

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

Finance

**Resolution No.:** 11-13-13A

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with Mercadien, P.C. to Provide Financial Auditing Services for FYE 2013 for a Total Cost Not to Exceed \$39,200.00

**Project Summary:**

The CRA requires the services of an independent auditing firm to perform the FYE 2013 financial audit for the Agency.

**Purpose of Resolution:**

To allow the CRA to enter into a contract with the firm of Mercadien, P.C. to conduct the FYE 2012 audit for the Agency.

**Award Process:**

Due to required performance and submission requirements, it was determined that it was in the best interest of the CRA to award a Professional Services Contract to Mercadien, P.C. as permissible under N.J.S.A. 40A:11-5.

The cost of the services is the same cost charged by Mercadien, P.C. for performing the FYE 2012 Audit for the Agency.

**Cost Not To Exceed:**

\$39,200

**Total Project Cost:**

\$39,200

**11-13-13A**

**Resolution Authorizing the City of Camden Redevelopment Agency  
to Enter into a Contract with Mercadien, P.C. to Provide  
Financial Auditing Services for FYE 2013  
for a Total Cost Not to Exceed \$39,200.00**

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

**WHEREAS**, N.J.A.C. 5:31-7 requires all Authorities to conduct an annual audit for their respective fiscal years; and

**WHEREAS**, the CRA requires the services of an independent auditing firm to perform the FYE 2013 financial audit for the Agency; and

**WHEREAS**, in an effort to comply with the performance and submission guidelines of the department of Community Affairs, it is in the best interest of the CRA to award a Professional Services Contract for the required work as permissible under N.J.S.A. 40A:11-5: and

**WHEREAS**, the firm of Mercadien, P.C. performed the FYE 2012 audit for the Agency and has provided other services to the Agency and is familiar with the books and records and the accounting procedures of the Agency,

**WHEREAS**, the prior work of Mercadien, P.C. has been satisfactory to the Agency; and

**11-13-13A (cont'd)**

**WHEREAS**, Mercadien, P.C has agreed to perform the FYE 2013 audit work at the same cost as the work for the FYE 2012 audit for the Agency without any increase; and

**WHEREAS**, the proposed contract with Mercadien, P.C. is subject to approval by the Director of the Division of Local Government Services (the “Director”) pursuant to the Memorandum of Understanding entered into between the City of Camden, the CRA and the New Jersey Department of Community Affairs

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that subject to prior approval by the Director, the Executive Director of the Agency, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into a contract with the firm of Mercadien, P.C. for the provision of auditing services for the FYE 2013 audit of the Agency for a cost not to exceed \$39,200.

**BE IT FUTHER 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.

**11-13-13A (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

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

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Gloria Pena  
Chair

ATTEST:

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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

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

Economic Development-Brownfields

**Resolution No.:** 11-13-13B

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to Apply for and Accept a Grant from the Hazardous Discharge Site Remediation Fund (HDSRF) in an Amount Not to Exceed \$1,500,000 for Remedial Action on a Portion of the Harrison Avenue Landfill (“Balance of the Landfill ”)

**Project Summary:**

- This resolution authorizes the CRA to apply for and accept, if awarded, a grant of \$1,500,000 from the Hazardous Discharge Site Remediation Fund (HDSRF) for remediation of a portion of the Harrison Avenue Landfill (the Balance of the Landfill) which is outside of the Kroc Center Project Area.
- The Balance of the Landfill must be remediated prior to redevelopment and in order to properly close the former landfill.
- Future plans call for the development of this area for use as a park, open space, natural habitat restoration and solar power generation.
- The CRA also received Brownfield Cleanup Grants from USEPA, and \$500,000 of these grants is available for remediating the Balance of the Landfill and can be used as the matching funds for the proposed HDSRF grant. Funds to complete all required remediation of the Balance of the Landfill have not yet been identified.

The HDSRF Grant Program requires a 25% match:

\$1,500,000 HDSRF Grant Amount (75%)

\$ 500,000 Cash Match USEPA Brownfield Cleanup Grants (25%)

\$2,000,000 Value of New Work (100%)

**Purpose of Resolution:**

To apply for and accept a grant.

**Award Process:**

N/A

**11-13-13B (cont'd)**

**Cost Not To Exceed:**

\$2,000,000

**Total Project Cost:**

\$21.0 million

**Source of Funds:**

HDSRF and USEPA Grants

**11-13-13B**

**Resolution Authorizing the City of Camden Redevelopment Agency to  
Apply for and Accept a Grant from the Hazardous Discharge Site  
Remediation Fund (HDSRF) in an Amount Not to Exceed \$1,500,000  
for Remedial Action on a Portion of the  
Harrison Avenue Landfill (“Balance of the Landfill”)**

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

**WHEREAS**, the CRA intends to redevelop that portion of the Harrison Avenue Landfill outside of the Kroc Community Center Project Area (the “Balance of the Landfill” ) as a park, open space, natural habitat restoration and for solar power generation; and

**WHEREAS**, the Balance of the Landfill must be remediated prior to the redevelopment activities; and

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

**WHEREAS**, the 25% match required by the HDSRF grant will be met by a \$500,000 cash match from the United States Environmental Protection Agency (EPA) Brownfield Cleanup- Harrison Avenue Landfill Lot 7 , Harrison Avenue Landfill Lot 8 and Harrison Avenue Lot 9 grants;

**11-13-13B (cont'd)**

**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 apply for and accept if awarded, a Hazardous Discharge Site Remediation Grant for Remedial Action on the Harrison Avenue Balance of the Landfill Property in an amount not to exceed \$1,500,000, and

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

**ON MOTION OF:**

**SECONDED BY:**

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

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Gloria Pena  
Chair

ATTEST:

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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

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

Economic Development–Brownfields

**Resolution No.:** 11-13-13C

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to Apply for and Accept a Grant from the Hazardous Discharge Site Remediation Fund (HDSRF) in an Amount Not to Exceed \$1,018,283 for Remedial Action on a Portion of the Harrison Avenue Landfill ( “Fringe Zone Property”)

**Project Summary:**

- This resolution authorizes an application for and acceptance if awarded of a Hazardous Discharge Site Remediation Fund (HDSRF) Grant for the remediation of a portion of the Harrison Avenue Landfill, described as the “Fringe Zone Property”.
- The Fringe Zone Property is an approximately 8 acre parcel, owned by the CRA which surrounds The Salvation Army (TSA) Parcel
- The Fringe Zone Property acts as a transition area between the remediated TSA Parcel and the currently un-remediated Balance of the Landfill.
- The Remedial Action Work Plan (RAWP) and the Remedial Work Management Agreement with TSA require the remediation of the Fringe Zone Area.
- The CRA has also received a Brownfield Clean up Grant from USEPA and \$99,999 of this grant may be used for remediating this portion of the Harrison Avenue Landfill and can also be used as matching funds for the proposed HDSRF grant.

The HDSRF Grant Program requires a 25% match. The grant program permits other DEP funds that have or will be spent on the project to also be used to count against the required match. The summary of the proposed grant and required grant and grant match is as follows

- A. \$1,018,283 Grant Amount (75% of A+B+C)
- B. \$ 99,999 Cash Match USEPA Brownfield Cleanup Grant Lot 7
- C. \$ 239,427 Non-Cash Match DEP ONRR
- D. \$ 339,427 TOTAL MATCH (25%)

The Value of New Work: \$1,118,282(A+B)

**11-13-13C (cont'd)**

**Purpose of Resolution:**

To authorize applying for and accepting if granted a grant for environmental remediation work.

**Award Process:**

N/A

**Cost Not to Exceed:**

\$1,118,282 (New Work)

**Total Project Cost:**

\$21.0 million

**Source of Funds:**

HDSRF and USEPA Grants

11-13-13C

**Resolution Authorizing the City of Camden Redevelopment Agency to Apply for and Accept a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,018,283 for Remedial Action on a Portion of the Harrison Avenue Landfill (the “Fringe Zone Property”)**

**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 entered into a Redevelopment Agreement and a Remedial Work Management Agreement with The Salvation Army (“TSA”), dated November 29, 2011, to develop the Kroc Community Center on a portion of the Harrison Avenue Landfill (the “Project Area”) which includes The TSA Parcel and the Fringe Zone Property; and

**WHEREAS**, the Fringe Zone Property is a transitional or buffer area between the TSA Parcel and the un-remediated balance of the Landfill, which will remain in the title of the CRA and the remediation of which is required by the New Jersey Department of Environmental Protection (DEP) approved Remedial Action Work Plan for the Project Area; and

**WHEREAS**, the remediation of the TSA Parcel is nearly complete and the remediation of the Fringe Zone Property must be undertaken in conjunction with the opening of the Kroc Community Center; and

**11-13-13C (cont'd)**

**WHEREAS**, the CRA is obligated to seek funding from the Hazardous Discharge Site Remediation Fund (“HDSRF”), and other grant sources, to remediate the Fringe Zone Property; and

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

**WHEREAS**, the 25% match required by the HDSRF grant will be met by a \$99,999 cash match from the United States Environmental Protection Agency (EPA) Brownfield Cleanup- Harrison Avenue Landfill Lot 7 grant awarded to the CRA and by a \$239,427 non-cash match which is part of a \$1.2 million commitment to expend funds on the project from the DEP Office of Natural Resource Restoration, as evidenced by and subject to the contingencies in the DEP Memorandum from John Sacco, Chief, Office of Natural Resource Restoration to Dave Sweeney, Assistant Commissioner, Site Remediation Program, dated January 25, 2013 (the “DEP Match Memo”),

**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 apply for and accept if granted a Hazardous Discharge Site Remediation Grant for **Remedial Action** on the Harrison Avenue Fringe Zone Property in an amount not to exceed \$1,018,283; and

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

**11-13-13C (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

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

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Gloria Pena  
Chair

ATTEST:

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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

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

Economic Development–Brownfields

**Resolution No.:** 11-13-13D

**Resolution Title:**

Resolution Amending Resolution 09-04-13F and Authorizing the City of Camden Redevelopment Agency to Enter into an Access and Construction Agreement with the New Jersey Department of Environmental Protection(“NJDEP”) Regarding Certain Portions of the Harrison Avenue Landfill Utilizing Funds Provided by the NJDEP

**Project Summary:**

- Previously, by Resolution 09-04-13F, the CRA authorized the execution of an Assess Agreement with the New Jersey Department of Environmental Protection (DEP) which allows the DEP to enter a portion of the Harrison Avenue Landfill, not within the Kroc Center Project Area, for the purpose of investigating and designing a wetlands restoration project.
- The DEP advises that it is not willing to fund and proceed with the design phase of the work approved by Resolution 09-04-13F without assurance that the DEP will have permission to construct the project NJDEP designs for the property.
- The CRA has determined that it has adequate information regarding the project from the current conceptual design provided by DEP to allow DEP permission to construct the project designed by DEP.
- The value of the DEP work is up to \$1.2 million, which amount qualifies as a match for HDSRF grants.
- DEP will undertake both the design and construction of this project at its own expense without requiring any financial contribution from CRA.
- This resolution amends the previous resolution and expands the Access Agreement to an Access and Construction Agreement.
- The resolution authorizes CRA staff and General Counsel to negotiate the terms of an acceptable Access and Construction Agreement.

**Purpose of Resolution:**

To amend a previous resolution to permit both the design and construction of an environmental remediation project.

**11-13-13D (cont'd)**

**Award Process:**

N/A

**Cost Not to Exceed:**

\$1.2 million

**Total Project Cost:**

\$21.0 million

**Source of Funds:**

DEP Office of Natural Resources Restoration

**11-13-13D**

**Resolution Amending Resolution 09-04-13F and Authorizing  
the City of Camden Redevelopment Agency to Enter into  
an Access and Construction Agreement with the New Jersey Department  
of Environmental Protection (“NJDEP”) Regarding Certain Portions  
of the Harrison Avenue Landfill Utilizing Funds Provided by the NJDEP**

**WHEREAS**, Resolution 09-04-13F authorized the City of Camden Redevelopment Agency (CRA) to enter into a written Access Agreement with the New Jersey Department of Environmental Protection (DEP) in order to allow DEP access to Block 809 Lot 7 of the Harrison Avenue Landfill which is owned by the CRA for activities related to the investigation and design of the a wetland restoration project; and

**WHEREAS**, DEP has advised that it will not expend funds on the design part of the project unless the CRA, prior to the design also agrees to permit DEP to construct the wetland restoration project that DEP ultimately designs for the property; and

**WHEREAS**, DEP proposes to undertake both the design and construction of the wetlands restoration project at its own expense, without any financial contribution or match on the part of the CRA; and

**WHEREAS**, the CRA now has sufficient information about the conceptual design of the wetlands restoration project to agree to permit DEP to construct the wetland restoration project that DEP ultimately designs for the project; and

**11-13-13D (cont'd)**

**WHEREAS**, the agreement to permit construction will require the negotiation and execution of an Access and Construction Agreement rather than an Access Agreement only as previously approved by the Board,

**NOW, THEREFORE, BE IT RESOLVED** , by the governing body of the City of Camden Redevelopment Agency that Resolution 09-24-13F is hereby amended to authorize the Executive Director, its duly authorized representative, to enter into a written Access and Construction Agreement with the New Jersey Department of Environmental Protection that permits the DEP access to Block 809 Lot 7 of the Harrison Avenue Landfill for activities related to the investigation and design of a wetland restoration project and also permits the DEP to construct the wetland restoration project resulting from the design, all at the full cost and expense of the DEP; and

**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is authorized and directed to negotiate and execute an Access and Construction Agreement with the DEP, in a form acceptable to Executive Director in consultation with the General Counsel of the CRA, and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

**11-13-13D (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

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

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Gloria Pena  
Chair

ATTEST:

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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