



Brownfields Cleanup Revolving Loan Fund Pilot

Hudson County, NJ

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

Hudson County, New Jersey is one of the most densely populated areas in the United States. Based on the New Jersey Department of Environmental Protection Known Contaminated Sites list, an average of 15 sites per square mile are estimated. Since the 1980s, manufacturing jobs in Hudson County have decreased by 47% and contributed to the rise in unemployment and poverty levels. The economic effect has been felt not only in the loss of jobs, wages, and tax revenues but also in the proliferation of abandoned industrial properties. The County is a Brownfield Assessment Pilot.

BCRLF OBJECTIVES

The objective of the Hudson County BCRLF is to assist in cleaning up contaminated properties for productive uses. The BCRLF will first be made available to sites identified by the Brownfield Assessment Pilot. The next tier of eligible sites include those in smaller municipalities that are in the County Community Development Block Grant (CDBG) consortium. The third tier will include those municipalities that receive their own CDBG funds (Jersey City, Bayonne, and Union City). The BCRLF program will be used to assist communities in developing

PILOT SNAPSHOT



Hudson County, New Jersey

Date of Announcement:
May 25, 1999

Amount: \$500,000

BCRLF Target Area:
Assessment pilot sites
and CDBG areas

Contacts:

Hudson County Division of
Housing and Community
Development
(201) 795-6186

Region 2 Brownfields
Coordinator
(212) 637-4314

Visit the EPA Region 2 Brownfields web site at:
www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

revitalization plans for identified brownfields sites; enhance public understanding and participation in the process; communicate the benefits and opportunities of brownfields cleanup and redevelopment; and develop a sustainable program.

FUND STRUCTURE AND OPERATIONS

Hudson County will serve as the lead agency and the County will utilize the services of the Hudson County Regional Health Commission as the site manager. The Hudson County Economic Development Corporation, which currently executes loans for the County's CDBG-funded economic development program, will serve as fund manager.

LEVERAGING

The County will supplement the BCRLF with \$250,000 in CDBG funds over 5 years. In addition, the BCRLF will coordinate with, leverage, and layer programs and funds with a wide range of available funding sources, including:

- Zero-interest loans to municipalities from the Hazardous Discharge Site Remediation Fund;
- Loans from the New Jersey Economic Development Authority;
- Loans and grants from the Petroleum Underground Storage Tank Remediation, Upgrade, and Closure Fund;
- Urban and Rural Centers Unsafe Building Demolition Bonds;
- Development of Urban Enterprise Zone projects to assist revitalization; and
- Loans from the Jersey Economic Development Authority Real Estate Development Program.

Other incentives available to promote cleanup and redevelopment include:

- Environmental Opportunity Zone designations that provide tax abatements to developers and investors; and
- Developer tax incentives under the 1998 Brownfields and Contaminated Site Remediation Act.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
