

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

**Economic Development/ Brownfields**

**Resolution No.: 03-20-24D**

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with  
Montrose Environmental Solutions, Inc. to Provide Environmental and  
Licensed Site Remediation Professional (LSRP) Services for Certain Property in  
Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, and 114  
of the City of Camden Tax Map for an Amount Not to Exceed \$113,194.31**

**Project Summary:**

- The Yaffa Site is comprised of various lots within Block 331 and Block 324 as designated on the City of Camden Tax Map.
- The prior property owner of Block 331 (and current owner of Block 324) has been cited for illegally accepting and stockpiling contaminated soil on parcels within Block 331 and Block 324. The Yaffa Site is currently an active case with the New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program (SRP) with Program Interest # 025881 and Solid Waste Program Interest # U2318.
- Based on preliminary data provided by the NJDEP the Yaffa Site soils contained elevated levels of contamination that require an environmental assessment. Pursuant to NJDEP, a Licensed Site Remediation Professional (LSRP) is required to oversee the implementation of any environmental assessment or remediation conducted in New Jersey.
- CRA issued an initial Request for Pricing (RFP) for LSRP Services for the Yaffa Site to the CRA's Pre-Qualified List of Environmental and Engineering Firms for 2021-2022. Montrose Environmental Solutions, Inc. (Montrose) was awarded a contract as the most responsive bidder for the requested environmental and LSRP services.
- Additional services are needed to continue with work at the property.
- Montrose has an extensive history of the Yaffa Site as the LSRP of record so it is reasonable to continue Montrose's environmental and LSRP services at Block 331 to avoid unnecessary risks of disruption to a complex project and undue additional expense to CRA.
- Funds are available to pay for these environmental and LSRP services in the existing Shared Services Agreement with the City and with a grant secured from the State's Hazardous Discharge Site Remediation Fund (HDSRF).
- The CRA requested a proposal from Montrose to conduct the additional environmental assessment and remediation activities with LSRP oversight services. Montrose provided a cost proposal in the amount of \$113,194.31.

**Resolution No.: 03-20-24D (cont'd)**

**Purpose of Resolution:**

To authorize a professional services agreement

**Award Process:**

The initial contract was procured in a “fair and open” process via a Request for Pricing issued to the CRA’s Prequalified List of Environmental and Engineering Firms

**Cost Not to Exceed:**

\$113,194.31

**Total Project Cost:**

N/A

**Source of Funds:**

Shared Services Agreement with the City, and grants from the NJ Hazardous Discharge Site Remediation Fund (HDSRF), and the City American Recovery Act Plan Funding

**Resolution Authorizing a Professional Services Agreement with  
Montrose Environmental Solutions, Inc. to Provide Environmental and  
Licensed Site Remediation Professional (LSRP) Services for Certain Property in  
Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, and 114  
of the City of Camden Tax Map for an Amount Not to Exceed \$113,194.31**

**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 ("City") is the owner and proposes to address the environmental conditions at a portion of the Yaffa Site designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 of the City of Camden Tax Map (the "Site"); and

**WHEREAS**, the CRA manages the Camden Brownfields Program for the City and has grant funds available for such purposes; and

**WHEREAS**, the New Jersey Department of Environmental Protection ("NJDEP") provided preliminary data for the Yaffa Site soils that indicates the presence of elevated levels of contamination at the Site that require remediation; and

**WHEREAS**, a Licensed Site Remediation Professional ("LSRP") is required to oversee the implementation of any environmental assessment or remediation conducted in New Jersey, pursuant to N.J.S.A. 58:10C-1 et seq; and

**WHEREAS**, CRA by Resolution 03-09-22C awarded a contract in the amount of \$12,384.00 to Montrose Environmental Solutions, Inc. ("Montrose") to provide LSRP and environmental assessment and remediation services at the Site; and

**WHEREAS**, additional environmental assessment and remediation activities are required by the New Jersey Department of Environmental Projection ("NJDEP") to address site specific conditions encountered during the implementation of the prior contract; and

**WHEREAS**, Montrose has served as the LSRP for the Site since 2022 when the firm was awarded a contract in a competitive, open and fair process; and

**WHEREAS**, CRA has solicited Montrose for a price proposal and Montrose has provided a price proposal not to exceed \$113,194.31 for environmental and LSRP services at the Site, pursuant to the provisions of N.J.S.A. 40A 11-5 (1) (a)(i) for a non-fair and open contract; and

**WHEREAS**, the cost of the proposed work is eligible under the Shared Services Agreement with the City, and grants from the U.S. EPA Brownfield Revolving Loan Fund, NJ Hazardous Discharge Site Remediation Fund (HDSRF), and the City's American Recovery Act Plan Funding for Block 321 of the Yaffa Site.

**03-20-24D (cont'd)**

**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 negotiate and enter into a professional services agreement with Montrose Environmental Solutions, Inc. to provide Environmental and Licensed Site Remediation Professional Services at the Site designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 of the City of Camden Tax Map for an amount not to exceed \$113,194.31 for the term of one year; 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.

03-20-24D (cont'd)

**ON MOTION OF:** Christopher Collins


**SECONDED BY:** Derek Davis

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

*Ian K. Leonard*

\_\_\_\_\_  
Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel