

Exhibit A  
Brownfields Loan Program Detailed Scoring Criteria

Criteria 1: Not-for-Profit	
Factor	Max Possible Points
Is the applicant a not-for-profit entity	5
<b>Not for Profit Total</b>	<b>5</b>

Criteria 2: Economic Distress	
Factor	Max Possible Points
Is the site located in a municipality ranked as one of the 50 most distressed municipalities per the NJDCA 2017 Municipal Revitalization Index	20
Is the site located in an eligible NJ Opportunity Zone	10
Is the site located in a municipality supported by NJDEP's Community Collaborative Initiative	5
<b>Economic Distress Total</b>	<b>35</b>

Criteria 3: Proximity to Public Transportation	
Factor	Max Possible Points
Is the brownfield site located in a Planning Area 1 (Metropolitan) and within a one-half mile radius, with bicycle and pedestrian connectivity, to the mid-point of a New Jersey Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations, or a high frequency bus stop as certified by the New Jersey Transit Corporation.	10
<b>Proximity to Public Transportation Total</b>	<b>10</b>

Criteria 4: Consistency with Local Plans	
Factor	Max Possible Points
Has the project provided a local redevelopment plan from the host municipality consistent with this project?	5
Was a description of the zoning status provided, and is the site zoned for the proposed end use?	2
Does the site plan already have approval from the host municipality?	3
<b>Consistency with Local Plans Total</b>	<b>10</b>

Criteria 5: Economic Benefit	
Factor	Max Possible Points
Will the redevelopment of the project site result in an increase to the host municipality's tax base?	5
Number of permanent full-time jobs expected to be created as a result of the redevelopment of the project site	5
How significant is the estimated private investment that will occur as a result of the redevelopment of the project site	5
Will the redevelopment of the project site grow the number of small businesses or attract employers to the municipality/region?	5
Does the redevelopment of the project site include a plan for hiring of local residents?	5

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If the redevelopment of the project site includes a plan for hiring of local residents, does the plan incorporate workforce development opportunities for those residents?	5
Will the primary use of the redeveloped project site be related to an innovation economy industry such as information and high-tech, life sciences, clean energy, advanced manufacturing, advanced transportation and logistics, finance and insurance, and non-retail food and beverage?	5
<b>Economic Benefit Total</b>	<b>35</b>

<b>Criteria 6: Project Viability &amp; Need for Financing</b>	
Factor	Max Possible Points
Level of experience and qualifications of the applicant, specifically demonstrated history of successful completion of projects of similar size/scope.	10
Presence and strength of strategic partners, specifically with demonstrated history of successful completion of projects of similar size/scope.	5
Presence and amount of other funding commitments available to support the project	5
Has the applicant demonstrated the Brownfields Loan is necessary to complete the project	5
Are any DEP or EPA enforcement actions currently present at the site?	5
Have all local, state and Federal approvals necessary to advance the project been received?	5
Has preliminary site assessment and site investigation already been completed or is preliminary site assessment and site investigation not necessary?	5
Are the public utilities required for the redevelopment project already available at the site?	5
<b>Project Viability &amp; Need for Financing Total</b>	<b>45</b>

<b>Criteria 7: Public Health &amp; Environmental Benefits</b>	
Factor	Max Possible Points
The length of time the brownfield site has been abandoned or underutilized as a result of the contamination that exists on the site.	5
Is there a direct relationship between the environmental contamination that exists on the site and the prior use of the site?	5
Is the project addressing an unmet neighborhood, municipal and/or regional need	5
Does the redevelopment of the site include features that will promote or enhance walkability or bikeability?	5
Does the proposed project incorporate higher standards to address sea level rise, increased temperatures, changes in groundwater tables, increased rainfall intensity, or other climate impacts that may affect the performance of the site in the future	5

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Has the project demonstrated “sustainable” practices they will follow during the awarded phases of the project that could include incorporation of energy efficiency and or “green energy”.	5
Has the project demonstrated other public health and environmental benefits?	5
<b>Public Health &amp; Environmental Benefits Total</b>	<b>35</b>

<b>Criteria 8: Stakeholder Engagement Process</b>	
Factor	Max Possible Points
Has the applicant identified stakeholders critical to the success of the project?	4
Has the applicant identified the roles that the stakeholders have in helping to achieve objectives?	4
Does the stakeholder plan include active stakeholders that represent local environmental justice interests	5
Has the applicant identified the communications channels that will be used to communicate with stakeholders?	2
Has the project been discussed at an open public meeting, or is the project on the agenda of an open public meeting at the time of this application?	5
Does the stakeholder process provide ample opportunity for meaningful engagement with the community (e.g. Has the stakeholder engagement process produced any feedback yet and has that feedback been incorporated into the project?)?	5
<b>Stakeholder Engagement Process Total</b>	<b>25</b>

<b>TOTAL APPLICATION SCORE</b>	
<b>MAXIMUM POSSIBLE POINTS</b>	<b>200</b>
<b>MINIMUM REQUIRED POINTS</b>	<b>75</b>