

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

Economic Development

Resolution No.: 03-06-13C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)**

Project Summary:

- The CRA is working with The Salvation Army to remediate a 24 acre portion of the Harrison Avenue Landfill for the development of the Kroc Community Center.
- An application was submitted on behalf of the CRA to the NJ Hazardous Discharge Site Remediation Fund in the amount of **\$860,323** for Remedial Action.
- This grant will bring the total HDSRF Remedial Action funds committed to the Kroc Center project to \$15,798,019.
- The required match for this grant and HDSRF Grant 37528 will be in the form of a written commitment of \$1,200,000 from the DEP Office of Natural Resource Restoration.

Purpose of Resolution: To accept a grant.

Award Process: N/A

Cost Not To Exceed:

\$860,323

Match Calculation:

A. Remediation Budget \$4,081,716 (100%)

Grant P37528 \$2,021,394

Grant P37760 860,323

B. Total Grant \$2,881,717 (71% of A)

C. DEP Match \$1,200,000 (29% of A)

Total Project Cost:

\$73.0 million

Source of Funds:

HDSRF grant

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)**

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

**WHEREAS**, to this end the CRA has entered into a Redevelopment Agreement and a Remedial Work Management Agreement with The Salvation Army ("TSA") to develop the Kroc Community Center on a portion of the Harrison Avenue Landfill ("The TSA Parcel"); and

**WHEREAS**, the CRA is obligated to seek funding from the Hazardous Discharge Site Remediation Funding (HDSRF) to remediate the TSA Parcel prior to construction; and

**WHEREAS**, HDSRF provides grants to municipalities and qualifying agencies for environmental investigation and remediation; and

**WHEREAS**, the New Jersey Department of Environmental Protection, Office of Natural Resource Restoration, as evidenced by a letter from Timothy T. Bartle, Chief of the Brownfield Reuse, dated February 13, 2013, and as corrected by letter dated February 15, 2013, has committed \$1,200,000 in satisfaction of the 25% matching funds requirement for this Grant and HDSRF Grant P37528 the acceptance of which was previously authorized by Resolution 09-05-12A but subject to the identification of required matching funds,

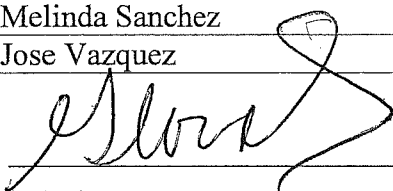
**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to accept a Hazardous Discharge Site Remediation Grant #P37760 for Remedial Action on the TSA Parcel in an amount not exceed \$860,323; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed, subject to the adequate documentation of the commitment and contribution of required matching funds by the New Jersey Department of Environmental Protection, Office of Natural Resource Restoration, to take all actions and execute all grant documents, grant agreements and reports necessary to secure and administer the Grant and to carry out the purposes of this resolution.

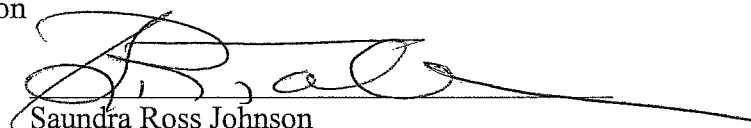
ON MOTION OF: Jose Vazquez

SECONDED BY: Melinda Sanchez

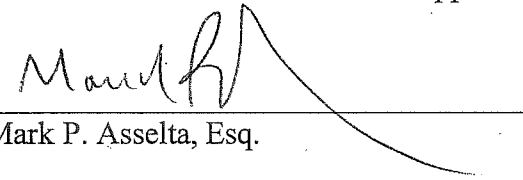
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	<input checked="" type="checkbox"/>		
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton	<input checked="" type="checkbox"/>		
Louis Quinones	<input checked="" type="checkbox"/>		
Melinda Sanchez	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		

  
\_\_\_\_\_  
Gloria Pena  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.

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

Economic Development

Resolution No.: 03-06-13D

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site**

Project Summary:

- The Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4&5) in the Gateway Office Park.
- The Project Development Agreement with Campbell Soup Company (PDA) outlining the responsibilities in the Gateway Office Park project, obligates the CRA to acquire and remediate the Site.
- Acquisition, demolition and the remediation of the soils is complete.
- The CRA has the responsibility to monitor and report on the remaining ground water contamination associated with the Site until the contamination reaches an acceptable level.
- The scope of work of the contract will cover the ground water monitoring, reporting and certification until the end of 2014.
- The contract transaction has been approved by DCA.

Purpose of Resolution:

Authorize a Professional Services Agreement

Award Process:

Dresdner Robin from past and current contracts with the CRA, has extensive technical knowledge of the Site and is the designated Licensed Site Remediation Professional (LSRP).

