

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

**Economic Development-Brownfields**

**Resolution No.: 04-12-23G**

**Resolution Title:**

**Resolution Authorizing an Amendment to Resolution 03-09-22A for a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for Certain Property in Blocks 331 and 324 of the City of Camden Tax Map Located within the Bergen Square Neighborhood**

**Project Summary:**

- CRA by Resolution 03-09-22A executed a Shared Services Agreement (SSA) with the City for oversight and implementation of environmental remediation activities in connection with the Former Yaffa Site (Block 331 and Block 324) in the Bergen Square neighborhood
- An Amendment to the SSA is necessary to include as a source of funding up to \$5MM in Coronavirus State and Local Fiscal Recovery Funds, State & Local Fiscal Recovery Funds and Supplemental Transition Aid Funds for environmental remediation of the Yaffa Site as authorized by City Council Resolution MC-23-8840.
- Prior owners of the S. Yaffa & Sons, Inc./Weyhill Realty Holdings, LLC have been illegally importing and storing 70,000+/- tons of contaminated soil material on Blocks 331 and 324.
- The City, through tax foreclosure is now the owner of the Yaffa Site and committed to the removal of the contaminated soil material and environmental remediation of the Site.
- Under the SSA, CRA has oversight for the remediation, which is taking place in three phases. Contracts were awarded for soil removal of two smaller piles. A contract is contemplated to be awarded for the 3<sup>rd</sup> (larger) soil pile in May/June 2023 timeframe.
- Use of the \$5MM in American Rescue Recovery Plan and Supplemental Transition Aid Funds are necessary for the soil removal contracts and related remedial activities. See Exhibit A.

**Purpose of Resolution:**

To Amend a Shared Services Agreement between CRA and the City of Camden.

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

TBD

**Resolution Authorizing an Amendment to Resolution 03-09-22A to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for Certain Property in Blocks 331 and 324 of the City of Camden Tax Map Located within the Bergen Square Neighborhood**

**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 CRA’s redevelopment duties, CRA manages the City of Camden Brownfield Program including the brownfield planning activities, applying for and managing grants for brownfield investigation and remediation, and contracting for associated services; and

**WHEREAS**, prior owners of the S. Yaffa & Sons, Inc./Weyhill Realty Holdings, LLC have been illegally importing and storing 70,000+/- tons of contaminated soil material and negatively impacted City of Camden owned Tax Block 331, Lots 41, 46, 48, 49, 50, 52, 54, 55-65, 67, 75, 80, 114 and Tax Block 324, Lots 7-9, 10, 26-33, 34, 40 and 41; City of Camden owned Tax Block 331, Lots 86, 87, 113 and Tax Block 324, Lots 4, 11, 14, 15, 16, 17, 18, 19, and 20; and CRA owned Tax Block 331, Lot 89 and Tax Block 324, Lot 39 (the “Yaffa Site”); and

**WHEREAS**, the City of Camden, through tax foreclosure is now the owner of the Yaffa Site and is committed to the removal of the contaminated soil material and environmental remediation of the Site; and

**WHEREAS**, CRA by Resolution 03-09-22A executed a Shared Services Agreement (“SSA”) with the City of Camden for CRA to secure funding and provide oversight and implement environmental remediation activities at the former Yaffa Site (Blocks 331 and 324), and

**WHEREAS**, an Amendment to the SSA is necessary to include and allow for the use of up to \$5 Million in Coronavirus State and Local Fiscal Recovery Funds, State & Local Fiscal Recovery Funds and Supplemental Transition Aid funds, which are authorized by City Resolution MC-23-8840 for the environmental remediation of the Yaffa Site. See Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to amend the terms of the Shared Services Agreement between the City of Camden Redevelopment Agency and the City of Camden for the use of up to \$5 Million in Coronavirus State and Local Fiscal Recovery Funds, State & Local Fiscal Recovery Funds and Supplemental Transition Aid Funds for the environmental remediation of the former Yaffa Site as authorized by City of Camden Resolution MC-23-8840; and

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

04-12-23G (cont'd)

ON MOTION OF:


SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins			
Derek Davis			
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

## Exhibit A

## YAFFA SITE

Sources and Uses - March 2023

## Sources

City SSA Funding	\$190,755.00
HDSRF Awarded	\$ 54,766.00
HDSRF Proposed	TBD
NJEDA BIF Grant (Lot 86)	\$157,142.00
CRA Lot 87 RLF Sub grant	\$164,560.00
American Recovery Act & Supplemental Transition Aid Funds	\$5,000,000.00
	<hr/>
	\$5,567,223.00

## Uses

Grant Applications	\$6,800.00
NJEDA HDSRF Application Fee	\$500.00
NJDEP Annual fees	\$ 8,000.00
Soil Pile Lot 86/87 Remediation Contractor	\$136,212.00
Drum Removal Remediation Contractor	\$ 9,898.00
Soil Pile North Remediation Contractor	\$209,160.00
Soil Pile South Remediation Contractor	\$2,656,625.00
LSRP Services Pre-Soil Pile Clearance	\$ 210,020.00
BRS Third Party Owners Rep / Bid Spec Prep (multiple years)	\$ 205,690.00
CRA Project Fees	\$ 95,000.00
CONTINGENCY	2,029,318.00
*Environmental Assessment - TBD Post Soil Pile Removal*	UNKNOWN
*Additional Environmental Remediation - TBD Post Soil Pile Removal*	UNKNOWN
	<hr/>
	\$5,567,223.00