10th Annual Northeast Sustainable Communities Workshop (NSCW)

"BUILDing Sustainable Redevelopment: Getting In The Opportunity Zone"

June 4, 2019
New Jersey Institute of Technology (NJIT)
Newark, NJ
On behalf of the Brownfield Coalition of the Northeast (BCONE), we’d like to cordially welcome you to the New Jersey Institute of Technology (NJIT) for the 10th Annual Northeast Sustainable Communities Workshop (NSCW). Brace yourself for an actionable education and networking experience, complete with anniversary festivities!

When you depart NSCW 2019, you will be armed with a wealth of knowledge and insights to help guide decision-making across all aspects of your business. This conference brings together experts and attendees who will discuss the most current, state-of-the-art approaches and strategies you can’t access in one place anywhere else.

For ten years, the NSCW goal has been to break new ground, offer new ideas from across the region, and spotlight new concepts on the topics of sustainability, collaboration and leverage, contamination, resiliency, brownfields, technology, and their impact on community revitalization. Our past events have drawn attendees spanning government, higher education, professional organizations, and laboratories, as well as attorneys, developers, contractors, and consultants.

As you attend our education sessions—which offer the continuing education credits you need in a one-day workshop—you’ll hear from and engage with experts in their fields, starting with our keynote speaker. The keynote speaker is Mr. Jason Bram, a leading researcher with the Federal Reserve Bank of New York who will be discussing the “Economic Forecast: Assessing Trends in the Regional Economy.” The keynote address dovetails into a trove of education sessions delivered by speakers from many states who hail from academia, industry, and government—providing not only actionable information but varying perspectives.

NSCW is a microcosm for what BCONÉ offers urban revitalization stakeholders in the region year-round. We provide tools, technologies and networking access that can be a game-changer for your business. As a member, you can rely on pertinent news that’s relevant to your business on a regular basis via our electronic newsletter, which has recently covered opportunity zones, mill redevelopment, and the impacts of federal and state legislation and budgets on brownfield redevelopment and Infrastructure funding.

BCONE members serve on state task forces on natural resource damages and environmental justice. We work with community environmental commissions to assist them in navigating site remediation and brownfield incentives. We offer annual scholarships in CT, NJ and PA to the next generation of brownfield professionals. BCONÉ members serve as panelists at the USEPA National Brownfield Conference and at state brownfield conferences and economic development conferences. We strive to offer professional continuing education credits (CECs) for our educational programming held throughout the year and throughout the region; topics covered include annual federal and state environmental regulatory updates, insurance, opportunity zones, and emerging contaminants and their impact on redevelopment. We launched a quarterly Hot Topics in Brownfields breakfast seminar series in 2019, complete with CECs.

Please continue to participate in BCONÉ or join for the first time. Please contribute to BCONÉ’s scholarship fund, which honors the legacy of Charlie Bartsch. Whatever your involvement, you will be part of the organization that is so proud to be referred to as “…THE expert in Brownfields” recently by the USEPA Region 3 Administrator.

Welcome to NSCW. The BCONÉ Board of Directors and Executive Director are eager to engage with as many of you as time permits. We hope your experience bears significant fruit.

Cordially,

Stephen R. Jaffe
President
On behalf of the entire BCONÉ Board of Directors

Susan B. Boyle
Executive Director, BCONÉ
Thank You to Our Sponsors

Presenting Sponsor

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Workshop Partners

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Lunch
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Breakfast

Cullen, Dykman

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Outstanding Individual Award

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Thank You

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AHMP Alliance of Hazardous Materials Professionals
ALC Alliance of Landscape Contractors
Keynote Speaker
Jason Bram, Research Officer, Federal Reserve Bank of New York

Economic Forecast: Assessing Trends in the Regional Economy

Mr. Jason Bram, is a leading researcher with the Federal Reserve Bank of New York Regional Analysis Function. At the Federal Reserve he researches and analyzes market trends in NY, NJ, and CT. He participates in various advisory groups for institutions such as New York City’s OMB. He co-directs the NY Fed’s monthly Empire State and Business Leaders surveys, designs topical questions and writes reports on survey results. Mr. Bram has published numerous studies and blog posts on the regional & local economy—economic impact studies on disasters (hurricanes Maria & Sandy, the 9/11 attacks), Puerto Rico’s competitiveness, US Virgin Islands’ economy, NYC’s tech sector, commuting patterns, the role of Wall Street, new media, tourism, etc.—and has written on consumer confidence as a national economic indicator. He also gathers intelligence for and writes the periodic “Beige Book” report on the District’s economy.

Mr. Bram joined the Federal Reserve Bank of New York in 1995, after ten years at the Conference Board as regional and consumer economist. Mr. Bram holds a graduate degree from New York University’s Stern School of Business and a B.A. in economics from Columbia University.

Mr. Bram will explore the latest trends in the regional economy and potential impacts on brownfield redevelopments in the northeast. Mr. Bram will also delve into how Opportunity Zones may shape the market and will share the latest updates and outlook from the Federal Reserve.

The Charlie Bartsch Brownfield Scholarship Fund

The Charlie Bartsch Brownfield Scholarships have been or are in the process of being awarded to undergraduate students in NJ, CT and PA. The first was offered a year ago to another Rutgers Newark student Ethan Siegenthaler. BCONe awarded scholarships to 4 UCONN (CT) students, Connor Oakes, Chris Falk, Matthew McKenna and Caressa Wakeman, in December 2018 who worked on a group project and is about to award scholarships to 2 Lafayette University (PA) students, Danielle Gardner and Kathryn Kavanagh who worked on a group project.

Funding for BCONe’s Charlie Bartsch Scholarship's has come from generous individual donations and two annual fundraisers held jointly with the NYC Brownfield Partnership and the Society of Women Environmental Professionals. If you would like to donate to the fund to honor a great brownfielder, please go to https://www.brownfieldcoalitionne.org/charlie-bartsch-brownfield-scholarship, and join us at the fundraisers.
Outstanding Individual Achievement Award

Mark Lewis has been the Brownfields Coordinator for the Connecticut Department of Energy & Environmental Protection since April 2014. Mark works with municipalities, developers, property owners, the US Environmental Protection Agency, other state agencies and other partners to facilitate cleanup of Brownfield sites throughout Connecticut, and return those sites to productive use. Mark previously worked for twenty years in DEEP’s Remediation Division as an Environmental Analyst overseeing the assessment and cleanup of sites ranging from small drycleaners to Superfund sites including the Naval Submarine Base in Groton. Prior to DEEP Mark worked as an environmental consultant focusing on assessment and remediation of contaminated properties, as a land surveyor, and as a hydrologic technician for the Water Resources Division of the U.S. Geological Survey. Mark is also a member of DEEP’s Interstate Wildfire Crew, which responds to wildfires throughout the United States and in Canada. Mark is a founding member of the Geological Society of Connecticut, and serves on its board of directors, and is an associate member of the Environmental Professionals Organization of Connecticut. Mark holds a B.S. in geology from Bates College.

Sustainable Communities Redevelopment Awards

Bartram’s Mile

Bartram’s Mile is a multi-faceted project in southwest Philadelphia, one that redefined one historic mile of the Schuylkill River waterfront. Langan was the main engineer for the project, assisting several City of Philadelphia agencies in completing different facets of the project. Inaugurated on Earth Day 2017, the project created over a mile of new riverfront trail, extending eastern PA’s most successful trail, the Schuylkill River Trail, south from Center City Philadelphia into the under-served communities of Southwest Philadelphia. It also holds acres of new waterfront open space in one of the City’s recreational desert areas. It is one of the largest neighborhood-wide green stormwater infrastructure (GSI) systems in the City and the region, managing over 2.5 green acres in its first phase and creates new access into Bartram’s Garden, the historic botanical gardens that were also the nation’s first while reconfiguring entrances and pedestrian and bicycle network within the garden and around the garden’s neighborhood edge. This first phase of a new Innovation District, the project is reclaiming and rezoning the former brownfields surrounding Bartram’s Garden to create room for expansion of Philadelphia’s start-ups, research facilities, and creative economy sector.

Haddon Towne Center

The Haddon Towne Center is an approximately six acre redevelopment of the former and previously contaminated Dy-Dee Diaper Wash facility and several other light industrial and commercial properties which had varying levels of contamination. The project serves as the gateway into the Township from the adjacent boroughs; Haddonfield (on the eastern edge the Township) and Collingswood (on the western edge of the Township). The successful redevelopment represents the culmination of a 14-year public-private partnership amongst Haddon Township, Fieldstone Associates (the developer), and the NJDEP to revitalize an abandoned industrial site and sparked additional development in downtown Haddon Township.
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<td></td>
<td>8:45AM - 9:00AM</td>
<td>NSCW Overview, Welcome and Introduction</td>
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<td>9:00AM - 10:00AM</td>
<td>Plenary - Hotter than Hot Topics in Sustainable Redevelopment Throughout the Northeast</td>
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<td>1:10PM - 1:20PM</td>
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**2nd Floor Ballroom A**

Moderator: Sue Boyle, GEI and BCONE
Panelists: Beth Barton, Day Pitney; Larry Schnapf, Schnapf Law; Brian Clark, Buchanan Ingersoll & Rooney PC; & Sharon McSwieney, GEI Consultants

**2nd Floor Ballroom B**

Moderator: Sandra Gaurin, WCD
Wm. Chip D'Angelo, WCD (industrial and technical); Charlie Stoia, Esq. Porzio Bromberg (contract language) & Robin Kelliher, Willis (underwriting and insurance)

**1st Floor Atrium**

 Moderator: Ben Alter, GZA and NJLSRPA
 Wanda Monahan, Esq., BCONE & Law Offices of Wanda Chin Monahan LLC, Ezgi Karayel of New York City Brownfield Partnership (NYCBP) & vEKtorConsultants, & Stephani Turkot of GZA & NJSWEP

**2nd Floor Ballroom**

Moderator: Brian Clark, Buchanan Ingersoll & Rooney PC
Charlene Drake, Langan; Sherman Smith, Buchanan Ingersoll & Rooney PC; Vernon Marrow, E. Smith Legacy Holdings LLC & Carmelo Garcia, Dept. of EHD, Newark, NJ

Moderator: Rick Shoyer, Advanced GeoServices
Meaghan Colligan, Esq. Holland & Knight; Heather Boyd, Great American Insurance Group; & Tom Ames, Horsham Land Redevelopment Authority

Moderator: Dr. Mark Kram, Groundswell Technologies
David Shea, Sanborn Head Engineering; Omer Uppal, Langan & Dr. Blayne Hartman, VaporSafe

Moderator: Steve Jaffe, BCONE President

Moderator: Geoffrey Forrest, LSRP
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<td>1:55PM - 2:05PM</td>
<td><strong>Breakout Sessions 3</strong></td>
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<td>2nd Floor Ballroom A</td>
<td><strong>Breakout 3A - Risks of Resilience and Sea Level Rise in Waterfront Opportunity Zones: The New Due Diligence</strong></td>
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<td><strong>Breakout 3B - Getting Your Fill of Fill - A Discussion of the Issues Brownfield Developers Should Be Aware of When Testing, Disposing and Reusing Building Materials, Including Concrete, Brick and Block</strong></td>
<td><strong>Moderators:</strong> Robert Edgar, Peak Environmental, LLC and Robert H. Crespi, Chiesa Shahinian &amp; Giantomasi PC Jim Haklar of EPA; Zafar Billah, NJDEP; Mark P. McIntyre, NYC OER &amp; Trevan Houser, Clean Earth</td>
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<td>2nd Floor Ballroom B</td>
<td><strong>Breakout 3B - Getting Your Fill of Fill - A Discussion of the Issues Brownfield Developers Should Be Aware of When Testing, Disposing and Reusing Building Materials, Including Concrete, Brick and Block</strong></td>
<td>Sponsor: Peak Environmental, CSG</td>
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<td>3:05PM - 3:30PM</td>
<td><strong>Lightning Round Talks</strong></td>
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<td><strong>Lightning Talk C - Sustainability in Development Practice for Impacted Sites Applying Front End Re-Metrics to Building Demolition, Remediation and Construction Planning</strong></td>
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<td>3:35PM - 3:45PM</td>
<td><strong>Wrap-Up &amp; Closing</strong></td>
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<td>3:45PM - 5:15PM</td>
<td><strong>Reception and NSCW 10th Anniversary Cake-Cutting Ceremony &amp; Raffle Drawing</strong></td>
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This highly interactive session has been a mainstay of all NSCWs. Facilitated by Sue Boyle of GEI Consultants and the Executive Director of BCONE, we will hear from representatives from CT, NJ, NY and PA about hot topics and emerging issues in brownfields remediation and redevelopment. This session encourages discussion among all panelists so we can compare and contrast each state’s approach to the brownfield topics of interest to all of us. We encourage all attendees to pose their own hot topics to the panelists and moderator to keep the multi-state discussion and learning process going. The top 3 hot topics currently on BCONE’s radar are: Anything and everything about using and regulating fill material; Opportunity Zones; and Emerging Contaminants.

An update on Opportunity Zones created by the new tax code, including draft regulations released in late 2018 and any subsequent changes or modifications. How Opportunity Zone Funds will function, who has created these funds and what types of projects will they be interested in. This panel will discuss the early results of several projects involving Opportunity Zones and the benefits and challenges facing Brownfield sites. Technical due diligence and community involvement will also be highlighted as necessary elements to successful project development involving this dynamic new incentive program.

This session will explore why, over the past 30 plus years, site remediation projects and Brownfield development projects have a history and reputation of costing more than anticipated, taking longer to complete, generating claims and often resulting in complete failure. The session will provide specific examples of the industry dynamics that may be the root cause and contract fundamentals that are not properly addressed or utilized in these unique projects. The session will also discuss the risk assessment and management techniques and present insurance options that can prevent and mitigate the impacts of these types of unsuccessful projects.

Neighborhood brownfields can provide a wonderful learning platform for collegiate course as well as middle/high school STEM/STEAM education – Science Technology Engineering (Art) and Mathematics. In this session, we will explore an approach to a curriculum that seeks to foster interdisciplinary education, outreach and community-engaged experiential learning based on the understanding and potential of local brownfields. We intend to target underrepresented communities that might be dotted with brownfields: areas where past land uses may have resulted in contaminated and/or underutilized assets.

Regulators are focusing on developing standards for per- and poly-fluorinated alkylated substances (PFAS) across the country. However, it is still uncertain where the needle will fall since new risk-based research continues to be released showing that the chemicals (or certain strands) are more dangerous to health and the environment than previously understood. Additionally, several large-scale lawsuits have been advanced in the last several years seeking damages for personal injury, property damage, and cost recovery of remediation costs. As such, PFAS poses a major risk in transactions that, if not managed, can result in exorbitant liabilities. This presentation will discuss what PFAS are, the current standards, the litigation and transactional risks, what industries and properties may be affected, and how to mitigate risk. Advanced GeoServices will moderate and provide insight into the complexity of PFAS. Holland & Knight, experienced in PFAS litigation and in managing risk in transactions, will speak on potential liabilities, due diligence steps, and mitigation measures available. One of those mitigation strategies is environmental insurance. Great American Environmental will explain the types of policies available and how PFAs are considered in underwriting. The Horsham Land Redevelopment Authority will provide a perspective of the challenges of redeveloping a closed federal facility impacted by PFAS.

Efficient and effective vapor intrusion characterization (VI) and risk management are critical to Brownfields Redevelopment efforts when historical releases of volatile toxins have occurred beneath or near communities in transition. Challenges include complexities associated with background indoor air constituents, preferential subsurface migration pathways, concentration dynamics, and representativeness limitations associated with traditional passive sampling methods. As such, repeat field campaigns are often required due to the uncertainties associated with traditional approaches, and these can significantly delay key redevelopment processes. For sites experiencing trichloroethylene (TCE) vapor intrusion, the potential for acute risk poses additional challenges, as there is a critical need for rapid response to exposure exceedances in order to minimize health risks and liabilities. Traditional samples require weeks or longer for laboratory results while exposures on the order of hours can lead to liabilities and health risks. To address these challenges, innovative technologies are being deployed to expedite the assessment and risk mitigation phases in a single field campaign. For instance, automated continuous monitoring, Cloud based remote risk tracking, instant alerting and controls, and HVAC and mitigation system optimization represent proven technology options. Session goals include introduction of innovations by leading industry representatives who will present multiple examples of technology applications and benefits.
11:35AM Breakout 2C - Focus Session: Help Us Grow (1st Floor Atrium)

Four environmental/brownfield non-profits want to tap into the wisdom of NSCW attendees to do a lightning fast "download" of suggestions on how to raise the public profile of BCONE, the NYCBP and the LSRPA and make them the organizations that every brownfields and environmental professional feels the need to join; how to attract "the next gen" of brownfielders and environmental professionals; how to attract all the redevelopment stakeholder groups to participate (including developers, insurers, financial specialists, planners, etc.); how to raise scholarship revenue, and BCONE wants input on how to establish thriving expansion groups in multiple states.

2:05PM Breakout 3A - Risks of Resilience and Sea Level Rise in Waterfront Opportunity Zones: The New Due Diligence (2nd Floor Ballroom A)

Many Opportunity Zones and their brownfields border waterways, and so are desirable to investors. These sites are often contaminated and redevelopment already takes time due to legal, technical, and financial constraints. Due diligence is therefore critical, and the consequences of contamination are evaluated through well-established standards and protocols. Waterfront brownfields may also be the most vulnerable and least resilient to inundation, which is currently determined by the FEMA-designated 100-year flood zone. Yet as seen with recent damaging storms affecting inland and waterfront areas, such as Superstorm Sandy and Hurricane Harvey, the designated flood zone is not always an accurate predictor of inundation. This is due to a range of factors, including local weather and sea level rise (SLR). Putting aside the climate change rhetoric, SLR over the past century is measurable, future increases are predicted, and rates of SLR remain uncertain. These storms also illustrated infrastructure and planning weaknesses as evidenced by flooded homes, power loss and water-damaged railroad tunnels and equipment. While standards for environmental due diligence have long existed, protocols for assessing inundation risk and resilience are not well established. The uncertainty of future SLR and lack of standardized approaches to climate change due diligence drive the need for a "New Due Diligence" approach. This panel will explore the new due diligence approaches that are being taken by engineers, government, private industry and developers to more accurately assess and predict SLR impacts, and to better assess the resilience of current and future brownfields to these risks.

2:05PM Breakout 3B - Getting Your Fill of Fill - A Discussion of the Issues Brownfield Developers Should Be Aware of When Testing, Disposing and Reusing Building Materials, Including Concrete, Brick, and Block (2nd Floor Ballroom B)

This session will explore the testing, disposal and cost effective reuse options available to Brownfield redevelopers for building materials including concrete, brick, and block with a focus on the increasingly common detection of PCBs in these materials. We will also compare and contrast the regulatory requirements that govern such testing and reuse at the State and Federal level.

3:05PM Lightning Round Talks (2nd Floor Ballroom A)

Lightning Talk A - Leveraging the Power of Advocacy to Strengthen DC’s Climate Ready Plan

Lightning Talk B - SPEED - NYC's Updated Environmental Mapping Application

Lightning Talk C - Sustainability in Development Practice for Impacted Sites Applying Front End Re-Metrics to Building Demolition, Remediation and Construction Planning

Continuing Education Credit Information

Licensed Site Remediation Professionals:
DE, NY & PA - No requirement for continuing education
NJ - Attendees can earn 1 Technical CEC per hour of attendance, up to a total of 2.5 Technical. However, if they attend Breakout 2A instead of 2B, they would earn 2.0 Technical and .5 Regulatory. No LSRP can earn more than a total of 2.5 CECs total.

Legal - Attorneys
MA - No requirement for continuing education
PA / NY - 4.5 CLEs
NJ - Course No. 193 - 7.2 CLEs

Professional Engineers
NJ Professional Engineers has been approved for 6.0
MA, PA & CT - No requirement for continuing education

Professional Geologists
NJ, NY, MA, PA & CT - No requirements for continuing education OR it's on an honor system and a course completion certificate will suffice when audited.
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Lee McDonnell (PA)
Alan Miller (NJ)
Wanda Monahan (NJ)
Larry Schnapf (NY)

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Rob Crespi
Jeff Entin
Lee Ilan
Colleen Kokas
Elizabeth Limbrick
Sharon McSwieney
Allan Miller
Wanda Monahan
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For Social Media: #NSCW2019

Joint Networking and Scholarship Fundraiser Event in NYC July 24th
See www.brownfieldcoalitionne.org for details of all events.