

Transforming Brownfields into Community Assets

Colette Santasieri, PhD

Executive Director

NJIT Technical Assistance to Brownfield
Communities Program (NJIT TAB)

Santasieri@njit.edu



A brief history of contamination...



industrial chemicals and wastes



buried, dumped, discharged, abandoned



A brief history of contamination...

1960s: the beginning of a national awakening to the environmental ills perpetrated by industrial America



- The National Environmental Policy Act of 1969
- Clear Air Act of 1970
- Federal Water Pollution Control Act Amendments of 1972
- Superfund or Comprehensive Environmental Response, Compensation, and Liability Act of 1980
- and many more....



Brownfield

“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.” EPA

“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.” NJ state law (N.J.S.A. 58:10B-23.d)





Disadvantages of Having a Brownfield Site

- ❖ Potential harm to human health and environment



- ❖ Lowers surrounding property values
- ❖ Reduces local employment opportunities
- ❖ Reduces or loss of tax revenue
- ❖ Limits economic growth

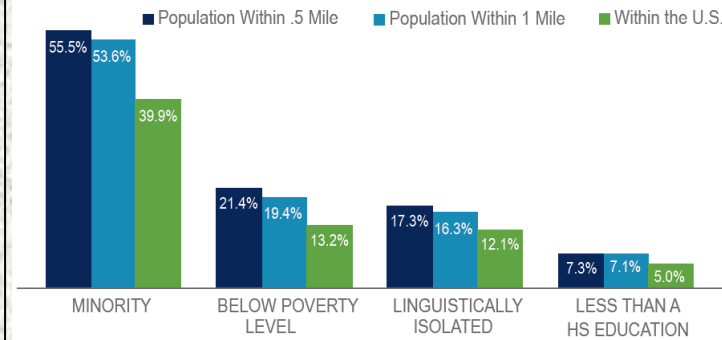


- ❖ Attracts vandals, open dumping, or other illegal or unwanted activity
- ❖ Contributes to sprawl – as new developments locate on greenfields

Brownfield sites from Assessment, Cleanup and Redevelopment Exchange System (ACRES) as of FY20
Population Data from 2016-2019 American Community Survey

The population living within .5- and 1-mile of a Brownfield site is:

- ▶ more minority,
- ▶ more low income,
- ▶ more linguistically isolated, and
- ▶ less likely to have a high school education than the U.S. population as a whole.



Disproportionately impacts underserved communities

Advantages of Having a Brownfield Site



location, existing infrastructure, architectural or historical importance



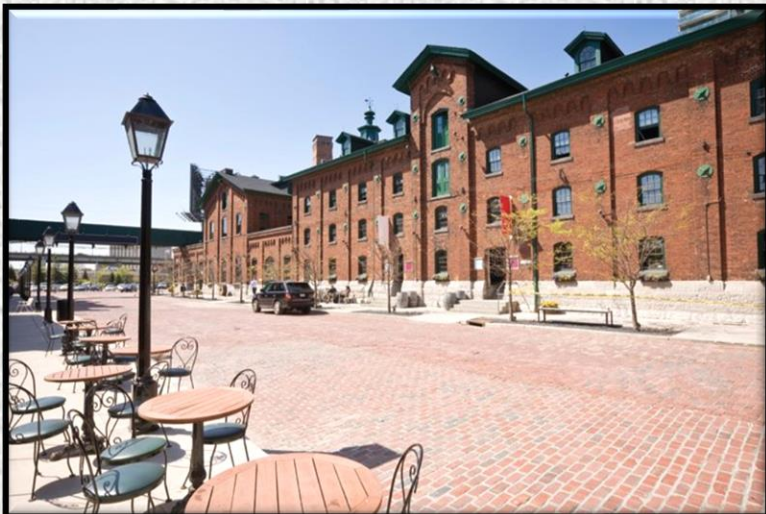
Advantages of Having a Brownfield Site



Positive Environmental Impacts

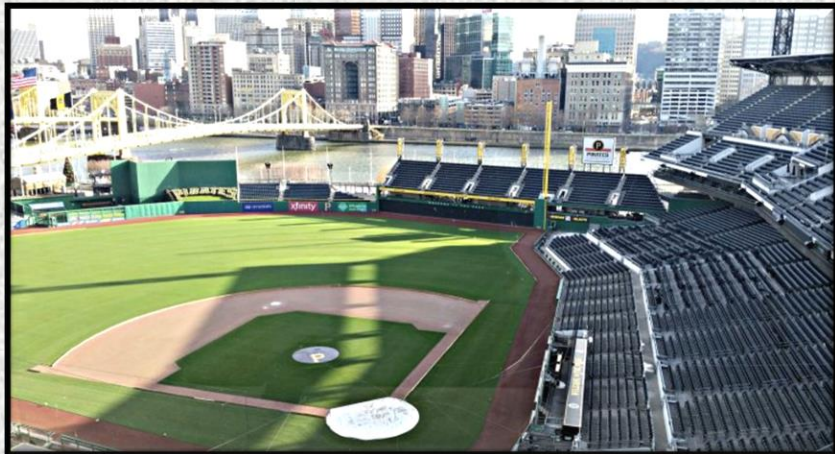
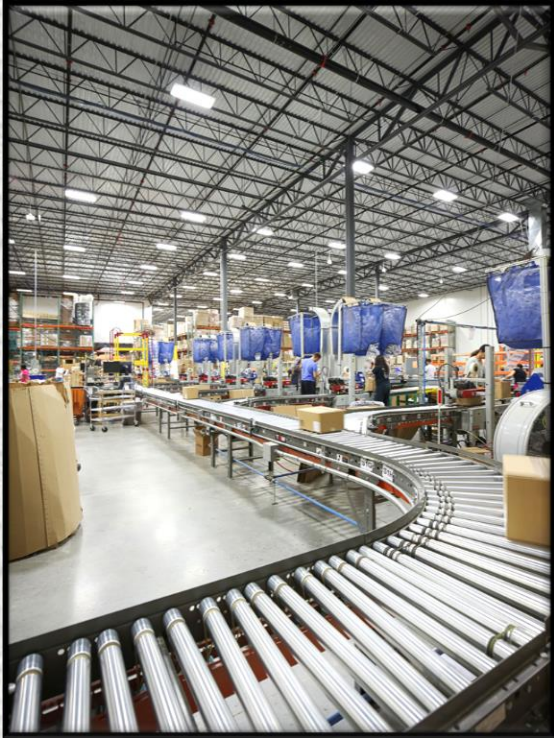


- ❖ Removal of contaminants and pollutants
- ❖ Improved air quality, water quality, natural habitats
- ❖ Resilience to climate change impacts



Positive Economic Impacts

- ❖ Catalyst for economic development
- ❖ Create jobs
- ❖ Increase tax revenues
- ❖ Provide diverse economic base



Positive Social Equity Impacts

- ❖ Removes health and safety hazards
- ❖ Removes eye sore; improves community appearances
- ❖ Alleviates community fears and worries



Community Needed Land Uses:

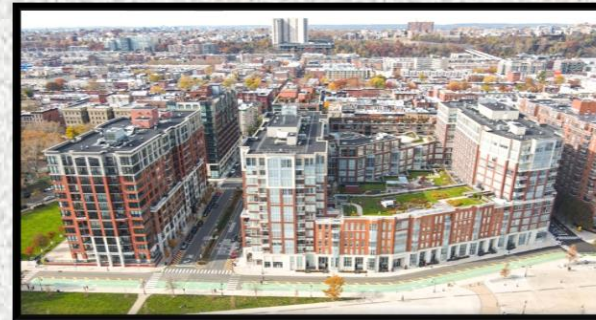
- ❖ a variety of housing options
- ❖ recreation and open space
- ❖ commercial and retail space; employment options
- ❖ schools
- ❖ health care facilities
- ❖ urban agriculture



Redeveloped Brownfields



key ingredient to creating economically, environmentally, and socially equitable communities



