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R02-16-A-004

December 11, 2015

Ms. Gina McCarthy, Administrator
United States Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

**RE: Jersey City Redevelopment Agency
EPA Brownfields Community-Wide Assessment Grant Application**

Dear Ms. McCarthy:

Enclosed please find an application for an EPA Brownfields Community-Wide Assessment Grant for the Jersey City Redevelopment Agency (JCRA) of the City of Jersey City, New Jersey.

Pertinent applicant information follows:

- a. Applicant: Jersey City Redevelopment Agency
6 York Street, 2nd Floor
Jersey City, New Jersey 07302
- b. Applicant DUNS: 075131151
- c. Funding Requested:
 - i) Grant Type - Assessment
 - ii) Federal Funds Requested - \$400,000
 - iii) Contamination - Hazardous Substances (\$200,000)
Petroleum (\$200,000)
 - iv) Community-Wide
- d. Location: City of Jersey City, Hudson County, New Jersey
- e. Site-Specific Information: Not applicable

- f. Contacts:
- i) Project Director: Mr. Benjamin Delisle, Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302
Email: DelisleB@jcnj.org
Phone: (201) 761-0822
Fax: (201) 761-0831

 - ii) Chief Executive: Mr. David Donnelly, Executive Director
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302
Email: DDonnelly@jcnj.org
Phone: (201) 761-0821
Fax: (201) 761-0831
- g. Date submitted: December 18, 2015
- h. Project Period: October 1, 2016 - September 30, 2019
- i. Population:
- i) Population of the City of Jersey City: 251,717 (2009-2013 American Community Survey)
 - ii) Population of jurisdiction targeted by this grant: 251,717 (2009-2013 American Community Survey)
- j. Regional Priorities
Form/Other Factors
Checklist: Please see attached.

I am excited about the opportunity that this funding will provide to the citizens of the City of Jersey City and look forward to a favorable response. Thank you for your consideration.

Sincerely,



DAVID P. DONNELLY
Executive Director

DPD/baa

c: Lya Theodoratos, EPA Region 2

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Jersey City Redevelopment Agency, New Jersey

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Climate Change Resiliency

Page Number(s): 4

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9-10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	10
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**JERSEY CITY REDEVELOPMENT AGENCY, NEW JERSEY
US ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANTS PROPOSAL
DECEMBER 18, 2015**

1. COMMUNITY NEED

a. Targeted Community & Brownfields

- i. Targeted Community Description: The City of Jersey City encompasses 21.1 square miles along the Hudson River across from New York City. First settled in the 1660s, Jersey City became an international transportation hub, transporting people via Ellis Island, which is located in Jersey City, and goods via canal, rail, and ship. The railroads became and would remain the largest employers in Jersey City through the early 20th Century. Supported by a robust transportation infrastructure, manufacturing was another pillar of the city's economy until the manufacturing decline and urban flight of the 1960s. Jersey City's population peaked in 1930 at over 315,000 and then continued to decline until 1980. Since that time, the city's population has steadily grown, and Jersey City is currently the second-most populous city in New Jersey.

Based on a brownfields inventory conducted in 2008, more than one-third of Jersey City, amounting to over 7,100 acres, has been identified as a potential or known brownfield site. These brownfields are a remnant of Jersey City's history as a thriving and extensive manufacturing and shipping center. Once part of the great transportation infrastructure that was used during the city's manufacturing heyday, extensive rail yards near the port areas and the former Morris Canal now lay unused with contamination. Long gone are the manufacturers of pencils, lubricants, pottery, porcelain, and other goods; they have left behind both small- and large-scale brownfield sites in their wake. Most Jersey City's brownfields are located within the more than 90 community-designated redevelopment areas. Jersey City's redevelopment areas can range in size from a handful of blocks to large swaths of land covering over 100 acres. It is in such redevelopment areas that the EPA Assessment Grant funds will be targeted, as redevelopment areas in Jersey City have the greatest concentration of brownfields.

- ii. Demographic Information: Although much has been done in the last several years to bring prosperity to our city, Jersey City still suffers from pockets of poverty characterized with clusters of sensitive populations. It is in such neighborhoods where the Jersey City Redevelopment Agency (JCRA) focuses much of our efforts. Designation as a redevelopment area serves as the city's primary vehicle to eliminate blight, to create economic opportunities, and to attract private investment for residential, commercial, and industrial real estate projects. The JCRA manages development efforts on behalf of the City in these redevelopment areas.

While this is a community-wide application, several redevelopment areas in particular are representative of the city's redevelopment areas and are anticipated to receive the primary benefit of the EPA funding, such as Morris Canal (Census Tract 46), Canal Crossing (Census Tract 47), Ocean/Bayview (Census Tract 55), and Martin Luther King, Jr. (MLK) Drive (Census Tract 68). The targeted areas contain a concentration of sensitive populations like non-English speaking individuals, children under the age of 18, women of childbearing age, and disabled residents. Nearly every major economic indicator of distress in the targeted areas is significantly higher than the state and national averages.

Table 1: Demographic Information for Jersey City¹

	US	New Jersey	Jersey City	Sample Census Tracts: Redevelopment Areas			
				Morris Canal	Canal Crossing	Ocean/Bayview	MLK Drive
Population	311,536,594	8,832,406	251,717	2,215	2,721	2,276	3,203
Unemployment Rate	5.3% ²	10.1%	10.9%	21.3%	11.8%	17.6%	19.0%
Minority Population ³	36.7%	41.5%	78.3%	88.1%	81.8%	99.4%	96.6%
Median Household Income	\$53,046	\$71,629	\$58,206	\$43,750	\$50,000	\$37,852	\$39,754
Per Capita Income	\$28,155	\$36,027	\$32,751	\$18,586	\$26,534	\$17,218	\$17,503
Language Other Than English	20.7%	30.0%	52.1%	65.2%	48.2%	21.5%	21.6%
Population Women of Childbearing Age	24.5%	24.5%	28.8%	21.5%	27.1%	32.1%	28.9%
Households w/ Individuals < 18	32.9%	34.7%	31.6%	38.3%	35.8%	46.2%	39.5%
Family Poverty Rate	11.3%	7.9%	15.5%	13.5%	9.0%	19.7%	24.7%
Individual Poverty Rate	15.4%	10.4%	18.4%	14.4%	12.5%	22.0%	26.2%
% Grandparents Responsible for Grandchildren	38.9%	26.2%	28.8%	43.5%	84.3%	0.0%	61.1%
Population Lacking High School Degree	14.0%	11.9%	15.2%	20.9%	17.8%	22.1%	19.3%
Vacancy Rate	12.5%	10.6%	12.5%	17.7%	13.9%	18.6%	22.4%
Civilian Population 18-64 w/Disability	10.1%	7.6%	7.4%	6.0%	4.5%	23.2%	17.5%
Persons per Sq. Mile	88.2	1201.0	17019.4	12514.1	8026.5	27095.2	23903.0
Housing Pre-1980	57.0%	69.4%	72.1%	88.2%	69.2%	60.1%	78.3%
Housing Pre-1960	30.0%	42.4%	57.7%	75.7%	67.6%	38.6%	67.9%
Violent Crime Per 100,000 People ⁴	386.9	290.2	734.2	N/A	N/A	N/A	N/A

¹Data from 2009-2013 American Communities Survey 5-Year Estimates unless otherwise indicated.

²Data from Bureau of Labor Statistics per *FY16 Guidelines for Brownfields Assessment Grants*.

³Represents those not Hispanic or Latino-white alone per *FY16 Guidelines for Brownfields Assessment Grants*.

⁴Data from Federal Bureau of Investigation *2012 Uniform Crime Reports*.

iii. **Description of Brownfields:** Brownfields in Jersey City range in size of less than an acre to over 200 acres. Although former heavily industrial areas like Canal Crossing include large tracts of adjacent brownfields—some of which include vacant buildings and others of which are unimproved—other redevelopment areas include brownfields interspersed with residences, including along commercial corridors. The prior uses of these sites ranged widely, such as former rail yards, defunct canal beds backfilled with contaminated material, various types of manufacturing facilities, corner gas stations, and dry cleaners.

Given the pervasiveness of the city’s brownfields, virtually every redevelopment project facilitated by the JCRA has contamination that needs to be addressed. Nearly 100 brownfield

sites have been identified in the Morris Canal and Canal Crossing Redevelopment Areas alone. Almost all of the catalogued sites are contaminated by historic fill, material that was contaminated prior to its placement at the site. Historic fill found in the city typically contains elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs). Petroleum contamination is also widespread as a result of the extensive use of heating oil stored in underground storage tanks at the majority of the sites. PAHs, metals, and petroleum are therefore found in soils and/or groundwater throughout Jersey City at concentrations exceeding human health risk-based standards. As is described further below in the Financial Need section, these conditions—whether the contamination is perceived or real (and given the pervasiveness of historic fill, it is often real)—discourage buyers from redeveloping Jersey City’s brownfields.

iv. Cumulative Environmental Issues: Jersey City is disproportionately impacted by environmental justice issues. For example, according to EPA’s EnviroMapper, Jersey City is a non-attainment area for ground-level ozone. This could be attributable to the fact that Jersey City has an extensive network of highways, as vehicular emissions are often as the primary source for the generation of ground-level ozone. The 1950s siting of the New Jersey Turnpike inland from the banks of the Hudson River cut off many of Jersey City’s neighborhoods from waterfront access, further depressing property values and accelerating decline. As can be seen in Table 1 above, the housing stock in Jersey City and in the redevelopment areas is typically much older than that of the nation and state. Thus Jersey City’s most vulnerable populations tend to live in dilapidated housing stock (discussed in the Impacts on Targeted Community section below) prone to exposure of environmental hazards like lead-based paint.

b. Impacts on Targeted Community: Residents of Jersey City’s redevelopment areas are negatively impacted by economic impacts as well as the direct health impacts stemming from the cumulative environmental issues associated with living among a prevalence of brownfields. Exemplary negative health impacts in Jersey City’s redevelopment areas are known to include:

Lead Poisoning: Lead was widely used in house paints prior to its ban in 1978. As can be seen in Table 1 above, according to the 2009-2013 American Community Survey 5-year estimates, the majority of the housing stock in typical redevelopment areas was built before 1960, long before the ban. In 2013, the City was awarded a nearly \$1 million federal grant to monitor the health impacts of Superstorm Sandy, particularly via blood lead screening. Due to the flooding impacts of the hurricane, concern grew that children could be exposed to lead due to damages in older homes and outdoor environments, including when lead-based paint became airborne from older structures and / or from flood waters from brownfields. In 2015, blood lead level screenings for children in Jersey City were expanded thanks to an additional \$500,000 state grant. While the results of these studies are still pending, high blood lead levels have been documented to impair learning; a potential contributing factor to the high levels of the target population lacking a high school diploma as shown in the table above. In addition to lead-based paint in housing, potential lead contamination sources are brownfields throughout Jersey City that are contaminated with elevated lead concentrations in the soil. According to the state Department of Health, 0.25% of all children under age 6 in Jersey City had an Elevated Blood Lead Levels (EBLL) in 2014. Jersey City also has the second highest number of children under age 6 years old with reported EBLL among the top five largest municipalities in the State of New Jersey.

PAH Impacts on Infants: According to a study conducted by the Columbia Center for Children's Environmental Health, high prenatal exposure to PAHs, a known carcinogen and constituent of historic fill material found throughout brownfields in Jersey City's redevelopment areas, is associated with lower IQ and childhood asthma. Additional research from the Center further drew a link that exposure to PAH pollution during pregnancy is related to adverse birth outcomes like low birth weight, premature delivery, and heart malformations. The high percentages of women of childbearing age in Jersey City's redevelopment areas, as depicted in Table 1 above, provide increased health risks to this sensitive population. Follow-up studies show a higher level of developmental delays at age three, and lower scores on IQ tests and increased behavioral problems at ages six and eight. The prevalence of PAHs in brownfields typically related to petroleum contamination provides a possible correlation to low educational attainment levels found in Jersey City's redevelopment areas, areas with many brownfields.

c. Financial Need

i. **Economic Conditions:** Jersey City has been severely impacted by the economic struggles of the past decade, limiting our ability to devote resources to bring brownfields back onto the tax rolls. According RealtyTrac, as of October 2015, foreclosure auction rates were up 30.6% in Jersey City over 2014, and the rate of bank-owned properties rose an astonishing 1,800%. With such rates of property abandonment coupled with an estimated one-third of the city comprised of brownfields and thus not generating optimal tax revenues, Jersey City's tax base is unable to meet the demand for services.

An additional fiscal challenge arrived on October 29, 2012 in the form of Superstorm Sandy. All of Jersey City was impacted by wind or flood damage from the storm, and the storm surge inundated the coast lines on both the city's eastern (Hudson River) and western (Passaic River) waterfronts. United States Geological Survey mapping shows that flood waters inundated nearly 40% of Jersey City's land area. According to *Sandy Recovery Strategic Planning Report: A Strategic Plan for Resilience* developed by City Planning staff, as of June 2013, Federal Emergency Management Agency inspectors had approved housing owners' damage claims for nearly 1,600 properties, damage to tenant contents in nearly 800 rental apartments, and approved over \$11 million in housing-related claims. The Hudson River overflowed the wall at Exchange Place, a major public transit hub to New York City, and the 14-foot storm surge resulted in the displacement of residents and businesses and the disruption of public transit. Flooding was so extensive that downtown buildings were closed for months for repairs, City Hall employees were scattered to remote makeshift work locations, and the JCRA was forced to permanently relocate to a new office. Afterward, 15,000 tons of debris littered city streets, and according to the Jersey City Incinerator Authority, the debris disposal cost over \$1.3 million. The report also concluded there was a loss of more than \$12.3 million in tax ratable properties. The City is still recovering from the fiscal impacts of the storm and is funneling more money for resiliency efforts.

ii. **Economic Effects of Brownfields:** The residents of Jersey City's redevelopment areas are negatively impacted by a cycle of vacant and contaminated land that contributes to blight, resulting in an unwillingness of developers to invest in the neighborhood. Jersey City is not typically able to realize revenues from the sale of municipally owned property in redevelopment areas. Because of depressed land values, when the City forecloses on a property for non-payment of taxes, the property is then transferred to the JCRA to facilitate redevelopment. The JCRA then

has to clear the land, complete the environmental work, and turn the property over to a developer at little or no cost to the developer to enable the redevelopment to occur. An example is the brownfield located on the northeast corner of Ash and Whiton Streets in the Morris Canal Redevelopment Area, where the JCRA has underwritten the majority of the purchase price of the property by having to provide a \$300,000 credit for the site's environmental conditions.

Brownfields in the city's redevelopment areas are vacant and underutilized sites that represent not just lost tax revenue, but also a burden on local services because the city must continuously secure the buildings and maintain the grounds. In the Canal Crossing Redevelopment Area, for example, residents have documented vermin infestations related to nearby vacant buildings. Jersey City's brownfields are also an attractive nuisance for social ills like drug use and crime. According to the FBI, in 2012 the violent crime in Jersey City was two and a half times the state violent crime rate and nearly twice the national rate (*Uniform Crime Reporting Statistics*).

The JCRA has been the recipient of previous EPA Brownfields Grants, including Community-Wide Assessment Grants, Cleanup Grants, and a Revolving Loan Fund Grant. Our existing Assessment funding has been entirely encumbered such that we no longer have EPA Assessment funding to access. Given that over one-third of our city is estimated to be impacted by contamination, much more work needs to be done to address the many remaining brownfields.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a. Project Description

- i. Project Description: Much has been done in the last several years to bring prosperity to Jersey City. Yet pockets of widespread poverty, a lack of open space, high unemployment, and substandard housing persist in some areas. As presented in the Community Need section above, the communities designated as redevelopment areas plagued with socioeconomic, welfare, and health disparities also contain a preponderance of brownfields. It is in such redevelopment areas—like Canal Crossing, Morris Canal, Ocean/Bayview, and MLK Drive—where the presence of brownfields has contributed to the stymied revitalization efforts that the EPA Assessment funding will target. At this time, it is expected that one site in each of the targeted redevelopment areas will be selected for assessment.

Once classified as a redevelopment area in the State of New Jersey, the neighborhood is afforded an established process to create a redevelopment plan. The redevelopment plan for a designated redevelopment area serves as a vision for a community's revitalization; it is a living planning document which includes provisions for land use, new building construction requirements, and identification of sites which are prioritized for redevelopment on a block-by-block basis. The creation of a redevelopment plan is formulated by experienced planners with substantive input from residents, business owners, educational institutions, and other stakeholders, as appropriate, with interest in improving the targeted community. Once drafted, the plan then undergoes a series of public hearings allowing for additional stakeholder input before being ratified by the local planning board and city council. Each of the targeted areas has such a redevelopment plan. It is within each redevelopment plan that the JCRA has the multi-party stakeholder marching orders for implementing their community's vision for transformation. These plans contain a ready-made inventory of brownfields as laid out in the lists of priority sites in need of redevelopment, complete with reuse considerations. Such inventories found in the redevelopment

plans supplement the aforementioned brownfields inventory the JCRA developed using the prior EPA funding, so we have a grasp of the volume and types of brownfields in these areas and can prioritize those sites that are ready for redevelopment. Specific redevelopment plan drivers include:

- **Canal Crossing:** Redeveloping this 111-acre former industrial area into a mixed-use residential neighborhood will include nearly 7,000 new housing units and over 600,000 square feet of new retail space. An exemplary brownfield in Canal Crossing are the Commercial Street parcels. The project has been delayed for various reasons, but additional investigation is warranted and can now proceed.

- **Morris Canal:** Planning for redevelopment of this area that covers approximately 850 parcels focuses on brownfields and residential areas, as many residents also worked at the industries previously located in the neighborhood in the early 20th Century. The aforementioned brownfield located at Ash and Whiton Streets in Morris Canal is an exemplary site that has required extensive investigation before remediation can proceed.

- **Ocean/Bayview:** Comprehensively redeveloping this mixed-use corridor will include replacing blighting influences with new construction and site improvements, with an emphasis on stable and affordable housing. For example, 474-480 Ocean Avenue is an abandoned property owned by the JCRA that is slated for construction as two-family affordable housing units by Garden State Episcopal Community Development Corporation (described further in the Partnerships with Community Organizations section below).

- **MLK Drive:** This 26-block corridor will be revitalized with new commercial and residential uses. The plan emphasizes improving the retail base by upgrading the quality of merchandise and services offered and targeting vacant lots for commercial reuses. There are multiple vacant former commercial properties, such as dry cleaners and gas stations, along MLK Drive that require at least Phase I assessments before redevelopment can proceed.

ii. Project Timing: The timeline of key activities over the three-year grant period includes:

- The JCRA procures an on-call pool of environmental engineering consulting firms annually. This list will be “refreshed” within three months of the grant award, and the procurement will be done on a competitive basis in accordance with all applicable local, state, and federal regulations. The consultants that will perform the investigations will be selected from this list. Likewise, the JCRA will procure a federal grants oversight consultant for assistance with grant implementation as well as legal counsel to coordinate on clearing any potential title issues and redevelopment agreements. These procurements will occur within the first three months of the grant award to ensure all team members are in place.

- An inventory of brownfield sites was previously developed covering the Canal Crossing and Morris Canal Redevelopment Areas, and brownfields have been additionally identified in the *Ocean/Bayview Redevelopment Plan* and *MLK Drive Redevelopment Plan*. Site identification will begin immediately upon the grant award announcement in the spring of 2016, long before the grant start date. It is expected that final site selection will occur within three months of the grant award. Because most of the sites that are anticipated to be investigated are publicly owned, site access is not expected to create any major delays.

- When selected for assessment, a site will be submitted to EPA for eligibility review. Upon approval by EPA, the JCRA's consultants will then perform the site work with oversight by the JCRA, and invoices will be paid with the EPA funding. Four petroleum Phase I assessments and five hazardous substances Phase Is will be performed within the first year to year and a half of grant award, for a total of nine Phase I assessments performed.
- Also under oversight of the JCRA, three Phase II assessments of both petroleum and hazardous substances sites will be performed within three years of grant award, for a total of six Phase II assessments performed. Site-specific Quality Assurance Project Plans will also be submitted to EPA for review as soon as they are developed.
- Coordination about the EPA funding will be conducted at the monthly meetings of the JCRA Board and routine meetings of community-based organizations described in the Community Engagement and Partnership section below.

As described in the Programmatic Capability section below, the activities will be overseen by the JCRA's Director of Development with assistance from his staff of Project Managers.

iii. **Site Selection:** The JCRA anticipates that most of the EPA grant funding would be used on publicly owned sites in the targeted redevelopment areas. Site selection will be overseen by the JCRA and will be based on the development potential of the site and the threat to human health and the environmental posed by the site. The sites will be submitted to EPA for eligibility review and will then be prioritized based on funding availability, the potential extent of contamination and its impact on public health, and potential impact of proposed reuse. The EPA funding will therefore be directed toward those projects that are a priority of the community, have a local driver, and have a viable end use that benefits the redevelopment area.

b. Task Description & Budget Table

i. **Task Description:** The project tasks will include the following:

Task 1 – Cooperative Agreement Oversight: Activities will include compliance with EPA reporting, management of site assessments, coordination with legal counsel on clearing title issues and redevelopment agreements, capacity-building activities, and National Brownfield Conference attendance. These will be conducted through a combination of JCRA staff efforts, outsourced legal counsel, and an experienced federal grants oversight consultant. The counsel and consultant will be procured on a competitive basis in accordance with applicable local, state, and federal regulations. Outputs for this task include the number of site eligibility determinations submitted to EPA, ACRES updates, quarterly reports, reporting forms, grant closeout documentation, and the number of conferences attended by staff. Task 1 cost estimate for each grant:

- JCRA Project Manager Personnel 150 hours @ \$55/hour = \$8,250 per grant
- JCRA Project Manager Fringe @ 44% of Personnel costs = \$3,630 per grant
- Federal grants oversight consultant for 3 years @ \$4,000/year = \$12,000 per grant
- JCRA legal counsel for 3 years @ \$1,000/year for legal assistance = \$3,000 per grant
- Two JCRA attendees to attend 1 EPA Brownfields Conference @ \$1,000 = \$2,000 per grant

Task 2 – Community Outreach: Activities include assisting local stakeholders and residents in becoming more meaningfully involved in Jersey City’s brownfield projects and opportunities. These may include meeting notices and materials, meeting space rental, development of educational materials, and community discussions about sites for assessment. Outputs from this task are the number of community meetings and webinars held and number of maps, handouts, and other meeting materials produced. Task 2 cost estimate for each grant:

- 3 years of supplies such as maps, handouts, brochures, and large-scale demonstration boards est. @ \$500/year = \$1,500 per grant

Task 3 – Phase I Assessment Activities: Activities to be conducted include conducting Phase I in redevelopment areas. The JCRA anticipates four petroleum Phase I assessments and five hazardous substances Phase I assessments will be performed. The site assessments will comply with the most current local, state, and federal standards. Estimated costs are based on prior experience with actual site costs. As was described above, the JCRA establishes, in accordance with all applicable procurement standards, a pre-qualified pool of environmental engineering consulting firms to conduct the Phase I assessments. This pool has been and will continue to be updated annually. Outputs from this task are Phase I reports.

- Petroleum grant Task 3 cost estimate: 4 sites est. @ \$4,000/site = \$16,000
- Hazardous substances grant Task 3 cost estimate: 5 sites est. @ \$4,000/site = \$20,000

Task 4 – Phase II Assessment Activities: Phase II assessments will be conducted based on results of the Phase I assessments and stakeholder input. It is anticipated that three priority sites under each grant will move to a Phase II. This will include preparation of site-specific Quality Assurance Project Plan and Phase II Workplan to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. Estimates are based on prior experience with Phase II costs on typical sites in Jersey City. The pool of environmental consulting firms mentioned above will be utilized for this task as well. Outputs from this task are Phase II reports.

- Petroleum grant Task 4 cost estimate: 3 sites est. @ \$49,540/site = \$148,620
- Hazardous substances grant Task 4 cost estimate: 3 sites est. @ \$48,206.67/site = \$144,620

Task 5 – Remediation Planning: Activities to be conducted include performance of activities necessary for planning remediation. It is expected that one site selected for Phase II assessment activities per grant will move forward with such planning. This will include the development of a Remedial Action Workplan (RAW), recommendations for end uses based on contamination, site location, community input, and redevelopment plan guidance. If applicable, a conceptual design will be developed to assist the property owner in working with a developer to advance the site’s redevelopment. The pool of environmental consulting firms mentioned above will be utilized for this task as well. Outputs will include the RAW, end use plan, and conceptual design. Task 5 cost estimate for each grant:

- 1 site est. @ \$5,000/site = \$5,000 per grant

ii. Budget Table

Table 2A: Budget for Petroleum Assessment Grant Funds

Categories	Project Tasks					
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach	Task 3 Phase I Assessments	Task 4 Phase II Assessments	Task 5 Remediation Planning	Total
Personnel	\$8,250					\$8,250
Fringe Benefits	\$3,630					\$3,630
Travel	\$2,000					\$2,000
Equipment						\$0
Supplies		\$1,500				\$1,500
Contractual	\$15,000		\$16,000	\$148,620	\$5,000	\$184,620
Other (specify)						\$0
TOTAL	\$28,880	\$1,500	\$16,000	\$148,620	\$5,000	\$200,000

Table 2B: Budget for Hazardous Substances Assessment Grant Funds

Categories	Project Tasks					
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach	Task 3 Phase I Assessments	Task 4 Phase II Assessments	Task 5 Remediation Planning	Total
Personnel	\$8,250					\$8,250
Fringe Benefits	\$3,630					\$3,630
Travel	\$2,000					\$2,000
Equipment						\$0
Supplies		\$1,500				\$1,500
Contractual	\$15,000		\$20,000	\$144,620	\$5,000	\$184,620
Other (specify)						\$0
TOTAL	\$28,880	\$1,500	\$20,000	\$144,620	\$5,000	\$200,000

c. **Ability to Leverage:** The JCRA has a successful track record in securing other funding sources (please see Attachment 5 for documentation), including:

- The JCRA will be contributing significant staff time beyond the funding provided by the EPA grant for providing oversight of the environmental engineering firms performing assessment work. In addition, the JCRA will continue to make extensive investments in community outreach efforts in the targeted neighborhoods. Given prior EPA grant management experience, in-kind contributions are valued at \$15,500/year for salary and fringe benefits to manage investigations, conduct community outreach, and serve as the liaison between the New Jersey Department of Environmental Protection (NJDEP), environmental engineering firms, and other stakeholders.
- The City received a \$15,000 grant from the Association of New Jersey Environmental Commissions that was used as leveraged funding to a prior EPA Assessment Grant to update the brownfields inventory covering the Morris Canal and Canal Crossing Redevelopment Areas.
- The JCRA also receives around six HUD Community Development Block Grant sub-grants annually from the City for various redevelopment efforts. Five such award letters are provided as examples with awards ranging from \$125,000 to \$600,000. Typical activities performed with this funding include pre-development planning soft costs in Canal Crossing (\$225,640); demolition and acquisition of the previously mentioned 474-480 Ocean Avenue (\$250,000); and development expenses of Berry Lane Park in Morris Canal (\$120,000).

- The JCRA has obtained a commitment of \$4.4 million for open space acquisition funding from the Hudson County Open Space program for Morris Canal. In addition, we also partner with NJDEP's Green Acres Program, as evidenced by our \$1 million acquisition grant for open space in the Morris Canal area. This program provides matching funding for acquisition and development of open space projects and throughout the years, the JCRA had obtained millions of dollars that have been allocated for use in redevelopment areas.
- An additional leveraging funding source for the 30 brownfields identified in Canal Crossing include a \$308,970 HUD Community Challenge Planning Grant and a US Department of Transportation \$1,964,400 TIGER II Planning Grant, including an approximately \$369,000 cash match, funded the planning and design of Canal Crossing's utilities, open space, and transit infrastructure to lay the groundwork for a new mixed-use, transit-oriented neighborhood.
- A state funding source for remediation is the Brownfields and Contaminated Site Remediation Program, which reimburses redevelopers up to 75% of remediation costs. Reimbursement funds come from newly realized state tax revenue generated by the site's end use.
- Additional in-kind time will be provided by New Jersey City University (NJCU), which has a history of partnering with the JCRA on brownfields efforts. Faculty and students from NJCU assisted the JCRA with information gathering and mapping for the aforementioned inventory. NJCU will continue to provide support such as mapping and data collection as needed.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. Community Involvement Plan & Communicating Project Progress

- i. Community Involvement Plan: Community involvement is a vital component of Jersey City's Brownfields Program. Galvanized around the challenges facing the City, Jersey City's citizens are organized, vocal, and effective advocates for their interests. Open public meetings will be held in the form of the JCRA's monthly Board meetings to discuss the overall project progress and priority sites. The grant program as well as specific grant-funded projects will be discussed at the City's open and public monthly Environmental Commission meetings as needed. Brownfield reuse and cleanup decisions have been and will continue to be made in an open and public manner, with JCRA staff available to answer questions and to present information at meetings of various community-based organizations. During such meetings, input will be solicited on potential sites for priority assessment. The monthly JCRA Board meetings are open to the public and are advertised in the *Jersey Journal*, and any interested person or organization will have an opportunity to participate in the site nomination process.

Once sites are targeted for assessment, residents in the area will be notified in accordance with established outreach processes as follows: 1. A fact sheet will be developed and distributed directly to community-based organizations in whose neighborhoods targeted sites are located; 2. Public notification in the local newspapers, including the *Jersey Journal*; 3. Public notification through open, public JCRA monthly Board meetings; 4. Public outreach activities by the community-based organizations described in the Community Engagement and Partnership section below; and 5. Posting on the JCRA's website.

According to the 2009-2013 American Community Survey, nearly 52% of Jersey City residents speak a language other than English (primarily Spanish). The JCRA therefore recognizes the importance of outreach programs to Spanish-speaking residents through the provision of meeting announcements in Spanish and assistance to residents who require translations. Depending on

where a project is located, the JCRA will provide such announcements in Spanish. *El Especial* is the appropriate local newspaper through which to communicate information about brownfields projects to Spanish-speaking residents. Should any additional communication barriers arise, the JCRA will accommodate those members of the community through the provision of translation services, including via Spanish-speaking JCRA staff members.

ii. Communicating Progress: The JCRA is committed to making information about the city's Brownfields Program available to the community. As part of any Phase II assessment, the JCRA will erect a sign on each selected site which describes the activities taking place and provides contact information should the public wish to obtain any additional information or report any issues while the field work is underway. Should the site be located in a predominantly Spanish-speaking area, these signs will be posted in both English and Spanish.

An additional outreach mechanism that has proven quite effective in recent years is the JCRA's website. The website includes information on dozens of projects as well as project manager contact information should the public wish to obtain additional information about a site. Large-scale JCRA projects will have stand-alone websites (for example, please see thejcra.org/canalcrossing). Such websites provide extensive information on the emerging work being performed that residents can review at their own convenience. For those residents that may not have computer access, the JCRA maintains a document repository for each site at the JCRA's office, including any environmental reports and site plans.

b. Partnerships with Governmental Agencies

i. Local/State/Tribal Environmental Authority: Despite the fact that the New Jersey Voluntary Cleanup Program (VCP) was discontinued in 2009, the JCRA continues to have a great working relationship with the New Jersey Department of Environmental Protection (NJDEP) that allowed prior brownfields projects to proceed smoothly. The VCP was replaced by the Licensed Site Remediation Professional (LSRP) Program; however, NJDEP continues to serve an active partner with assisting the JCRA address brownfields, providing technical assistance and support for many of the large-scale brownfield redevelopment projects in the city.

ii. Other Relevant Governmental Partnerships: The JCRA considers EPA a central partner. Given our close proximity to Region 2's offices, our Brownfields Project Officer is able to meet with us, conduct site visits, and provide insight on remedial approaches. The JCRA also partners with other federal agencies like HUD and DOT, who provided funding for planning efforts in Jersey City and are available to provide support as needed. Likewise, we have developed a close partnership with the state transit agency, New Jersey Transit, to facilitate development of additional transit in the city. We also partner with the New Jersey Economic Development Authority, who could provide funding for redevelopment. Hudson County also is one of our partners and has provided funding for brownfields projects in Jersey City. With additional EPA Assessment funding, these relationships will be continued as projects move forward.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: The JCRA has developed partnerships with many community organizations and stakeholders in Jersey City's redevelopment areas. The following organizations will play a role in the successful implementation of the EPA funding:

- **Garden State Episcopal Community Development Corporation:** This Jersey City-based affordable housing developer (and developer of the aforementioned 474-480 Ocean Avenue) will assist with providing input on prioritizing sites as well as serving as a liaison for possible end users looking to locate on redeveloped brownfields.
- **Jersey City Environmental Commission (JCEC):** JCEC is responsible for assisting the City with environmental topics and will provide assistance linking government with residential issues.
- **Morris Canal Association (MCA):** A community-based organization comprised of local property owners, business owners, and renters in both the Morris Canal and Canal Crossing Redevelopment Areas, the MCA will assist with notification to neighbors and businesses about projects to be funded with the EPA funding. They will also provide input regarding priority sites.
- **New Jersey City University:** This is a university in Jersey City that has assisted with inventory mapping and will provide technical assistance as needed.
- **Rotary Club of Jersey City:** A humanitarian services community-based organization, the Rotary Club will serve as a conduit for soliciting input and sharing information with regard to the investigation, remediation and redevelopment of the brownfield sites in the city.
- **Team Walker:** This non-profit provides academic and recreational opportunities to the City's disadvantaged youth. They are involved with JCRA led efforts to increase recreational opportunities and will assist with identification of sites for greenspace/recreational end uses.

ii. Letters of Commitment: Letters from the entities listed above are found in Attachment 4.

4. PROJECT BENEFITS

a. Health &/or Welfare & Environment

i. Health &/or Welfare Benefits: The EPA funding will pave the way for cleanup and redevelopment of brownfields in socioeconomically disadvantaged neighborhoods. This will eliminate exposures to contaminants including those known to harm women of childbearing age, infants, and children, such as lead and PAHs. Removal of exposures to these contaminants will have a measurable positive impact on the health of the community. Blood lead levels are expected to decrease, as possible sources for lead poisoning will be eliminated by remediating lead-contaminated soils as well as facilitating the redevelopment of new and improved housing stock free of lead-based paint. This could improve educational attainment levels for future generations, as environmental exposures linked to lower IQs and developmental delays would be eliminated, thus potentially improving residents' chances of obtaining higher wage jobs. It goes without saying that revitalization of Jersey City's redevelopment areas will have a positive benefit on the quality of life of residents by providing them with access to new affordable housing, expanded commercial/retail choices, and open space.

ii. Environmental Benefits: The environmental benefits of these proposed activities go beyond the very important benefit of removing contaminants from the ecosystem. Jersey City is highly developed, which provides a framework of gas, sewer, water, and electric utilities, and sites that are all connected to the city's extensive transportation network of light rail lines and buses. Given the urban nature of Jersey City, redevelopment of brownfields is by definition smart growth, which in turn reduces development pressure on undeveloped land in the area, prevents sprawl, and reduces natural habitat destruction. Removal of brownfields will also have a

positive impact on the overall number of brownfields by serving as catalyst sites that spur development of other nearby parcels that are currently blighting and havens for criminal activity.

As an example, once redeveloped, transportation options in the Canal Crossing Redevelopment Area will increase. Per the *Canal Crossing Redevelopment Plan*, approximately 10,000 linear feet of bike paths will be created that will serve as a healthy transportation alternative, reducing emissions from vehicles (see Cumulative Environmental Impacts section above for discussion of ground-level ozone issues in Jersey City). Plans are also underway to construct improvements to an existing light rail station. Once constructed, New Jersey Transit estimates that ridership will increase by 37%. A new complete street layout will create safe interconnections to the light rail station, existing and proposed open space areas, and commercial areas.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, & Other Tools: The redevelopment projects anticipated to be facilitated by this EPA funding will be driven by documents and policies supportive of sustainable development practices. Any redevelopment agreement that the JCRA enters into with a developer, be they for- or non-profit, mandates sustainable development principles. In addition, US Green Building tenets have been codified into many redevelopment plans in Jersey City, such as the *Canal Crossing Redevelopment Plan*. This plan, for example, mandates that any single development comprised of more than one block must comply with the US Green Building Council's LEED for Neighborhood Development Rating System. In addition, all new projects subject to the LEED criteria are required to achieve a minimum LEED Silver rating.

ii. Integrating Equitable Development or Livability Principles: The EPA funding will assist in the redevelopment of sites that are targeted for affordable housing, commercial/retail, and open space uses. Redevelopment of sites in Jersey City's redevelopment areas will provide more transportation choices by improving connections to an existing extensive light rail and bus network. This transportation network links to a greater regional transportation network that takes passengers to jobs and education centers in Jersey City, New York City, and throughout the Northeast. This will expand employment and educational opportunities for residents, thus enhancing economic competitiveness. Redevelopment of sites targeted for residential reuses will also result in equitable, affordable housing in accordance with affordable housing requirements codified in the applicable redevelopment plan. As is discussed elsewhere, redevelopment also requires extensive coordination across many stakeholders and is expected to leverage significant additional investment. Finally, the project will value communities and neighborhoods by strengthening the existing neighborhood fabric and working with local organizations to ensure that the redevelopment projects are carried out in a way that supports the existing neighborhood.

c. Economic & Community Benefits (Long-Term Benefits)

i. Economic or Non-Economic Benefits: Redevelopment of brownfields in Jersey City's redevelopment areas will create economic benefits by providing a sustainable mix of residential, commercial, and open space uses. The new development will increase tax revenues significantly by increasing property values, putting abandoned and publicly owned land back on the tax rolls, and generating significant sales tax income. This application specifically targets three petroleum and three hazardous substances sites for Phase II activities. Using typical metrics previously observed with JCRA projects, if all six of these sites resulted in a combination of affordable

housing and retail/commercial at an average of two affordable housing units and 5,000 square feet of retail space per site, this grant would result in an estimated 12 additional units of affordable housing and 30,000 square feet of retail space. Based on the 2014 tax rate in Jersey City, redevelopment of all six sites would generate a total of \$289,926 in new property taxes annually for the city. Using an estimate of nearly \$91 per square foot for construction of just the retail space, this would leverage approximately \$3.63 million in private investment. Using industry-accepted estimates, this would translate into around 36 temporary jobs for construction.

An additional example comes from the *Canal Crossing Infrastructure Financing Plan (IFP)*, one of the many HUD- and DOT-funded planning documents developed for the Canal Crossing Redevelopment Area in 2014. The analysis explored avenues for financing infrastructure improvements while identifying economic impact of redevelopment. The *IFP* estimated that Canal Crossing's redevelopment will create more than \$3 billion in value. Should tax increment financing be implemented, the *IFP* estimated that this could lead to nearly \$9 million in annual residential tax revenues and \$33 million in annual commercial tax revenues by 2025—compared to the \$880,000 currently generated in tax revenues from properties in Canal Crossing each year.

ii. Job Creation Potential: Jersey City has never received an EPA Environmental Workforce Development and Job Training grant, nor are there any EPA job training grants in Hudson County. However, as part of the local hiring initiatives undertaken by the city and the JCRA, we do have a local hiring ordinance that sets forth hiring goals of 20% local women and minorities for publicly funded projects. In addition, the JCRA has facilitated relationships with an area educational institution, New Jersey City University, that have allowed access to students looking for 'real world' work experience. While not a formal job training program, this on-the-job training that the JCRA has provided has proved a valuable experience for interns as they build their resumes and work toward entering the workforce.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

a. **Programmatic Capability**: As employees of the oldest redevelopment agency in continuous operation in the country and manager of the Brownfields Program, JCRA staff have managed scores of brownfield sites through the state regulatory VCP process and its successor, the LSRP Program. JCRA staff possess the in-house capacity to oversee environmental planning, assessment, and remediation efforts. These staff members not only provide the management of environmental engineering firms but also perform the administrative functions associated with pursuing, receiving, and utilizing state and federal assessment and cleanup funding. Benjamin Delisle, the JCRA's Director of Development, will be the primary person responsible for the management of the EPA funding. Mr. Delisle has been with the JCRA for ten years and has more than 16 years total of environmental and project management experience. His undergraduate and graduate degrees provide a unique coupling of environmental science and public administration. He has been responsible for implementing and managing all of the JCRA's EPA grants with assistance from his team of Project Managers as needed. To expand their capacity to address these sites and increase the number of brownfields being addressed, the JCRA expects to contract with an experienced federal grants oversight environmental firm to provide assistance with the increase in workload for reporting, preparation of requests for proposals to identify and select environmental engineering firms to perform assessments, and other cooperative agreement

administration functions. Thus, in the event of staff turnover, the continued success of EPA-funded activities is ensured.

b. Audit Findings: The JCRA has never received any adverse audit findings or been required to comply with ‘high risk’ terms and conditions.

c. Past Performance & Accomplishments

i. Has Received an EPA Brownfield Grant: The JCRA has received multiple EPA Brownfields Grants. In the past few years, we have successfully expended and closed out two Assessment Grants and six Cleanup Grants with no funds remaining and no extensions necessary. The Assessment Grants afforded investigations of nine parcels, including seven parcels of the high-profile Berry Lane Park project and six parcels of the Dwight and Ocean mixed-use/affordable housing project. The following is the status for our five most recent grants:

Grant & Period of Performance	Funds Remaining	Compliance w/ Requirements	Accomplishments
Hazardous Substances Assessment Grant BF 96294600 10/1/13-9/30/16	\$58,938, the grant is 100% encumbered	All requirements to date, including all reporting, have been met.	This grant funded 3 Phase Is, a Phase I update, a boundary survey, and portions of a Site Investigation (SI), a Remedial Investigation (RI), and a groundwater investigation. The grant will be funding 1 final SI. Much of this work was for the 17-acre \$40 million Berry Lane Park project.
Petroleum Assessment Grant BF 96294500 10/1/13-9/30/16	\$16,737, the grant is 100% encumbered	All requirements to date, including all reporting, have been met.	This grant funded an SI, an RI, and a groundwater investigation. The grant also funded demo of buildings to facilitate access to impacted soils in order to complete the RI.
Grand Jersey Site-Specific Assessment Grant BF 97207200 10/1/12-9/30/18	\$284,455, the grant is 40% encumbered	All requirements to date, including all reporting, have been met.	This grant funded 2 Phase Is, 2 QAPPs, and 2 Phase II workplans. The grant will be funding portions of at least 2 additional RIs. The grant will be further expended following coordination of the site’s newly designated developer and has leveraged \$475,162 in state funding to date.
441 Ocean Cleanup Grant BF 97207300 10/1/12-9/30/17	\$160,826	All requirements to date, including all reporting, have been met.	This grant funded initial remedial activities, and a redeveloper has been designated. Following the recent completion of demo, the grant will be fully expended in 2016. Leveraged \$374,499 in state funding to date.
443 Ocean Cleanup Grant BF 97207400 10/1/12-9/30/17	\$160,145	All requirements to date, including all reporting, have been met.	This grant funded initial remedial activities, and a redeveloper has been designated. Following the recent completion of demo, the grant will be fully expended in 2016. Leveraged \$374,499 in state funding to date.

ii. Has Not Received an EPA Brownfields Grant: The JCRA has received prior EPA Brownfields Grants, and thus this section is not applicable.

iii. Has Never Received Any Federal Assistance: The JCRA has received prior federal funding, and thus this section is not applicable.



Community-Wide Assessment Grants Proposal

Attachment 1

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Threshold Criteria

**JERSEY CITY REDEVELOPMENT AGENCY, NEW JERSEY
US ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANTS PROPOSAL
THRESHOLD CRITERIA**

1. **Applicant Eligibility:** The Jersey City Redevelopment Agency (JCRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Documentation of the JCRA's eligibility is found in Attachment 3.

2. **Letter from the State or Tribal Authority:** A letter of support was received from the New Jersey Department of Environmental Protection and is found in Attachment 2.

3. **Community Involvement:** Community involvement is a vital component of Jersey City's Brownfields Program. Galvanized around the challenges facing the City, Jersey City's citizens are organized, vocal, and effective advocates for their interests. Open public meetings will be held in the form of the JCRA's monthly Board meetings to discuss the overall project progress and priority sites. The grant program as well as specific grant-funded projects will be discussed at the City's open and public monthly Environmental Commission meetings as needed. Brownfield reuse and cleanup decisions have been and will continue to be made in an open and public manner, with JCRA staff available to answer questions and to present information at meetings of various community-based organizations. During such meetings, input will be solicited on potential sites for priority assessment. The monthly JCRA Board meetings are open to the public and are advertised in the *Jersey Journal*, and any interested person or organization will have an opportunity to participate in the site nomination process.

Once sites are targeted for assessment, residents in the area will be notified in accordance with established outreach processes as follows: 1. A fact sheet will be developed and distributed directly to community-based organizations in whose neighborhoods targeted sites are located; 2. Public notification in the local newspapers, including the *Jersey Journal*; 3. Public notification through open, public JCRA monthly Board meetings; 4. Public outreach activities by the community-based organizations described in the Community Engagement and Partnership section below; and 5. Posting on the JCRA's website.

According to the 2009-2013 American Community Survey, nearly 52% of Jersey City residents speak a language other than English (primarily Spanish). The JCRA therefore recognizes the importance of outreach programs to Spanish-speaking residents through the provision of meeting announcements in Spanish and assistance to residents who require translations. Depending on where a project is located, the JCRA will provide such announcements in Spanish. *El Especial* is the appropriate local newspaper through which to communicate information about brownfields projects to Spanish-speaking residents. Should any additional communication barriers arise, the JCRA will accommodate those members of the community through the provision of translation services, including via Spanish-speaking JCRA staff members.

4. **Site Eligibility & Property Ownership Eligibility (Site-Specific Proposals Only):** Not applicable, as this is a community-wide application.



Community-Wide Assessment Grants Proposal

Attachment 2

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Letter from

New Jersey Department of Environmental Protection



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

BOB MARTIN
Commissioner

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

November 18, 2015

The Honorable Gina McCarthy, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: USEPA Community-Wide Brownfields Assessment Grant Application
Jersey City Redevelopment Agency, Jersey City, NJ

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Jersey City Redevelopment Agency application to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfield Assessment Grant to assess environmental impacts associated with discharges of hazardous substances and petroleum products at various sites in Jersey City. The New Jersey Department of Environmental Protection acknowledges that the applicant plans to conduct site assessments.

The Jersey City Redevelopment Agency has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The sites identified in the Jersey City Redevelopment Agency grant application represent priority brownfield redevelopment opportunities for the City of Jersey City.

Please accept this letter of support for the City of Jersey City Community-Wide Brownfield Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or e-mailed at Timothy.Bartle@dep.nj.gov.

Sincerely,

Timothy Bartle, Chief
Office of Brownfield Reuse



Community-Wide Assessment Grants Proposal

Attachment 3

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Applicant Eligibility Documentation

AN ORDINANCE creating the Jersey City Redevelopment Agency.

WHEREAS, there exists in the City of Jersey City areas in the process of becoming blighted by reason of hazardous, unsafe, insanitary, dilapidated, or overcrowded conditions of buildings therein, or by reason of inadequate planning of the area, or deleterious land use, or the unsound subdivision plotting and street and road mapping, or obsolete layout, or a combination of these factors; that such areas have been and will continue to be harmful to the physical, social and economic well-being of the community, necessitating excessive and disproportionate expenditure of public funds for crime prevention and punishment, for the safeguarding of the health, safety, morals and welfare of the citizens of Jersey City; and

WHEREAS, these areas in the City of Jersey City should be redeveloped for the improvement of the city; and

WHEREAS, it is in the public interest that work on projects for such purposes be commenced as soon as possible;

NOW, THEREFORE, the Board of Commissioners of the City of Jersey City, New Jersey, do ordain:

1. Pursuant to the provisions of Chapter 306 of New Jersey Sessions Laws of 1949, N. J. S. A. 40:55C-1, which authorizes the creation of the Jersey City Redevelopment Agency, there is hereby created and established a body corporate and politic to be known as the "Jersey City Redevelopment Agency."

2. The Clerk be, and he hereby is, authorized

Approved as to Legal Form
August 14 1949
[Signature]
CORPORATION COUNSEL

CERTIFIED to be a true copy of
ORDINANCE adopted by the
Municipal Council of the city of
Jersey City at its meeting of 8/16/49

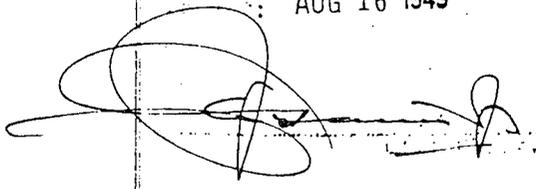
[Signature] CITY CLERK



and directed to file a certified copy of this ordinance with the Commissioner of Conservation and Economic Development of the State of New Jersey.

3. This ordinance shall take effect immediately upon final passage and publication according to law.

AUG 16 1949



Benjamin M. ...
James P. ...
Charles S. ...
John V. ...

RECEIVED
COMMISSIONER OF CONSERVATION AND ECONOMIC DEVELOPMENT
STATE OF NEW JERSEY



Community-Wide Assessment Grants Proposal

Attachment 4

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Community Organization Letters of Commitment



GARDEN STATE EPISCOPAL
Community Development Corporation

December 8, 2015

Executive Director David Donnelly
JCRA
66 York Street, Second Floor
Jersey City, NJ 07302

Subject: Federal Brownfields Grant Application

Dear Mr. Donnelly:

As you are already aware, the Garden State Episcopal Community Development Corporation (GSECDC) is the premier housing developer in Jersey City with a budget of over \$5 million and developed over 200 units with total development costs of \$35 million. This letter is in support of the grant application submitted by my organization's partner in development, JCRA. GSECDC recognizes the importance of characterization and clean-up of brownfields to affordable housing efforts. Without those activities such projects would never be completed.

The ability of JCRA to provide federal grant funding for environmental assessments would serve a powerful tool to spur private and public investments in Canal Crossing, especially given the current economic situation. JCRA works hand-in-hand with the local stakeholders, including community members, which creates a sense of empowerment and pride in our city and economy while providing a cleaner and safer community for those who live, work and play in Jersey City. Should this federal grant be awarded, we will work with JCRA to identify and prioritize sites for investigations and will also promote the availability of the grant funding to other stakeholders in our network as appropriate.

I very much hope that JCRA receives this funding.

Regards,

John E. Restrepo, Director
Division of Housing & Community Development

Building Strong Communities

118 Summit Avenue • Jersey City NJ 07304 • P:(201) 209-9301 • F:(201) 659-1028 • www.gsecdc.org



JERSEY CITY
ENVIRONMENTAL COMMISSION

December 17, 2015

Mr. David P. Donnelly
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

Dear Mr. Donnelly,

As you know, the Jersey City Environmental Commission (JCEC) plays an important role by advising municipal boards and councils on the City's valuable natural resources, advocating for open space preservation, investigating environmental problems and offering solutions, and assisting in a variety of ways to combat problems with pollution, solid waste disposal, air quality, contaminated water, and wetlands protection.

We are aware of the Jersey City Redevelopment Agency's (JCRA) successful implementation of federal, state, and local funding for brownfields investigations and cleanups throughout the City during its time as the brownfields manager. We are enthusiastic and supportive of JCRA's applications to the Environmental Protection Agency (EPA) to fund additional environmental site assessments.

The potential for an EPA Brownfields Assessment grant funding is tremendously important to neighborhoods in Jersey City because this funding will address brownfield sites throughout our City, with an emphasis on brownfields in redevelopment areas. Brownfields, and their related contamination, are a major component to both neighborhoods because of their industrial histories. The brownfield sites in these areas persist as roadblocks to real change taking hold, and environmental site assessments would further their progress.

We look forward to continuing our role as a partner in the revitalization of Jersey City's redevelopment areas and will assist with advising the municipal government and land use boards in conjunction with the JCRA as necessary regarding the use of grant funds, and also with informing residents of the progress of these assessments. We welcome adding an informational session onto our scheduled meetings to learn more about the efforts, provide our thoughts on the development of your plans, and provide a public forum to discuss progress.

Thank you for your efforts, and good luck with your grant application. Should the US Environmental Protection Agency have any questions, I can be reached at (201) 400-8332.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara Schultzer', with a stylized flourish at the end.

Sara Schultzer
Chair

Morris Canal Association LLC
45 Halladay Street
Jersey City NJ 07304
201-433-3800 / 201-433-6853 FAX
RBASSMACHY@AOL.COM

December 9, 2015

David Donnelly, Executive Director
The Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

Dear Executive Director Donnelly,

The Morris Canal Association, LLC (MCA) represents property owners in the Morris Canal and Canal Crossing redevelopment areas of Jersey City. This historically industrial area includes dozens of brownfield sites that could be revitalized resulting in a more desirable place to live and work.

This letter supports the Jersey City Redevelopment Agency's application for a grant that would fund investigation of brownfields in Jersey City's redevelopment areas like Morris Canal and Canal Crossing. As an organization that represents local property owners and residents, we will notify our neighbors and nearby businesses about the projects to be funded with these grants. We will also provide the Agency with input regarding our priority sites that require investigations that could be funded by the grant.

We are excited to see how this funding would work in partnership with the multimillion dollar grant the Agency received from HUD and DOT to plan for the revitalization of Canal Crossing. It is exciting to see how grants from the Federal Government work together to allow for the planning of and field work on brownfield sites.

We look forward to continue working with Agency to transform these neighborhoods of underused industrial sites. Funding like this is vital to moving forward with the redevelopment of Jersey City, and we strongly support your application.

Regards,


John Fröhling
(201) 978-4175



December 15, 2015

Mr. David Donnelly
The Jersey City Redevelopment Agency
66 York St., Floor 2
Jersey City, New Jersey 07302

Dear Executive Director Donnelly:

New Jersey City University (NJCU) was founded in Jersey City in 1929. Today, we are a major public university that offers more than 40 undergraduate degree programs and nearly 30 graduate programs. NJCU's Department of Geoscience/Geography has assisted the Jersey City Redevelopment Agency (JCRA) over the years in their efforts to inventory and study brownfields within Jersey City by using our high-tech, GIS/GPS mapping, positioning, and analytical capabilities. A number of my students have conducted site information-gathering and mapping activities, which provided them with valuable, "hands-on", real world experiences that translated into improved self-confidence and professional opportunities. This inventory is not just being used to track the sites, but the data has also formed the basis for community outreach materials to inform and engage local residents.

I strongly support the JCRA's application for U.S. EPA assessment grants. This funding will be used to investigate sites throughout Jersey City, particularly in redevelopment areas like Morris Canal and Canal Crossing. As someone who works in Jersey City on a daily basis, and whose University is a committed community partner, I know this EPA funding will greatly benefit community residents. Should funding be awarded, NJCU will continue to partner with the JCRA on any necessary technical endeavors. For example, we can provide technical assistance through mapping and/or data collection activities that would be student-focused and also funded by our NSF Louis Stokes Alliance for Minority Participation (LSAMP) grant for STEM majors.

The revitalization of brownfields thanks to U.S. EPA assessment grants will be of great asset to Jersey City. As such, I strongly support this grant application.

Sincerely,

William W. Montgomery

Digitally signed by William W. Montgomery
DN: cn=William W. Montgomery, o=New Jersey City
University, ou=Geoscience/Geography/GIS,
email=wmontgomery@njcu.edu, c=US
Date: 2015.12.15 15:27:51 -05'00'

William Montgomery, PhD
Professor, Geoscience/Geography/GIS
(908) 313-1311
wmontgomery@njcu.edu



Rotary Club of Jersey City

c/o 485 Avenue A
Bayonne, NJ 07002
201-823-0247

"Service Above Self"



Board of Directors

President

Lisa M. Boehm

*Immediate Past
President*

Ruddys E. Andrade

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Corrado Vasquez

Dianne F. Vasquez

December 10, 2015

Mr. David Donnelly
Executive Director
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

Dear Mr. Donnelly:

Please accept this letter on behalf of the Rotary Club of Jersey City as notice of our support for Jersey City Redevelopment Agency's Federal grant proposal to investigate efforts around contaminated sites in our community.

Founded in 1916, many members of the Rotary Club of Jersey City have been witness to the revitalization of Jersey City, particularly the Downtown neighborhood, over the years. Unfortunately, there are still many areas of Jersey City that are in dire need of redevelopment - particularly those areas designated as "redevelopment areas." The Rotary Club is committed to providing humanitarian services to our surrounding community, and the JCRA's commitment to these projects will help to improve the well-being and environmental health of these neighborhoods.

We welcome the opportunity to be the conduit of information between the stakeholders for your projects and our constituents. We have no doubt that the projects will be successful. We have worked with the JCRA's Director of Development, Benjamin Delisle, who I understand will oversee these projects. A few years ago, Mr. Delisle participated in the Rotary Club's Group Study Exchange where he went to Finland for a month to observe how his vocation was practiced there. I served as the Team Leader for this trip and can personally attest to Mr. Delisle's dedication to his career in brownfields redevelopment.

Again, we want to express the support of the Rotary Club of Jersey City for your grant proposals. We look forward to bearing witness to the successful redevelopment of these areas just as we have with Downtown Jersey City.

Sincerely,

Stephen Stamos

Secretary-Treasurer

On Behalf of the Rotary Club of Jersey City



David P. Donnelly
Executive Director
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

Dear Mr. Donnelly,

Team Walker was formed in 1996 as a non-profit organization whose mission is to provide academic and recreational opportunities to disadvantaged youth. We seek to uplift and create positive alternatives for the youth of Jersey City through programs which enlighten the participants with the importance of solid academics, teamwork, and sportsmanship. This is accomplished through after school academic and athletic programs that help impoverished youth find positive solutions to obstacles.

Team Walker supports your Agency's application for federal brownfield grants. We recognize the importance of investigating former industrial areas, some of which may be redeveloped for recreational uses. As a major youth advocacy organization in the city, we have participated in brownfields-related public meetings. In particular, we have actively been involved with the Berry Lane Park project in the Morris Canal neighborhood and have provided input as to its design. With the federal brownfield grants, Team Walker could serve as an outreach outlet to educate the public regarding the importance of and progress in the development of recreational amenities in Redevelopment Areas. We are especially qualified to do so because our new Team Walker Learning Center located at 373 Communipaw Avenue is located in the Morris Canal Redevelopment Area and is just one block away from Canal Crossing Redevelopment Area. We could also provide input regarding sites that, thanks in part to federally funded activities, could become future recreational amenities.

These grants could have a strong positive impact on local residents and children in particular. I therefore strongly support your application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Walker". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jerry Walker, President
Tel: 201-433-1888
Email: jerry@teamwalker.org



Community-Wide Assessment Grants Proposal

Attachment 5

-

Documentation of Leveraged Funds

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 10-401

Agenda No. 10.E

Approved: JUN 23 2010

TITLE: **RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING THE MORRIS CANAL REDEVELOPMENT AREA BROWNFIELD INVENTORY**



Council adoption of the following resolution:

offered and moved

WHEREAS, in March of 1999 the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan (formerly known as the Garfield - Lafayette Redevelopment Plan) which plan was subsequently amended from time to time; and

WHEREAS, the Morris Canal Redevelopment Plan Area is approximately a 390 acre district that encompasses city streets and over 1,200 parcels of industrial, commercial, park and residential land; and

WHEREAS, on June 1, 2006 the Association of New Jersey Environmental Commission awarded the City of Jersey City a Brownfields Inventory Grant in the amount of \$15,000.00 to develop a Brownfields Inventory and Resource Guide, among other tasks; and

WHEREAS, as a condition of the City receiving the grant from ANJAC, certain obligations needed to be addressed which included but were not limited to: conducting research of the sites, compiling the information in catalog form, developing an environmental resource guide for distribution to area residents and participating in public/community meetings relating to the inventory; and

WHEREAS, the Jersey City Redevelopment Agency undertakes and carries out the goals and objectives of Redevelopment Plans adopted by the Municipal Council; and

WHEREAS, on February 28, 2007 the City entered into a sub-grantee agreement with the Jersey City Redevelopment Agency for the implementation and completion of the tasks identified in the Grant ; and

WHEREAS, the Jersey City Redevelopment Agency in conjunction with Jersey City staff members have met these obligations and compiled the Morris Canal Redevelopment Area "Brownfields Inventory" attached hereto and made a part hereof; and

WHEREAS, it is deemed appropriate that the Brownfields Inventory be adopted by the Municipal Council of the City of Jersey City to assist the City in the cleanup and redevelopment of sites that are obsolete, abandoned, contaminated and in need of remediation; and

WHEREAS, adoption of this resolution will ensure that urban brownfield redevelopment continues to move forward at a level that meets the highest standard and provides remediated land for housing, businesses and recreation for the residents of Jersey City.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Jersey City that the Morris Canal Redevelopment Area - Brownfield Inventory, in the form attached is hereby adopted.

APPROVED: _____

APPROVED AS TO LEGAL FORM

APPROVED: [Signature]
Business Administrator

[Signature]
Corporation Counsel

Certification Required
Not Required

RECORD OF COUNCIL VOTE ON FINAL PASSAGE											
										APPROVED 9-0	
										6/23/10	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			FLOOD	✓		
DONNELLY	✓			FULOP	✓			VEGA	✓		
LOPEZ	✓			RICHARDSON	✓			BRENNAN, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

[Signature]
Peter M. Brennan, President of Council

[Signature]
Robert Byrne, City Clerk

CERTIFIED to be a true copy of an
 RESOLUTION adopted by the
 Municipal Council of the City of
 Jersey City at the meeting of 6/23/10
 Sean J. Dallenberg
 City Clerk



STEVEN M. FULOP, MAYOR
CITY OF JERSEY CITY

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

November 25, 2015

Mr. David Donnelly, Executive Director
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

Re: Jersey City Redevelopment Agency Berry Lane Park (Garfield Avenue, Woodward Street and Communipaw Avenue)

Dear Mr. Donnelly:

I am pleased to inform you that your agency has been authorized to receive **\$120,000.00** in **Community Development Block Grant (CDBG) Rehabilitation** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from April 1, 2015 through March 31, 2016. The Division of Community Development will only approve expenses that are committed within this contract period. All expenses must be paid within sixty (60) days after the contract period. After the 60-day period, all unexpended balances will be de-obligated.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development **no later than Friday, December 7, 2015**. An executed resolution, approved by your board of Directors, must accompany the Agreements. Also, please sign the "Conflict of Interest Certification" which has now been incorporated into your Agreement. Attached is a checklist to ensure that all Agreement components have been completed.

If you have any questions or need assistance completing the Agreements, please contact Ms. Erin Ross at 201-547-4550 or Mr. Ricardo Simmons at 201-547-4873.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,


CARMEN GANDULLA
Director

Enclosures

CG:th



JERRAMIAH T. HEALY, MAYOR
CITY OF JERSEY CITY

September 1, 2011

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

Robert P. Antonicello, Executive Director
J.C. Redevelopment Agency (JCRA)
30 Montgomery St. - 9th Fl.
Jersey City, NJ 07302

Re: JCRA – Genesis / Ocean Avenue

Dear Mr. Antonicello:

I am pleased to inform you that your agency has been authorized to receive **\$274,117** in **Community Development Block Grant (Rehab)** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from April 1, 2011 through March 31, 2012.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development. An executed resolution, approved by your Board of Directors, must accompany the Agreements. A sample resolution is enclosed. Also, please sign the "Conflict of Interest Certification" which has been incorporated in the Agreement as Attachment "F".

All projects which involve construction activity are required to have a pre-construction meeting prior to the start of construction. Payments for construction activity will not be made if a meeting has not been held. Please contact this office at least one month prior to your anticipated construction date to schedule a meeting.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,

A handwritten signature in black ink that reads "Darice Toon".

DARICE TOON
Director

Enclosures

DT:sah



JERRAMIAH T. HEALY, MAYOR
CITY OF JERSEY CITY

September 1, 2011

Robert P. Antonicello, Executive Director
J.C. Redevelopment Agency (JCRA)
30 Montgomery St. - 9th Fl.
Jersey City, NJ 07302

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

Re: JCRA - Canal Crossing Soft Costs

Dear Mr. Antonicello:

I am pleased to inform you that your agency has been authorized to receive **\$225,640** in **Community Development Block Grant (Rehab)** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from April 1, 2011 through March 31, 2012.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development. An executed resolution, approved by your Board of Directors, must accompany the Agreements. A sample resolution is enclosed. Also, please sign the "Conflict of Interest Certification" which has been incorporated in the Agreement as Attachment "F".

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The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,

DARICE TOON
Director

Enclosures

DT:sah



JERRAMIAH T. HEALY, MAYOR
CITY OF JERSEY CITY

September 1, 2011

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

Robert P. Antonicello, Executive Director
J.C. Redevelopment Agency (JCRA)
30 Montgomery St. - 9th Fl.
Jersey City, NJ 07302

Re: JCRA – 284-292 Martin Luther King Drive

Dear Mr. Antonicello:

I am pleased to inform you that your agency has been authorized to receive **\$600,000** in **Community Development Block Grant (Rehab)** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from April 1, 2011 through March 31, 2012.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development. An executed resolution, approved by your Board of Directors, must accompany the Agreements. A sample resolution is enclosed. Also, please sign the "Conflict of Interest Certification" which has been incorporated in the Agreement as Attachment "F".

All projects which involve construction activity are required to have a pre-construction meeting prior to the start of construction. Payments for construction activity will not be made if a meeting has not been held. Please contact this office at least one month prior to your anticipated construction date to schedule a meeting.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,

DARICE TOON
Director

Enclosures

DT:sah



JERRAMIAH T. HEALY, MAYOR
CITY OF JERSEY CITY

September 1, 2011

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

Robert P. Antonicello, Executive Director
J.C. Redevelopment Agency (JCRA)
30 Montgomery St. - 9th Fl.
Jersey City, NJ 07302

Re: JCRA – 474-480 Ocean Avenue

Dear Mr. Antonicello:

I am pleased to inform you that your agency has been authorized to receive **\$250,000** in **Community Development Block Grant (Rehab)** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from April 1, 2011 through March 31, 2012.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development. An executed resolution, approved by your Board of Directors, must accompany the Agreements. A sample resolution is enclosed. Also, please sign the "Conflict of Interest Certification" which has been incorporated in the Agreement as Attachment "F".

All projects which involve construction activity are required to have a pre-construction meeting prior to the start of construction. Payments for construction activity will not be made if a meeting has not been held. Please contact this office at least one month prior to your anticipated construction date to schedule a meeting.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,

A handwritten signature in black ink that reads "Darice Toon".

DARICE TOON
Director

Enclosures

DT:sah



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

P.O. Box 402

TRENTON, NJ 08625-0402

TEL. # (609) 292-2885

FAX # (609) 292-7695

MARK N. MAURIELLO

Acting Commissioner

JON S. CORZINE

Governor

April 7, 2009

Honorable Jerramiah Healy
Mayor - Jersey City
280 Grove Street
Jersey City, New Jersey 07302

RE: 0906-02-032
Berry Lane Acquisition
Jersey City, Hudson County

Dear Mayor Healy:

On behalf of Governor Jon S. Corzine, I am pleased to inform you that the Department of Environmental Protection and the Garden State Preservation Trust (GSPT) have approved Jersey City's application for a Green Acres matching grant of \$1,000,000. This funding is contingent upon the passage of a legislative appropriation, which may include future loan repayments and interest earnings.

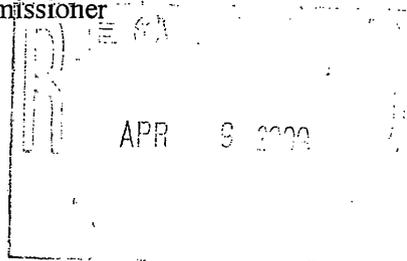
Preserving open space and improving and expanding local parks are critical components of New Jersey's efforts to combat sprawl. This project represents a great step toward achieving our goal of protecting New Jersey's most important recreation and conservation lands and our quality of life. Green Acres staff will contact you directly and provide further information to guide you through this project.

We look forward to working with Jersey City toward the successful completion of this important project.

Sincerely yours,

Mark N. Mauriello

Mark N. Mauriello
Acting Commissioner



Ro

Don
Bob A
Ben
For you
H. Healy
Ro



THE PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
U.S. DEPARTMENT OF TRANSPORTATION



October 20, 2010

Mr. Benjamin Delisle
Jersey City Redevelopment Agency
30 Montgomery Street, Suite 900
Jersey City, NJ 07302-3821

Dear HUD Community Challenge and DOT TIGER II Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) and the Department of Transportation (DOT) are pleased to announce that your application submitted (GRANT10681193) in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Notice of Funding Availability for the Department of Housing and Urban Development's Community Challenge Planning Grants and the Department of Transportation's TIGER II Planning Grants,*" has been selected for a grant award. The total amount you are eligible to receive is \$2,273,370. Under the Community Challenge Planning Grant you will receive \$308,970 and \$1,964,400 under the TIGER II Planning Grant Program.

This new grant program was quite competitive. A multidisciplinary review team, drawn from four federal agencies reviewed 583 eligible grants. Ultimately, HUD is funding 42 state and local governments in innovative planning efforts in 33 different states, with 14 of those grants funded in partnership with DOT. DOT is funding an additional 19 state and local governments in an *additional* 6 states.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms and conditions of the grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 10 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

/s/

Shelley Poticha
Director
Office of Sustainable Housing and Communities
U.S. Department of Housing and Urban
Development

/s/

Beth Osborne
Deputy Assistant Secretary for
Transportation Policy
U.S. Department of Transportation



[Home](#) > [Financing and Incentives](#) > [Large Business & Development](#) > Brownfields and Contaminated Site Remediation Program

Brownfields and Contaminated Site Remediation Program

Developers in New Jersey who need financial assistance to clean up and redevelop polluted sites and closed municipal landfills may enter into a redevelopment agreement with the EDA and be eligible to recover a portion of their remediation costs.



Dollar

Amount

Up to 75% of approved costs associated with the remediation effort

No financial limitation on the total amount to be recovered



Uses

Financial assistance toward approved remediation costs



Benefits

8 state taxes, including sales, business use and corporate taxes, can be used to reimburse the developer of remediation costs

Reimbursements are based on tax collections; there is no financial limitation on the total amount to be recovered



Eligibility

Non-responsible parties agreeing to undertake and complete the environmental cleanup of the site to the satisfaction of the NJ Department of Environmental Protection

PROGRAM DETAILS: The Brownfields and Contaminated Site Remediation Program was designed to restore key brownfields sites to productive use through incentives making the redevelopment more affordable. This reimbursement program is funded by new sales taxes derived from the businesses that are located on these formerly contaminated and unusable properties.

- Developers are required to attend a pre-application meeting with members from the EDA, Department of Treasury and the Department of Environmental Protection.
- Applicants are required to provide a detailed summary of the development project and the ability to generate new sales taxes.
- To qualify, a developer must be a non-responsible party agreeing to undertake and complete the environmental clean up of the site to the satisfaction of the New Jersey Department of Environmental Protection.
- All work on an approved project must be completed under prevailing wage.

FEES*:

Division of Taxation Tax Clearance Certificate Application Processing Fee: \$75 for standard processing; \$200 for expedited processing (response within three business days)

*All fees are non-refundable.

14. Areas Affected by Project:

Jersey City, NJ

SF 424 Application for Federal Assistance Attachment

Congressional Districts of Applicant:

NJ-008, NJ-010

Congressional Districts of Program/Project:

NJ-008, NJ-010

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/18/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="22-6002881"/>	* c. Organizational DUNS: <input type="text" value="0751311510000"/>
--	---

d. Address:

* Street1:	<input type="text" value="66 York Street, 2nd Floor"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="Jersey City"/>
County/Parish:	<input type="text" value="Hudson"/>
* State:	<input type="text" value="NJ: New Jersey"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="07302-3838"/>

e. Organizational Unit:

Department Name: <input type="text"/>	Division Name: <input type="text"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Benjamin"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Delisle"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="201-761-0822"/>	Fax Number: <input type="text" value="201-761-0831"/>
---	---

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-JCRA SF 424 areas affected.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Jersey City Redevelopment Agency 2016 US EPA Brownfields Community-Wide Petroleum Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed: