

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

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Fosters Economic
Growth

Funding,
Development &
Technical Services

The New Jersey Economic Development Authority (EDA) is an independent state agency dedicated to fostering economic growth in the state by financing businesses and investments and offering real estate development services and technical services. It has provided nearly \$17 billion in assistance to over 8,500 projects and facilitated the development of over nine million square feet of space.

The New Jersey EDA is prepared to put its financial resources and development expertise to work for businesses seeking to develop port-related warehousing and distribution facilities in the New Jersey Port District. The agency offers financial incentives, access to affordable capital, planning and other technical expertise, and coordination with other state agencies for expedited project permitting and approvals to accelerate the development of underutilized and brownfield properties into ocean- and air-freight-related warehousing and distribution centers in the Port District.

EDA can work with a municipality, developer, or business owner at each stage of the development process. The EDA can assist with:

Planning and Predevelopment

- Low-interest loans and loan guarantees of up to \$1 million for non-contamination-related site preparation costs like land assemblage, demolition, removal of materials and debris, and engineering needs
- Recoverable investments of up to \$300,000 with a 1:1 match from the developer for feasibility analysis of a prospective site for development
- Contracted land assemblage, project planning, and implementation strategy and marketing assistance
- Assistance in securing necessary permits and approvals from the New Jersey Department of Environmental Protection

Investigation and Remediation

- Low-interest loans of up to \$1 million for businesses to investigate and clean up sites suspected of or known to have discharges of a hazardous substance (Municipalities may apply for grants and low-interest loans of up to \$3 million per year for properties they own or for which they hold a tax certificate.)
- Low-interest interim financing of up to \$750,000 to developers/business owners for meeting the costs of brown-field site remediation (Borrowers must have signed a Brownfield Reimbursement Agreement with the New Jersey Commerce Commission.)

Infrastructure Development

- Issuance by the EDA of low-cost bond financing on behalf of a municipality to fund infrastructure and remediation costs associated with a development project located in a municipally designated redevelopment area

Development Financing

- Low-cost bond and loan financing and loan guarantees for site development, building construction, and equipment purchases
- Incentive grants for job creation based on new taxes paid by employees (Eligible businesses must create a minimum of 25 new jobs with grants made annually for up to 10 years, ranging from 10% to 80% of the new state income taxes paid.)
- Rebates and low-cost financing for renewable energy systems and energy efficient equipment and technologies that result in energy savings

Access to Other State Resources

- Additional assistance available, such as reimbursement for brownfield clean-up costs through the Commerce Commission, and workforce training grants through the New Jersey Department of Labor and Workforce Development.

The Portfields Initiative

Some of the hottest warehousing/distribution properties in the country are in the heart of the Metro New York/New Jersey area. What makes these properties so special for warehousing and distribution?

- They are in proximity to the Port of New York and New Jersey, largest port on the East Coast.
- John F. Kennedy International Airport, Newark Liberty International Airport, and LaGuardia Airport are only minutes away and handle nearly 25% of all U.S. international cargo.
- Metro New York/New Jersey has state-of-the-art highway, rail, air, and port infrastructure.
- Metro New York/New Jersey is within a day's transport of most of the East Coast and Midwest markets.
- Metro New York/New Jersey has an available labor force that's well-suited for the warehousing/distribution industry.

To communicate these strengths to U.S. businesses, the New Jersey EDA and the Port Authority of New York and New Jersey (a bi-state public agency that strives to meet the transportation and commerce needs of the region) have launched an aggressive development and marketing plan called the Portfields Initiative. The goal is to create high-quality, "shovel-ready" building sites close to the Port of New York and New Jersey.

With deeper dredging of Port channels to 50 feet, there will be larger container ships bringing significantly more cargo to the Port that already is growing at 10% per year. To help capture as much of this economic growth as possible, there must be a sufficient number of sites for value-added, high-velocity freight distribution centers in and around the Port District.

The Portfields Initiative has identified and will help advance to a "shovel-ready" development status several brownfields and other underutilized sites for modern logistics facilities within the Port District. Redevelopment of these sites for distribution facilities will ensure that the growing volume of Port freight can move in less time with greater efficiency and ease.

Portfields Initiative sites will provide the expanding logistics market with high-value, high-velocity (cross-dock) distribution centers that are well-known for attracting substantial investment and creating jobs, tax revenues, and other economic benefits for communities.

Private-sector developers will sponsor most of these Portfields projects. Public agencies will step in with resources to fill project investment gaps where appropriate. As necessary, public-private investment partnerships can be structured to start up and advance a Portfields project. The Port Authority of New York and New Jersey and the New Jersey Economic Development Authority are and will continue to provide appropriate technical, promotional, and financial support to expedite the construction of these state-of-the-art distribution centers.

Portfields Initiative properties must meet most if not all of the following criteria:

- Be within the Port District
- Be adjacent to essential utilities and zoned for industrial use
- Be a minimum 25 acres in area
- Be close to key port, air-freight, and other transportation infrastructure
- Have easy access to major highways
- Be suitable for ocean- or air-freight-related warehousing/distribution
- Have site development issues that are resolvable and affordable
- Have limited ownership interests (minimal property assemblage issues)
- Have local government support

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