



BROWNFIELD LIABILITY

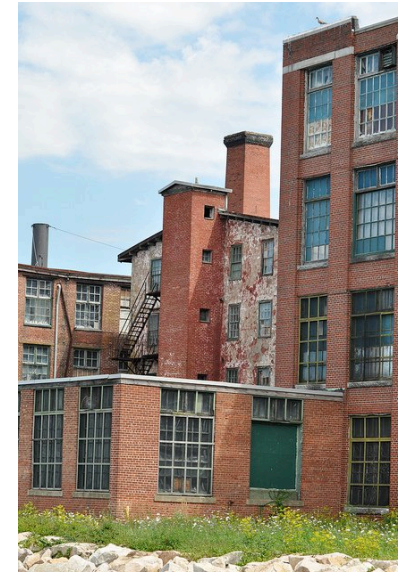
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TOPICS FOR TODAY

- Define Brownfields
- Brownfield Redevelopment Process
- Brownfield Myths
- NJIT TAB

WHAT ARE BROWNFIELDS?



BROWNFIELDS

- “real property, the expansion, redevelopment, or reuse or which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”
-Environmental Protection Agency
- “Real estate transaction with an environmental twist!”
-Author Unknown

BROWNFIELD REDEVELOPMENT PROCESS

Site Identification / Planning / Community Involvement

Access/Acquisition & Environmental Investigation

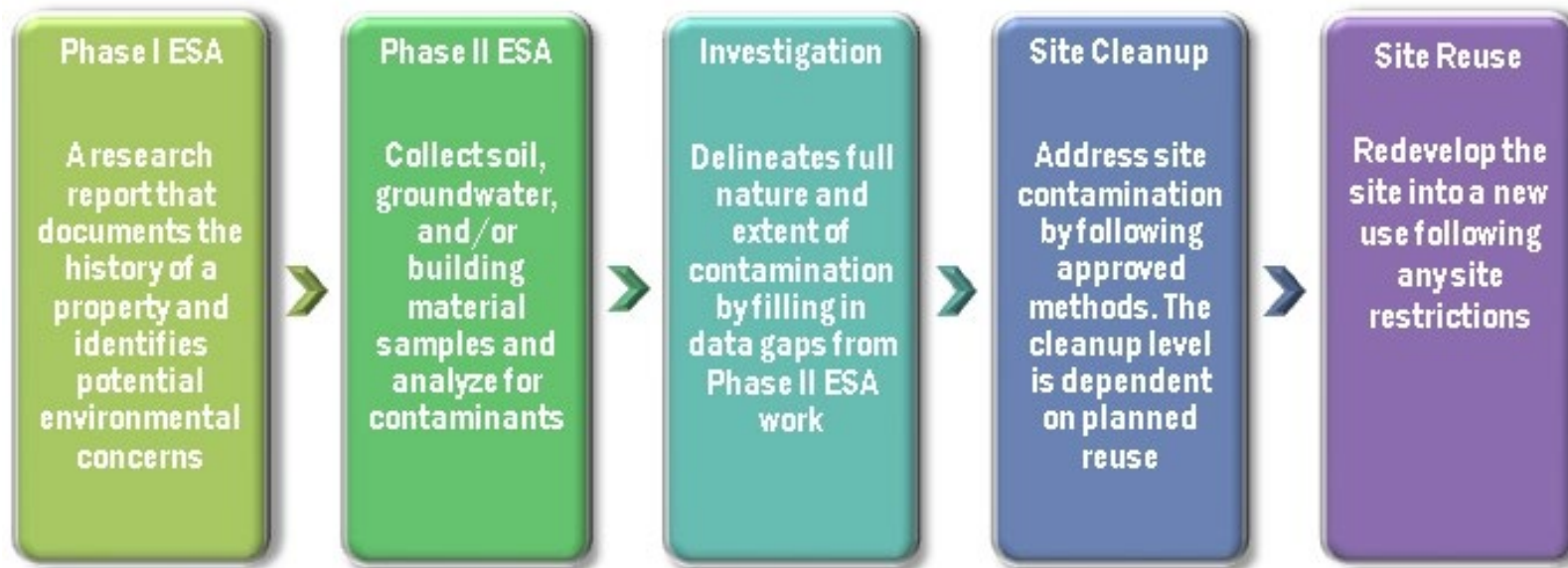


Environmental Remediation

Site Preparation

Redevelopment

BROWNFIELD REDEVELOPMENT PROCESS



BROWNFIELD LIABILITY MYTH #1

“Always walk away from a contaminated property!”

- You may be walking a way from a good deal.
- Reduced Price
- Infrastructure present
- Reduction in sprawl
- Job creation
- Removal of Blight



BROWNFIELD LIABILITY MYTH #2

“Phase I ESAs are time-consuming and unnecessary.”

What Phase I ESA’s actually do:

- Phase I ESAs done prior to the purchase of property provide liability protections.
- Phase I ESAs must be done to ASTM standards
- They are **NOT** the same as Environmental Transaction Screen (ETS)



BROWNFIELD LIABILITY MYTH #3

“If I have an No Further Action letter, and the state says it’s clean, there’s no risk.”

- Performing environmental due diligence prior to property acquisition is always prudent!
- Do your own Phase I ESA
- NFA is not a license to do what you want on the site.



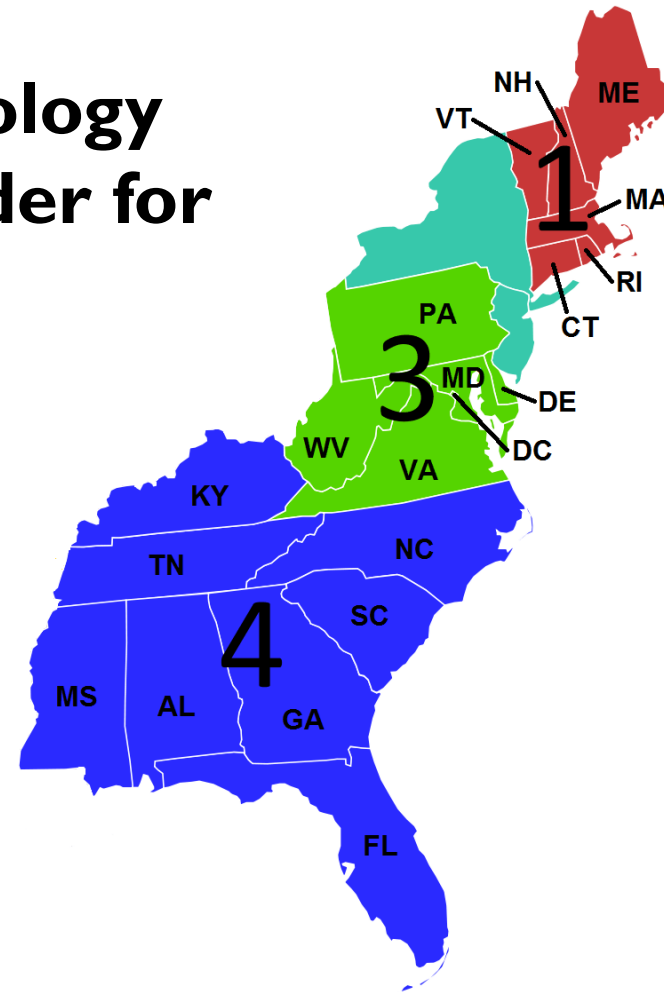
NEW JERSEY INSTITUTE OF TECHNOLOGY TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES (NJIT TAB)

- **TAB** is a technical assistance program created by EPA and funded through cooperative agreements with three TAB providers that each cover some of the EPA regions.
- **TAB** providers serve as independent resources to: state, regional, county, tribal, and local government entities, and nonprofits attempting to cleanup and reclaim brownfields.

➤ **Assistance is *free* of charge!**

NJIT TAB

**New Jersey Institute of Technology
(NJIT) is the TAB service provider for
EPA Regions 1, 3, 4**



NJIT TAB



NJIT TAB

NJIT TAB provides assistance throughout the *entire* brownfields redevelopment process.

Assistance is provided through...

- ❖ Resource Center
- ❖ Educational Forums
- ❖ One-on-one Technical Assistance

HOW CAN NJIT TAB ASSIST YOU?



Hotline: 973-642-4165

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