

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development / Brownfields

Resolution No.: 02-14-18A

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with the Former Sears Tire & Battery Site Located on Block 1464 Lot 4&5 of the City of Camden Tax Map in an Amount Not to Exceed \$246,409.00

Project Summary:

- The Former Sears Tire & Battery Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4 & 5) in the Gateway Office Park Zone (the "Site") adjacent to the Campbell Soup Company (CSC).
- The Project Development Agreement (PDA) which outlined the roles of various state and local agencies relative to the redevelopment of the Gateway Office Park project, obligated the CRA to conduct environmental investigation and remediation of the Site and to convey the Site to CSC.
- The Site continues to have persistent benzene contamination in the groundwater and it is necessary to remediate the contamination prior to issuing a final remediation document, known as the Response Action Outcome or RAO.
- The CRA, in consultation with CSC, previously engaged Woodard & Curran to serve as the Licensed Site Remediation Professional (LSRP) and to evaluate the feasibility of an in place injection method of remediation known as "in-situ bio remediation".
- The CRA and CSC, based on the study, determined that the in place injective method is feasible.

Purpose of Resolution:

Authorize a Professional Services Agreement

Award Process:

Non-fair and Open contract pursuant to the provisions of NJSA 19:44A-20.4 and or -20.5, as appropriate.

Cost Not To Exceed:

\$246,409.00

Total Project Cost:

\$1.7 million

Source of Funds:

Economic Recovery Board Grant P20266

02-14-18A

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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, the Project Development Agreement (PDA) with the Campbell Soup Company (CSC), which outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park, obligates the CRA to conduct 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 on the City of Camden Tax Map (the "Site") and the conveyance of the Site to CSC; and

WHEREAS, the Site has persistent benzene contamination in the ground water which must be addressed prior to the issuance of a final remediation document, known as a Response Action Outcome (RAO), by the Licensed Site Remediation Professional (LSRP); and

WHEREAS, by Resolution 11-09-16B, the CRA designated Woodard & Curran (W&C) as the LSRP for the Site and W&C conducted a remedial technology evaluation for the CRA; and

WHEREAS, as a result of the remedial technology evaluation, the CRA, as the entity conducting the remediation and CSC as the property owner, have concluded that an in place injection method (known as in-situ chemical oxidation / in-situ bio stimulation) is the most effective means of remediating the ground water contamination; and

WHEREAS, the CRA requires the services of a qualified licensed New Jersey engineering firm and W&C is the LSRP for the Site, and is the firm that conducted the remedial technology evaluation and identified the method for remediating the Site's ground water contamination, and

WHEREAS, it is deemed necessary and in the best interests of the CRA to engage the services of W&C as a non-fair and open contract pursuant to the provisions of NJSA 19:44A-20.4 and or -20.5, as 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 enter into a Professional Service Agreement with Woodard & Curran to provide Remedial Action and Regulatory Services in connection with the Former Sears Tire & Battery Site in an amount not to exceed \$246,409.00; and

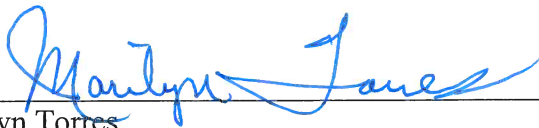
BE IT FURTHER RESOLVED, that the Interim Executive Director, or her designee is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

02-14-18A (cont'd)

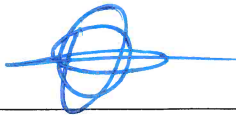
ON MOTION OF: Sheila Davis

SECONDED BY: William W. Spearman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma			
William W. Spearman	✓		
Marilyn Torres	✓		



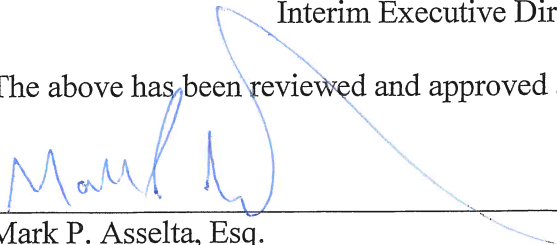
Marilyn Torres
Chairperson



ATTEST:

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel