

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

**Economic Development-Brownfields**

**Resolution No.: 04-15-20D**

**Resolution Title:**

**Resolution Authorizing the Application for and Acceptance of a Grant in the Amount of \$110, 345 from the New Jersey Hazardous Discharge Site Remediation Fund for Preliminary Assessment, Site Investigation and Remedial Action Activities for A Redevelopment Project Located in the Admiral Wilson North Redevelopment Area and Authorizing an Agreement with Camden Renaissance Associates, LLC for Management of the Grant**

**Project Summary:**

- The CRA entered into a Redevelopment Agreement and various amendments to the Redevelopment Agreement with Camden Renaissance Associates LLC (the Redeveloper), concerning the redevelopment of properties owned by the City of Camden (City) the Delaware River Port Authority (DRPA), and private parties in Blocks 1198, 1201, 1208, 1209, 1210, 1212, 1213, 1214, 1219, and 1220 of the City Tax Map in the Admiral Wilson North Redevelopment Area (the Project Site).
- The Project Site includes areas of environmental concern that must be remediated in order for the site to be redeveloped.
- The Redeveloper and owners of the various parts of the Project Site have previously undertaken environmental investigations and due diligence activities separately. The Redeveloper proposes to consolidate earlier due diligence work and work of others into a single case for remediation purposes, which will establish the regulatory compliance and mandatory timeframes that will apply to the case.
- The State of New Jersey provides grants to municipalities and qualifying agencies for conducting preliminary assessments, site investigations, and remedial investigation activities of contaminated sites through the Hazardous Discharge Site Remediation Fund (HDSRF).
- The New Jersey Department of Environmental Protection (DEP) in a preliminary review of the budget for the Redeveloper's proposal has determined that proposed grant costs in the amount of \$110,345.00 are reasonable and eligible for a HDSRF grant.
- This resolution authorizes the CRA as a qualifying municipal agency to apply for and accept a grant of \$110,345.00 from the Hazardous Discharge Site Remediation Fund (HDSRF) for additional preliminary assessment, site investigation, and remedial action activities of the Admiral Wilson North redevelopment site.
- This resolution also authorizes the CRA to enter into an agreement with the Redeveloper for the management of the grant. The agreement will address the obtaining of any necessary consents from the DRPA and the private owners of the Project Site and the CRA's right to use all information and work product developed from use of the grant funds if the Redeveloper does not complete the redevelopment of the Project Site.

**Purpose of Resolution:**

1. Authorize a grant application
2. Authorize acceptance of a Grant
3. Authorize a Management Agreement

**Award Process:**

N/A

**Cost Not To Exceed:**

\$110,345.00

**Total Project Cost:**

\$110,345.00

**Source of Funds:**

HDSRF Grant

04-15-20D

**Resolution Authorizing the Application for and Acceptance of a Grant in the Amount of \$110, 345 from the New Jersey Hazardous Discharge Site Remediation Fund for Preliminary Assessment, Site Investigation and Remedial Action Activities for A Redevelopment Project Located in the Admiral Wilson North Redevelopment Area and Authorizing an Agreement with Camden Renaissance Associates, LLC for Management of the Grant**

**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 the CRA's redevelopment duties, the CRA manages the City of Camden Brownfield Program; and

**WHEREAS**, the CRA entered into a Redevelopment Agreement and various amendments to the Redevelopment Agreement with Camden Renaissance Associates LLC (the Redeveloper), concerning the redevelopment of properties owned by the City of Camden (City) the Delaware River Port Authority (DRPA), and private parties in Blocks 1198, 1201, 1208, 1209, 1210, 1212, 1213, 1214, 1219, and 1220 of the City of Camden Tax Map in the Admiral Wilson North Redevelopment Area (the Project Site); and

**WHEREAS**, the Project Site includes areas of environmental concern that must be remediated in order for the site to be redeveloped; and

**WHEREAS**, the Redeveloper and owners of the various parts of the Project Site have previously undertaken environmental investigations and due diligence activities separately and the Redeveloper proposes to consolidate earlier preliminary assessments/site investigations conducted as part of its due diligence work and work of others into a single case for remediation purposes of the redevelopment area, which will establish the regulatory and mandatory timeframes that will apply to the case, and lead to more timely and cost efficient development of the site; and

**WHEREAS**, the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) provides grants to municipalities and qualifying agencies for environmental investigation and remediation; and

**WHEREAS**, the CRA, as a qualifying municipal agency eligible for HDSRF grants to fund such activities, applied for and will accept a grant

**04-15-20D (cont'd)**

**WHEREAS**, CRA, at the request of the Redeveloper, applied for a HDSRF grant in an amount not to exceed o\$110,345.00 for additional preliminary assessment, site investigation, and remedial action activities in connection with the Admiral Wilson North redevelopment site; and

**WHEREAS**, the New Jersey Department of Environmental Protection (DEP) in a preliminary review of the budget has determined that proposed grant costs are reasonable and eligible for a HDSRF grant; and

**WHEREAS**, it has been determined by the CRA, that it is consistent with the redevelopment agreement and Redeveloper's obligations under such agreement that the grant should be managed by the Redeveloper; and

**WHEREAS**, upon approval of this Resolution the CRA will into an agreement with the Redeveloper for the management of the grant which will address the obtaining of any necessary consents from the DRPA and the private owners of the Project Site and the CRA's right to use all information and work product developed from use of the grant funds if the Redeveloper does not complete the redevelopment of the Project Site.

**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 apply for and accept a grant in an amount not to exceed \$110,345.00 for additional preliminary assessment, site investigation, and remedial action activities in connection with the Admiral Wilson North redevelopment site; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized and directed to negotiate and enter into an agreement with Camden Renaissance Associates, LLC in connection with management of the grant; and


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

04-15-20F (cont'd)

ON MOTION OF: Gilbert Harden Sr.


SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma	X		
Marilyn Torres	X		

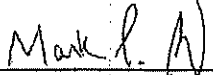


Marilyn Torres  
Chairperson

ATTEST:

  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.  
Board Counsel

04-15-20D (cont'd)

EXHIBIT "A"

Block	1198	Lot	1
Block	1201	Lot	1
Block	1208	Lot	4
Block	1209	Lot	4
Block	1210	Lot	1
Block	1212	Lot	1
Block	1214	Lot	4
Block	1219	Lot	3
Block	1219	Lot	25
Block	1220	Lot	57