

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 03-09-22C

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Montrose Environmental to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for Certain Property in Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-9, 10, 11, 14-20, 26-33, 39, 40, and 41 of the City of Camden Tax Map for an Amount Not to Exceed \$130,435.00

Project Summary:

- The Yaffa Site is located on various lots on Block 331 and Block 332 as designated on the City of Camden Tax Map and described in Exhibit A attached.
- The property owner has been cited for illegally accepting and stockpiling contaminated soil on parcels within Block 331 and 332.
- Based on preliminary data provided by the New Jersey Department of Environmental Protection (NJDEP), site soils contained elevated levels of contamination that require an environmental assessment.
- Per NJDEP requirements, a Licensed Site Remediation Professional (LSRP) is required to be retained to oversee the implementation of any environmental assessment and remediation conducted in New Jersey.
- The CRA issued a Request for Pricing to those consultants on the CRA's list of pre-qualified environmental firms.
- Montrose Environmental with a price quote of \$130,435.00 was deemed to have submitted the highest-ranking proposal based on the criteria outlined in the solicitation.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

A Request for Pricing solicitation was conducted as a fair and open competition; issued to the consultants on the CRA's current list of pre-qualified environmental firms. Montrose Environmental provided the highest scored response.

Cost Not to Exceed:

\$130,435.00

Total Project Cost:

N/A

Source of Funds:

Shared Services Agreement between the City and CRA

03-09-22C

Resolution Authorizing a Professional Services Agreement with Montrose Environmental to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for Certain Property in Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-9, 10, 11, 14-20, 26-33, 39, 40, and 41 of the City of Camden Tax Map for an Amount Not to Exceed \$130,435.00

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

WHEREAS, the City of Camden (City) proposes to address the environmental issues on the Yaffa Site located in the Bergen Square neighborhood and designated on the City of Camden Task Map as Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-9, 10, 11, 14-20, 26-33, 39, 40, and 41 (the "Project Site"); and

WHEREAS, the CRA manages the Camden Brownfields Program for the City and has grant funds available for such purposes; and

WHEREAS, a Licensed Site Remediation Professional ("LSRP") is required to be retained to oversee the implementation of any environmental assessment and remediation conducted in New Jersey, pursuant to N.J.S.A. 58:10C-1 et seq; and

WHEREAS, the CRA issued a Request for Pricing solicitation to the CRA's current list of pre-qualified environmental firms with 11 firms providing responses; and

WHEREAS, Montrose Environmental's price quote not to exceed \$130,435.00 and their proposal was deemed to be the most responsive.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a professional services agreement with Montrose Environmental to perform a Preliminary Assessment and Site Investigation and to Provide Licensed Site Remediation Professional Services at the Project Site for the term of one year in an amount not to exceed \$130,465.00; and

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

EXHIBIT A

TAX BLOCK 331 - YAFFA PROJECT LOTS

Tax Lots	Street Address	Owner Name
<i>Parcels referred to as YAFFA LOTS</i>		
46	602 CHESTNUT ST	WRH I, LLC
50 as well as 41,48,49,52	SS CHESTNUT 60 E 6TH ST	WRH I, LLC
54 as well as 55-65	624-644 CHESTNUT ST	WRH I, LLC
67	NW SYCAMORE & 7TH STS	WRH I, LLC
75	619 SYCAMORE ST	WRH I, LLC
80	601-609 SYCAMORE ST	WRH I, LLC
114	604 CHESTNUT ST	WRH I, LLC
<i>Parcels referred to as CRA / CITY LOTS</i>		
86	1114 SO 6TH ST	CAMDEN CITY
87	1112 SO 6TH ST	CAMDEN CITY
89	1108 SO 6TH ST	CAMDEN REDEVELOPMENT AGENCY
113	602 1/2 CHESTNUT ST	CAMDEN CITY

TAX BLOCK 324 - YAFFA PROJECT LOTS

Tax Lots	Street Address	Owner Name
<i>Parcels referred to as YAFFA LOTS</i>		
10	618 MT VERNON ST	WRH I, LLC
34 as well as 7-9, 26-33	619-635 CHESTNUT ST	WRH I, LLC
40	607 CHESTNUT ST	WRH I, LLC
41	605 CHESTNUT ST	WRH I, LLC
<i>Parcels referred to as CRA / CITY LOTS</i>		
4	606 MT VERNON ST	CAMDEN CITY
11	620 MT VERNON ST	CAMDEN CITY
14	626 MT VERNON ST	CAMDEN CITY
15	628 MT VERNON ST	CAMDEN CITY
16	630 MT VERNON ST	CAMDEN CITY
17	632 MT VERNON ST	CAMDEN CITY
18	634 MT VERNON ST	CAMDEN CITY
19	636 MT VERNON ST	CAMDEN CITY
20	638 MT VERNON ST	CAMDEN CITY
39	609 CHESTNUT ST	CAMDEN REDEVELOPMENT AGENCY

03-09-22C (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Marilyn Torres**

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel