

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/Brownfields

Resolution No.: 07-10-24A

Resolution Title:

Resolution Authorizing a Professional Services Agreement with BL Companies for Environmental and Licensed Site Remediation Professional Services for the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map in an Amount Not to Exceed \$43,320.00

Project Summary:

- The Federal Street Corridor of Camden includes six (6) vacant, publicly owned properties requiring environmental remediation that are designated as Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lot 5; Block 1208, Lot 4 and Block 1210, Lot 1 of the City of Camden Tax Map. The Corridor in its entirety encompasses more than 10 acres and all of the targeted sites have some potential for redevelopment and productive reuses.
- One such site, the Borden Chemical Site designated as Block 1184, Lot 5 on the City of Camden Tax Map and located at 1625 Federal Street and consists of a 2.7-acre brownfield with environmental impacts to soil and groundwater associated with former site operations and site-wide historic fill material (the "Site").
- Environmental assessment activities have previously been conducted at the Site and the Site can be advanced to the remediation phase.
- There is a need to engage a Licensed Site Remediation Professional ("LSRP") for the Site so that the remediation design and other environmental support services can be performed prior to redevelopment.
- CRA issued a Request for Pricing to its current List of Pre-qualified Environmental Consulting firms for the environmental and LSRP services needed for the Site.
- BL Companies responded with a price proposal of \$43,320.00 and on evaluation, the firm's price proposal for the Borden Chemical Site was determined the highest ranking based on pricing, methodology, schedule, and site-specific knowledge.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

A Request for Pricing solicitation was issued to CRA's current list of pre-qualified environmental consultants in a fair and open process.

Resolution No: 07-10-24A (cont'd)**Cost Not To Exceed:**

\$43,320.00

Total Project Cost:

TBD

Source of Funds:

US EPA Clean-up Grant \$500,000.00

ERB Clean-Up Grant \$100,000.00

Total \$600,000.00

07-10-24A

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

WHEREAS, CRA manages and administers the City of Camden ("City") Brownfield Program; and

WHEREAS, the City of Camden's Federal Street Corridor includes six (6) vacant, publicly owned properties designated as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lot 5; Block 1208, Lot 4, and Block 1210, Lot 1 on the City of Camden Tax Map, which require environmental remediation prior to redevelopment and/or reuse; 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, CRA issued a Request for Pricing to the Agency's List of Pre-qualified Environmental Consulting Firms for "Preliminary Assessment (PA), Site Investigation (SI) and Remedial Investigation (RI) and Remedial Design at the Federal Street Properties on Various Tax Lots on Blocks 116, 1181, 1182, 1184, 1208, 1210 in Camden" and ten (10) responsive firms submitted proposals on June 13, 2024; and

WHEREAS, one such site, the Borden Chemical Site, is owned by the City of Camden and is located at 1265 Federal Street and designated as Block 1184, Lot 5 of the City of Camden Tax Map (the "Site") ; and

WHEREAS, BL Companies provided a price proposal for \$43,320.00 for the work required for the Site, and on evaluation the proposal was determined to be the highest ranking based on pricing, methodology, schedule and site-specific knowledge; and

WHEREAS, the U.S. Environmental Protection Agency awarded the City a \$500,000.00 Site-Specific Cleanup Grant ("US EPA Grant") for remediation of the environmental impacts to soil and groundwater associated with former site operations and site-wide historic fill material; and

WHEREAS, CRA by Resolution 10-21-20G executed a Shared Services Agreement with the City for management of the U.S. EPA Grant and the environmental clean-up activities required for the Borden Chemical Site; and

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 BL Companies to provide Environmental and Licensed Site Remediation Professional ("LSRP") Services for the Borden Chemical Site located at 1625 Federal Street, Camden, NJ and designated as Block 1184, Lot 5 of the City of Camden Tax Map for an amount not to exceed \$43,320.00 for a term of one (1) year; and

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in an Amount Not to Exceed \$43,320.00**

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

WHEREAS, CRA manages and administers the City of Camden Brownfield Program; and

WHEREAS, the City of Camden's Federal Street Corridor includes six (6) vacant, publicly owned properties designated as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1184, Lot 5; Block 1208, Lot 4, and Block 1210, Lot 1 on the City of Camden Tax Map, which require environmental remediation prior to redevelopment and/or reuse; 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, CRA issued a Request for Pricing to the Agency's List of Pre-qualified Environmental Consulting Firms for "Preliminary Assessment (PA), Site Investigation (SI) and Remedial Investigation (RI) and Remedial Design at the Federal Street Properties on Various Tax Lots on Blocks 116, 1181, 1182, 1184, 1208, 1210 in Camden" and ten (10) responsive firms submitted proposals on June 13, 2024; and

WHEREAS, one such site, the Borden Chemical Site, is owned by the City of Camden and is located at 1265 Federal Street and designated as Block 1184, Lot 5 of the City of Camden Tax Map (the "Site") ; and

WHEREAS, BL Companies provided a price proposal for \$43,320.00 for the work required for the Site, and on evaluation the proposal was determined to be the highest ranking based on pricing, methodology, schedule and site-specific knowledge; and

WHEREAS, the U.S. Environmental Protection Agency awarded the City a \$500,000.00 Site-Specific Cleanup Grant ("US EPA Grant") for remediation of the environmental impacts to soil and groundwater associated with former site operations and site-wide historic fill material; and

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07-10-24A (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.

07-10-24A (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			
Ian K. Leonard	X		
Jose Javier Ramos			
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