

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Economic Development-Brownfields**

**Resolution No.: 03-09-22A**

**Resolution Title:**

**Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services in Connection with Certain Property in Block 331 and Block 324 of the City of Camden Tax Map Located in the Bergen Square Neighborhood**

**Project Summary:**

- CRA by this resolution seeks the authority to enter into a Shared Services Agreement with the City to secure and manage brownfield and other funding and to contract for environmental and professional services for the Yaffa site.
- S.Yaffa & Sons, Inc. has been cited for illegally importing and storing material on property owned by Weyhill Realty Holdings, LLC d/b/a WRH I, LLC, an affiliated entity.
- These activities have also encroached upon property owned by the City and CRA as well as and other private properties.
- Those impacted parcels are currently known to include Tax Block 331, Lots 41, 46, 48, 49, 50, 52, 54, 55-65, 67, 75, 80, 114 and Tax Block 324, Lots 7-9, 10, 26-33, 34, 40 and 41 (all owned by WRH I, LLC; Tax Block 331, Lots 86, 87, 113 and Tax Block 324, Lots 4, 11, 14, 15, 16, 17, 18, 19, and 20 (all owned by the City); and Block 331, Lot 89 and Tax Block 324, Lot 39 ( owned by CRA).
- Preliminary sampling data collected by the State of New Jersey Department of Environmental Protection (NJDEP) indicates that imported material is contaminated. And, as such, there is a need to conduct environmental assessment and remedial activities on the impacted parcels of land.
- NJDEP requires a Licensed Site Remediation Professional (LSRP) be engaged to provide oversight and conduct environmental and related assessment, investigation and remedial activities at sites identified as contaminated.
- CRA in its administration of the City's Brownfield Program, undertakes brownfield planning activities, applying for and managing grants for site investigation and remediation, and is the contracting entity for related professional and other services.
- The City under the terms of the shared services agreement will provide an estimated \$190,755.00 to cover costs for an environmental consultant to identify and prepare applications for potential brownfield and other funding, to contract for the services of an LSRP, and to provide an administrative fee to the CRA for its oversight and management services.

<b>Purpose of Resolution:</b> To Authorize a Shared Services Agreement
<b>Award Process:</b> N/A
<b>Cost Not To Exceed:</b> N/A
<b>Total Project Cost:</b> TBD
<b>Source of Funds:</b> Shared Services Agreement with City of Camden

03-09-22A

**Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services in Connection with Certain Property in Block 331 and Block 324 of the City of Camden Tax Map Located in the Bergen Square Neighborhood**

**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, as part of the CRA’s redevelopment duties, the CRA manages the City of Camden Brownfield Program including the brownfield planning activities, applying for and managing grants for brownfield investigation and remediation, and contracting for associated professional services and remediation activities; and

**WHEREAS**, S. Yaffa & Sons, Inc. has been cited for illegally importing and storing material on property owned by Weyhill Realty Holdings, LLC d/b/a WRH I, LLC, an affiliated entity; and

**WHEREAS**, these illegal activities have also encroached upon property owned by the City of Camden Redevelopment Agency (CRA), the City of Camden, and other private properties; and

**WHEREAS**, impacted parcels are currently known to include Tax Block 331, Lots 41, 46, 48, 49, 50, 52, 54, 55-65, 67, 75, 80, 114 and Tax Block 324, Lots 7-9, 10, 26-33, 34, 40 and 41 (all owned by WRH I, LLC); Tax Block 331, Lots 86, 87, 113 and Tax Block 324, Lots 4, 11, 14, 15, 16, 17, 18, 19, and 20 (all owned by the City of Camden); and Tax Block 331, Lot 89 and Tax Block 324, Lot 39 (all owned by CRA); and

**WHEREAS**, preliminary sampling data collected by the State of New Jersey Department of Environmental Protection (NJDEP) indicates that the imported material is contaminated; and

**WHEREAS**, the CRA is able to seek funding and cause to be performed the project’s brownfield planning, assessment, remediation, and redevelopment; and

**WHEREAS**, the CRA and City desire to enter into a Shared Services Agreement for the CRA to secure and manage brownfield and other funding and contract for environmental and professional services in connection with the Yaffa site; and

**WHEREAS**, the City will provide an estimated \$190,755.00 under the proposed terms of the shared services agreement to cover costs for an environmental consultant to identify and prepare applications for potential brownfield and other funding, to contract for the services of a Licensed Site Remediation Professional; and for an administrative fee to the CRA for its oversight and management services.

**03-09-22A (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to negotiate and enter into a Shared Services Agreement between the City of Camden Redevelopment Agency for the CRA to secure and manage brownfield and other funding and contract for environmental and professional services in connection with the Yaffa site for a term of two (2) years from the execution of the agreement; and

**BE IT FURTHER RESOLVED**, the City under the terms of this Shared Services Agreement will provide an estimated \$190,755.00 to cover costs for an environmental consultant to identify and prepare applications for potential brownfield and other funding, to contract for the services of a Licensed Site Remediation Professional (LSRP), and for an administrative fee to the CRA for its oversight and management services for the Yaffa project site, and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized to take all actions and execute all documents necessary to carry out the purposes of this resolution.

03-09-22A (cont'd)

ON MOTION OF: **Jose Javier Ramos**

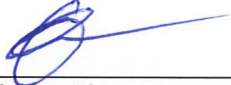
SECONDED BY: **Gilbert Harden, Sr.**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden, Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma			X
Marilyn Torres			X

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel