

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

**Economic Development-Brownfields**

**Resolution No.: 11-12-25B**

**Resolution Title:**

**Resolution Authorizing a Contract with The Ambient Group, LLC for the Environmental Remediation of the Former Borden Chemical Site located at 1625 Federal Street and Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$893,731.60**

**Project Summary:**

- The Former Borden Chemical Site is a 2.9-acre site located at 1625 Federal Street at the intersection of 17<sup>th</sup> and Federal Streets of Camden, New Jersey (Block: 1184, Lot 5 on the City of Camden Tax Map) (the “Site”)
- The Site is City-owned. The site is an active case with the New Jersey Department of Environmental Protection (“NJDEP”) Site Remediation Program (“SRP”).
- Based on environmental assessments conducted to date, site soils contain elevated levels of contamination meeting the definition of historic fill contamination and other contaminants exceeding NJDEP standards. Site-wide capping in concrete for deficient areas is required along with hot spot removal and monitoring well installation.
- The site requires environmental remediation for future reuse.
- The CRA issued an invitation for bid on October 7, 2025 for environmental remediation services with three bids having been received in response.
- The lowest responsive bidder to perform the environmental remediation at this site was The Ambient Group, LLC with a submitted bid for \$893,731.60.
- The CRA previously authorized a loan from the U.S. Environmental Protection Agency (“U.S.EPA”) Brownfield Revolving Loan Fund for this project. The CRA secured a State Hazardous Discharge Site Remediation Fund grant to serve as the repayment for the loan.
- The HDSRF grant covers up to 75% of requested funding for Remedial Action activities. Other financial funding sources have been leveraged to include Economic Recovery Board Funding (\$270,836.00), and a EPA Cleanup Grant (\$500,000.00).

**Purpose of Resolution:**

Authorize a non-professional contract

**Award Process:**

The Invitation for Bid was advertised

**Cost Not To Exceed:**

\$893,731.60 (Total Bid)

**Resolution No.: 11-12-25B (cont'd)**

**Total Project Cost:**

\$2,451,592.00

**Source of Funds:**

HDSRF: \$2,011,494.00

EPA Cleanup Grant: \$500,000.00

Economic Recovery Board Funding: \$270,836.00

TOTAL: \$2,782,330.00

**Resolution Authorizing a Contract with The Ambient Group, LLC for the Environmental Remediation of the Former Borden Chemical Site located at 1625 Federal Street and Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$893,731.60**

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

**WHEREAS**, as part of the CRA’s redevelopment duties, the CRA manages the City of Camden Brownfield Program and has grant funds available for such work; and

**WHEREAS**, the Former Borden Chemical (the “Site”) is a city-owned lot that requires remediation; and

**WHEREAS**, to procure for the remediation scope of work (the “Work”), the CRA advertised an Invitation for Bid entitled, “Former Borden Chemical Site 1625 Federal Street (Block 1184, Lot 5), Camden, New Jersey” dated 10/07/25 in accordance with the “fair and open” process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the CRA received three bids, and upon review and evaluation The Ambient Group, LLC was determined the lowest responsible bidder for a total bid of \$893,731.60; and

**WHEREAS**, the cost of the Work is eligible under the funding awarded from the CRA’s U.S. Environmental Protection Agency (“EPA”) Brownfield Revolving Loan Fund, State Hazardous Discharge Site Remediation Program for the Federal Street Brownfield Development Area, and Economic Recovery Board Funding allocated for the Site.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a contract with The Ambient Group, LLC for the environmental remediation of the former Borden Chemical site designated as Block 1184, Lot 5 on the City of Camden Tax Map for an amount not to exceed \$893,731.60 for a term of one year; 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.

11-12-25B (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Maria Sharma

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

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:



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Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

*Mark P Asselta*

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Mark P. Asselta, Esq.  
Board Counsel