

**Camden  
Redevelopment  
Agency**

September 18, 2014

Environmental Management Support, Inc.  
Attn: Mr. Abe Parker  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
(301) 589-5318

Re: City of Camden Redevelopment Agency  
EPA Brownfields Area-Wide Planning Grant Proposal

Dear Mr. Parker:

Enclosed please find an application for an EPA Brownfields Area-Wide Planning Grant for the City of Camden Redevelopment Agency (CRA) in Camden, New Jersey.

Pertinent applicant information follows:

1. Applicant: City of Camden Redevelopment Agency  
520 Market Street, City Hall Suite 1300, Camden, New Jersey 08102-1300
2. Applicant DUNS Number: 808905579
3. EPA Grant Funding Amount Requested: \$200,000
4. AWP Project Area Location & Description:
  - a. Mt. Ephraim Choice Neighborhood, City of Camden, Camden County, New Jersey
  - b. General population of project area is 10,569 and population of the City of Camden is 77,606 according to 2008-2012 American Community Survey 5-Year Estimates.
  - c. The Mt. Ephraim Choice Neighborhood is located in urban Camden, New Jersey just across the Delaware River from Philadelphia. The Mt. Ephraim Choice Neighborhood covers three neighborhoods in Camden known as Liberty Park, Whitman Park, and Centerville. The Mt. Ephraim Choice Neighborhood is bounded by commercial corridors and the heavily traveled Interstate 676. The area is characterized by high unemployment and poverty and low income levels. Typical land uses are predominantly residential and commercial with many vacant brownfield sites, particularly in the Whitman Park area. Despite these socioeconomic disadvantages, neighborhood assets like anchor institutions and a high speed rail line station provide an opportunity to build upon the Mt. Ephraim Choice Neighborhood's strengths and revitalize it in a sustainable manner.

5. Project Contacts:

- a. Project Director: Mr. James Harveson, Director of Economic Development  
City of Camden Redevelopment Agency  
520 Market Street, City Hall Suite 1300, Camden, New Jersey 08102-1300  
Email: jaharves@ci.camden.nj.us  
Phone: (856) 757-7600  
Fax: (856) 964-2262
- b. Chief Executive: Ms. Sandra Ross Johnson, Executive Director  
City of Camden Redevelopment Agency  
520 Market Street, City Hall Suite 1300, Camden, New Jersey 08102-1300  
Email: sajohnso@ci.camden.nj.us  
Phone: (856) 757-7600  
Fax: (856) 964-2262

6. Date submitted: September 22, 2014

7. Project Period: Anticipated May 1, 2015 - April 30, 2017

Project Summary: The goal of local stakeholders is to transform the Mt. Ephraim Choice Neighborhood into a revitalized, mixed-used, and sustainable community for working residents at a variety of income levels. Key partners like the CRA, the Housing Authority of the City of Camden, City staff, local community groups, and numerous other organizations partnered together to perform planning activities under a 2012 HUD Choice Planning Grant. The resulting *Mt. Ephraim Choice Neighborhood Transformation Plan* includes plans for the creation or rehabilitation of housing, the creation of new businesses, and the rehabilitation or demolition of existing business structures. The plan also addresses public safety, job skills training, education, and health care. The Area-Wide Planning project would build upon all planning efforts to date by focusing on brownfields as a major impediment for redevelopment considerations, including the catalyst Camden Labs site on Davis Street. The Area-Wide Planning project activities would include additional community engagement activities, evaluating existing planning documents and environmental data to determine the extent to which contamination and other issues will impact revitalization, a market analysis, and development of a *Brownfields Area-Wide Plan* for the Mt. Ephraim Choice Neighborhood.

I am excited about the opportunity that this funding will provide to the citizens of the City of Camden. Thank you for your consideration.

Sincerely,



Sandra Ross Johnson  
Executive Director

cc: Schenine Mitchell, EPA Region 2

CITY OF CAMDEN REDEVELOPMENT AGENCY, NEW JERSEY  
 EPA BROWNFIELDS AREA-WIDE PLANNING GRANT PROPOSAL  
 Mt. Ephraim Neighborhood

**RANKING CRITERIA 1: COMMUNITY NEED**

i. Economic Concerns: The City of Camden boasts an impressive history. The Campbell Soup Company has been headquartered here for almost 150 years. The poet Walt Whitman lived and is buried here. The first record was made in Camden. RCA Victor opened the first commercial recording studio in Camden. The first drive-in movie theater opened in Camden. The first color television was manufactured in Camden. However, in recent times, Camden captures national headlines for pervasive poverty and violent crime that occurs in and around the city’s estimated 210 brownfields. Efforts to reverse recent trends include the receipt of the FY2012 US Department of Housing and Urban Development (HUD) Choice Neighborhoods Planning grant targeting the Mt. Ephraim neighborhood. Building upon the momentum created by the Choice planning initiative, this EPA Area Wide Planning (AWP) grant proposal focuses on developing a strategy for addressing one of the primary impediments identified in the Mt. Ephraim Choice area: brownfields.

There are serious economic concerns throughout Camden, including in the area targeted by this proposal: the Mt. Ephraim Neighborhood, comprised of three Census Tracts: 6015 (Whitman Park), 6016 (Liberty Park), and 6017 (Centerville). Demographic data for the targeted neighborhood includes:

**Economic Concerns Demographic Information<sup>1</sup>**

	US	New Jersey	Camden City	Mt. Ephraim Choice Neighborhood		
				6015 (Whitman Park)	6016 (Liberty Park)	6017 (Centerville)
Population	309,138,711	8,793,888	77,606	5,501	2,254	2,814
Unemployment Rate	9.3%	9.5%	23.9%	26.1%	21.5%	28.0%
Families Below Poverty	10.9%	7.4%	35.2%	35.8%	23.3%	55.9%
Families w/Related Children <5 Below Poverty	18.2%	11.6%	42.2%	37.7%	6.7%	70.2%
Individuals Below Poverty	14.9%	9.9%	38.6%	40.8%	26.5%	59.3%
Median Household Income	\$53,046	\$71,637	\$26,705	\$26,449	\$28,161	\$16,276
Per Capita Income	\$28,051	\$35,928	\$12,869	\$14,561	\$12,176	\$9,373
Households Receiving Food Stamp Benefits in the Past 12 Months	11.4%	6.8%	35.0%	33.9%	32.6%	55.4%
Occupied Housing w/No Vehicles Available	9.0%	11.7%	34.5%	41.2%	39.4%	48.7%
Families w/Grandparents Responsible for Grandchildren	39.8%	26.5%	40.1%	56.6%	80.2%	39.6%
Population Lacking High School Diploma	14.3%	12.1%	35.8%	32.0%	33.9%	40.5%

<sup>1</sup>Data from 2008-2012 American Community Survey 5-year estimates unless otherwise indicated.

As is shown in the table above, nearly every major economic indicator in the targeted area is significantly higher than the state and national averages. In the three targeted Census Tracts, the unemployment rates are between two and three times higher than the national and state averages. Camden is plagued with alarming poverty rates, which are many times higher than the national and state averages, and children are particularly impoverished. In some neighborhoods, nearly three out of four children live below the poverty line. In addition, at least one-third of households in the target

area have received federal food stamp benefits in the prior year. Educational attainment in the Mt. Ephraim Choice Neighborhood is also lacking, as the population without a high school education is between 32% and 41% in the targeted areas, compared to the national average of 14%.

Given Camden's high degree of socioeconomically disadvantaged citizens, the increased service demand quickly outpaces the City's available financial resources. This dichotomy of a need for services contrasted with scant resources is further exacerbated a high vacancy rate and a concentration of non-profit social service providers, meaning that more property is occupied by tax-exempt entities. Today, almost half of the assessed property value in Camden is tax exempt. Such a formula for poverty results in scarce discretionary funds.