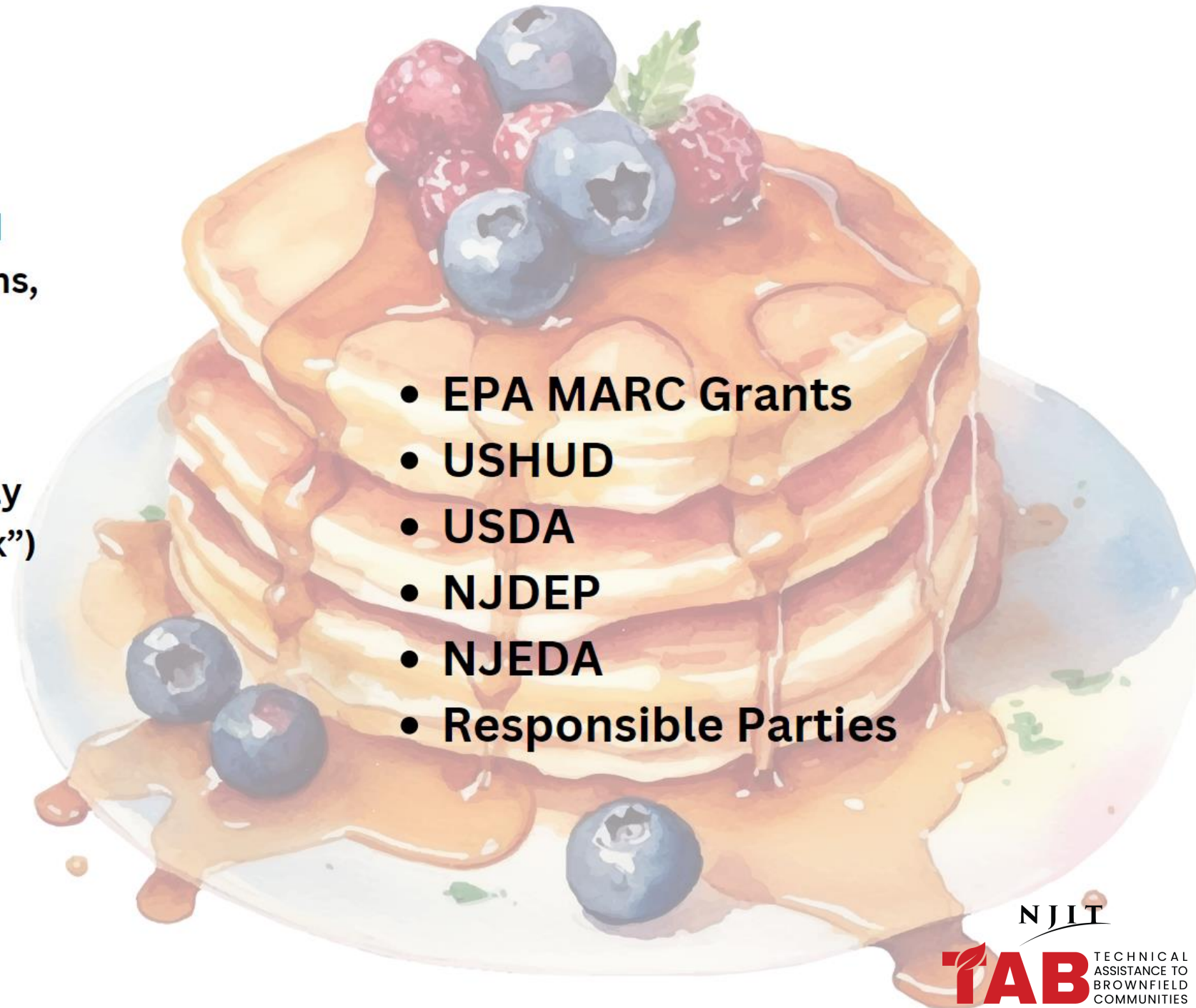
Funding



Funding

Brownfields projects are funded by multiple sources (grants, loans, tax incentives, etc.)

Key to success is being able to bundle those sources (commonly referred to as the “funding stack”)

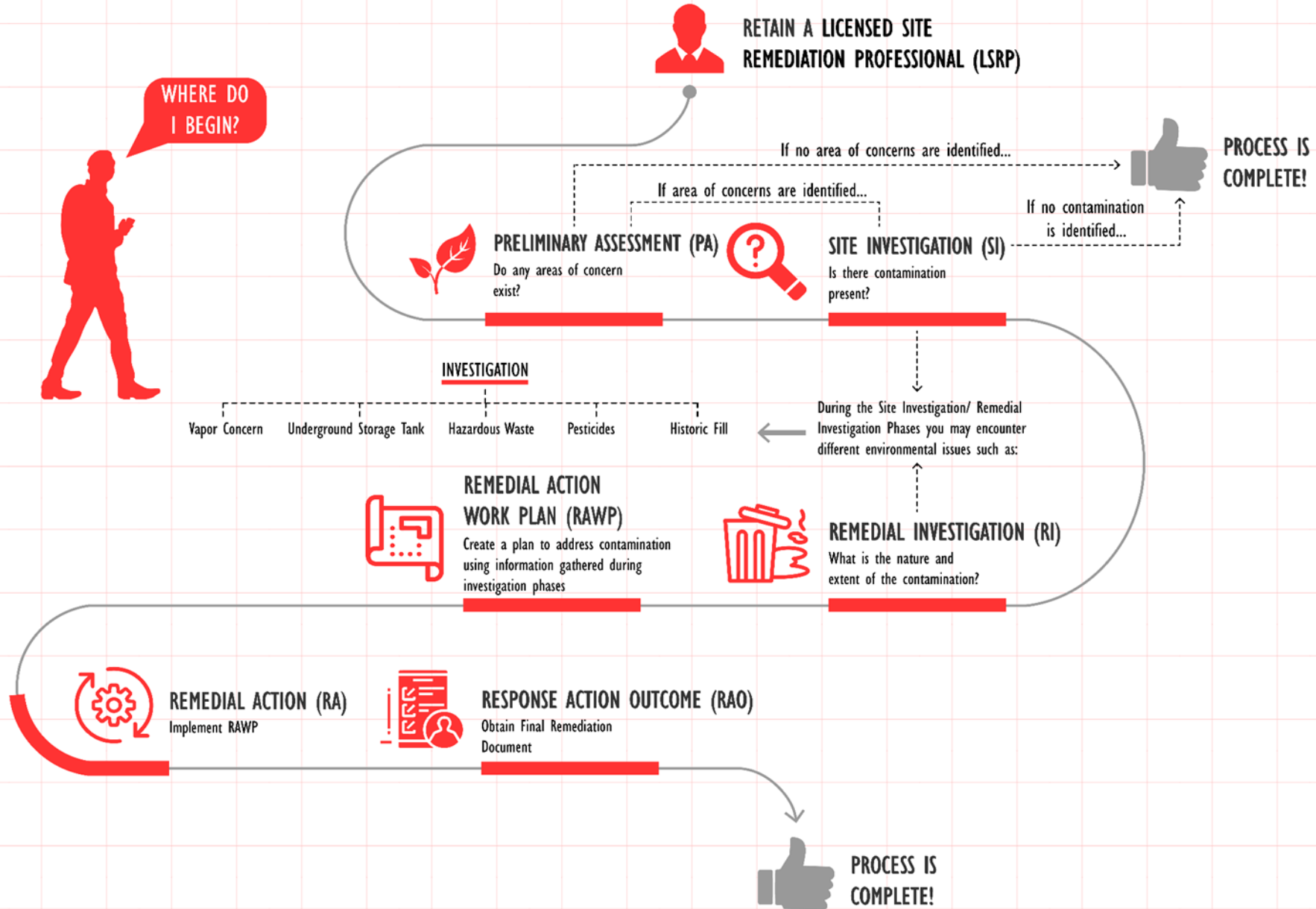


- EPA MARC Grants
- USHUD
- USDA
- NJDEP
- NJEDA
- Responsible Parties

**ASSESSMENT
&
REMEDIATION**



NEW JERSEY BROWNFIELDS REGULATORY PROCESS



REDEVELOPMENT



Brownfields Redevelopment Scenarios

Private Sector-Led Brownfields Redevelopment



- secures the financing
- completes all environmental investigation and cleanup activities
- responsible for all construction activities

Public Sector-Led Brownfields Redevelopment



- takes ownership of the property
- conducts environmental site assessment and cleanup activities
- oversees the redevelopment of the site, OR sells the site to a developer (or other interested party)

Public-Private Partnership for Brownfields Redevelopment



- the public sector provides some initial funding, often for environmental work and for infrastructure to support development
- private-sector developer funds and manages the pre-development and construction process

NJIT

T**IAB** TECHNICAL
ASSISTANCE TO
BROWNFIELD
COMMUNITIES

What is



NJIT provides free technical assistance to state, regional, county, tribal, and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites in EPA Regions 2 & 4.

Contact Us:



tab@njit.edu



(973) 642-4165



www.njit.edu/tab



[company/njit-tab](https://www.linkedin.com/company/njit-tab)