

# Brownfields Impact Fund

## Program Details:

**If You Are:**

Planning to carry out environmental cleanup activities at a brownfield site in New Jersey.

**You Can Apply For:**

Loans and/or grants to fund the eligible environmental cleanup activities (not assessment or investigation)

Type	Minimum	Maximum
Loan	\$50,000	\$350,000
Grant	\$25,000	\$350,000

A program that will provide funding for loans to private developers, and loans and/or grants to public sector and non-profit entities to carry out cleanup activities at brownfield sites, assisting with the return of these vacant and underutilized properties to public benefit.

Learn More at

[www.njeda.com/brownfieldsimpactfund/](http://www.njeda.com/brownfieldsimpactfund/)

**Applications for NJEDA's Brownfields Impact Fund are now open** and will be accepted on a rolling basis. Loans and grants will be awarded on a first come, first served, based on the readiness of the application and the availability of funds. For the initial 90 days after program launch, only applications for projects located in the target Community Collaborative Initiative (CCI) cities (Bayonne, Bridgeton, Camden, Jersey City, Millville, Newark, Trenton, Paterson, Paulsboro, Perth Amboy, Salem City, and Vineland) will be considered. This will prioritize investment in these communities which have high instances of brownfields, poverty, health disparities and need for revitalization. After 90 days, the program will be open throughout the state.

NJEDA is asking that all applicants complete a **Pre-Qualification Form** prior to submitting an application so that we can begin the process of evaluating the project's eligibility under the board-approved program specifications. The link to the Pre-Qualification Form can be found on the program's website: <https://www.njeda.com/brownfields-impact-fund-pre-qualification>

## Eligible Activities:

- Preparation of Remedial Action Workplans
- Remediation of hazardous substances that are part of a structure such as:
  - Lead Based Paint (LBP)
  - Asbestos Containing Material (ACM)
- A site's engineered remediation cap which could include foundations/roadways
- Demolition of structures to the extent that the demolition is integral to enabling access to contamination needing remediation (must be pre-approved by USEPA)

Continued

### Eligible Activities (Continued)

- Actions necessary to cleanup the release or mitigate the threatened release of hazardous materials such as:
  - Provide fences, warning signs or other site control precautions
  - Drainage controls
  - Capping of contaminated soils
  - Excavation, consolidation, or removal of highly contaminated soils
  - Removal of containers that may contain hazardous substances
  - Use of chemicals to retard the spread of hazardous substances
  - Containment, treatment, disposal, or incineration of hazardous materials
  - Purchase of environmental insurance
- Site monitoring, including sampling and analysis, required during the cleanup process
- Monitoring and data collection which are required as a component of the cleanup action (including payment of the annual NJDEP remediation permit fees, if approved by USEPA)
- Installation of engineering and/or institutional controls to fulfill cleanup requirements

\*Other uses may be considered upon request from borrower/grantee, and approval by USEPA.

## Eligibility Guidelines:

### Loan Eligible Applicants:

- Nonprofit organizations exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and other nonprofit organization as defined at 2 CFR § 200.70 (including Institutes of Higher Education, but excluding 501 (c)4);
- Units of local government (including County, Regional, and quasi-governmental entities);
- For profit organizations.

### Grant Eligible Applicants:

- Nonprofit organizations exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and other nonprofit organization as defined at 2 CFR § 200.70 (including Institutes of Higher Education, but excluding 501 (c)4);
- Units of local government (including County, Regional, and quasi-governmental entities).

## Site Control Requirements:

Potential brownfield site purchasers and current brownfield site owners (including local government redevelopers) are eligible as follows:

**For loans**, borrowers must be able to demonstrate site control or a path to site control of a brownfield property.

**For grants**, grantees must own the brownfield property at the time of the application and award of grant as well as must retain ownership of the site throughout the period of performance of the grant and must consult with NJEDA and EPA Project Officer prior to transferring title or otherwise conveying the real property compromising the site.

For the purposes of this program, the term "owns" means fee simple title unless NJEDA and USEPA approve a different ownership arrangement.

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## Fees:

**Application Fee for Loans:** \$1,000

**Application Fee for Grants:** \$1,000\*

**Loan Modification Fee:** \$1,000

**Loan Closing Fee:** 0.875%

**Loan Commitment Fee:** 0.875%

\* The NJEDA will waive a grant application fee upon demonstration by the applicant that the imposition of the fee would impose an undue financial hardship. Under the Brownfield Impact Fund, grant hardship waivers are only available to municipal applicants who ranked in top 10% of the New Jersey Department of Community Affairs (DCA) Municipal Revitalization Index (MRI) for 2020 and non-profit applicants if the application fee is greater than 0.1% of their annual operating budget.

## More Information

### Exclusionary Criteria

- Loans or grants cannot be provided to entities who caused or contributed to the contamination of the property. Specifically, this program excludes: individuals or entities responsible for, or individuals or entities who have common ownership or control with entities responsible for, any existing environmental contamination at the site or any individuals or entities that have indemnified a responsible party or a party who has common ownership or control with a responsible party.
- Must meet the USEPA site control and eligibility requirements.

### Prevailing Wage

Projects utilizing NJEDA financial assistance under the Brownfields Impact Fund are required to comply with the Davis-Bacon Act and NJ Prevailing Wage for the work for which they are being funded.

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