

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 05-08-24A

Resolution Title:

Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. to Provide Environmental and Licensed Site Remediation Professional (“LSRP”) Services for the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lot 46 of the City of Camden Tax Map for an Amount Not to Exceed \$78,926.10

Project Summary:

- The Meadows II Tract portion of the former Knox Gelatin Site is currently vacant land located between 4th and 6th Street along Byron Street and designated as Block 746, Lot 46 (formerly lots 17 (partial), 18 (partial), 25 (partial), 26 and 46) on the City of Camden Tax Map.
- Assessment activities conducted at the site by TTI Environmental, Inc. (“TTI”), the designated Licensed Site Remediation Professional (“LSRP”) for the site have indicated the presence of hazardous substances and the need for remediation.
- Pursuant to Resolution 05-10-23B the CRA entered into a professional services agreement with TTI to provide environmental and licensed site remediation services for the site.
- Due to delays in concrete foundation removals and other events outside the control of CRA and TTI, additional environmental and LSRP services are needed to further the remediation of the property.
- CRA requested a proposal from TTI for work to be conducted at the site in 2024-2025 and TTI provided a cost proposal not to exceed \$78,926.10.
- TTI is the LSRP for the project and the firm was initially procured in a fair and open competitive process. Due to TTI’s experience and knowledge of the site and to avoid the risk of undue cost increases, it is favorable to engage TTI to complete the LSRP and environmental services at the Site.
- Once the Site is remediated, the property is targeted for a residential housing use.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

Pursuant to N.J.S.A. 40A 11-5 (1)(a)(i)

Cost Not To Exceed:

\$78,926.10

Total Project Cost:

N/A

Source of Funds:

Hazardous Discharge Site Remediation Fund (HDSRF) and Shared Services Agreement with the City for use of U.S. EPA Brownfield Revolving Loan Fund Grants

05-08-24A

Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc (“TTI”) to Provide Environmental and Licensed Site Remediation Professional (“LSRP”) Services for the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lot 46 of the City of Camden Tax Map for an Amount Not to Exceed \$78,926.10

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”) is owner of the property, located at Byron Street designated as Block 746, Lot 46 on the Camden City Tax Map on a portion of the Former Knox Gelatin site known as the Meadows II tract (the “Site”); and

WHEREAS, assessment activities conducted at the Site by TTI Environmental, Inc. (“TTI”), the designated Licensed Site Remediation Professional for the Site, have indicated the presence of hazardous substances and the need for remediation; and

WHEREAS, CRA manages the Camden Brownfields Program for the City; and

WHEREAS, prior to redevelopment, the Site must be fully remediated in accordance with New Jersey Department of Environmental Protection requirements pursuant to N.J.A.C 7:26E; and

WHEREAS, the remediation activities at the site require a Licensed Site Remediation Professional (LSRP); and

WHEREAS, pursuant to Resolution 05-10-23B, the CRA entered into a professional services agreement with TTI to provide environmental and LSRP remediation services for the Site; and

WHEREAS, due to delays in concrete foundation removals and other events outside the control of CRA and TTI, additional environmental and LSRP services are needed to further the remediation of the property; and

WHEREAS, CRA requested a cost proposal from TTI for additional work to be conducted and TTI provided a proposal for required remedial activities and necessary LSRP services dated April 25, 2024 at a cost not to exceed \$78,926.10; and

WHEREAS, since TTI is the designated LSRP for the Site and has been engaged to provide environmental consulting services to CRA, it is appropriate to contract with TTI for continuation of environmental and LSRP services, pursuant to N.J.S.A. 40A 11-5 (1)(a)(i), and

WHEREAS, CRA deems the fee proposed by TTI to be reasonable and appropriate.

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 TTI Environmental, Inc., to provide Environmental and Licensed Site Remediation Professional Services for the remediation of the Former Knox Gelatin / Meadows II Tract Site in an amount not to exceed \$78,926.10 for a term of one year from the execution of the agreement, and

05-08-24A (cont'd)

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.

05-08-24A (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Christopher Collins

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	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

Exhibit A

North Camden-Knox Site-Block 746, Lot 46

