



THE RICHARD P. KANE WETLAND MITIGATION BANK

Prior to restoration, the Kane Tract (originally called the Empire Tract) was made up of nearly 600 acres of degraded wetlands dominated by the invasive phragmites (common reed). Over the last thirty years the property was slated for various developments that would have filled the wetlands. The site was ultimately donated to the state of New Jersey in exchange for using a portion of the Meadowlands Sports Complex for the Xanadu Mall development project (now called "The American Dream"). The land, now known as the "Kane Tract", was deeded to the Meadowlands Conservation Trust (MCT), a non-profit state agency which was established to manage the property and others in the Meadowlands.

MCT was tasked with implementing a full restoration plan on the property thereby increasing the sites overall ecological benefit. This restoration project took the form of a 240-acre wetland mitigation bank and "Stand Alone" freshwater wetland mitigation project. The MCT solicited bids from the private sector to lease the property, finance and build the mitigation bank. EarthMark NJ Kane Mitigation, LLC (EarthMark) submitted the winning bid in 2008 and the Ground Lease between MCT and EarthMark was executed in January 2009.



The Mitigation Bank generates "Mitigation Credits" that are "Banked" and sold to the four qualified New Jersey Transportation agencies (NJ Turnpike Authority, NJ Transit, NJ Department of Transportation, Port Authority of NY & NJ) to offset unavoidable adverse impacts to wetlands in the Meadowlands resulting from infrastructure projects.

The Kane Mitigation Bank has significant economic, transportation and environmental benefits for NJ and the region.

The transportation agencies benefit by having an adequate and available supply of wetland mitigation credits in an area which has very few mitigation options. This availability of credits is critical for certain kinds of large projects to move forward.

The bank will also restore and preserve approximately 240 acres of wetlands in the most densely populated portion of the State. This will create significant environmental and eco-tourism benefits along the Hackensack River. In addition to several other wetland



restoration projects in the vicinity, this mitigation bank will create substantial water quality benefits, wildlife habitat improvements as well as helping reduce local flooding issues.

EarthMark in conjunction with technical partner The Louis Berger Group, Inc. began designing and permitting the Kane Bank and a related offsite freshwater forested wetland mitigation project in early 2009. The construction began in May 2010 and included spraying the evasive species with herbicide, creating a network of tidal channels, establishing the proper elevations for native low marsh plants and lowering existing natural gas pipeline to allow for tidal flushing. The project has been well-received so far by all the regulatory agencies and several credits have been sold. Grading was completed in 2011 and planting was finished in spring 2012. Many hundreds of people were involved with the design and construction of the Kane Bank and many jobs will be created to monitor and maintain the project over the next twenty years.

Any project by one of the four NJ Transportation agencies that is in, or has a portion, in the NJ Meadowlands District can use mitigation credits from the Kane Bank for their permit requirements.

The Kane Bank will have a total of 70 credits when completed. The credits become available as project milestones are accomplished. The first credit release (7 credits) came in summer 2010 after the project received its ground lease and all its regulatory approvals.

The next credit release (14 credits) came in spring 2012 following the completion of grading and establishment of tidal hydrology.

BENEFITS TO THE NJ TRANSPORTATION CLIENTS: Historically, one of the largest hurdles for permitting these projects has been the lack of acceptable, cost-effective mitigation alternatives. Satisfying mitigation requirements for these projects can now be accomplished quickly, easily and with no long term responsibility or liability.

With Kane Bank credits available mitigation is completed upfront, costs can be identified early in the development of a project and the mitigation liability is transferred to a third party. This is a unique opportunity in regards to obtaining NJDEP & Corps permit approvals for necessary projects that have unavoidable wetland impacts in the Meadowlands.

This unique public/private partnership has been managed by MMI principals for the last four years and currently are managing regulatory and landowner relations as well as credit sales for the current bank sponsor Kane Mitigation, LLC (a subsidiary of Enviro-Finance Group, Inc.)

Please SEE SERVICE AREA MAP on Page 3

