

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 04-12-23C

Resolution Title:

Resolution Authorizing an Amendment to Resolution 03-09-22F to Increase the Amount of the Sub-grant Award to the City of Camden from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund from \$118,525.00 to \$274,203.00 for the Environmental Remediation of the Former Reliable Tire Site Designated as Block 1302, Lot 1 in the Gateway Redevelopment Area

Project Summary:

- In 2013, CRA, with a grant from the U.S. Environmental Protection Agency (“EPA”) established a Brownfields Revolving Loan Fund (“RLF”) to make loans and Sub-grants to fund environmental cleanup of brownfield sites in Camden.
- The EPA RLF program guidelines allow CRA to make Sub-grants to non-profits and other units of local government for eligible projects and uses.
- The Reliable Tire Site (Block 1302, Lot 1) (the “Site”) is City owned and located at 1115 Chestnut Street in the Gateway Redevelopment Area.
- The Site is approximately two acres in size and is zoned per the Gateway Redevelopment Plan as Office / Light Industrial.
- The Site has been the subject of CRA environmental assessment activities. During the course of the assessment activities, five underground storage tanks (“USTs”) were discovered at the Site; three of which are registered with the NJDEP and have been closed in place. The other two USTs need to be registered with the NJDEP and properly closed.
- CRA previously authorized via Resolution 03-09-22F a Sub-grant in the amount of \$118,525.00 to address the USTs.
- Additional sampling conducted at the Site indicates the presence of three soil “hot spot” areas of contamination that require excavation and disposal in order to comply with NJDEP requirements for site remediation.
- Estimated costs for removal of the USTs and for addressing the soil contamination hot spot areas will exceed the current amount of the Sub-grant awarded for this Site. (Actual costs will be determined upon acceptance of the lowest qualified bidder for the project).
- The increase in project costs to address the soil hot spot remediation is estimated to be \$155,678.00 for a total contract of \$274,203.00.
- CRA, as the administrator of the City’s Brownfield Program, will also manage the EPA RLF Sub-grant for remediation at the Reliable Tire Site. Authorization to enter into a shared services agreement with the City for these purposes is the subject of a companion resolution.

Resolution No.: 04-12-23C (cont'd)

Purpose of Resolution:

To amend Resolution 03-09-22F to increase a RLF Sub-grant award to the City

Award Process:

N/A

Cost Not To Exceed:

\$274,360.00

Total Project Cost:

\$289,360.00

Source of Funds:

| | |
|-------------------|---------------|
| EPA RLF Sub-grant | \$ 274,203.00 |
| HDSRF | \$ 15,157.00 |

Uses of Funds:

| | |
|------------------------|---------------------|
| LSRP and Reporting | \$ 50,583.00 |
| Remediation Contractor | \$ 93,800.00 |
| NJDEP UST Registration | \$ 7,100.00 |
| NJDEP Remediation Fees | \$ 5,000.00 |
| Owners Rep | \$ 45,000.00 |
| CRA Fee | \$ 50,000.00 |
| Contingency | <u>\$ 37,877.00</u> |
| | \$ 289,360.00 |

04-12-23C

Resolution Authorizing an Amendment to Resolution 03-09-22F to Increase the Amount of the Sub-grant Award to the City of Camden from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund from \$118,525.00 to \$274,203.00 for the Environmental Remediation of the Former Reliable Tire Site Designated as Block 1302, Lot 1 in the Gateway Redevelopment Area

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 CRA’s redevelopment duties, CRA manages the Camden Brownfields Program on behalf of the City of Camden; and

WHEREAS, CRA by Resolution 08-07-13C applied for and accepted a Brownfields Revolving Loan Fund (“RLF”) Grant from the U.S. Environmental Protection Agency (“EPA”) to establish a Revolving Loan Fund and entered into EPA Cooperative Agreement 9628614 and the CRA by Resolution 06-08-22C applied for and accepted an additional RLF Grant from EPA and entered into EPA Cooperative Agreement 96236900 (together the “Cooperative Agreements”); and

WHEREAS, the Cooperative Agreements provide funding in the form of low to no-interest loans and Sub-grants that may be made available to conduct environmental cleanup of brownfield sites in the City of Camden; and

WHEREAS, the EPA RLF program guidelines allows for a grant recipient to make Sub-grants to non-profits and other units of local government for eligible projects and uses in an amount of up to \$500,000 per site; and

WHEREAS, the City owns land designated as Block 1302, Lot 1 on the City of Camden Tax Map described as 1115 Chestnut Street in the Gateway Redevelopment Area (the “Site”); and

WHEREAS, CRA authorized by Resolution 03-09-22F a \$118,525.00 Sub-grant from the CRA’s EPA Cooperative Agreement 9628614 for proper close out of five underground storage tanks at the Site; and

WHEREAS, additional soil contamination was identified at the Site that needs to be remediated in accordance with State requirements; and

WHEREAS, additional funding beyond the \$118,525.00 Sub-grant award is needed to address the soil contamination at the Site; and

WHEREAS, the EPA program guidelines allow for award of a Sub-grant in an amount of up to \$500,000 per site for such purposes; and

WHEREAS, the additional estimated funding amount of \$155,678.00 is available through EPA Cooperative Agreement 96236900 for a total Sub-grant of \$274,203.00 for the Site; and

WHEREAS, the CRA, as the administrator of the City’s Brownfields Program, will also manage the Sub-grant and remediation of the Site through a Shared Services Agreement with the City of Camden, and

WHEREAS, the additional Sub-grant amount recommendation was reviewed and approved by the CRA Finance Committee.

04-12-23C (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that CRA Resolution 03-09-22F is hereby amended to increase the amount of the Sub-grant to the City of Camden in an amount of up to \$274,203.00 from the U.S. EPA Brownfields Revolving Loan Funds, pursuant to Cooperative Agreements 9628614 and 96236900 for the purpose of environmental remediation and related activities at the City owned-site designated as Block 1302, Lot 1 on the City of Camden Tax Map; 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.

04-12-23C (cont'd)

ON MOTION OF: **Jose Javier Ramos**


SECONDED BY: **Tasha Gainey-Humphrey**

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

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