

Before we begin...

- **Welcome! Thank you for joining us today.**
Please take a moment to introduce yourself in the chat function.
- All participants have been muted. If you have a question during the presentation, please enter it into the chat function and we will respond to it during the meeting.
- A copy of the presentation will be uploaded to the project website after the call.
- The meeting is recorded and will be available to view on the project website:
<https://brsinc.com/lacey>



NUCLEAR CLOSURE COMMUNITY ECONOMIC DEVELOPMENT PLAN FOR LACEY TOWNSHIP

US Economic Development Administration
Nuclear Closure Communities Grant





AGENDA

PROJECT OVERVIEW
PRIORITY SITES
PRIORITY INDUSTRIES

ABOUT THE PROJECT

- Lacey Township received a grant from the US EDA to complete a *Nuclear Closure Community Economic Development Plan*
- Goal: To analyze options for the community to replace the high-paying jobs, business tax receipts, and corporate citizenship lost by Oyster Creek's closure
 - Identify priority sites (in addition to Oyster Creek) for redevelopment
 - Identify target industries
- BRS, Inc. was hired by the Township through a Request for Professional Services to assist with completion of the development plan



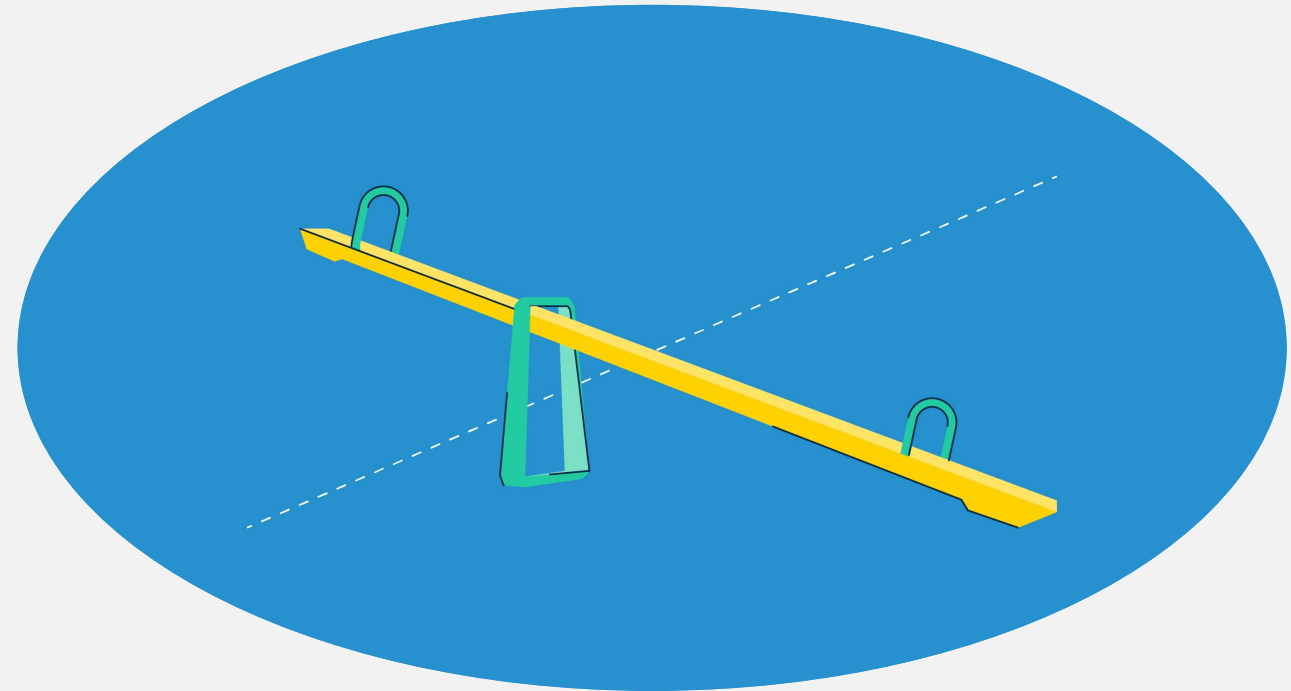
PROJECT SCOPE

- **TASK 1: SWOT Analysis**
- TASK 2: Supply and Demand Study for Target Industries
- TASK 3: Economic Impact, Market and Benefit-Cost Analyses
- TASK 4: Site Reuse Planning
- TASK 5: Action Plan



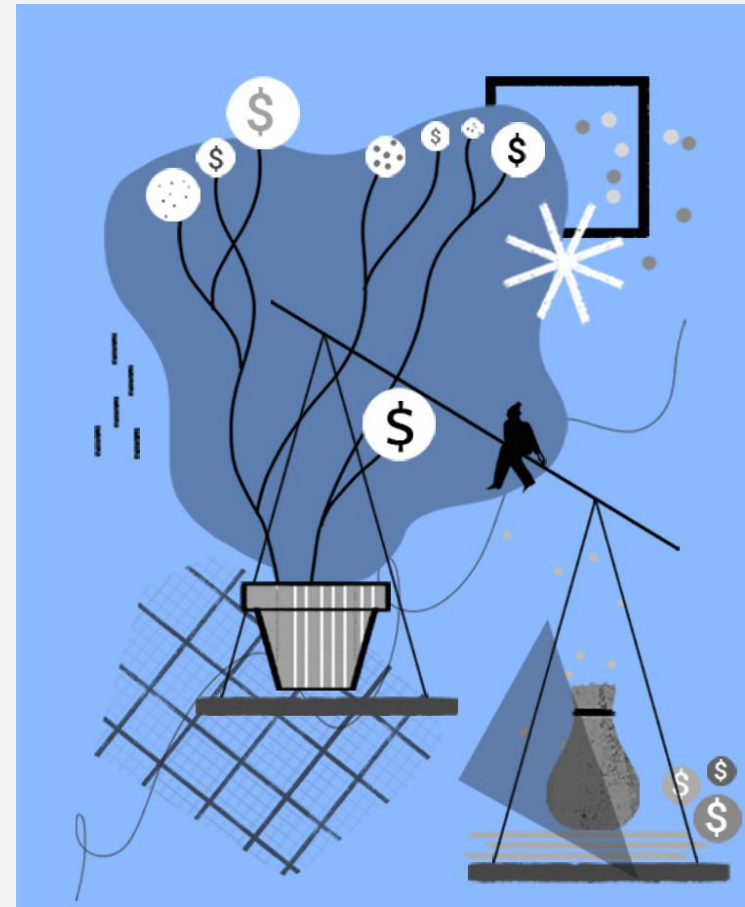
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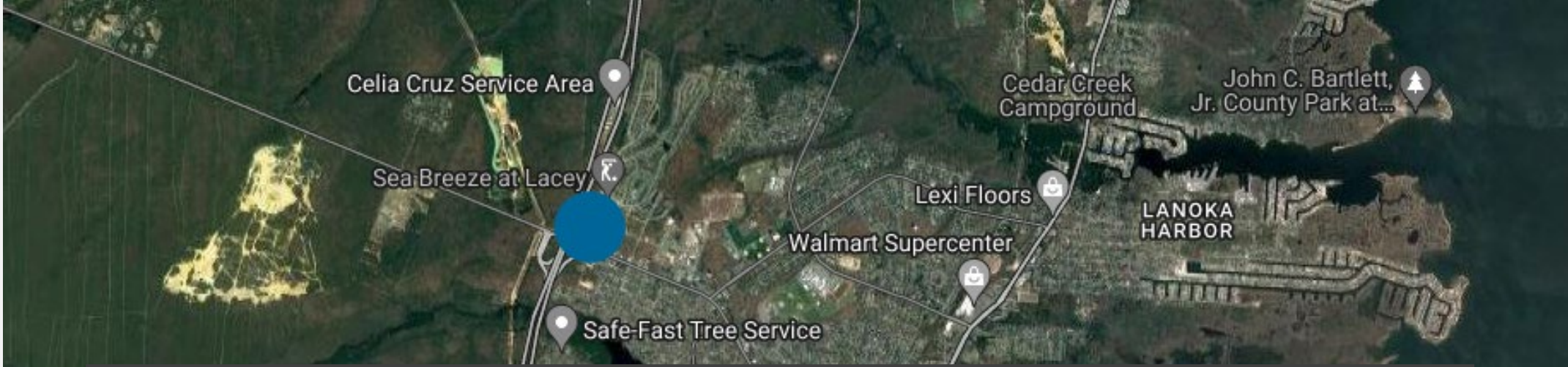
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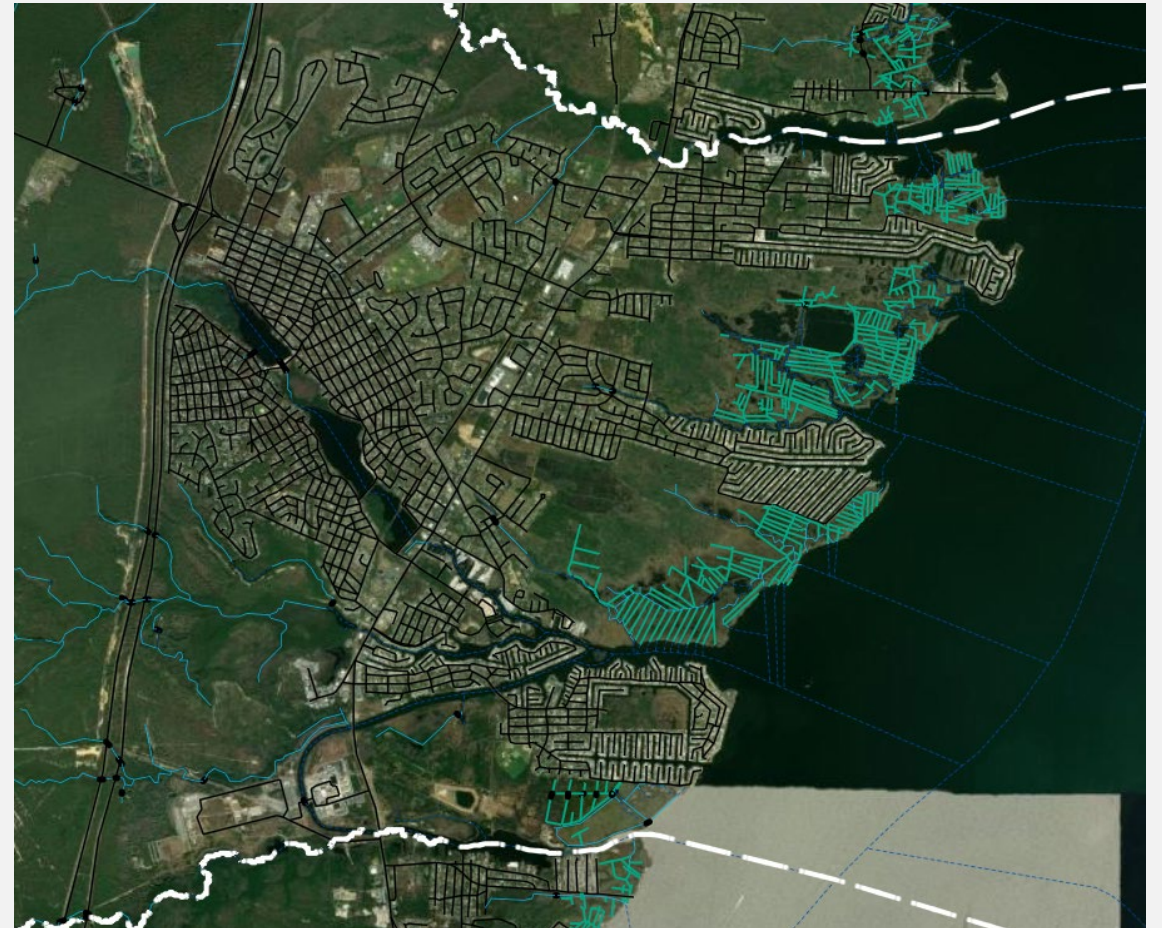


TARGET SITES



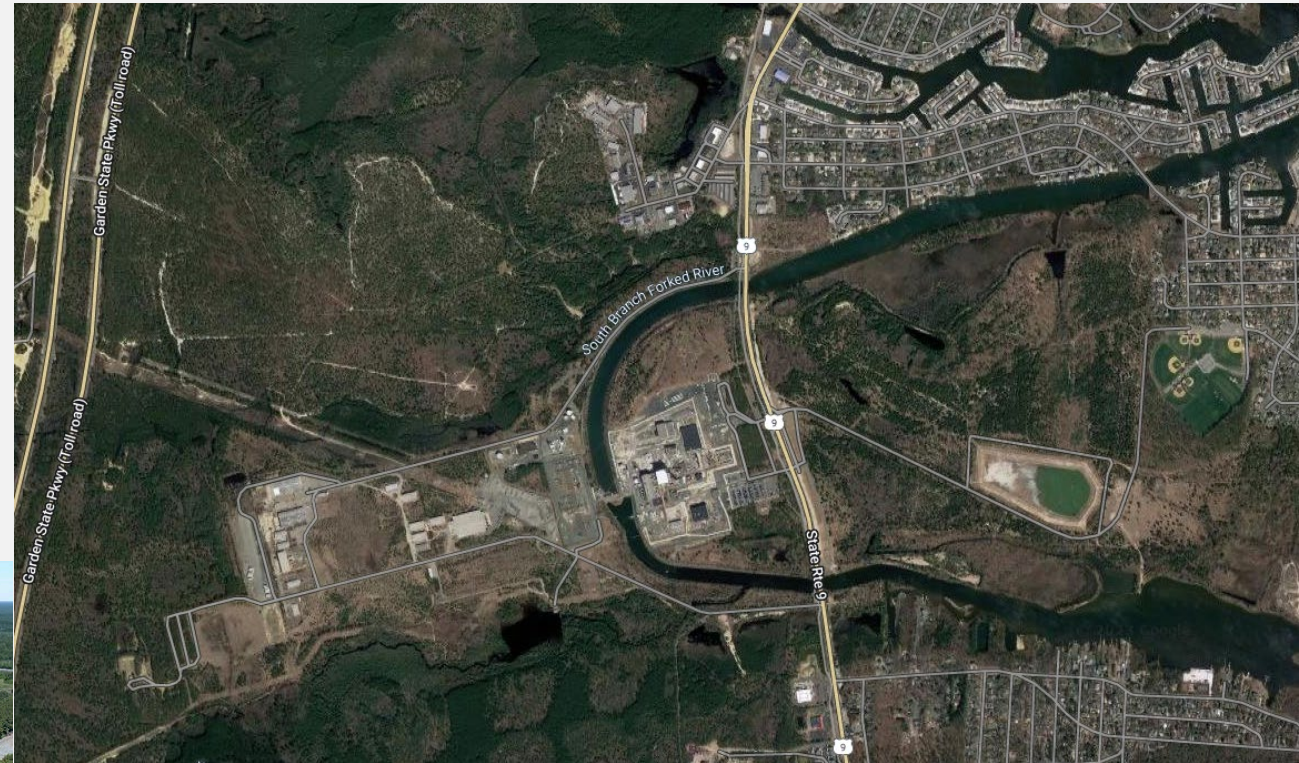
4 TARGET SITES IDENTIFIED BY LACEY TOWNSHIP ARE THE FOLLOWING:

- 800-acre former Oyster Creek Nuclear Facility
- 19-acre site adjacent to the Garden State Parkway
- 8-acre parcel on the canal
- 68-acre potential Lacey Industrial Park (located across Forked River from the former nuclear facility)
- Others to be added?



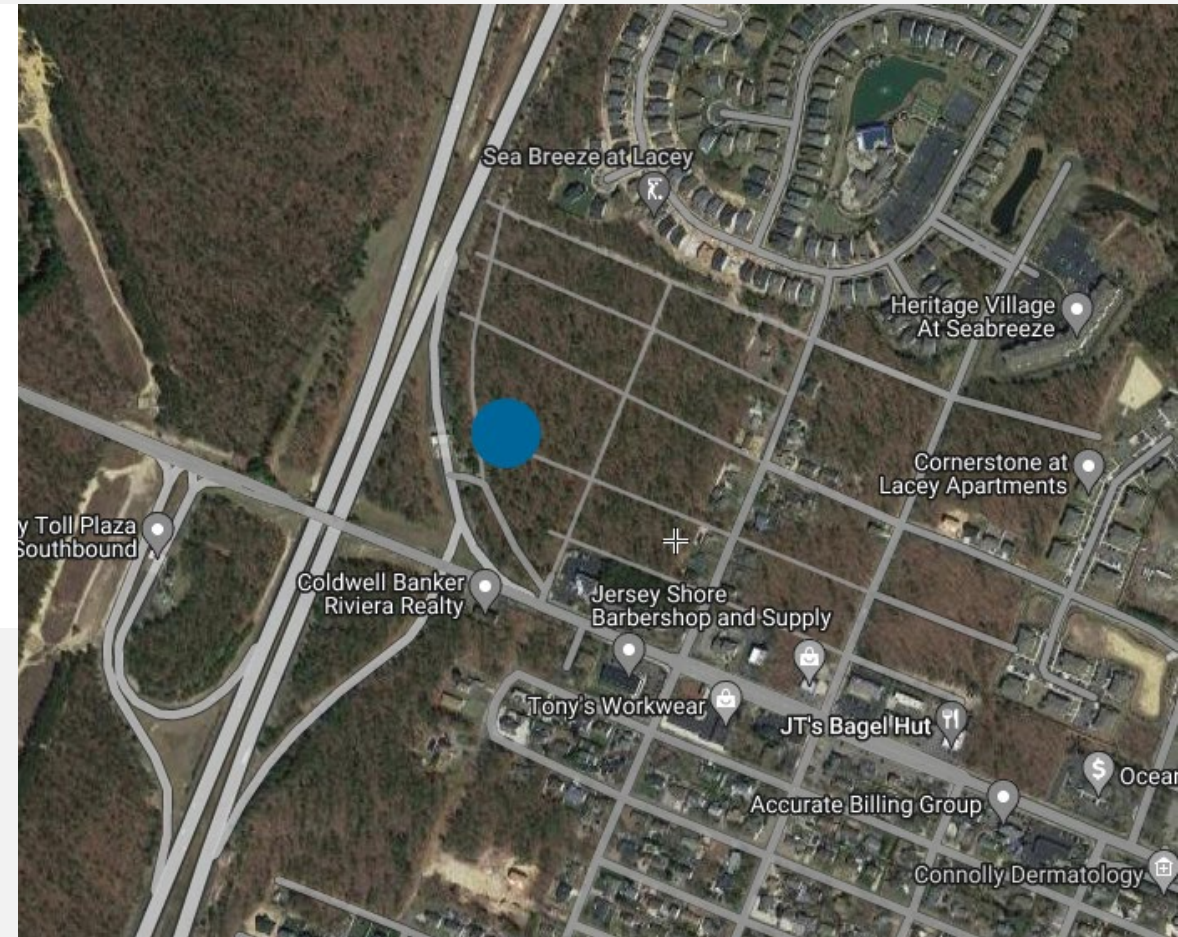
OYSTER CREEK NUCLEAR FACILITY

1. 700-acre site on the bank of Oyster Creek, a tributary of Barnegat Bay.
2. Oldest operating nuclear power plant in the United States (1969-2018).
3. Decommissioning:
 - Removing the fuel from the reactor and other radioactive materials from the site/demolition and removal of the plant's structures and buildings.
 - Overseen by the US Nuclear Regulatory Commission (NRC), which requires that the site be cleaned up to a certain level of radiation.
 - Tentative completion date 2029, with fuel removal to begin in 2030
4. Economic Impact: Through 2018, the facility generated \$70 million in wages for its employees, making it one of the largest employers in the county.
5. Potential Site Reuse:
 - Renewable energy generation
 - Industrial development
 - Recreation
 - Research and development



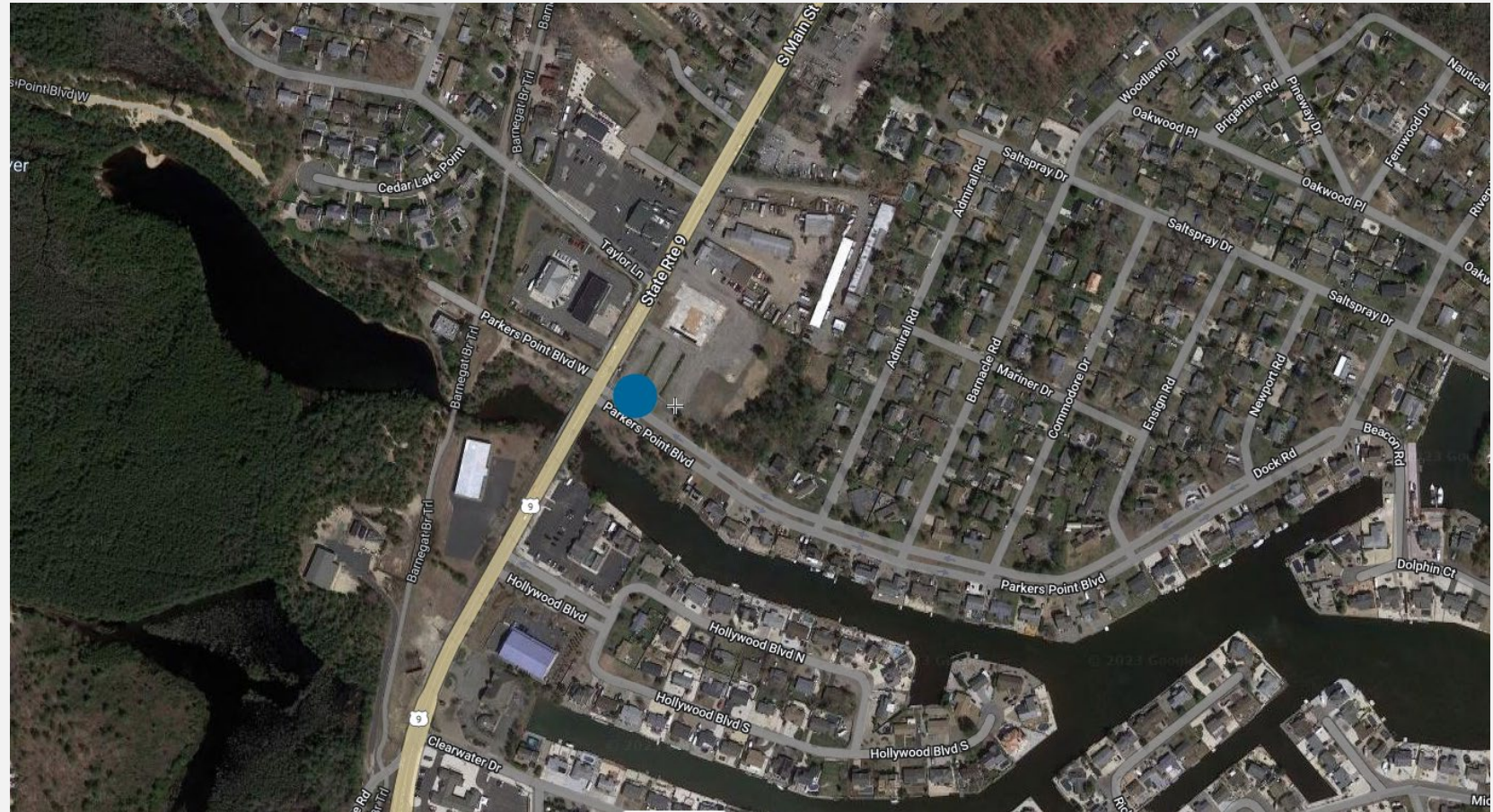
19 ACRE SITE AT GSP AND LACEY ROAD

- Adjacent to the Garden State Parkway, at Exit 74 and Lacey Road
- Current Zoning: Office Commercial and R80
- Potential use:
 - Retail/Commercial
 - Office
 - Hospitality
 - Mixed Use



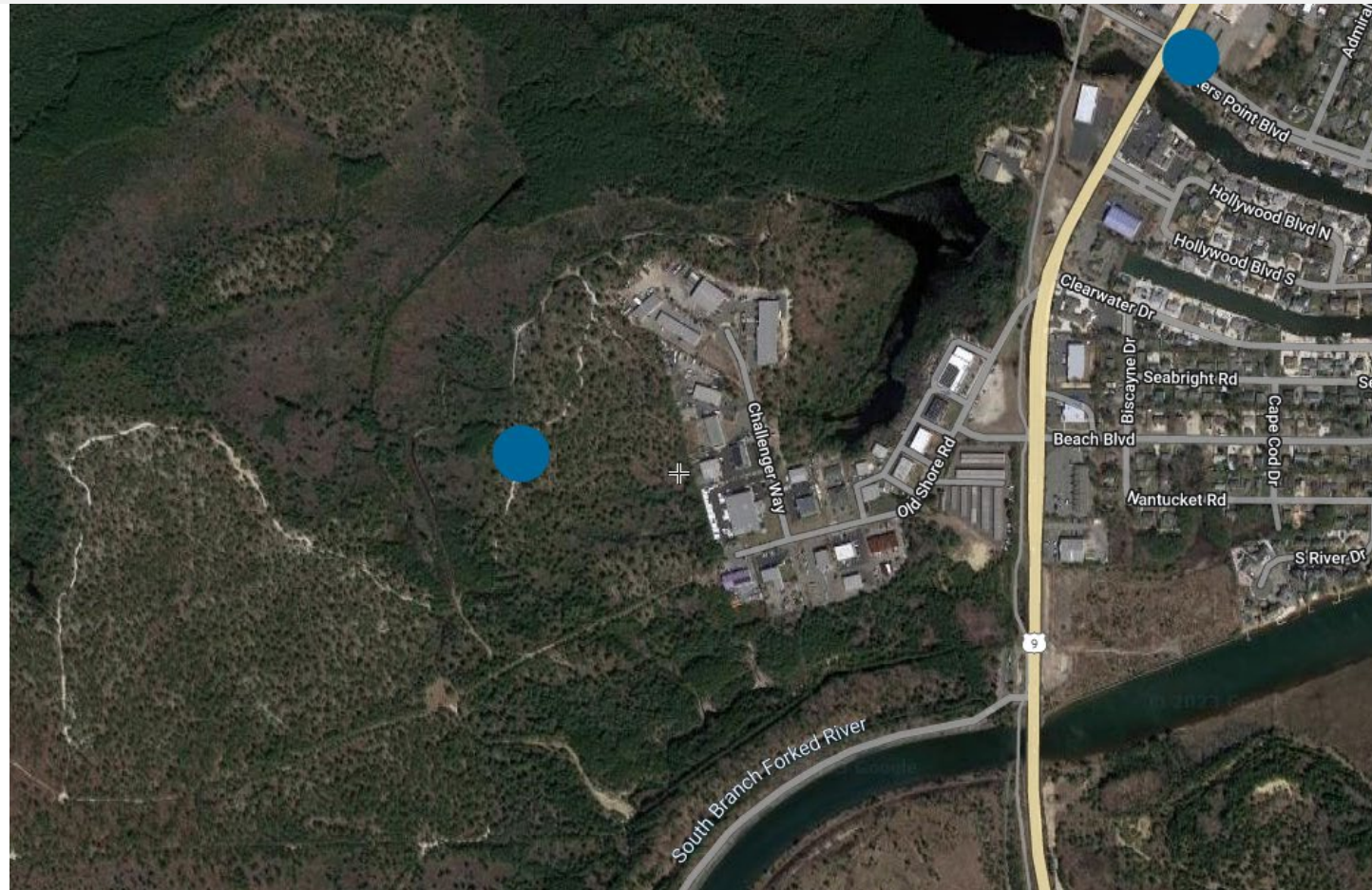
8-ACRE PARCEL ON THE CANAL

- Forked River Center (FRC) zone is intended to provide for a mix of residential, commercial, and civic uses in a walkable, village-like environment.



68-ACRE LACEY INDUSTRIAL PARK ADJACENT

- 68-acre potential Lacey Industrial Park (located across Forked River from the former nuclear facility)
- Permitted uses in the M-I zone in Lacey Township include:
 - Manufacturing, processing, and assembly operations
 - Warehousing and distribution facilities
 - Research and development facilities
 - Office and administrative facilities that are accessory to industrial uses
 - Trucking terminals and transportation facilities
 - Outdoor storage yards for materials and equipment
 - Wholesale trade establishments
 - Recycling facilities
 - Trade schools and vocational training centers
 - Some retail uses, subject to certain conditions and limitations



TARGET INDUSTRIES

6 TARGET INDUSTRIES IDENTIFIED BY LACEY
TOWNSHIP ARE THE FOLLOWING:

- Electric power transmission and distribution
- Pharmaceutical Manufacturing
- Alternative and renewable power generation
- Light industrial manufacturing (for offshore wind industry)
- Waterfront recreation and marinas
- Refrigerated warehousing

TARGET INDUSTRIES

Construction & Utilities (NAICS 22-23)

22 Utilities

2211 Electric Power Generation, Transmission & Distribution

221122 **Electric power transmission & distribution**

221114-8 **Alternative & renewable power generation**

Manufacturing (NAICS 31-33)

325 Chemical Manufacturing

3254 Pharmaceutical & Medicine Manufacturing

325411 **Medicinal & Botanical Manufacturing**

325412 **Pharmaceutical Preparation Manufacturing**

332 Fabricated Metal Product Manufacturing

3323 Architectural & Structural Metals Manufacturing

332312 **Light Industrial Manufacturing**

Arts, Entertainment, and Recreation (NAICS 71)

713 Amusement, Gambling, and Recreation Industries

7139 Other Amusement & Recreation Industries

713930 **Marinas**

Transportation & Warehousing (NAICS 48-49)

49 Warehousing

493 Warehousing & Storage

493120 **Refrigerated Warehousing & Storage**

QUESTIONS?

Thank you for your participation!

TIMELINE AND PUBLIC OUTREACH