Cost Not To Exceed:

\$135,000

Total Project Cost:

\$1.1 million

Source of Funds:

ERB Grant P20266

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site**

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

**WHEREAS**, the Project Development Agreement (PDA) which outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park requires the CRA to undertake environmental and engineering activities, including but not limited to the environmental investigation and remediation of the former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard and designated as Block 1464 Lots 4 and 5 (Site); and

**WHEREAS**, the remediation of soils at Site is complete and the New Jersey Department of Environmental Protection (DEP) requires additional monitoring, certification and reporting of the ground water associated with the Site; and

**WHEREAS**, Langan Engineer & Environmental Services is the designated Licensed Site Remediation Professional for the Site and because of the professional nature of the environmental information developed thus far in the project, it would not be appropriate or practical to engage a new engineering and environmental firm; and

**WHEREAS**, Langan Engineer & Environmental Services has submitted a proposal to complete the required work for the unit costs set forth in its work proposal dated October 12, 2012 with the total cost of the work not to exceed the amount of \$135,000.00.

**WHEREAS**, the scope of services under this Professional Services Agreement are eligible costs under the Economic Recovery Board Grant entitled, "Tire & Battery Remediation Grant P20266"; and

**WHEREAS**, this transaction has been approved by the New Jersey Department of Community Affairs,

03-06-13D (cont'd)

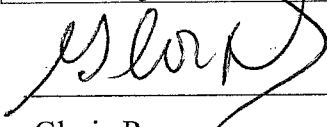
**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to enter into a Professional Services Agreement with Langan Engineering to provide environmental investigation and remediation services in connection with the remediation of the Former Sears Tire & Battery Site for the unit costs set forth in the proposal dated October 12, 2012 for a total amount not to exceed \$135,000; and

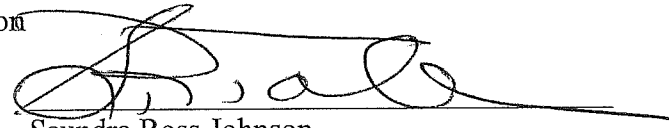
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Jose Vazquez

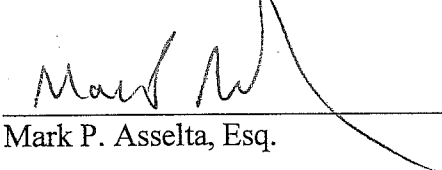
SECONDED BY: Melinda Sanchez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Gloria Pena  
Chairperson

ATTEST:   
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.

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

Economic Development

Resolution No.: 03-06-13E

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan in Connection with the Remediation of the ABC Barrel Company Site**

Project Summary:

- ABC Barrel Company Site is located at 314-322 North Front Street (Block 62 Lots 38 and 44).
- Proposed site of Cooper Grant Homes Phase II, a development of 10 market-rate, for sale townhomes.
- CRA is working in cooperating with Cooper Grant Neighborhood Association to remediate and redevelop the Site.
- The CRA has received 3 US EPA Brownfield Cleanup Grants totaling \$600,000 to partially fund the remediation.
- Dresdner Robin is currently providing the CRA with remedial design, bid and specification preparation, bid and award assistance, oversight during remediation and reporting and project close-out.
- Dresdner Robin is the Licensed Site Remediation Profession of record for the Site
- Dresdner Robin will develop a Fill Use Plan, as required by the NJDEP, to determine the suitability of using Historic Fill from the ABC Barrel Site as fill material at the Harrison Avenue Landfill prior to the remediation and construction of a solar electric generation facility and park at the former landfill.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

N/A

Cost Not To Exceed:

\$6,820.00

Total Project Cost:

\$1.2 million (remediation only)

Source of Funds:

US EPA Brownfield Cleanup Grant

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan in Connection with the Remediation of the ABC Barrel Company Site**

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

**WHEREAS**, the CRA, acting in its capacity as implementer of the Downtown Redevelopment Plan and as manager of the Camden Brownfield Program, is working with the Cooper Grant Neighborhood Association to remediate and redevelop the ABC Barrel Company Site (Site) as Cooper Grant Homes Phase II, which will consist of ten market rate, for sale townhomes; and

**WHEREAS**, the Site is located at 314-322 North Front Street (Block 62 Lots 38 and 44) in the Cooper Grant Neighborhood; and

**WHEREAS**, the CRA has received three US Environmental Protection Agency (US EPA) Brownfield Cleanup Grants totaling \$600,000 to partially fund the remediation of the Site; and

**WHEREAS**, Dresdner Robin currently is providing environmental services in connection with and is the designated Licensed Site Remediation Professional for the Site; and

**WHEREAS**, The CRA proposes to investigate the suitability of using Historic Fill from the Site in order to raise the grade at the Harrison Avenue Landfill prior to the construction of a clean fill cap at the Landfill; and

**WHEREAS**, New Jersey Department of Environmental Protection (DEP) requires that this analysis be in the form of a Fill Use Plan and Dresdner Robin proposes to prepare this unanticipated, out-of-scope task for a lump sum fixed price of \$6,820.00,



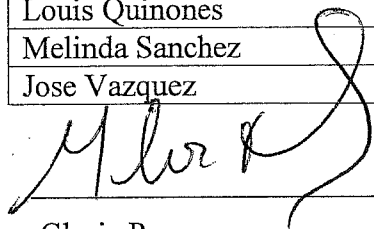
**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to enter into a Professional Services Agreement with Dresdner Robin to prepare a Fill Use Plan in connection with the remediation of the ABC Barrel Site in an amount not to exceed \$6,820.00; and

**BE IT FURTHER RESOLVED**, that the 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.

ON MOTION OF: Melinda Sanchez

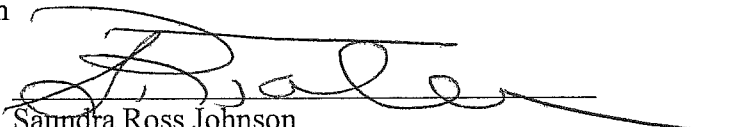
SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

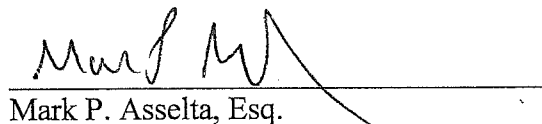


Gloria Pena  
Chairperson

ATTEST:

  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.

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

Housing

Resolution No.: 03-06-13F

Resolution Title:

**Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84)  
to the City of Camden for Nominal Consideration**

Project Summary:

- By Deed dated March 25, 1997, the City of Camden transferred Block 182, Lot 84 to CRA. Block 182, Lot 84 is located within Bergen Square, a neighborhood currently without a redevelopment plan.
- The City now requests that CRA transfer Block 182, Lot 84 back to the City by way of a Quitclaim Deed and for nominal consideration.
- Block 182, Lot 84 is a lot that is located within an area improved as a parking lot that is adjacent to the Bergen Lanning Health Center.
- The City leases the Bergen Lanning Health Center to Project H.O.P.E, the operator of the Center. Project H.O.P.E. is authorized by the City to undertake improvements to the Bergen Lanning Health Center and expand the existing parking area adjacent to the Center.
- Block 182, Lot 84 is surrounded by properties that are in title to the City of Camden and is improved along with adjacent lots as a parking area for the Bergen Lanning Health Center.

Purpose of Resolution:

Transfer real property from CRA to the City of Camden.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$1.00

Source of Funds: N/A

**Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84)  
to the City of Camden for Nominal Consideration**

**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 conveyed Block 182, Lot 84 to the Camden Redevelopment Agency ("CRA") by Quitclaim Deed dated March 25, 1997 for nominal consideration; and

**WHEREAS**, Block 182, Lot 84 is a vacant lot without any building improvements and has been utilized as part of an assemblage of lots owned by the City of Camden for a parking lot which the City leases to Project H.O.P.E., the operator of the Bergen Lanning Health Center ; and

**WHEREAS**, CRA desires to transfer Block 182, Lot 84 to the City of Camden via Quitclaim Deed for nominal consideration so that the City may have clear title to all the parcels that make up the parking lot before it expends funds to repave the parking lot; and


**WHEREAS**, CRA no longer needs the aforementioned property for a public use,

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized and directed to transfer Block 182, Lot 84 to the City of Camden for nominal consideration; and

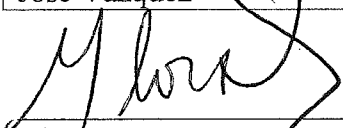
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

03-06-13F

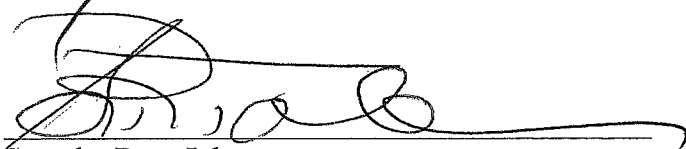
ON MOTION OF: Melinda Sanchez

SECONDED BY: Jose Vazquez 

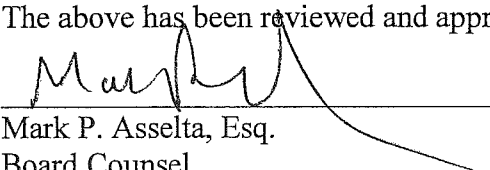
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
Gloria Pena  
Chairman

ATTEST:

  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.  
Board Counsel

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

Resolution No.: 03-06-13G

Resolution Title:

**Resolution Amending Resolution 02-06-13D and Thereby Authorizing  
the Camden Redevelopment Agency to Accept Conveyance by the  
City of Camden of Certain Additional Real Property Located in  
the Camden North Gateway Redevelopment Area**

Project Summary:

- The CRA by Resolution 02-06-13E authorized a redevelopment agreement with CSMI, LLC regarding Blocks 87 and 89 in the Camden North Gateway Redevelopment Area for the development of a Charter School
- The project site consists of 113 parcels.
- 9 parcels were never acquired by the City or the CRA.
- The City has recently acquired 6 parcels through public purpose eminent domain and the City is in the process of conveying those parcels to the CRA (acceptance of the conveyance of the parcels was authorized by Resolution 02-06-13D)
- The owner of the 3 remaining un-acquired parcels, Darakhshan Haus, has agreed to transfer the parcels to the City of Camden (Block 87 Lots 5,6 &7)
- The City of Camden has authorized, by an ordinance adopted 2-26-13, to subsequently transfer the 3 parcels to the CRA for \$1.00.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden

Award Process:

n/a

Cost Not To Exceed:

\$1.00

Total Project Cost:

n/a

Source of Funds:

**Resolution Amending Resolution 02-06-13D and Thereby Authorizing  
the Camden Redevelopment Agency to Accept Conveyance by  
the City of Camden of Certain Additional Real Property Located in  
the Camden North Gateway Redevelopment Area**

**WHEREAS**, Resolution 02-06-13D authorized the Camden Redevelopment Agency ("CRA") to accept conveyance by the City of Camden of six parcels located in the Camden North Gateway Redevelopment Area, which parcels are further described in Exhibit "A" attached to the Resolution; and

**WHEREAS**, Darakhshan Haus, the owner of three Additional Parcels located in the North Gateway Redevelopment Area, described as Block 87 Lots 5,6 & 7, has agreed to convey the three Additional Parcels to the City of Camden; and

**WHEREAS**, the City of Camden by an Ordinance, introduced 02-26-13, proposes to convey the Additional Parcels to the CRA so that the CRA may include the parcel in a conveyance for the purpose of developing a charter school ;

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that Resolution 02-06-13D is hereby amended so that the Exhibit "A" of the Resolution is amended to include the following parcels:

<u>Address</u>	<u>Block / Lot</u>
436 N. 8 <sup>th</sup> Street	87/5
434 N. 8 <sup>th</sup> Street	87/6
432 N. 8 <sup>th</sup> Street	87/7

**BE IT FURTHER RESOLVED**, that the Camden Redevelopment Agency is authorized and directed, subject to the final adoption of the ordinance, to accept conveyance of the three Additional Parcels as listed on the Exhibit "A", as amended, for a consideration of \$1.00; and

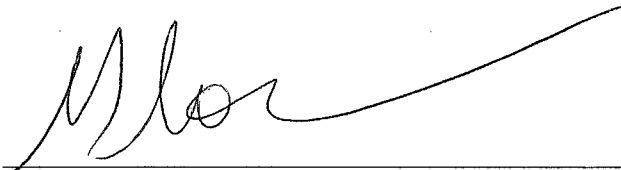
03-06-13G (cont'd)

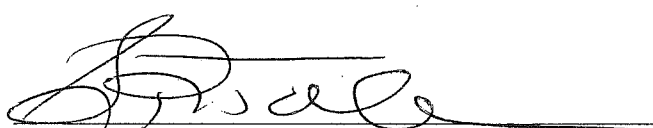
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Louis Quinones

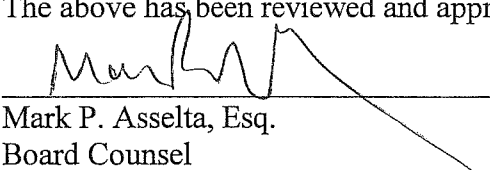
SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
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Gloria Pena  
Chairman

ATTEST:   
\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A**  
**RESOLUTION #03-06-13G**  
**(Replacing Resolution #02-06-13D Exhibit A)**

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<b>Address</b>	<b>Block/Lot</b>
826 Fern St.	89/79
819 Linden St.	89/97
835 Linden St.	89/105
822 Pearl St.	87/20
427 N. 9 <sup>th</sup> St.	87/43
827 Fern St.	87/56
436 N. 8 <sup>th</sup> St.	87/5
434 N. 8 <sup>th</sup> St.	87/6
432 N. 8 <sup>th</sup> St.	87/7