
- Advise the Mayor and Council, and other agencies, on Brownfield Redevelopment Issues
- Serves as the Steering Committee for the Great Falls Historic District Brownfields Development Area or BDA

Paterson's Environmental Revitalization Committee (PERC)

Goals:

- Provide a Forum for Education/Information Sharing
- Provide an Opportunity for Community Participation in the City's Brownfield Remediation/Redevelopment Process
- Facilitate Resolution of Public Health and Environmental Concerns
- Provide Guidance to the Mayor and Council on Brownfield Issues
- Develop a Strategic Plan for Brownfields Redevelopment Consistent with the City's Master Plan

Paterson's Environmental Revitalization Committee (PERC)

Some of PERC's Achievements:

- Preparation of a comprehensive "The Brownfield Strategic Plan"
- Development and Updates of a Comprehensive Brownfields Inventory for the City
- NJDEP Designation of the Great Falls Historic District BDA and Ongoing Management of the Environmental Assessment of the 8 Brownfield Sites located in the BDA
- Acquisition of Grants and other Funding to conduct Environmental Compliance on High Priority Brownfield Sites
- Successful Community Outreach, Participation, and Education

Brownfield Development Areas (BDA)

Steve Kehayes

Brownfield Development Area (BDA)

Steve Kehayes, NJDEP, Office of Brownfield Reuse

What is a BDA?

- A geographic area identified by the municipality within which there are multiple properties that meet the definition of a "Brownfield"
- The New Jersey Department of Environmental Protection (NJDEP) selects applicants and formally designates the BDA

What is the Purpose of the BDA?

- Enables the City to design and implement cleanup and revitalization plans for multiple Brownfield properties on a parallel track using an "area-wide" approach
- A decision-making framework, means of accessing grant funding, and obtaining coordinated State agency assistance
- A forum to involve property and business owners, local community groups and residents, prospective developers, and other stakeholders in the proactive revitalization and reuse of under-utilized properties

Some BDA Facts

- Designation as a BDA does not create or impose any additional regulatory or approval requirements on any property within the BDA
- Participation in the BDA is voluntary
- Non-Brownfield properties in the BDA are not included in any environmental evaluation, investigation, or cleanup but are considered in the overall revitalization planning

Organizational Benefits of the BDA

- All Brownfield sites will be managed by one Case Manager from the NJDEP Office of Brownfields Reuse
- Technical and financial resources from NJDEP and other State agencies will be coordinated
 - Streamlines the environmental investigation, cleanup, and compliance process
- More will be accomplished in a shorter timeframe with a much higher level of positive, NJDEP support

Financial Benefits of the BDA

- Eligible for up to 5 Million Dollars per Year of Grants from the NJDEP and NJ Economic Development Authority (NJEDA) to be used for:
 - 100 % of environmental investigation costs for Brownfield properties within the BDA
 - Up to 75% of the clean up costs of Brownfield properties within the BDA
- Grants can be applied to Brownfield properties to enable any end use, including industrial, commercial, residential, or recreational/open space

Benefits to Non-Brownfields in the BDA

- Cleanup and revitalization of Brownfield properties revitalizes the local economy through tax generation, job creation, and enhanced property values
- Owners/operators of non-Brownfield properties can voluntarily request assistance from the NJDEP Case Manager of the BDA if there is a known or suspected environmental issue that needs resolution
- The BDA Case Manager, and the BDA Steering Committee, are resources to all property owners if help is needed to streamline the compliance process of any environmental issue

The BDA Steering Committee

- One of the most important elements of a successful BDA application
- Typically includes:
 - City and County representatives
 - Local community group leaders
 - Property owners, business owners, and residents inside and outside the BDA
 - Environmental, land planning, and other experts

Role of the BDA Steering Committee

- Guide the selection of Brownfield properties for which Grants will be obtained and environmental investigations, and ultimately cleanup, will be conducted
- Provide continuous input during cleanup, revitalization, and redevelopment of the Brownfield properties in the BDA
- Maximize the value the City and its residents derive from receiving the BDA designation

Inventory Strategy and Development

Lawra Dodge

Inventory Strategy and Development

Lawra Dodge, EXCEL Environmental Resources, Inc.

- Working with the City and NJDEP, an in-depth evaluation was conducted to determine the actual status of High Priority Brownfield Sites identified by the City's Inventory
- **The Specific Objective:**
 - To determine which of the City's Highest Priority Brownfield Sites could be prepared for Remediation, Acquisition, and/or Redevelopment in Near Term

Inventory Strategy and Development

- The evaluation was conducted from an Environmental and Redevelopment Perspective
- All Existing Environmental Reports/Data were Reviewed
- Professional Judgments were made regarding the Scope of any additional Investigation and/or Cleanup
- Where possible, detailed Estimates were Prepared to Quantify the Cost of Environmental Compliance

Inventory Strategy and Development

- Building Demolition Issues were evaluated and Demolition quotes were obtained to accurately quantify Costs
- Possible Redevelopment Scenarios were reviewed to assess Feasible End Uses in relation to:
 - Environmental Conditions
 - Overall cost of preparing the Site for Redevelopment
 - Funding Sources and Strategies

Inventory Strategy and Development

- Potential Grants and other Funding Sources for Investigation, Demolition, and Remediation were Evaluated for each Site
- The Status of the Various Planning Instruments necessary to Facilitate Redevelopment were Assessed, Including:
 - Redevelopment Area Designation and Zoning

Inventory Strategy and Development

- A Recommended Strategy was developed to Fill Key Data Gaps in the Environmental Characterization of each Site
- On a Parallel Track, Focused Information Packages were prepared in anticipation of soliciting proposals from interested third parties
- As new information regarding each Site was obtained, the Sites were re-evaluated and estimates of property value were developed based on various end use scenario

Inventory Strategy and Development

The Outcome:

- Site-specific Information was developed to enable the City to make informed decisions regarding the actual Redevelopment Potential and Value of Key Brownfield Sites
- The Information was, and is, being used to help guide Remediation and Redevelopment Planning
- Resulted in the Identification of a Brownfield Site with a High Near Term Redevelopment Potential:
The Former Paperboard Specialties Site



Paterson Brownfield Success Story: The Former Paperboard Specialties Site

- City-owned and approximately 3-Acres located on Route 20 South
- Challenges:
 - Heating oil impacts associated with former USTs Historic Fill located across the Site
 - Large, dilapidated Building containing asbestos and debris
 - Difficulty quantifying timeframe City could deliver property

Paterson Brownfield Success Story

Former Paperboard Specialties Site

The Solution:

- The asbestos removal and building demolition was conducted while NJDEP review and approval of the RAW progressed thus enabling the City to more accurately estimate when the property would be available for redevelopment



- With the Buildings razed, the full Redevelopment Potential of the Site was more readily apparent
- The City recently auctioned the Property to a third party that will acquire the Site upon completion and NJDEP approval of the heating oil soil and groundwater Remediation

Brownfields Resources, Tools and Allies

Suzi Ruhl

Brownfields Resources, Tools and Allies: Enhancing Brownfields Redevelopment & Revitalization Opportunities

**Moderator: Suzi Ruhl, JD, MPH, Director,
Public Health and Law Program,
Environmental Law Institute (ELI)**

Government Resources

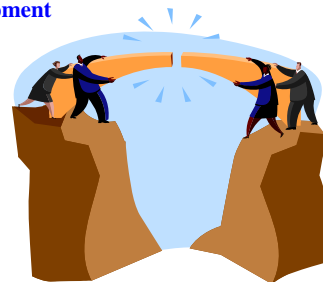
- **Economic Support**
Margaret Piliere, Assistant Director, New Jersey
Economic Development Authority
- **Environmental Support**
Steve Kehayes, NJDEP,
Office of Brownfields Reuse
- **Federal Resources**
Larry D'Andrea, U.S. EPA Region 2

Leveraging Health Challenges into Brownfields Opportunities

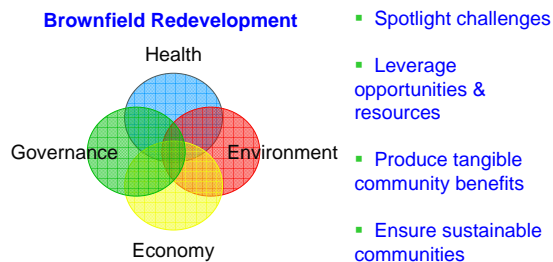
- **Health Status and Health Care Gaps**
Joe Suroweic, Health Officer, City of Paterson
Division of Health
- **Access to Health Information and Resources**
Steve Jones, Agency for Toxic Substances and
Disease Registry, Centers for Disease Control and
Prevention
- **Models of Success**
Suzi Ruhl, Environmental Law Institute

New Model for Community Revitalization

**Brownfield
Redevelopment** **Public Health**



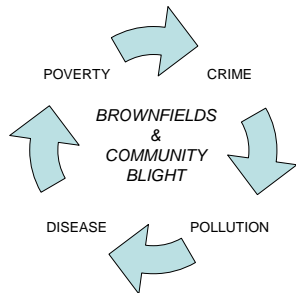
Purpose of the Panel



Format for the Panel

- **Question 1: How Do Brownfields Relate to Community/Public Health?**
- **Question 2: How Does Community/Public Health Relate to Brownfield Redevelopment?**
- **Question 3: How can Brownfield redevelopment and community/public health be strengthened through an integrated approach**

Question 1: How Do Brownfields Relate to Community Public Health?



Question 1: How Do Brownfields Relate to Community/Public Health?

Risks to Community Public Health from Blight:

- Safety
 - ✓ abandoned/derelict buildings
 - ✓ open foundations
 - ✓ vandalism & vagrancy
- Social & Economic
 - ✓ reduced social capital
 - ✓ reduced governmental tax base
- Environmental
 - ✓ soil, surface and groundwater contamination

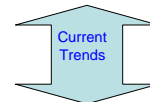
Question 1: How Do Brownfields Relate to Community/Public Health?

People living near brownfields sites experience disease disparities due to blight...

- Diseases burdening populations
 - ✓ Diabetes
 - ✓ Tuberculosis
 - ✓ HIV/AIDS
- Lack of access to health care
 - ✓ primary
 - ✓ dental
 - ✓ mental
- Lack of site maintenance
 - ✓ nuisance to children
 - ✓ mosquito/ West Nile Virus
 - ✓ trash/rodents

Question 1: Picture in Paterson

- | | |
|---|--|
| <p>Demographics</p> <ul style="list-style-type: none"> • Income <ul style="list-style-type: none"> – 47% below 200% federal poverty level • Racial background <ul style="list-style-type: none"> – 50% Hispanic – 31% African American – 13% White | <p>Health Statistics</p> <ul style="list-style-type: none"> • Asthma • Infant Mortality • Diabetes • Cancer • Tuberculosis (TB) • Mental Health |
|---|--|



Question 2: How Does Community Public Health Relate to Brownfield Redevelopment?

- Addressing environmental concerns
 - * Cleaning up contamination
 - * Implementing institutional & engineering controls
- Eliminating safety concerns
 - * Demolishing abandoned buildings
 - * Closing open pits

Question 2: How Does Community Public Health Relate to Brownfields Redevelopment?

Increasing recreational and green spaces to encourage physical activity...

ATP Brownfields Site...Great Falls State Park



Question 2: How Does Community Public Health Relate to Brownfield Redevelopment?

Providing sites for pharmacies, health care facilities, community recreation centers...



Paterson Walgreens

Question 2: How Does Community Public Health Relate to Brownfields Redevelopment?

Building tax base to support services that promote health... (e.g. immunizations)



Question 3: How can Brownfield redevelopment and community public health be strengthened through an integrated approach?

■ Increase Information



- Are there any imminent or urgent threats to public health associated with the property?
- Does the proposed future use of the property pose any long-term public health hazard?
- What specific actions, if any, are necessary to make the property safe for future use?
- Is there enough information available to answer these questions, and if not, what additional information is needed?

Question 3: How can brownfields redevelopment and community public health be strengthened through an integrated approach?

- Improve Risk Communication...

ATSDR: [A Primer on Health Risk Communication Principles and Practices](#)

Question 3: How can brownfields redevelopment and community public health be strengthened through an integrated approach?

- Serve as an anchor for redevelopment
 - Stimulate the economy through health care purchases
- Indicator Analysis Model
- Captures broad public health benefits of brownfields redevelopment
 - Prepared for local health departments, city planners, developers, agencies and community organizations
 - Provides indicators plus resource links
 - Collaborative project with Expert Panel review

ADDITIONAL ATSDR RESOURCES

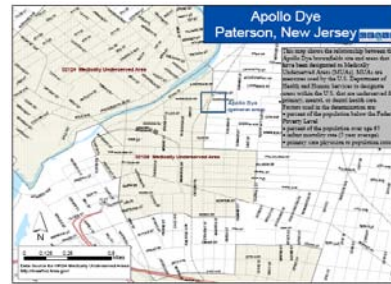
ATSDR Brownfields and Land Reuse Steering Committee:

- Compendium
- Technical Assistance
- Conferences
- Capacity Building

Question 3: How can brownfields redevelopment and community public health be strengthened through an integrated approach?

- Increase access to resources
- Site assessment and remediation
- Health end uses that - provide access to health care (e.g. primary, dental, mental, vision)
 - Respond to health needs (eg pharmacies)
 - Promote physical activity and nutrition (eg parks, farmers markets)

Apollo Dye



Increase Resources

- | | |
|--|--|
| <p>Health Care Needs</p> <ul style="list-style-type: none"> ■ Homeless ■ HIV/AIDS ■ Health Education ■ Dental ■ Mental | <p>Health Care Resources</p> <ul style="list-style-type: none"> ■ Health Care for the Homeless ■ Community Access Program ■ Public Housing Primary Care ■ Ryan White Care Act |
|--|--|

Question 3: How can Brownfield redevelopment and community public health be strengthened through an integrated approach?

- Engage support of allied stakeholders: local health departments, community leaders, organizations & residents...

Role of the Paterson Division of Health in Brownfields Redevelopment

- Provide human and environmental data for Brownfield site decision-making
- Educate Brownfield stakeholders on public health issues
- Offer technical assistance on health related matters
- Redevelop Brownfield sites to provide health care services
- Liason with City, State and Federal health agencies

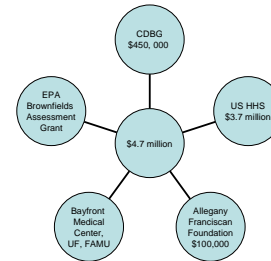
ILLUSTRATION OF SUCCESS STORY: Old Mercy Hospital- A Forgotten Asset



**JOHNNIE RUTH CLARKE- MERCY
HOSPITAL BROWNFIELDS
REDEVELOPMENT PROJECT**

- 1923 - Mercy Hospital constructed, owned by City of St. Petersburg, Florida
- 1965 - Mercy Hospital ceased operation
- 1986 - Facility closed due to asbestos contamination
- 1998 - City purchased property and conducted site assessment revealing soil and groundwater contamination (e.g. benzene)
- 1999- Site remediation
- 1999- Health needs assessment
- 2002- Collaborative partnership achieved community vision to produce Johnnie Ruth Clarke-Mercy Hospital Center

**Resources Leveraged from
Brownfields Grants**



**Community Health Through
Brownfields Redevelopment
Model**



**P.S.
ANCHOR FOR BROWNFIELDS AREA
REVITALIZATION**



**EuroBake Industries:
\$10M - 55,000 square
foot industrial
Brownfield plant
expansion**

**CONCLUSION: BROWNFIELDS BENEFIT
FROM PUBLIC HEALTH**

- Strengthen case to access Brownfield grants
- Secure additional resources for meeting community health needs
- Provide anchor for other businesses
- Provide jobs and spending opportunities
- Promote healthy population in surrounding areas


Revitalization Through Brownfield Redevelopment: Neighborhood Sustainability Options

Karen Lowrie

Revitalization Through Brownfield Redevelopment

Neighborhood Sustainability Options

Karen Lowrie, Ph.D.



National Center for Neighborhood and Brownfields Redevelopment
Edward J. Bloustein School of Planning & Public Policy

Outline

- 1) Sustainability Concept
- 2) What is involved in sustainable approach?
- 3) How does a sustainable approach benefit brownfields redevelopment?
- 4) How can a sustainable approach be implemented?

What is Neighborhood Sustainability?


- A sustainable neighborhood can persist over generations, enjoying a healthy environment, prosperous economy and vibrant civic life. It does not undermine its social or physical systems of support
- The community develops attitudes and ongoing actions that strengthen its environment, economy and social well-being

Features and Concepts to Strengthen Urban Neighborhood Sustainability

- Quality of life
- Public safety
- Education
- Community history
- Community identity
- Neighborliness
- Healthy buildings
- Peace and quiet

Why is Sustainability Important to Brownfield Redevelopment?

- Brownfields are by definition not sustainable!
- They deteriorate if not addressed – negatively impacting present and future generations.
- Replace an unsustainable use with a positive one that will sustain a healthy community.



Sustainability: Evaluating a Redevelopment Project for Connections, Tradeoffs and Long-term Impacts

- Does it take into account the big picture?
- Does it include public-private partnerships?
- Does it make “transparent” trade-offs between community goals?
- Does it reach cooperative solutions with outside communities and organizations?
- Does it have a feedback mechanism to track goals and improvement over time?

Affordable Housing and Brownfields

- **Why? Demand for housing exceeds supply – particularly affordable**
- **Many BF sites are not large enough or located well for commercial/economic uses.**
- **People will live there!**

Resources for Housing

- **Low-Income Housing Tax Credit (NJ HMFA)**
- **DCA – Housing Production Programs**
- **Housing Trust Funds**
- **Banks will invest – CRA, etc.**
- **State grants for sites cleaned to unrestricted use**

Green Buildings

- **“Environmentally, economically and socially appropriate building techniques that create a healthy built environment while protecting and restoring the natural environment.”**
- **Key Principles: Energy and Water Efficiency, Resource Conservation, Healthy Durable Homes**

Benefits of Green Building

- **Savings in Building Operation**
- **Alignment with Corporate Environmental Mission**
- **Access to Resources (Rebates and Refunds)**
- **Good Publicity**
- **Chance to Innovate**

Green Building Resources and Incentives

- **NJ Green Homes Office, DCA:** <http://www.state.nj.us/dca/dh/gho/index.shtml>
- **Bureau of Sustainable Communities and Innovative Technologies, New Jersey DEP.**
- **New Jersey Home Mortgage Finance Agency**
- **New Jersey Board of Public Utilities (BPU) – Clean Energy Program**
- **Local utilities or investors may offer rebates**
- **US Green Building Council:** www.usgbc.org – LEED Certification can offer rebates
- **Sustainable Building Industry Council,** www.sbicouncil.org
- **Rutgers Center for Green Building**

Why Parks and Greenspace?

- **Residents often prefer over other uses.**
- **Economic benefits**
- **Public health benefits (although cleanup can be more costly)**
- **Community improvement**
- **Environmental benefits**

Turning Brownfields to Greenfields: Keys to Success

- Public/private partnerships that last beyond acquisition and development
- Commitment of local government and community leaders to work together
- Cooperation across city departments
- Include parks/greenspace into larger projects



Resources for Parks/Open Space

- HDSRF – New Jersey DEP/EDA
- Green Acres
- NJ Environmental Infrastructure Trust



Federal Programs for Housing or Parks on Brownfields

- EPA – Revolving Loan Funds
- EPA – Assessment and Cleanup grants
- EDA – Public Works and Economic Adjustment
- HUD – CDBG
- HUD – Section 108 loan guarantees
- HUD – BEDI
- HUD – Tax incentives
- SBA’s microloans

NJ State Resources

- HDSRF Funding – DEP/NJEDA
- Planning Grants – DCA Smart Growth
- NJ DEP
- NJ DCA – Variety of Housing Production Programs, COAH, HMFA
- NJ Commerce – Urban Enterprise Zone
- See <http://www.nj.gov/dca/osg/docs/brownfieldsresourcekit.pdf>

Developer's Roundtable

Mike Sylvester and Lawra Dodge

Developer's Roundtable

Moderators: Mike Sylvester, The Whitman Companies
Lawra Dodge, EXCEL Environmental Resources

Panelists

- Warren King, Dornoch Management
- Ramesh Tharwani, K Hovnanian
- Robert Guarasci, NJ Community Development Corp.
- John Campanile, Stanford Risk Management

Developer's Roundtable

Some Commonly asked Questions:

- Why Purchase and Redevelop a Brownfield Property?
- Am I liable for the Environmental Conditions?
- So, what are my Options to Protection?
- What is the "Innocent Purchaser Defense"?:
 - What do I really need to get it?
 - If my Environmental Consultant does it in 2 days for \$200, that should be enough to protect me, right?

Developer's Roundtable

More Commonly asked Questions:

- What is a Prospective Purchaser Agreement, or PPA?
- How can I be sure that I can rely on what my professionals are telling me about the Environmental Conditions and Liability Protection?
- Are the Brownfield Funding Sources and Financial Incentives for Real?
- What does a No Further Action/Covenant-not-to-Sue really give me and why don't I just get Insurance?

Overview of Brownfield Opportunities in Paterson

Lawra Dodge

Overview of Brownfield Opportunities in Paterson

Lawra Dodge, EXCEL Environmental Resources, Inc

- More than 200 Brownfield Sites currently on the City's comprehensive Brownfield Inventory
- Information regarding Environmental and Infrastructure is available on many of the Sites
- 8 Brownfield Sites are located in the City's Great Falls Historic District BDA
- Environmental conditions and building demolition costs on several Sites have either been evaluated, or evaluation is in progress
- New information is being generated daily to facilitate evaluation of Site conditions by the City, the PERC, and third party developers, builders, and investors

Overview of Brownfield Opportunities in Paterson

- Copies of the City's comprehensive Brownfield Inventory are readily available from Jessie Torrez
- Information regarding Environmental and Infrastructure is on file with the City for many of the Sites
- The City's representatives, professionals, and consultants are available to answer questions regarding these Sites
- Contact information will be provided to all Workshop participants in the Post Workshop PDF Toolkit



The Former ATP Site, Great Falls Historic District

- Located in the 1st Ward Redevelopment Zone and the Great Falls Historic District BDA
- Approximately 8 Acres
- Environmental investigation in progress with work conducted by the City using HDSRF Grant funds



The Former Addy Mills Site, Ryle Avenue

- Located in the 1st Ward Redevelopment Zone and within the Great Falls Historic District BDA
- Less than 1 Acre
- Environmental investigation in progress with work conducted by the City using HDSRF Grant funds



The La Houd Site, Belmont Avenue

- Located in the 1st Ward Redevelopment Zone
- Approximately 2.5 Acres
- Building Demolition is complete and environmental investigation is being conducted by the City using HDSRF Grant funds

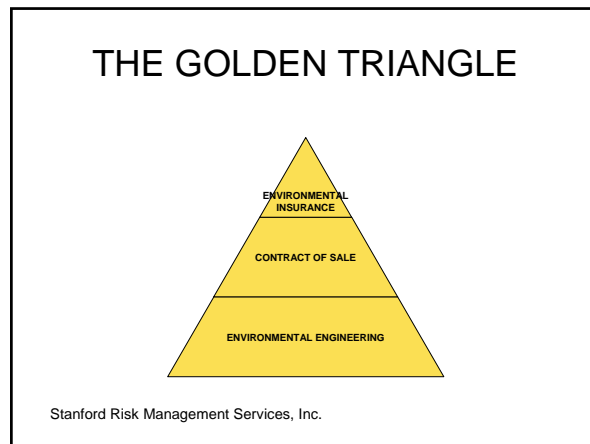
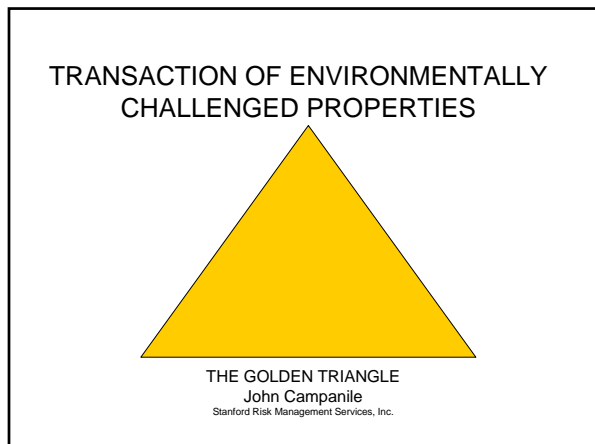


The Former Apollo Dye Site, Straight and Governor Streets

- Located in the 4th Ward Redevelopment Zone and the Great Falls Historic District BDA
- Approximately 2.75 Acres
- Environmental investigation in progress with work conducted by the City using HDSRF Grant funds
- Building demolition funding alternatives being evaluated

Transaction of Environmentally Challenged Properties

John Campanile



ENVIRONMENTAL ENGINEERING

- The foundation of the pyramid and the basis of all other actions.
- Establishes “Known Environmental Conditions”
- May establish remedy for identified problems.
- Is the basis for the Environmental Insurance Underwriting

Stanford Risk Management Services, Inc.

CONTRACT OF SALE

- The second layer of the pyramid in which we establish the following:
 - Ownership
 - Liability Retention
 - Liability Transfer
 - Site Description

Stanford Risk Management Services, Inc.

Contract Of Sale

- **OWNERSHIP-**
- Liability for the site conditions may extend beyond the current entity in title.
- All predecessors in title may be subject to third party lawsuits and action by the NJDEP.
- You want to be clear for whom liability for site conditions remains.

Stanford Risk Management Services, Inc.

Contract Of Sale

- **Liability Retention-**
- Both Known and Unknown Conditions may generate liability.
- Conscious retention with an adequate plan of action can be instrumental in the deal.
- Indemnification and Hold Harmless language may be essential.

Stanford Risk Management Services, Inc.

Contract Of Sale

- **Liability Transfer**
- Both identified and unknown conditions will generate some liability.
- Conscious liability transfer with an adequate plan of action can be instrumental in the deal.
- Indemnification and Hold Harmless language may be essential.

Stanford Risk Management Services, Inc.

Contract Of Sale

- **Site Description-**
- It is imperative that the best legal description of the site be detailed.
- Lot and Block are Common
- Metes & Bounds Description is more comprehensive and easier to defend.

Stanford Risk Management Services, Inc.

ENVIRONMENTAL INSURANCE

- The third layer of the pyramid in which we seek to transfer risk (dollar exposure) of loss to a third party.
- Can cover First and Third Party On-site and Off-site claims.
- Can cover "Known" and "Unknown Conditions"
- Can cover multiple parties.

Stanford Risk Management Services, Inc.

ENVIRONMENTAL INSURANCE

- **Ownership-**
Through the use of Named Insured, Additional Named Insured, Insured status under the policy more than just the in Title entity can be insured under the policy.

Stanford Risk Management Services, Inc.

ENVIRONMENTAL INSURANCE

- **Liability Retention-Seller Retained**
- "Cost Cap" policy can be written to cover cost overruns for "Known Condition" remediation costs.
- PLL-Can cover third party liability for "Known & Unknown Conditions" for Seller & Buyer.
- PLL- Can cover Seller & Buyer for First Party "Unknown Conditions".
- PLL- Can act as a funding mechanism for the Indemnification and Hold Harmless agreements.

Stanford Risk Management Services, Inc.

ENVIRONMENTAL INSURANCE

- **Liability Transfer-Buyer Assumed**
- Policy can be written to cover "excess" of Sellers responsibility for site remediation ("Known Conditions").
- Can cover third party liability for "Known & Unknown Conditions" for Seller & Buyer.
- Can act as a funding mechanism for the Indemnification and Hold Harmless agreements.

Stanford Risk Management Services, Inc.

ENVIRONMENTAL INSURANCE

- **Policy Considerations:**
- Qualify "Known Conditions"
- "Insured Contracts"
- Subrogation
- Transferability and Divestiture
- Clean Up Costs- Improvements & Betterments
- Other Insurance/Site Access
- Change in Use

Stanford Risk Management Services, Inc.

Section 4:

Training Materials

ELI Fact Sheets

BROWNFIELDS BASICS: WHAT IS A BROWNFIELD...WHAT IS NOT A BROWNFIELD

Cleaning up and reinvesting in brownfields increases local tax bases, facilitates job growth, uses existing infrastructure, takes development pressures off of undeveloped open land, and both improves and protects the environment and public health.

What is a brownfield?

A **brownfield** is defined both by the federal and state government. According to federal law, a brownfield is a:

“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.”

According to New Jersey state law, a brownfield is:

“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.”

Further, sites that would normally be excluded from brownfields status may be designated on a site-by-site basis as eligible for federal financial assistance if that financial assistance will protect human health and the environment, and either:

- promote economic development, or
- enable the creation of, preservation of, or addition to parks, greenways, undeveloped property, other recreational property, or other property used for nonprofit purposes.

Generally, brownfields are properties that are abandoned or underutilized because of either *real* or *perceived* contamination. They are considered to be sites that pose no or limited health risks to communities. Since the inception of the program, EPA has assessed over 6,000 properties consisting of over 44,000 acres; research has found roughly 30% of sites assessed find no contamination.

EPA-funded brownfields assessments have identified common pollutants found on sites where contamination has been discovered. The most commonly reported contaminant is petroleum (occurring on 78% of contaminated sites), followed closely by lead (found on 62% of sites). Other contaminants include volatile organic compounds, metals, polycyclicaromatic hydrocarbon (PAHs), asbestos, PCBs, and controlled substances at “meth labs.”

In addition to environmental contaminants that may or may not be present, brownfields may have broader impacts on public health in the community, including:

- *Safety.* Abandoned and derelict structures, open foundations, or equipment compromised due to deterioration, controlled substance or ‘meth lab’ sites, or abandoned mine sites may pose safety risks;
- *Social and economic factors.* Blight, crime, reduced social capital or community “connectedness,” reductions in the local government tax base, and private property values that may reduce social services are all social and economic problems sometimes created by brownfields; and,

Contaminated Sites and Brownfields in New Jersey, 2

- *Environmental health.* Potential environmental dangers can be biological, physical, or chemical, and can be the result of real site contamination, groundwater impacts, surface runoff, migration of contaminants, or wastes dumped on vacant lots.

Thus, remediation and redevelopment of brownfields can promote community vitality and produce significant benefits to the local economy, environment and public health.

A **brownfields area** is also recognized by state law. To address challenges presented by multiple brownfields sites in an area, the New Jersey Department of Environmental Protection (NJDEP) launched the Brownfields Development Area (BDA) Initiative.

This initiative focuses on the role of community stakeholder input in both planning and implementation of remediation and reuse, bringing assistance from NJDEP and other key agencies.

What is NOT a brownfields

It is also useful to understand the types of contaminated sites that are not considered to be brownfields. The federal Brownfields Law explains that a “brownfield site” does not include a facility that is:

- the subject of a planned or ongoing removal action;
- listed on the National Priorities List or is proposed for listing;
- the subject of a unilateral administrative order, a court order, an administrative order on consent or judicial consent decree that has been issued to or entered into by the parties;
- a facility to which a permit has been issued by the United States or an authorized State under the Solid Waste Disposal Act (i.e. a permit for a hazardous waste treatment, storage, or disposal facility-TSDF) , the Federal Water Pollution Control Act, the Toxic Substances Control Act, or the Safe Drinking Water Act;
- subject to corrective action under section 3004(u) or 3008(h) of the Solid Waste Disposal Act (usually referred to as the Resource and Conservation Recovery Act) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- a land disposal unit with respect to which:
 - a closure notification under subtitle C of the Solid Waste Disposal Act (i.e. hazardous waste rules for TSDFs) has been submitted and closure requirements have been specified in a closure plan or permit;
 - a facility that is subject to the jurisdiction, custody, or control of a department, agency, or instrumentality of the United States, except for land held in trust by the United States for an Indian tribe;
 - a portion of a facility at which there has been a release of polychlorinated biphenyls and that is subject to remediation under the Toxic Substances Control Act;
 - a portion of a facility for which assistance for response activity has been obtained under subtitle I of the Solid Waste Disposal Act (i.e. [underground storage tank program](#)) [note: Allison, I am checking on this bullet now but go ahead and do a draft]

Resources

Brownfields Development Area (BDA) Initiative

<http://www.nj.gov/dep/srp/brownfields/bda/>

Brownfields Cleanup and Redevelopment (U.S. EPA)

<http://www.epa.gov/brownfields/index.html>

New Jersey Brownfields Redevelopment Resource Kit

<http://www.nj.gov/dca/osg/docs/brownfieldsresourcekit.pdf>

Brownfields Redevelopment & Public Health: *The Environmental Law Institute's major campaign to ensure community sustainability by integrating public health with environmental protection , economic development and good governance. For more information, contact B. Suzi Ruhl, J.D., M.P.H, Director of Public Health and Law Center, ELI, ruhl@eli.org.*



BROWNFIELDS REDEVELOPMENT AND HEALTHCARE ACCESS

Introduction

Brownfields are often located in areas where poverty rates are high, the population suffers from disease disparities, and the residents lack access to health care. Brownfields redevelopment offers an opportunity to revitalize these areas by transforming contaminated properties into productive land uses and services. These can include facilities that promote public health, such as health clinics, community centers, specialty care clinics, and hospitals. Federal funds are available to support construction and operation of these end uses. Brownfields redevelopment can therefore be enhanced by collaborative efforts with public health initiatives.

To transform public health challenges into opportunities to strengthen brownfields redevelopment, it is important to understand the agencies involved, to learn how to access data sources that document health care needs, and to identify sources of funding.

Understanding the Health Agencies

The primary federal agency responsible for public health is the U.S. Department of Health and Human Services (HHS). As the guardian of the federal health care system, the mission of the HHS is to “lead Americans to better health, safety, and well-being.” Within the HHS, there are agencies, bureaus and programs that address the delivery of health care to the American people and that can serve resources for brownfields redevelopment. These are described below.

Health Resources and Services Administration (HSRA): The mission of HSRA is to improve and expand access to quality health care. It seeks to achieve one-hundred percent access to health care and zero health disparities for all Americans. It will do this by assuring the availability of quality health care to low income, uninsured, isolated, vulnerable and special needs populations and eliminate barriers to care.

Bureau of Primary Health Care (BPHC): This bureau within the HSRA seeks to increase access to comprehensive primary and preventative health care and to improve the health status of underserved and vulnerable populations. It focuses on the quality of patient care, service delivery, health care workforce, and health outcomes in the delivery systems.

Brownfields Redevelopment and Health Care Access, 2

Community Health Center Program (CHC): This program is within the BPHC and was created as part of the federal government's War on Poverty in the mid 1960s. Its mission, parallel to the BPHC, is to continuously improve the quality of patient care, service delivery, health care workforce, health outcomes in the delivery systems. Activities covered under this program include:

- provide primary and preventative health care, outreach and dental care
- provide essential ancillary services such as laboratory tests, x-rays, environmental health and pharmacy services
- provide health education, transportation, translation and prenatal services
- provide links to welfare, Medicaid, mental health and substance abuse treatment, WIC, and related services
- provide access to a full range of specialty care services

The HHS website serves as an excellent reference for securing information on health care needs. See www.hrsa.gov.

Accessing Data Sources

A major barrier to accessing health care is health care provider availability and distribution. In many communities, health care practitioners, such as physicians and dentists, are not available or accessible to low-income populations. Areas lacking access to health care have been designated by HHS. An understanding of the program designations can clarify the need for health care and opportunities for meeting this need.

The information on health care needs can also be correlated to the availability of funding made available by federal and state government to increase access to health care. To compare the locations of brownfields sites to health care designated areas, the following categories of information and data should be considered:

Medically Underserved Areas/Populations: MUAs/MUPs are measures used by HHS to designate areas within the U.S. that are underserved. These designations are determined by the Index of Medical Underservice (IMU). The IMU uses the following variables:

- percent of the population below the Federal Poverty Level
- percent of the population over age 65
- infant mortality rate (5 year average)
- primary care physician to population ratio

An IMU score under 62 is required for designation -- the lower the score, the higher the level of need. Information regarding MUAs and MUPs can be found online at <http://bphc.hrsa.gov/databases/newmua/results.cfm>.

Health Professional Shortage Areas: HPSAs are additional measures used by HHS to address the issue of access to health care. The designation reflects shortage areas with regard to health care providers for primary care, dental care, and mental health care. This designation documents a shortage of health care providers as well as the existence of barriers to accessing care. These barriers include:

- lack of public transportation
- travel time
- distance to the next source of undesignated care
- high poverty

To be eligible for a designation, a geographic area or population group (e.g. low income or migrant population) must have a physician-to-population ratio greater than 3000 to 1. These areas can be designated by census tracts. You can search for HPSAs, including those in New Jersey, at <http://hpsafind.hrsa.gov/>.

Leveraging Funding for Brownfields Redevelopment

The need for increased health care capacity is documented by the HRSA and New Jersey Department of Health and Senior Services (NJDHSS). This information on health care needs can be correlated with the funding made available by the federal and state government to address medically underserved populations. An understanding of the programs, designations, planning efforts and special needs for rural areas and local initiatives can illuminate the opportunities for using brownfields sites as locations for health care facilities to meet the needs of the people of New Jersey.

Federal funding for community health centers is authorized by federal law. The Public Health Service (PHS) Act, Section 330, is the original statutory authorization for the Community Health Centers Program. This act authorizes the Secretary of the HHS to make grants to public and nonprofit private entities for projects to plan and develop community health centers which serve medically under-served populations.

The Community Health Center Federal grant program is also authorized under Section 330 of the Health Care Consolidations Act of 1996. In FY 1996, the community and migrant health center appropriation was consolidated to include homeless and public housing programs.

The Health Care Safety Net Amendments of 2002 re-authorized and amended programs authorized under the Public Health Service Act relating to community health centers, National Health Service Corp and the Rural Health Outreach and Network Development Grant Programs. It authorized new funding for community health centers and provided grants to communities to better organize and deliver care to the poor and uninsured. It also included loan guarantees to acquire, build, lease or modernize clinics and also makes available mental health and substance abuse treatment at the centers. It also created a new Healthy

Brownfields Redevelopment and Health Care Access, 4

Communities Access program (section 340 of PHS Act) to develop community health care delivery systems that coordinate care for uninsured or underinsured individuals. Grants may be made to entities that represent a consortium of local providers (local health centers, disproportionate share hospitals, public health agencies, and other providers that have traditionally served the uninsured and underserved).

Federal health center regulations are found at 42 CFR Chapter I, Part 51 c. This authority regulates grants authorized under section 220 of the Public Health Services Act. Project funds may be awarded for any of the following:

- acquiring and modernizing existing buildings
- obtaining technical assistance to develop the management capacity of the project
- delivering health services
- insurance for medical emergency and out-of-area coverage
- providing training related to the provision of health services provided or to be provided by the project to the staff and governing board

In addition to the U.S. HHS programs, resources for health care are available from other federal agencies. For example, the U.S. Department of Agriculture offers funding for Community Facility grants through its Rural Development Program. Grants can be used to assist poor rural areas and towns in developing essential public community facilities. These can include hospitals, health clinics, and other health-related facilities. The facility must serve areas where the median household income is below the poverty line or 80% of the state non-metropolitan median household income level.

Conclusion

Brownfields redevelopment offers the opportunity to revitalize the health of communities beleaguered by disease and poverty. By accessing resources dedicated to addressing the health care of underserved populations, brownfields redevelopment itself can be enhanced. A collaborative approach ultimately strengthens the sustainability of the project and the community.

Brownfields Redevelopment & Public Health: *The Environmental Law Institute's major campaign to ensure community sustainability by integrating public health with environmental protection , economic development and good governance. For more information, contact Suzi Ruhl, ruhl@eli.org.*

FEDERAL AND STATE BROWNFIELDS REDEVELOPMENT LAWS

Contaminated sites, brownfields and brownfields redevelopment are governed by several federal and state statutes. Local laws may also apply. Further, many sites can be regulated under more than one statute at the same time. Applicable statutes are described below.

Federal Laws

While many states had already adopted brownfields laws, Congress took action in 2002 to strengthen brownfields redevelopment. The Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) amended the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) to:

- provide certain relief for small businesses from liability under CERCLA
- promote the cleanup and reuse of brownfields
- provide financial assistance for brownfields revitalization
- enhance State response programs

Ultimately, the Brownfields Law provides EPA with a Congressional mandate, increased funding, and advanced meaningful opportunities by the public and private sectors to promote sustainable brownfields cleanup and reuse.

Other federal laws which relate to activities associated with contaminated sites include:

- **Comprehensive Environmental Response, Compensation and Liability Act / Superfund Amendments and Reauthorization Act:** CERCLA provides federal money to clean up uncontrolled or abandoned hazardous waste sites, as well as accidents, spills and other emergency releases of pollutants and contaminants into the environment. The law has a comprehensive liability plan that holds owners, operators and other parties who are responsible for the pollution “jointly and severally” liable for clean-up.
- **Resource Conservation and Recovery Act:** RCRA regulates the management of hazardous waste from its production to its final disposal. It regulates treatment, storage and disposal facilities as part of this “cradle to grave” system. RCRA also addresses underground storage tanks that contain petroleum or certain hazardous substances by establishing standards for installation, operation, release detection, corrective action, repair and closure.
- **Health Care Safety Net Amendments Act:** HCSNA appropriated significant financial resources for community health centers in high-need areas, which often include brownfields.

State Laws

New Jersey was one of the first states in the nation to take legislative action regarding brownfields redevelopment. The following laws have been adopted:

- **Brownfield and Contaminated Site Remediation Act:** The New Jersey “Brownfield Act” was passed in 1990 and Section 35 was amended in October 2002. The Act provides financial incentives for buyers and sellers of brownfields, innocent purchaser protection, grants to encourage reclamation of contaminated land, and matching grants for conservation, recreation, and affordable housing. The Act also created a state Brownfields Redevelopment Task Force responsible for inventorying brownfield sites and prioritizing sites for redevelopment.
- **Brownfields Redevelopment and Natural Resource Damages Act:** Passed in 2005, this law provides liability protection against Natural Resource Damages (NRD) claims at brownfield sites for qualified developers.
- **New Jersey State Development and Redevelopment Plan:** This plan defines a comprehensive strategy to achieve the goals of the State Planning Act. Among other things, it guides policies concerning economic development, urban renewal, land use, and other infrastructure improvements.
- **Industrial Site Recovery Act:** ISRA requires property owners selling property on which hazardous materials were regulated to perform an investigation to determine if any areas require cleanup.
- **Spill Compensation & Control Act:** This Act established a state levy tax on the transfer of petroleum products and hazardous substances, which funds the New Jersey Spill Compensation Fund. The Fund provides compensation for cleanup costs and damages from spills.
- **Underground Storage of Hazardous Substances Act:** This law regulates underground storage tanks (USTs) and includes a tank registration program and corrective action program to remediate discharges from USTs.

Other environmental laws may also apply to activities associated with brownfields redevelopment, such as the **Solid Waste Management Act** and the **Water Pollution Control Act**.

Brownfields Redevelopment & Public Health: *The Environmental Law Institute’s major campaign to ensure community sustainability by integrating public health with environmental protection , economic development and good governance. For more information, contact Suzi Ruhl, ruhl@eli.org.*

Resources

New Jersey’s Brownfield Act

<http://www.njleg.state.nj.us/9697/Bills/AL97/278 .HTM>

Small Business Liability Relief and Brownfields Revitalization Act

<http://www.epa.gov/brownfields/sblrbra.htm>

For more information on state laws, please see Remediating and Redeveloping Brownfields in New Jersey: A Guide for Municipalities and Community Organizations.

<http://www.anjec.org/pdfs/BrownfieldsinNJ2006.pdf>

CONTAMINATED SITES AND BROWNFIELDS IN NEW JERSEY

At any one time, the New Jersey Department of Environmental Protection (NJDEP) oversees some 23,000 contaminated sites. An estimated 10,000 of these are potential brownfields sites. Many more potential brownfields may exist in the state that have not been reviewed by the Department. There are several sources of information about contaminated sites and support for brownfields redevelopment.

Contaminated Sites Information

Information about known contaminated sites in New Jersey, including brownfields, is provided in the Known Contaminated Sites in New Jersey (KCS-NJ) report. The KCS-NJ report, now in its seventh edition, contains basic information on approximately 14,000 contaminated sites in New Jersey, which are listed by county and by municipality. It has been prepared by the NJDEP Site Remediation and Waste Management (SRWM) Program. The report provides a list of sites where contaminated soil and/or ground water has been confirmed at levels greater than applicable cleanup criteria or environmental standards. The KCS-NJ report is produced in response to state law N.J.S.A. 58:10-23.16-17, which requires the SRWM to prepare a list of sites that have been contaminated by hazardous substances. The report also satisfies obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act.

It is important to realize that as new sites are identified and others are remediated, the number and status of contaminated sites in New Jersey change. At any given time thousands of sites are being investigated by SRWM. In



Boris Kroll Textile Mill in
Paterson.

Brownfields Before and After

Boris Kroll apartment conversion



In addition, sites that were previously known as pending are being reevaluated and are not included in this edition of the KCS-NJ report. Once the reevaluation is complete, these sites will either be added to the KCS-NJ report or closed. The status known as pending will then be eliminated. Consequently, the KCS-NJ is a dynamic list and should always be thought of as a “snapshot” in time.

In addition, information about contaminated sites listed included in the KCS-NJ report is available through the NJDEP I-Map GIS mapping system. To review case files on these sites, a request through the Open Public Records Act (OPRA) must be made.

Site Redevelopment Support

There are several opportunities available to make productive reuse of possibly contaminated sites that are properly remediated. One avenue addresses areas with multiple contaminated sites. Under the NJDEP Brownfield Development Area (BDA) program, designated communities have identified clusters of brownfields sites for coordinated remediation and reuse according to a community-based plan.

To locate individual properties with a potential for reuse and redevelopment, the New Jersey Brownfields Redevelopment Task Force prepares and updates an inventory of brownfields sites in the State. The Brownfields Site Mart is a searchable on-line multiple-listing service managed by the New Jersey Redevelopment Authority. Access to the site is free and available to anyone, but users need to register at the website to view the listed properties.

New Jersey also has established a Brownfields Redevelopment Interagency Team (BRIT), which is a brownfields resource group comprised of more than 20 state agencies and programs (e.g. Department of Environmental Protection, Department of Community Affairs, Department of Health & Senior Services, Department of Transportation, Department of Labor, and Department of Education). Its mission is to streamline and coordinate the brownfields redevelopment process for interested parties, guided by New Jersey’s Smart Growth policies

Brownfields Redevelopment & Public Health: *The Environmental Law Institute’s major campaign to ensure community sustainability by integrating public health with environmental protection, economic development and good governance. For more information, contact B. Suzi Ruhl, J.D., M.P.H, Director of Public Health and Law Center, ELI, ruhl@eli.org.*

Resources

I-Map GIS Mapping System

<http://www.nj.gov/dep/gis/imapnj/imapnj.htm>

New Jersey Known Contaminated Sites list

<http://www.nj.gov/dep/srp/kcs-nj/>

Brownfields Site Mart

<http://www.njsitemart.com/>

New Jersey Brownfields Redevelopment Resource Kit

<http://www.nj.gov/dca/osg/docs/brownfieldsresourcekit.pdf>

Open Public Records Act (OPRA)

<http://www.nj.gov/dep/opra/>

BROWNFIELDS & COMMUNITY HEALTH: A SUCCESS STORY

Mercy Hospital—Johnnie Ruth-Clarke Health Center Brownfields Redevelopment Project

By linking brownfields redevelopment with public health, the Mercy Hospital Redevelopment Project has produced important economic, health and environmental benefits for the community. — Charles Ray, Economic Development Coordinator, City of St. Petersburg, FL

Introduction

Great progress is underway in efforts to strengthen the success of brownfields redevelopment by linking public health with economic development, environmental protection, and good governance. The Johnnie Ruth-Clarke Health Center Brownfields Redevelopment Project provides an important guide for diverse stakeholders who seek to promote community health and vitality through brownfields redevelopment. This project received the 2005 Phoenix Award from the US Environmental Protection Agency, a Recognition for Excellence in Brownfields Redevelopment. Background on this project is provided below.

Background

St. Petersburg, Florida purchased a six-acre brownfields site, Mercy Hospital, an historic African American hospital that had become a deteriorated blight within its immediate four neighborhoods. The site was impacted by petroleum contaminants (e.g. benzene, toluene) in the soil and groundwater that had migrated onto the site from an offsite source. The property owner received assistance through Florida's Abandoned Tank Restoration Program for assessment and remediation.



Redevelopment Goals for the Johnnie Ruth-Clarke Health Center

- Preserve an important historical asset in St Petersburg, Florida
- Provide local residents with immediate access to quality health care
- Promote economic development and eliminate urban blight
- Provide a resource center to residents
- Identify an economic anchor in the community to attract interest and future growth



Process

Health Needs Assessment: Bayfront Health System received a grant from the Allegany Franciscan Foundation to fund a feasibility study on the adaptive reuse of the Mercy Hospital site. The University of South Florida developed the Community Health Assessment Performance Impact Report (CHAPIR) that profiled the health status of the communities in the Tampa Bay area, disclosing disparities in health conditions of persons within a projected service area. CHAPIR supported the need for a health center. *Planning:* The planning process had two major elements: an assessment phase and a development phase. Four focus groups were conducted with physicians, hospital volunteers, younger residents (age 18-35) and older residents (age 36+) to determine perceived community needs, community desires for future use of the Mercy site, and community sentiment for its historic value. This process established the redevelopment plan whereby the Johnnie Ruth-Clarke Health Center, a federally qualified health center, was selected to occupy the site.

Funding

Funding for the project was secured through several sources. Initially, an EPA Brownfields Assessment Program grant funded the initial Phase II environmental assessment. Other sources included: \$100,000 from the Allegany Franciscan Foundation for a feasibility study; \$450,000 from a Community Development Block Grant to acquire the site; and \$3.7 million from the US Department of Health and Human Services for facility construction and other needs. Medical equipment, furniture and supplies were contributed by the Bayfront Medical Center, Florida A&M University, and University of Florida.

Results

Health services are provided for up to 300 patients daily. The Center has over 100 employees (doctors, administration staff, behavioral health technicians, dental technicians, pharmacy technicians, resource counselors, and maintenance). The local Brownfields grants funding leveraged \$4.7 million in construction and infrastructure redevelopment costs. Ultimately, the project is serving as a catalyst to stimulate new private sector investments and supports historical appreciation and a recharged community pride.

Brownfields Redevelopment & Public Health: *The Environmental Law Institute's major campaign to ensure community sustainability by integrating public health with environmental protection, economic development and good governance. For more information, B. Suzi Ruhl, J.D., M.P.H., Director of Public Health and Law Center, ELI, ruhl@eli.org. For information about the Mercy project, contact Charles Ray, charles.ray@stpete.org.*

Models for Increasing Health Care through Brownfields Redevelopment

Exciting models for improving community health through brownfields redevelopment are emerging. They include:

- **Collaboration with Federally Qualified Health Centers**

e.g. Greater New Bedford Community Health Resources Center: This Massachusetts federally qualified health center received a \$500,000 Community Block Development Grant to expand its facility to meet health care needs of New Bedford's medically underserved population. The City's brownfields are predominantly located in medically underserved areas.

- **Independent Free Health Clinics**

e.g. Greenwood Community Health Resources Center: A free health clinic that provides primary care to 7000 people who otherwise lacked access to health care was built on a brownfields site in Clearwater, Florida.

- **Multi-party Medical Facilities**

e.g. Johnnie Ruth-Clarke Health Center Brownfields Redevelopment Project: Through the leadership of the City of St. Petersburg, Florida, a regional medical facility, an historic African American Hospital, and a federally qualified health center joined together to redevelop a brownfields site into a health care facility for the medically underserved population.

- **Diabetes Education and Research Centers**

e.g. Gila River Indian Community: A brownfields site was redeveloped to include a diabetes education, treatment and research center near Phoenix, Arizona.

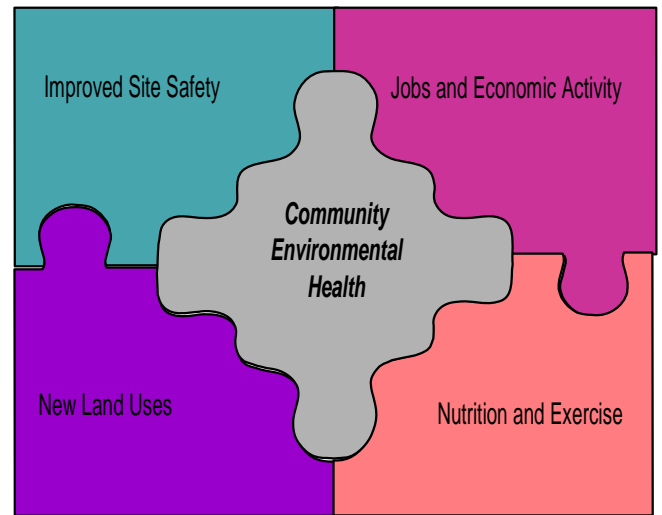
Sustaining Economic Development Through Community Health:
A New Brownfields Redevelopment Model



BROWNFIELDS REDEVELOPMENT & COMMUNITY VITALITY

Redevelopment of brownfields can help overcome core challenges to community vitality— pollution, disease, poverty, and crime. By understanding these challenges and how they relate to brownfields redevelopment, human and financial resources can be leveraged to ensure sustainable brownfields projects. The Brownfields and Public Health Initiative is an emerging innovative model that incorporates a public health framework into brownfields redevelopment. With health defined as physical, mental and social

well-being of the individual, family, and community, this model produces tangible benefits for the people living in brownfields areas. Using a community based approach, this model creates dynamic partnerships between the community, health care, brownfields, and government sectors to overcome systemic challenges to community sustainability.



BLUEPRINT FOR ACTION

Community Environmental & Health Assessment
Education and Engagement of Stakeholders
Contamination Response & Health Land Uses



MODELS OF SUCCESS

- Greenwood Community Health Resources Center (Florida)**
- Mercy Hospital /Johnnie Ruth-Clarke Center (Florida)**
- Greater New Bedford Community Health Center (Massachusetts)**
- Gila River Indian Community Diabetes Center (Arizona)**
- Weequahic Park Association (New Jersey)**

Paterson Fact Sheets

City of Paterson



New Jersey

Jan Northrop
UEZ Administrator
973-321-1212

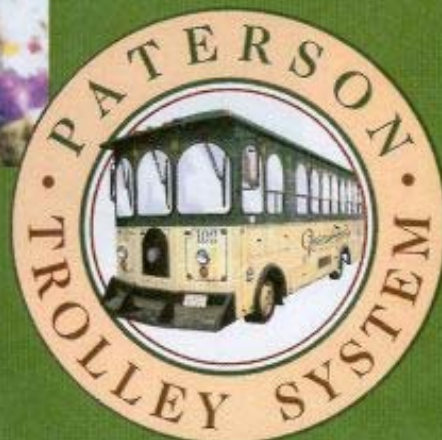
PATERSON URBAN ENTERPRISE ZONE

The city of Paterson, New Jersey is the world's original urban enterprise zone. In fact, one of the founders of the United States, Alexander Hamilton, helped formulate the city as a hub for the country's growing industrial revolution. The UEZ for the City of Paterson was designated by the State of New Jersey in 1994.

Today, Paterson retains its proud history, and infrastructure, and is making a true "silk to silicon" transformation. Central to this reinvigoration is the Paterson Urban Enterprise Zone (UEZ) program, enabling UEZ member businesses to charge a 5.5% sales tax. The UEZ operates programs which offer a great number of advantages, including:

- **REVOLVING LOAN PROGRAM** funds for qualified UEZ businesses, from \$200,000 to \$500,000
- **BUSINESS IMPROVEMENT GRANT PROGRAM**, with up to \$20,000 in matching funds per building within the UEZ area, excluding Main Street
- **MAIN STREET FAÇADE GRANT PROGRAM**, eligible for all commercial and mixed commercial/residential properties, with property and business owners eligible for up to \$50,000 in matching funds per building
- **SIDEWALK MATCHING GRANT PROGRAM**, available to certified businesses.

The UEZ is an integral part in Paterson's ongoing restoration, and is responsible for the renovation of the Paterson Farmer's Market, the oldest farmer's market in the state of New Jersey, as well as various programs and services that attract shoppers to UEZ areas. Since 1998, the UEZ has led the ongoing restoration of building facades, and worked closely with the Department of Interior's Standard for Rehabilitation.



THE CITY OF PATERSON
URBAN ENTERPRISE ZONE

BUSINESS
IMPROVEMENT
GRANT
PROGRAMS

UP TO
\$50,000



IN MATCHING FUNDS
FOR QUALIFYING
UEZ-REGISTERED
BUSINESSES

WHAT IS THE BUSINESS IMPROVEMENT GRANT PROGRAM?

The program was introduced by the *UEZ* (*URBAN ENTERPRISE ZONE*) in 2002 to provide financial incentives to merchants and retail building owners to improve or renovate the facades of commercial businesses throughout the City of Paterson, located within the *UEZ*. The improved appearance of your building will contribute not only to the economic growth and health of your city but to your business as well.

ABOUT THE *UEZ*

The *URBAN ENTERPRISE ZONE* offers numerous opportunities to registered businesses, including 3½% sales tax to patrons, one-time tax breaks for salaries, state sales tax exemptions on certain products and services, and direct financial assistance through programs such as the Business Improvement Grant Program, which extends your investment through a 50/50 matching grant. The *UEZ* also has matching grants available for repair and replacement of sidewalks and special incentives, to be applied for through the Main Street Facade Improvement Program. You **must** be an *URBAN ENTERPRISE ZONE* registered business to qualify for the grant programs.

GRANT AMOUNTS

The Business Improvement Grant is a 50/50 matching grant program. Applicants throughout the *UEZ* may receive funds of up to \$35,000 for approved projects. Main Street applicants may receive funds of up to \$50,000. Special incentives apply for full block participation.

ELIGIBILITY CRITERIA

Applicant must be a *UEZ*-registered business.

Grants must be used to improve one or more of the following:

- Restoration of Historic Facade Details
- Storefronts, Entryways, and Windows
- Signage and Lighting
- Security Gates
- Awnings
- Upper Facades
- Anti-Graffiti Finishes
- Fencing and Landscaping

HOW TO GET STARTED

Contact the *UEZ* office or the Grant Administrators, L+C Design Consultants, to receive application materials, schedule a meeting with our staff, or ask questions about grants available from the *UEZ* office.

THE PROCESS

The applicant must submit a completed application, including drawings, product information, contract cost estimates, proof of property ownership or lease and evidence of matching funds. Applicants will be responsible for securing all applicable municipal permits, and furnishing copies of same.

Design Guidelines and applications are available at the *UEZ* office. The Design Review Board is available for preliminary meetings and review by appointment.



CALL TODAY!

UEZ (973) 321-1212
L+C (201) 866-7171

CONTACT THE *UEZ* FOR
INFORMATION ABOUT OTHER
PROGRAMS TO HELP YOU
IMPROVE YOUR PROPERTY
AND GROW YOUR BUSINESS...

**BUSINESS
IMPROVEMENT
GRANT PROGRAMS**



**SIDEWALK
MATCHING
GRANT PROGRAM**



**REVOLVING
LOAN PROGRAM**

PROGRAM FUNDED THROUGH
THE CITY OF PATERSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
(URBAN ENTERPRISE ZONE)

CONTACT THE *URBAN ENTERPRISE ZONE*
FOR PROGRAM GUIDELINES, REQUIREMENTS, AND
GRANT APPLICATIONS

CITY OF PATERSON

JOSE 'JOEY' TORRES, MAYOR

DEPARTMENT OF
COMMUNITY DEVELOPMENT
GARY MELCHIANO, ACTING DIRECTOR

DIVISION OF ECONOMIC DEVELOPMENT,
URBAN ENTERPRISE ZONE PROGRAM

JAN NORTHROP, *UEZ* DIRECTOR
125 ELLISON STREET, 2ND FLOOR
PATERSON, NJ 07505
PHONE (973) 321-1212

COMMUNITY IMPROVEMENTS	321.1232
ECONOMIC DEVELOPMENT	321.1212
PLANNING AND ZONING	321.1343

L+C DESIGN CONSULTANTS PA
(973) 279 - 3677 (201) 866 - 9583

The City of Paterson



THE PATERSON SMALL BUSINESS LOAN PROGRAM



Department of Community Development
DIVISION OF ECONOMIC DEVELOPMENT
125 Ellison Street • Paterson, NJ 07505 • (973) 321-1212

The Division of Economic Development, in cooperation with local banks, has created the “Paterson Small Business Loan Program, with the small business owner in mind. The program was created to enhance businesses in the local community, and to help improve the overall image and economic growth in Paterson. By assisting businesses that are traditionally left out of the financial mainstream, our loan program helps foster a positive working relationship between government, small business, and the financial community.

The following are the goals the Division and the banks are hoping to achieve:

- ✓ Foster entrepreneurship to improve the health and dynamism of Paterson’s overall economy.
- ✓ Improve the ability of businesses to provide services in the community.
- ✓ Integrate small businesses into the mainstream of Paterson’s economy.



-TERMS & CONDITIONS-

- Loans range from \$5,000 to \$25,000.
- Rate of the loan is one and a half percent above prime, at a fixed rate.
- Term of loan is five years.
- Business must be located in the City of Paterson.
- Applicants must have a good credit history or must have rectified a past debt.
- Applicants must provide a minimum of 10% equity and 25% on start-up projects.
- The bank committee reviews all loans.

*The Loan Program
is available to
owner-operated small
businesses who are
unable to obtain
financing through
traditional means.*



**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

973-321-1212

**DIVISION OF
ECONOMIC DEVELOPMENT**

City of Paterson



New Jersey

PATERSON: CITY ON THE RISE

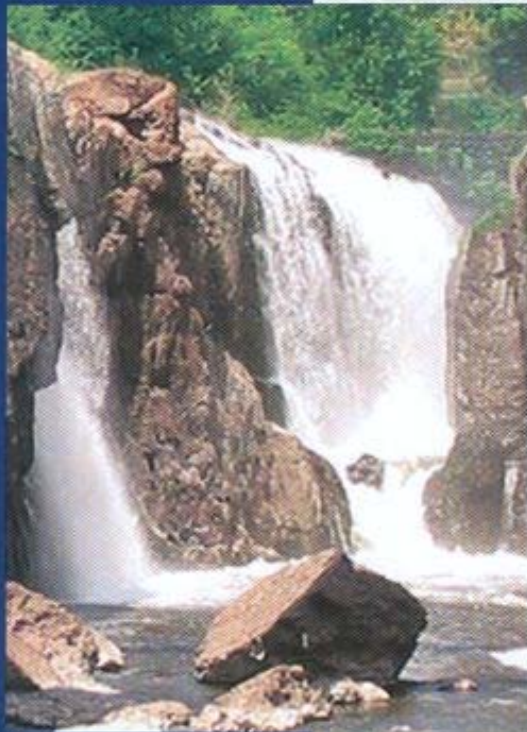
Paterson's future is as grand as its majestic Great Falls.

The city's revitalization has been constructed around a number of high-profile projects that will generate income for the city, while completing the design of what will become a model for 21st-century civic redevelopment.

The cornerstone projects for Paterson's "Silk to Silicon" rebirth include:

- **CENTER CITY PROJECT** – this 5.25-acre site, located in Paterson's Central Business District, is comprised of 800,000 square feet of construction and parking. The site will include mixed-use facilities, offering opportunities for retail, arts and entertainment, business, and educational institutions. This project will have significant international currency, as it will complete one of the longest-standing redevelopments in U.S. urban history
- **HINCHLIFFE STADIUM** – the stadium will become a major sports facility and sports business academy, enabling football and soccer use, as well as a hockey and basketball arena space. The stadium's location, next to the Great Falls and with a view of the New York City skyline, will further emphasize Paterson's rebirth, and capitalize on the city's rich sports history
- **GREAT FALLS RESTORATION** – with a breathtaking view of the Great Falls, the second-largest waterfall in the U.S., the Great Falls Restoration is poised to become a national park, with the potential for an amphitheater and additional civic space, including visual artist studios, performance and rehearsal studios, and mixed-use civic space.

For more information visit: www.patersonhistory.com



City of Paterson



New Jersey

Gary Melchiano
Executive Director
973-321-1212

PATERSON DEPARTMENT OF COMMUNITY DEVELOPMENT

Paterson's Department of Community Development is the central organization in the city's preservation and revitalization program and the overseer of the "Silk to Silicon" initiative.

The Department is the administrator for the U.S. Department of Housing and Urban Development (HUD) funds that Paterson receives from the federal government, which enables the city to provide affordable housing opportunities, rehabilitation and new construction assistance. In addition, the Department is responsible for ensuring that your family, your business, and your overall future are all served faithfully by Paterson.

Within its offices, the Department oversees five divisions:

- **HOUSING** – creates programs for housing initiatives, for affordable rates, enabling Paterson to retain businesses and workers
- **ECONOMIC DEVELOPMENT** – includes the Urban Enterprise Zone (UEZ) program and both retains and generates business activity
- **REDEVELOPMENT** – manages completion of urban renewal activities and assist with public improvements, acquisitions, and property resale
- **PLANNING AND ZONING** – maintains Paterson's Master Plan and maintains continuity between Zoning Ordinances and other land use elements
- **COMMUNITY IMPROVEMENTS** – manages code enforcement and construction permits.



The Department of Community Development is soliciting proposals from local neighborhood based organization that provide or looking to provide a public service to the community

Services would include:

- + Education
- + Counseling
- + Cultural
- + Drugs awareness
- + Employment
- + Recreational needs



We are looking for each program to service a minimum of 50 individuals however, if not the program will still be considered for funding. Applicants may apply for up to \$2,500.00

Applications are available at:

**Department of Community Development
125 Ellison Street – 2nd Floor
Paterson, New Jersey 07505
Attention: Kesha Young
973-321-1212 Ext. 2264**

So if you have a non profit organization or non profit community service you are welcome to apply.

Passaic County Fact Sheets

Program Goals

- *Identify and provide environmental assessments of brownfield sites to promote redevelopment of sites that are abandoned or underutilized and which pose health concerns*
- *Assist municipalities with open space preservation initiatives while promoting smart growth*
- *Site investigations and assessments will assist municipalities in prioritizing redevelopment activities and financial services*
- *Database development assists in marketing properties to potential redevelopers and in complying with state requests to provide information on brownfield sites within Passaic County*



Passaic County Board of Chosen Freeholders

Elease Evans, Freeholder Director
Pat Lepore, Freeholder Deputy Director
Terry Duffy
James Gallagher
Bruce James
Sonia Rosado
Tahesha Way

The activities of the Passaic County Brownfield Assessment Program are funded through the United States Environmental Protection Agency.



Passaic County Department of Economic Development

Deborah Hoffman, Director
Passaic County Administration Building
401 Grand Street, Paterson, NJ 07505

Phone: 973-881-4427
Fax: 973-684-2042
Email: ecodev@passaiccountynj.org

Passaic County Brownfield Assessment Program



Passaic County Department of Economic Development

Tel: 973-881-4427

Passaic County Brownfield Assessment Program

The County of Passaic has secured a grant from the US Environmental Protection Agency for \$400,000 to inventory and assess sites contaminated by hazardous substances, pollutants, or contaminants within Passaic County. The inventory of brownfield sites and the performance of environmental assessments will enable the County of Passaic to assist all sixteen Passaic County municipalities in the redevelopment of contaminated sites and will enable the prioritization of financial resources for the environmental remediation and redevelopment of specific sites.

Definition of a Brownfield

Former or current industrial or commercial sites that are currently vacant or underutilized, on which there has been, or there is suspected to have been, a discharge of contamination.



Route 20 between 4th and 5th Avenues; Paterson

Examples of brownfield sites: Abandoned or run-down commercial or industrial buildings; former landfills; vacant lots; properties that have experienced the illegal dumping of materials or overgrown properties.

Program Activities

- Develop an inventory and database of brownfield sites located in Passaic County
- Perform environmental assessments of brownfield sites: Preliminary Assessments (\$8,000 to \$10,000) and Site Investigations (\$20,000 to \$50,000) - at no cost to your municipality!
- Implement community outreach and education programs on brownfield redevelopment techniques

The activities of the Passaic County Brownfield Assessment Program are implemented by the Passaic County



Newly developed Kohler Distributing; Hawthorne

Department of Economic Development and the Passaic County Brownfields Commission, comprised of

local stakeholders including community representatives, elected officials, non-profit organizations, developers, and educators. Passaic County also works closely with the State of New Jersey Department of Environmental Protection, Office of Brownfields Reuse and the State of New Jersey Smart Growth to implement the Brownfield Assessment Program.

Under the guidelines of the US Environmental Protection Agency, properties may not be included in the Passaic County Brownfield Assessment Program if they are subject to: CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act); RCRA (Resource Conservation and Recovery Act); sites on the federal Superfund list.

Please complete an Application for Environmental Services to fund a Preliminary Assessment or Site Investigation of brownfield sites in your community. The application is available in electronic format upon request.

One Example of Brownfield Redevelopment in Passaic County



Givaudan Fragrance Plant, a 50-acre parcel, circa 1920; Clifton, NJ



Givaudan site reinvented by the Morris Companies to include three warehouse/distribution buildings totaling 774,000 square feet and the Mountain Development Company (Mountain Technology Center), a modern, high-tech office building of 211,000 square feet, depicted above.



Passaic County Department of Economic Development

Deborah Hoffman, Director
Passaic County Administration Building
401 Grand Street, Paterson, NJ 07505

Phone: 973-881-4427
Fax: 973-684-2042
Email: ecodev@passaiccountynj.org



County of Passaic

Passaic County Brownfields Assessment Program
as funded by
The US Environmental Protection Agency

January 2007

Project Overview

The County of Passaic has secured two grants from the US Environmental Protection Agency for \$400,000 to **inventory and assess sites** contaminated by hazardous substances, pollutants, or contaminants within Passaic County. This inventory and assessment (preliminary and/or site investigations) will enable the County of Passaic to assist our municipalities in moving forward with the redevelopment of contaminated sites and will enable them to prioritize their financial resources for the environmental remediation and redevelopment of specific sites. The Passaic County Brownfields Assessment Program will also enable the County to comply with requests from the State of New Jersey to provide information on brownfield sites located in the County in accordance with Section 128a regulations in the federal Small Business Liability Relief and Brownfields Revitalization Act. Funding from the US Environmental Protection Agency is utilized directly for inventory and assessment purposes. All costs of staffing and administering the grant are an in-kind contribution of the County of Passaic.

The Passaic County Brownfields Assessment Program is in the process of continuing the development of a **dynamic database of information on brownfield sites** that will be digitized and placed on the County's GIS system, Microsoft Access real estate database and website. To date, information on over **200 sites** have been entered into the database. Following identification, the County will begin to identify strategies for redevelopment and will utilize a **specific selection criteria process** to evaluate sites for environmental assessment (preliminary assessments and/or site investigations). This selection criteria process will include, but not be limited to: ownership status, i.e. municipal, county, tax lien, tax foreclosure, private ownership, etc.; location within a "redevelopment area;" priority for redevelopment by a municipality or Passaic County; designated for inclusion in the County's Open Space list of properties to be acquired; properties located in urban areas, i.e. the cities of Paterson and Passaic; and properties of interest to the development community. High priority will be given to the recommendations of local residents and sites near sensitive areas such as schools and community facilities.

The work of the **County's Brownfields Assessment Program is implemented** by the staff of the Department of Economic Development, in conjunction with the Department of Health, the Department of Engineering and the Department of Planning. The staff works closely with the State of New Jersey Department of Environmental Protection and the New Jersey Office of Smart Growth to evaluate the eligibility of sites to be assessed.

The Board of Chosen Freeholders has appointed local community representatives, stakeholders, municipal representatives, local experts and individuals active in environmental issues to a **Brownfields Commission** to assist in community outreach to local stakeholders, the identification and evaluation of brownfield sites and in the development of potential redevelopment strategies.

The activities of the County's Brownfields Assessment Program are coupled with a **community outreach, planning and notification program** focused on brownfield redevelopment and smart growth planning. The County coordinates all activities with the County of Passaic Smart Growth Committee, the County of Passaic Comprehensive Economic Development Strategic Committee, and the County of Passaic Open Space and Farmlands Preservation Committee. The membership of these Committees is comprised of local residents, individuals representing industry and commerce and individuals representing local public interest organizations.

Summary of Accomplishments

Formation of Passaic County Brownfields Commission: October 20, 2003
Meeting Schedule: Monthly meetings

USEPA Grant BF-98289703-0: October 1, 2003 – September 30, 2005: \$200,000
USEPA Grant BF-98289703-0: Extended to October 1, 2003 – September 30, 2007

USEPA Grant BF-97272305-0: October 1, 2005 – September 30, 2007: \$200,000

Brownfield Inventory/Database: 250+ sites to date

Brownfield Educational Seminars:

Environmental Compliance Techniques: November 14, 2003
Economic Development Tools and Techniques: March 20, 2004
**Environmental Tools and Techniques: Regulations, Remediation and Financing:
March 22, 2005**
Economic Development Tools and Techniques: May 21, 2005
Mayor's Economic Development Summit: June 3, 2005
**Financing Environmental Remediation- New Program Initiatives for Municipalities:
October 11, 2005**
Financing Business Expansion and Environmental Due Diligence: May 23, 2006
Revitalizing Paterson Through Brownfields Redevelopment, January 18, 2007

Educational Films:

Brownfield Redevelopment Resources and Techniques, 2005
Brownfield Redevelopment: The Passaic County Experience, 2005



Passaic County Brownfields Assessment Program

Application for Environmental Services

*The Passaic County Brownfields Assessment Program is funded through a grant from the
U.S. Environmental Protection Agency*

2007

**Sponsored by the
Passaic County Board of Chosen Freeholders**

Elise Evans
Freeholder Director

Pat Lepore
Freeholder Deputy Director

Terry Duffy

James Gallagher

Bruce James

Sonia Rosado

Tahesha Way

Introduction

The County of Passaic has secured two grants from the US Environmental Protection Agency totaling \$400,000 to inventory and assess sites contaminated by hazardous substances, pollutants, or contaminants within Passaic County. This inventory and assessment will enable the County of Passaic to assist our municipalities in moving forward with the redevelopment of contaminated sites and will enable them to prioritize their financial resources for the environmental remediation and redevelopment of specific sites.

This application should be utilized by Passaic County municipalities, not-for-profit organizations and local community organizations to apply for the performance of environmental studies such as Preliminary Assessments or Site Investigations for Passaic County brownfield sites. A copy of the application is available on a Microsoft Word document via email.



All applications will be reviewed by the members of the Passaic County Brownfields Commission for completeness and evaluation. A formal recommendation of sites to receive a Preliminary Assessment or Site Investigation under the Passaic County Brownfields Assessment program will be made to the Passaic County Board of Chosen Freeholders.

The Passaic County Brownfields Commission will utilize a specific selection process to evaluate and recommend sites for environmental assessment to the Passaic County Board of Chosen Freeholders. This selection process will give preference to sites owned, or under control (tax liens) by municipalities and/or Passaic County; sites located within a “redevelopment area;” sites which are a priority for redevelopment by a municipality or Passaic County; sites designated for inclusion in the County’s Open Space list of properties to be acquired; properties located in urban areas, and properties of interest to the development community. High priority will be given to the recommendations of local community organizations and sites near sensitive areas such as schools and community facilities.

Under the guidelines of the US Environmental Protection Agency properties may not be included in the Passaic County Brownfields Assessment Program if they are subject to: CERLA (Comprehensive Environmental Response Compensation and Liability Act); RCRA (Resource Conservation and Recovery Act); and sites on the federal Super Fund list.

Please return applications and attachments to:

Passaic County

Department of Economic Development

401 Grand Street – Suite 511

Paterson, New Jersey 07505

Telephone: 973-881-4427

Facsimile: 973-684-2042

ecodev@passaiccountynj.org



Passaic County Brownfields Assessment Program

Application for Environmental Services

Property Nomination

Nominated By:	
Contact	
Contact Address:	
Telephone:	
Facsimile:	
E-Mail:	

Type of Environmental Study Requested

Preliminary Assessment

Site Investigation

Property Description

Property Address:	
Property Block/Lot:	
Zoning:	
Current Use of Property:	
Current Assessment:	
Current Taxes:	
Dimensions of Property:	
Total Square feet or acreage:	
Existing Environmental Studies	<input type="checkbox"/> Yes <input type="checkbox"/> No What Type of Study?: <input type="checkbox"/> PA <input type="checkbox"/> SI <input type="checkbox"/> RI
Type of Contamination	Please attach separate sheets summarizing identified contamination, if known
Current Ownership:	
Address:	
Telephone:	
Facsimile:	
E-Mail:	

Site Evaluation Criteria

Please provide the appropriate information in each of the applicable categories below:

Ownership Status (City, County, Private, etc.)	
Redevelopment Area	<input type="checkbox"/> Yes <input type="checkbox"/> No Name/Location:
Urban Enterprise Zone Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Priority for redevelopment by a Municipality or Passaic County	<input type="checkbox"/> Yes <input type="checkbox"/> No
Existing Plan for redevelopment for the Site	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide additional information.
Availability of funding to environmentally remediate the site	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide information on the source(s) of this funding.
Availability of funding to redevelopment the site	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide information on the source(s) of this funding.
Designated for funding from the Passaic County Open Space Committee	<input type="checkbox"/> Yes <input type="checkbox"/> No
Properties of interest to the development community	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please clarify.
Properties of interest to residents and stakeholders	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please clarify.
Property adjacent to public/private source of water	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please clarify.
Proximity to a public facility (i.e. school, etc.)	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please clarify.

DATE OF APPLICATION:

DATE OF SITE VISIT BY PASSAIC COUNTY:

Required Attachments to This Application

1. Site Map or Tax Map of the nominated site
2. Copies of Existing Environmental Reports, if available
3. Copies of Municipal resolutions authorizing submission of the site for consideration
4. Copies of Redevelopment Area plan, if applicable
5. Photographs of the site, if available
6. Information on the surrounding community, i.e. demographics, list of community organizations and contacts, if available
7. Original executed document authorizing access to a privately owned site, if applicable

Certification

I, _____, hereby certify that, to the best of my knowledge, this application is a true and accurate portrayal of the site proposed for inclusion in the Passaic County Brownfields Assessment Program.

Signature: _____

Title: _____ Date: _____

NJDEP Fact Sheets

Do you need financing to investigate and clean up Brownfields sites?

The Hazardous Discharge Site Remediation Fund (HDSRF) may be your solution



What is HDSRF?

The Hazardous Discharge Site Remediation Fund (HDSRF) is a vital tool used by municipalities, developers, businesses and homeowners for returning contaminated and underutilized properties to productive reuse. The Fund provides financial assistance for the investigation and/or remediation of suspected or known discharges of a hazardous substance.

How do you apply?

The Fund is administered through a partnership between the New Jersey Department of Environmental Protection (DEP) and the New Jersey Economic Development Authority (EDA). First you contact the DEP, which evaluates an applicant's preliminary eligibility requirements, the technical merits of the proposed project, and the estimated project costs. Approved projects are forwarded to the EDA which evaluates an applicant's financial status, determines grant and/or loan eligibility, and awards approved funding.



Who is eligible?

- ◆ Qualifying persons who cannot obtain conventional funding from a commercial lending institution, who perform a voluntary remediation, conduct remediation using innovative technology, conduct remediation resulting in a limited restricted or unrestricted end use, or who meet the HDSRF innocent party criteria; and
- ◆ Municipalities, counties and redevelopment entities that perform remedial activities (PA/SI/RI/RA) on sites that they either currently own, or sites for which they satisfy certain property control requirements.



Richard J. Codey
Acting Governor

See reverse side for types of financial assistance available

How to Apply:

For an online application, visit: www.state.nj.us/dep/srp

For more information on the application process, contact:



Frank Pinto, Chief
Bureau of Contract and Fund Management
DEP/Division of Remediation Support
401 East State Street
PO Box 413
Trenton, NJ 08625-0413
Phone: (609) 777-0101
Email: Frank.Pinto@dep.state.nj.us

Michele Bailey
Customer Support Administrator
New Jersey Economic Development Authority
36 West State Street
PO Box 990
Trenton, NJ 08625-0990
Phone: (609) 777-4898
Email: brownfields@njeda.com

Hazardous Discharge Site Remediation Fund (HDSRF)

What kind of financing is available?

Loans are available to a municipality, business or homeowner unable to obtain financial assistance through a commercial lending institution. Up to \$1 million per year per site (\$3 million total per municipality per year) may be borrowed for up to 100% of the funding needed to remediate a discharge of hazardous substances. The interest rate is 2 points below the Federal Discount Rate with a minimum of 5% (3% for municipalities) and is determined by the EDA. The maximum term for any loan is 10 years.

Grants, of which there are five categories:

- ◆ **Municipal, County and Redevelopment Entity Grants** up to \$3 million, per municipality, per year, are available for up to 100% of the costs to conduct preliminary assessment, site investigation and remedial investigation, for real property on which the municipality, county, or redevelopment entity holds a tax sale certificate, has acquired the property through foreclosure or other means, or has passed a resolution or ordinance stating their intent on acquiring the property through voluntary conveyance. Municipalities, counties and redevelopment entities are also required to adopt by ordinance or resolution a comprehensive redevelopment plan which includes the property in question, or demonstrate that a realistic opportunity exists that the property will be redeveloped within three years of completion of the remediation. Municipalities, counties and redevelopment entities are also eligible for remedial action grants for properties where the end use is for either recreation or conservation purposes (75% grants), or affordable housing (50% grants). The remedial action grants are capped at \$5 million per year on a program basis. In addition, Grants to a municipality, a county, or a redevelopment entity may not exceed 75% of the total costs of the remediation at any one site. Remediation includes the preliminary assessment, site investigation, remedial investigation and remedial action phases.
- ◆ **Brownfield Development Area Grants** for municipalities, counties, or redevelopment entities of up to \$5 million for up to 100% of the costs to conduct preliminary assessment, site investigation, remedial investigation and remedial action, if the area is designated as a Brownfield Development Area by the DEP, for real property on which the municipality, county, or redevelopment entity holds a tax sale certificate, has acquired the property through foreclosure or other means, or has passed a resolution or ordinance stating their intent on acquiring the property through voluntary conveyance. Municipalities, counties and redevelopment entities are also required to adopt by ordinance or resolution a comprehensive redevelopment plan which includes the property in question, or demonstrate that a realistic opportunity exists that the property will be redeveloped within three years of completion of the remediation. Grants to a municipality, a county, or a redevelopment entity may not exceed 75% of the total costs of the remediation at any one site. Remediation includes the preliminary assessment, site investigation, remedial investigation and remedial action phases.
- ◆ **Innocent Party Grants** are available to qualifying persons to remediate real property where the applicant is not the responsible party if they meet the following criteria:
 - The property was acquired by the applicant before December 31, 1983;
 - The hazardous substance or hazardous waste that was discharged at the property was not used by the applicant; **and**
 - The applicant did not discharge any hazardous substance or hazardous waste at an area where the discharge is discovered.

An applicant that meets all three criteria may be eligible for up to 50% of both past preliminary assessment and site investigation costs and future remedial action costs not to exceed \$1 million. Additional funding may be obtained from the Fund through a low-interest loan or through outside conventional funding. Innocent party grant applications are accepted only after the remedial investigation has been completed and approved by DEP, and prior to implementation of the remedial action.

- ◆ **Innovative Technology and Limited Restricted/Unrestricted Use Remedial Matching Grants** of up to 25% are available to qualifying persons with a net worth of not more than \$2 million, as well as municipalities, counties and redevelopment entities, that receive DEP approval for a proposed innovative technology or a remedy that meets limited restricted or unrestricted end use requirements. A remedial investigation must be completed prior to grant approval, the applicants must own the property, and grants are capped at a maximum of \$250,000.
- ◆ **Non-Profit Corporation Grants** are available under a new pilot program to conduct preliminary assessment, site investigation and remedial investigation for real property owned by the non-profit corporation.

The New Jersey Brownfields Redevelopment Interagency Team (BRIT)

Excerpts from:

New Jersey Brownfields Redevelopment Resource Kit: Bringing New Jersey's Brownfields Back to Life

New Jersey Department of Community Affairs

Available at:

www.nj.gov/dca/osq/docs/brownfieldsresourcekit.pdf

Introduction

The State of New Jersey has many agencies involved in brownfields redevelopment. In order to make the process easier for you, the Governor appoints the Brownfields Redevelopment Task Force and supports the reconvening of the Brownfields Redevelopment Interagency Team. These two groups, although they work in different ways, will help you understand the brownfields process and get you through it as easily and quickly as possible.



This 100-year-old building—known as the Icehouse—was once the epicenter of Glassboro's central business district. The Icehouse property has been remediated with funding from a brownfields grant provided by the NJRA.

The New Jersey Brownfields Redevelopment Task Force

The New Jersey Brownfields Redevelopment Task Force is appointed by the Governor and was created by the State Legislature, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-23. The Task Force is charged with coordinating state policy on brownfields redevelopment, inventorying brownfields sites, and then prioritizing and marketing them to developers. The goal is to have sites returned to productive economic use on an expedited basis.

The New Jersey Brownfields Redevelopment Interagency Team (BRIT)

The BRIT is a resource group comprised of numerous New Jersey departments and agencies. The New Jersey Department of Community Affairs' Office of Smart Growth coordinates the Team's activities and facilitates redevelopment within the context of Smart Growth. The Brownfields Redevelopment Interagency Team, convened to support the Task Force with its important efforts, offers this easy to follow resource kit to help streamline brownfields remediation and accelerate profitable redevelopment and reuse.

The path to redeveloping a brownfield can start anywhere. Developers, municipalities and other interested parties may possess varying degrees of expertise regarding the state brownfields process and may enter the process at different points. If the interested party has a redevelopment project that is complex and requires the attention of multiple agencies, an initial consultation with the BRIT may be helpful in order to clarify the necessary next steps and to enlist the help of relevant state agencies.

If the interested parties are unfamiliar with the brownfields process, an initial meeting with BRIT may be valuable. It would provide them an opportunity to learn about the resources available to them from the agencies on the team.

Mission... Guided by New Jersey's Smart Growth policies and practices, BRIT's mission is to streamline and coordinate the brownfields redevelopment process for interested parties.

New Jersey BRIT Members

Board of Public Utilities
Department of Agriculture
Department of Community Affairs
 Council on Affordable Housing
 NJ Housing and Mortgage Finance Agency
 Office of Smart Growth
Department of Education
Department of Environmental Protection
 Bureau of Contract and Fund Management
 Bureau of Sustainable Communities and
 Innovative Technologies
 Historic Preservation Office
 Office of Green Acres
 Office of Brownfield Reuse
 One Stop Permit Coordination
Department of Health and Senior Services
Department of Labor
Department of Transportation
Department of Treasury
NJ Commerce, Economic Growth and
 Tourism Commission
NJ Economic Development Authority
 Brownfields Redevelopment Office
 NJ Schools Construction Corporation
NJ Environmental Infrastructure Trust
NJ Redevelopment Authority
NJ Transit



Are you interested in redeveloping brownfields?

For overall guidance and support for brownfields projects and access to the New Jersey Brownfields Redevelopment Interagency Team (BRIT) and the New Jersey Brownfields Redevelopment Task Force, contact:

Dr. Frances Hoffman, Director of the Brownfields Program
Department of Community Affairs' Office of Smart Growth.
609-292-3096; email: fhoffman@dca.state.nj.us

To obtain information about New Jersey's brownfields resources and incentives, follow the directions below.

Yes, I would like to acquire, remediate and/or develop.

Yes, I own or have a site in mind and need assistance.





I am unsure and would like more information.



Go to


- NJ Redevelopment Authority "Site Mart", See page 5
- NJ Institute of Technology Brownfields Database, See page 5
- Counties
- Municipalities
- Regional Development Authorities

Go to Specific Area of Assistance Required

DEPARTMENT	PAGE
 PLANNING	4
 ENVIRONMENTAL	6
 FINANCING	7
 INFRASTRUCTURE	9

Contact the Department of Community Affairs—Office of Smart Growth

Frances Hoffman,
 Brownfields Program Director
 609-292-3096

After you have identified a site, go to a Specific Area of Assistance Required 

How To Get Started

If you are interested in redeveloping brownfields, but don't know much about the process or requirements, a good starting point would be a consultation with the Brownfields Redevelopment Interagency Team (BRIT). It is available to meet with you at any point in the process.

If your major initial concern is financing, the Economic Development Authority, the Commerce and Economic Growth Commission or the New Jersey Environmental Infrastructure Trust could be your first stop. If environmental regulations are your primary concern, then the Department of Environmental Protection is your starting place.

One important aspect of successful brownfields development is to make sure that the project is part of a municipal or

neighborhood plan developed in collaboration with local officials and residents. Involving the community will help build support for the project and ensure that it meets the community's needs. If developing the plan is a major concern, the Department of Community Affairs' Office of Smart Growth can help.

The streamlined process outlined in this document is intended to serve as a guide and is not a requirement by any state agency. You may approach any state agency for information and assistance at any time. No matter where you enter the process, you will have access to BRIT, and it can serve as a guide. However, be aware that there are laws, requirements and liability issues that must be addressed as you proceed through the redevelopment process.

Brownfield and Contaminated Site Remediation Act: Information and Application for Reimbursement

NJ Department of the Treasury

Available at:

<http://www.state.nj.us/treasury/taxation/pdf/pubs/misc/bcs100.pdf>

**HAZARDOUS DISCHARGE SITE REMEDIATION FUND
LOANS & GRANTS AVAILABLE PURSUANT TO S-277**

PUBLIC		SECTOR		ASSISTANCE
APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDIITIONS
Municipalities, Counties & Redevelopment Entities	Grants NJSA 58:10B-6(a)(2)(a)(iii)	PA/SI/RI	100 % of PA/SI/RI (capped at \$3 million per applicant per year)	<ul style="list-style-type: none"> • Must have 1) tax sale certificate, 2) acquired through foreclosure or similar means, 3) own site or 4) pass a resolution to acquire site for redevelopment or recreation/conservation purposes. • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed.
Municipalities, Counties & Redevelopment Entities ¹	Grants NJSA 58:10B-6(a)(2)(a)(ii)	Remedial Action Affordable housing or Recreation/Conservation purposes	75% of RA for recreation or conservation 50% of RA for affordable housing Program cap of \$5M per year ²	<ul style="list-style-type: none"> • No ownership interest required NJSA 58:10B-6 (a)(2)(b) • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed • Rec./Cons. Grants-property must be preserved for conservation or recreation through a development easement or conservation easement or other restriction/easement restricting development
Municipalities, Counties & Redevelopment Entities	Grants BDA sites NJSA 58:10B-6(a)(2)(a)(i)	Remediation (PA/SI/RI/RA)	100 % PA/SI/RI/ 75% RA (capped at \$5M per applicant per year)	<ul style="list-style-type: none"> • No ownership interest required NJSA 58:10B-5(f); and -6 (a)(2)(b) • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed • Lien (for the amount expended for remedial action costs) placed on property if municipality, county or redevelopment entity does not acquire site.

¹ Applicant still subject to \$3M cap per year

² EDA can only award a cumulative total in grants of \$5M per year for remedial actions involving recreation/conservation end uses or affordable housing



**HAZARDOUS DISCHARGE SITE REMEDIATION FUND
LOANS & GRANTS AVAILABLE PURSUANT TO S-277**

APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDITIONS
Municipalities, Counties & Redevelopment Entities	Grants Innovative technology, unrestricted & limited restricted use remedy ³ NJSА 58:10B-6(a)(5)(b)	Remedial Action (RA)	25% “project” costs of the remediation that is specifically for the use of innovative technology or implementation of limited restricted or unrestricted use . \$250,000 cap ⁴ per project	<ul style="list-style-type: none"> • Must own site • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed
Municipalities, Counties and Redevelopment Entities	Loans Imminent & significant threat NJSА 58:10B-6(a)(2)(a)(v)	Remediation (PA/SI/RI)	100% of PA/SI/RI (capped at \$3 million per year)	<ul style="list-style-type: none"> • Must have 1) tax sale certificate, 2) acquired through foreclosure or similar means, 3) own site or 4) pass a resolution to acquire site for redevelopment or recreation/conservation purposes via voluntary conveyance. • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed
Municipalities, Counties and Redevelopment Entities	Loans PA/SI/RI is completed NJSА 58:10B-6(a)(2)(a)(iv); and 6(a)(2)(b)	Remedial Action	100% of Remedial Action (capped at \$3 million per year)	<ul style="list-style-type: none"> • Must own site ⁵ NJSА 58:10B-6(a)(2)(b) • Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed

³ Limited restricted use remedial action is any RA that requires the continued use of institutional controls but not require the use of engineering controls; Unrestricted use remedial action is any RA that does not require the continued use of engineering or institutional controls in order to meet the established health risk or environmental standard.

⁴ Applicant still subject to \$3M cap per year



**HAZARDOUS DISCHARGE SITE REMEDIATION FUND
LOANS & GRANTS AVAILABLE PURSUANT TO S-277**

PRIVATE		SECTOR		• ASSISTANCE
APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDIITIONS
Persons ⁶	Grants Innocent Party ⁷ NJSA 58:10B-6(a)(4)	Remediation (PA/SI/RI/RA)	50% of Remediation (capped at \$1M per /project)	<ul style="list-style-type: none"> Acquired site prior to December 31, 1983 Hazardous substance/waste was not used by applicant Applicant did not discharge any hazardous substance/waste at area where discharge is discovered NJSA 58:10B-6a(4)
Persons Qualifying Persons	Grants Innovative technology, unrestricted & limited restricted use remedy ⁸ NJSA 58:10B-6(a)(5)(b)	Remedial Action	25% of the “project costs” for the RA that is specifically for the use of innovative technology or an unrestricted/ limited restricted use \$250,000 cap ⁹ per project	<ul style="list-style-type: none"> “Qualifying person” means any person who has a net worth of not more than \$2M “Project costs” means that portion of the total costs of a remediation that is specifically for the use of an innovative technology, or to implement an unrestricted/limited restricted use remedial action NJSA 58:10-5a(6)
Persons	Loans for sites with imminent & significant threat) NJSA 58:10B-6(a)(2)(b)	Remediation (PA/SI/RI/RA)	100% Remediation (capped at \$1million per year)	<ul style="list-style-type: none"> Eligible to the extent that applicant is not capable of establishing a remediation funding source NJSA 58:10B-6c

⁵ No loans or grants for remedial action shall be awarded until the municipality, county or redevelopment entity owns the real property (except for sites within a BDA, or sites where the end use is recreation/conservation or affordable housing)

⁶ Persons is defined as an individual, corporation, company, partnership, firm, or other private business entity

⁷ Applicant must meet innocent party criteria established at NJSA 58:10B-6(a) 4 that are outlined in the special conditions section above

⁸ Limited restricted use remedial action is any RA that requires the continued use of institutional controls but not require the use of engineering controls; Unrestricted use remedial action is any RA that does not require the continued use of engineering or institutional controls in order to meet the established health risk or environmental standard

⁹ Applicant still subject to \$1M cap per year



**HAZARDOUS DISCHARGE SITE REMEDIATION FUND
LOANS & GRANTS AVAILABLE PURSUANT TO S-277**

APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDITIONS
Persons	Loans for sites in qualifying municipality NJSA 58:10B-6a(1)	Remediation (PA/SI/RI/RA)	100% of Remediation (capped at \$1M per year)	<ul style="list-style-type: none"> • Eligible to the extent that applicant is not capable of establishing a remediation funding source NJSA 58:10B-6c
Persons	Loans Voluntary Cleanup, EOZ, Innovative Technology, Unrestricted/ Limited Restricted) NJSA 58:10B-6(a)(5)	Remediation (PA/SI/RI/RA)	100% of Remediation (capped at \$1M per year)	Exempt from demonstrating the ability to establish remediation funding source NJSA 58:10B-5A(1); 58:10B-6c
Persons	Loans Discharge of Hazardous Substance/ Spill Act NJSA 58:10B-5(b), 10B-6(a)(2)(b)	Remediation (PA/SI/RI/RA)	100% of Remediation (capped at \$1M per year)	Eligible to the extent that applicant is not capable of establishing a remediation funding source NJSA 58:10B-5A(1); 58:10B-6c
Non Profits¹⁰	Grants NJSA 58:10B-25.3	PA/SI/RI	Pilot Program capped overall at \$5M¹¹ NJSA 58:10B-25.3	All of the limitations and conditions for the award of loans and grants to municipalities shall apply to the award of grants to non profit organizations

END NOTES

1) Awards can only be made for sites on which there has been or is suspected to be a discharge of a hazardous substance/waste

¹⁰ Non profits described in section 501(c)(3) of the federal Internal Revenue Code that are exempt from taxation pursuant to section 501(a)

¹¹ Criteria for program to be developed by DEP in consultation with EDA



NJEDA Fact Sheets

EDA Resources for Brownfields Redevelopment

Whether you are a municipality wanting to clean up an abandoned gas station, a developer planning to build an office complex on a contaminated site, or a business looking to expand on an adjacent property that could have environmental issues, the New Jersey Economic Development Authority (EDA) may be able to help.



The EDA has targeted a wide variety of financial resources to return New Jersey brownfield sites to productive use and encourage redevelopment of older urban, suburban, and rural communities in the state. In support of the state's Smart Growth policies, the EDA works in coordination with other state agencies to offer assistance at various stages of the brownfield redevelopment process. Its financial assistance extends from planning and predevelopment costs to remediation project development and incentives for business attraction.

Planning and Predevelopment

Smart Growth Predevelopment Funding

This program provides low-interest loans and loan guarantees of up to \$1 million for up to three years for noncontamination-related site preparation costs like land assemblage, demolition, removal of materials and debris, and engineering needs. Developers undertaking commercial, industrial, office, and mixed-use projects in urban and developed suburban and rural communities are eligible. Projects must have municipal support and be part of a local development plan.



Fund for Community Economic Development

The fund offers low-interest loans up to \$50,000 to finance feasibility studies and other predevelopment costs incurred by community development organizations or developers to determine if their urban projects are viable.

Investigation and Remediation

Brownfields Redevelopment Loan Program

Interim financing up to \$750,000 for up to three years at below-market interest rates is available to developers/business owners for meeting the costs of brownfield site remediation. Borrowers must have signed a Brownfield Reimbursement Agreement with the Commerce and Economic Growth Commission. Anticipated reimbursement must be pledged to pay principal and interest on the EDA loan.



Hazardous Discharge Site Remediation Fund

In partnership with the Department of Environmental Protection (DEP), the EDA provides financing assistance to municipalities, developers, businesses, and homeowners to investigate or remediate sites suspected of or known to have discharges of a hazardous substance. Businesses may qualify for low-interest loans of up to \$1 million for up to 10 years. Municipalities may apply for grants and low-interest loans of up to \$3 million per year for properties they own or for which they hold a tax certificate and have a comprehensive plan or realistic opportunity to develop or redevelop within three years.

For information on EDA brownfield programs, contact:

(609) 777-4898
mbailey@njeda.com



We See Opportunity

Petroleum Underground Storage Tank Remediation, Upgrade & Closure Program

This program is available to qualified business owners/operators with less than 10 underground tanks for 100% of the project costs, and homeowners experiencing a discharge from a home heating tank. Low-interest loans of up to \$1 million are available. Municipalities, counties, and schools may apply for interest-free loans. Hardship grants of up to \$250,000 may be made to qualified owners/operators for 100% of the project costs. The EDA also administers this program in conjunction with the DEP.

Infrastructure Development

Redevelopment Area Bond Financing

Any municipality that has designated a redevelopment area may either directly or through application to the EDA issue tax-exempt bonds to fund the infrastructure and remediation portion of its redevelopment project. Some or all of the payments that are derived from a Payments in Lieu of Taxes (PILOT) agreement negotiated between the municipality and the developer are pledged to pay the debt service on the bonds. Qualifying bonds are excluded from the municipality's gross debt.

Revenue Allocation District Financing

A municipality may designate an area in need of redevelopment and use some revenues generated from the project to pay for development costs. A municipality taking advantage of Redevelopment Area Bonds has the option of designating the EDA to act on its behalf as a redeveloper to take advantage of the Authority's abilities to condemn and assemble sites and handle other technical aspects of the project.

Real Estate Development Assistance

The Real Estate Development Division helps implement major economic development projects in the state for companies and governmental and not-for-profit entities, including those involving the cleanup of contaminated sites. The EDA offers a full range of real estate development services that include:

- Acquiring real estate, using its power of condemnation when necessary
- Acting as a land developer to stimulate private investment
- Serving as a build-to-suit developer for important public projects
- Participating in joint ventures with private partners
- Consulting on special projects.

Redevelopment Projects

Bond Financing

Once investigations and remedial activities are done, the EDA may issue tax-exempt and/or taxable bonds to provide long-term loans at below-market rates for real estate acquisitions, equipment, machinery, building construction, and renovations. Real estate loans can be made for terms of up to 20 years; loans for equipment may be for up to 10 year terms. Minimum loan is approximately \$750,000. The EDA may guarantee a portion of the bond financing.

Loans and Guarantees

Low-interest loan and loan guarantee programs help businesses get bank financing or to meet funding gaps. Companies planning to locate on former brownfield sites can use many of these programs. Depending on the program, money can be borrowed for buildings and equipment or for working capital to meet operational needs.

Incentives for Business Attraction & Expansion

Business Employment Incentive Program (BEIP)

BEIP offers financial incentive for job creation by encouraging businesses to locate and expand in New Jersey. Eligible businesses must create at least 25 new jobs, except high-technology and biotechnology companies, which must create 10. Grants are equal to 10% to 80% of the total amount of state income taxes withheld from new employees hired. Grants are made annually for up to 10 years. Companies expanding or relocating at brownfield sites may qualify for a 10% bonus up to the maximum 80% grant.

USEPA Fact Sheets



Brownfields Public Health and Health Monitoring

Purpose of this Document

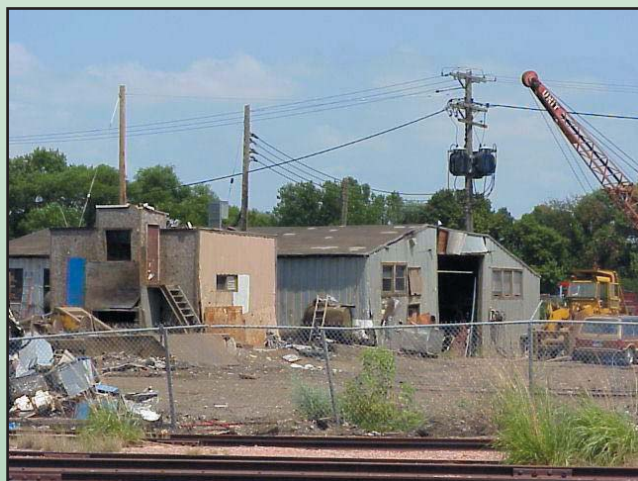
The Small Business Liability Relief and Brownfields Revitalization Act (“Brownfields Law”, P.O. 107-118) provides new opportunities to consider the health impacts of brownfields. This fact sheet has been developed for brownfields staff, grantees, and stakeholders to assist them as they provide outreach and technical assistance to brownfield communities. This fact sheet is structured to:

- summarize health provisions of the Brownfields law;
- define health monitoring as a public health practice; and,
- identify tools and organizations that can support health monitoring in brownfields communities.

Brownfields and Public Health

The Brownfields law defines brownfields as “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.”

It is estimated that there are more than 450,000 brownfields in the U.S. Communities may focus on environmental impacts of brownfields but they may also wish to consider the broader public health impacts of brownfields, including:



The Pitt Salvage Yard in Sioux Falls, South Dakota.

Brownfields Redevelopment: Enhancing Community Wealth and Community Health



- Safety – abandoned and derelict structures, open foundations, other infrastructure or equipment that may be compromised due to lack of maintenance, vandalism or deterioration, controlled substance contaminated sites (i.e., methamphetamine labs) and abandoned mine sites;
- Social & Economic – blight, crime and vagrancy, reduced social capital or community ‘connectedness’, reductions in the local government tax base and private property values that may reduce social services; and,
- Environmental – biological, physical and chemical from site contamination, groundwater impacts, surface runoff or migration of contaminants as well as wastes dumped on site.

Cleaning up brownfields properties can improve public health in a number of ways, including addressing safety or environmental concerns at the site. It may also provide an opportunity for communities to create safer, healthier communities through the redevelopment process and use of smart growth principles. Redevelopment focused on improving public health may increase recreational or green space creation to encourage physical activity, community gardens and restful public spaces that encourage interaction while also reducing the effects of heat islands and improving storm water management. Adding accessible and affordable grocery stores as well as pharmacies or other health care facilities offers amenities important to meet community needs as part of healthier redevelopment and reuse as well as job opportunities for community residents.

The Brownfields Law and Health Monitoring

The Brownfields Law expanded the types of government and non-governmental organizations eligible for grant funding, the types of sites eligible for funding and the resources available to promote sustainable brownfields cleanup and reuse. It creates a new focus on the impacts of brownfields, particularly in disadvantaged communities and among sensitive populations. The law allows a local government to spend up to 10% of a brownfields grant for:

- “(i) monitoring the health of populations exposed to one or more hazardous substances from a brownfield site; and
- (ii) monitoring and enforcement of any institutional control used to prevent human exposure to any hazardous substance from a brownfield site.” (Section 104(k) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9604(k))

The Brownfields law requires the EPA to organize an annual national competition to review and select brownfield grant (assessment, revolving loan fund (RLF), and cleanup) recipients. Since passage of the law, the majority of grants directing funds to health monitoring are assessment grants. Several cleanup grants and one revolving loan fund grant also have allocated funds for health monitoring.

An assessment grant provides funding for a grant recipient to inventory, characterize, assess and conduct planning for cleanup and redevelopment and community involvement. A cleanup grant provides funding for a grant recipient to carry out cleanup activities at brownfield sites while a revolving loan fund grant provides funding to capitalize a revolving loan fund that may make loans or subgrants to carry out cleanup activities.

Given that each type of brownfield grant funds different activities, health monitoring activities under each



An abandoned building in Providence, Rhode Island.

type of grant are likely to vary. It is important for local governments to tailor health monitoring activities to reflect activities eligible to the appropriate grant. Grant and health monitoring activities may also depend on the type of contaminants or issues at a particular site or community. General types of potential activities include, but are not limited to:

- Examining site access patterns to determine the potential for exposures or site hazards (e.g., contaminated soils, open foundations) that pose safety concerns;
- Mapping site features that may affect exposures such as site proximity to drinking water wells or surface water bodies;
- Monitoring health as part of community-wide inventory activities;
- Collecting or linking baseline health and environmental measures to inform redevelopment planning options. For example, if health monitoring or health impact assessment activities showed limited access to health care services in the brownfield community or a lack of sidewalks, trails or recreational facilities in the target community, this information may be used to propose increased health care services or increased green space, parks and trails as part of redevelopment planning; or,
- Monitoring air, nearby play areas, surrounding soils or surface waters during cleanup, reuse or as part of long term management and stewardship to ensure protection of public health and the environment.

Through 2005, a number of local government grantees have been successful in seeking health monitoring funds as part of their brownfield grant. Over twenty five (25) grants identify specific health monitoring projects or await assessment results to identify appropriate monitoring activities. Examples of proposed activities include:

- Blood lead testing in the target community in collaboration with the city and state lead programs and asthma tracking in school children;
- Examining vital statistics in areas near brownfield sites; and,
- Testing of air and water with health agencies based on assessment results; and,
- Assessing community progress in meeting Healthy People 2010 objectives, national health goals of the Department of Health and Human Services (HHS) that serve as the basis for State and community health plans, as they relate to brownfields communities.

State and tribal brownfield response programs oversee assessment and cleanup activities at the majority of brownfield sites across the country. Monitoring of the health of populations around brownfield sites may be of interest to states and tribes as they establish and enhance their brownfields response programs.



Soil sampling in Louisville, Kentucky.

Health Monitoring A Public Health Practice

The EPA Brownfields program has adapted the Centers for Disease Control and Prevention (CDC) definition of public health monitoring, for the purpose of the brownfields program. Health monitoring under an EPA brownfields grant can be summarized as:

“The collection of health-related qualitative and quantitative data of relevance to brownfield communities and hazardous substance exposures.” (See CDC, for additional information on a definition of public health monitoring)



The Skirvin Hotel in Oklahoma City before renovation.

Health monitoring, as envisioned under a brownfields grant, is a public health practice, not research. There are federal regulations governing research on human subjects. Local government grantees should work with state or tribal health agencies responsible for managing human subject research to ensure compliance with the applicable law.

As a public health practice, local government agencies that are planning to monitor health at brownfield sites will need to work with local and state health agencies and their EPA project officers to define and develop appropriate health monitoring projects as part of their brownfield grant. EPA brownfield grantees should consult with their state health counterparts and institutional review boards if they have questions on the difference between public health practice and research.

Tools and Supporting Organizations

The following list of tools and organizations is not exhaustive but represents a sample of available tools that may help local communities and governments interested in learning more about health monitoring and improving public health as part of brownfields redevelopment.

Healthy People 2010 - Healthy People 2010 provides a framework and a statement of national health objectives designed to identify the most significant preventable threats to health and to establish national goals to reduce these threats. For more information, please see: <http://www.healthypeople.gov/default.htm>

Health Impact Assessment (HIA) - HIA provides decision makers with information about how any policy, program or project may affect the health of people. Please see the EPA Brownfields and CDC website links for additional HIA information.

The Protocol for Assessing Community Excellence in Environmental Health (PACE-EH), is a methodology to guide local communities in identifying and addressing environmental health priorities. It was developed by NACCHO in partnership with the National Center for Environmental Health of the CDC. Please see the “Community-based Environmental Health Assessment” link on the NACCHO website to download resource materials and learn more about PACE-EH projects across the country.

Supporting Organizations

State Health Agencies

Local governments may wish to first contact their state health agencies to find out information about health issues related to brownfields, health monitoring, health impact assessment or other information or technical resources to support brownfields redevelopment to create healthy communities.

Communities interested in brownfields and public health issues in Indian country may wish to contact Tribal Health Agencies or the Indian Health Service.

To learn more about brownfield program activities of the EPA and our partners, please see the following:



Environmental Protection Agency (EPA)

General brownfields program

<http://www.epa.gov/brownfields/>

Information on the public health initiative including grantees conducting health monitoring and links to organizations listed below.

<http://www.epa.gov/brownfields/initiatives.htm>



Agency for Toxic Substances and Disease Registry

Communities and state and local health agencies can seek information or request technical support and assistance from ATSDR staff and their contractors on risk assessment and risk communication, health assessments and health consultations, and other technical support through the ATSDR home page at: <http://www.atsdr.cdc.gov/>



American Planning Association

Resources to support collaboration between land use and transportation planners and public health officials on issues of shared concern, including two major monographs to be published in late 2006: Integrating Planning and Public Health: Tools and Strategies to Create Healthy Places (sponsored by the CDC) and Planning and Designing the Physically Active Community Places (sponsored by the Robert Wood Johnson Foundation). For additional resources, please see the Research section at: <http://www.planning.org>



Centers for Disease Control and Prevention (CDC)

Information on public health practice can be found on the Centers for Disease Control and Prevention (CDC) website: <http://www.cdc.gov/od/ads/opspoll1.htm>. To learn more about the healthy places initiative of the CDC, go to: <http://www.cdc.gov/healthylaces/>



Environmental Law Institute (ELI)

<http://www.eli.org>

The Brownfields Center of ELI provides valuable information on assessment and cleanup of brownfields as well as tools and models for promoting community health and sustainability through brownfields redevelopment.

<http://www.brownfieldscenter.org/small/about.shtml>



National Association of County and City Health Officials (NACCHO)

Provides resources, tools, and training to support improvements in environmental health and to better integrate local health department officials in the initial stages of land use planning process.

<http://www.naccho.org>



National Association of Local Boards of Health (NALBOH)

Resources that support local boards of health and their efforts to improve environmental health practice and involve health professionals in local land use planning decisions.

<http://www.nalboh.org/>



U.S. Conference of Mayors (USCM)

Provides best practice approaches and resources to support mayors and their staff in advancing efforts to address and redevelop brownfield sites while creating economic opportunities and improving and protecting the environment and public health. <http://www.uscm.org/>

The private non profit organizations listed above are not the only sources of information regarding Brownfields and public health and other organizations may also provide useful information. Please note that these private organizations have their own policies relating to Brownfields cleanup and revitalization and that their views may not necessarily coincide with those of EPA.

The Brownfields and Public Health Initiative

The Brownfields and Public Health Initiative is the Environmental Law Institute's major campaign to ensure long-term community sustainability by integrating public health with economic development, environmental protection and good governance. Through this initiative, ELI seeks to improve the well-being of low-income populations and people of color who are overburdened with pollution, disease, poverty and crime. ELI is leveraging the nation's interest in redevelopment of contaminated sites and promotion of community health centers to produce tangible health benefits for people living in areas with brownfields. These health benefits include increased access to health care; land uses that improve public health; partnerships between community, health care, environmental advocates and local governments; improved site remediation decisions, and improved capacity to create and achieve visions for health communities. ELI's integrative approach to the health and environmental concerns facing residents of communities with brownfields is being applied in Florida, Massachusetts and New Jersey.

For more information, contact B. Suzi Ruhl, J.D., M.P.H, Director of Public Health and Law, ELI, ruhl@eli.org.

The Environmental Law Institute

For more than three decades, the Environmental Law Institute has played a pivotal role in shaping the fields of environmental law, management, and policy domestically and abroad. Today, ELI is an internationally recognized, independent research and education center.

Through its publications and information services, training courses and seminars, research programs and policy recommendations, the Institute activates a broad constituency of environmental professionals in government, industry, the private bar, public interest groups, and academia. Central to ELI's mission is convening this diverse constituency to work cooperatively in developing effective solutions to pressing environmental problems.

The Institute is governed by a board of directors who represent a balanced mix of leaders within the environmental profession. Support for the Institute comes from individuals, foundations, government, corporations, law firms, and other sources.

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