Camden is truly the most distressed city in the state of New Jersey. According to information from the state's *Multi-Year Recovery Plan* for Camden, Camden's tax ratable base is the smallest on a per capita basis in all of New Jersey at approximately one-half that of other cities and one-quarter of Camden County. Further, the Camden Redevelopment Agency (CRA) is not directly funded by tax revenues. As addressing brownfields is integral to any city redevelopment effort, this further limits the ability of the CRA to address the problems of blight and poverty and to create jobs in the community. Given the fiscal state of the city and competing needs for basic services, the CRA is unable to address these brownfields without outside assistance and relies on public funding sources to plan, investigate, and remediate brownfields.

ii. Social, Public Health, & Environmental Justice Concerns: The Mt. Ephraim Choice Neighborhood is home to many sensitive populations, including minorities, non-English speaking residents, children, and women of childbearing age. The data for these populations and other social indicators are outlined in the table below.

#### Public Health & Other Social Indicators<sup>1</sup>

	US	New Jersey	Camden City	Mt. Ephraim Choice Neighborhood		
				6015 (Whitman Park)	6016 (Liberty Park)	6017 (Centerville)
Minority Population <sup>2</sup>	25.8%	30.4%	84.4%	94.9%	92.5%	95.9%
Households w/Children <18	33.3%	34.9%	43.9%	40.3%	52.3%	52.0%
% Population Women of Childbearing Age	24.7%	24.7%	28.0%	31.2%	29.7%	29.1%
Violent Crime Per 100,000 People <sup>3</sup>	386.9	290.2	2,566.1	N/A	N/A	N/A
Housing Stock Built Pre-1980	57.7%	70.1%	84.4%	84.4%	80.8%	60.1%

<sup>1</sup>Data from 2008-2012 American Community Survey 5-year estimates unless otherwise indicated.

<sup>2</sup>Data represents respondents identifying themselves as a race other than solely White.

<sup>3</sup>Data from Federal Bureau of Investigation 2012 *Uniform Crime Reports* (data is not available on Census Tracts).

Environmental justice has been a challenge in Camden for many years. The nearly 100% minority population in the targeted community contends with the inequitable distribution of environmental burdens. Interstate 676 forms the western border of the Mt. Ephraim Neighborhood, cutting off this neighborhood from the City's waterfront and points to the west. In addition, there are other environmental burdens not experienced in the wealthier, suburban areas of Camden County: a county incinerator plant borders the Mt. Ephraim community; the county sewage treatment plant

whose odors have impacted the targeted area; and water quality challenges associated with combined sewer systems that are well over 100 years old.

It should therefore not be surprising that Camden residents suffer direct health impacts stemming from these environmental issues. The HUD funded Mt. Ephraim Choice planning effort included surveys that speak to residents' health. For example, a survey of households in Branch Village development found that 60% of residents have high blood pressure, and 67% of residents have asthma. In addition, 31% of households included someone with a long-term illness, and 37% of households have someone who has been diagnosed with mental health problems. Based on the height and weight reported by respondents, more than half (56%) would be considered obese or overweight. A similar survey was conducted for Nimmo Court development, where 50% of residents would be considered obese or overweight.

Camden's children suffer from the negative environmental impacts of both indoor and outdoor pollutants. For example, lead was widely used in house paints prior to its ban in 1978. Camden has a high percentage of housing built prior to 1980, particularly in Census Tracts 6015 and 6016. High blood lead levels have been documented to impair learning; a potential contributing factor to the high levels of the target population lacking a high school diploma.

Camden has been the focus of studies and initiatives conducted by government agencies and universities that have analyzed air quality, asthma, lead, and environmental justice metrics as well as performed educational outreach in the area. In 1996, the EPA's National-Scale Air Toxics Assessment found that Camden had the highest cancer risk from hazardous air pollutants in the US—1,300 in one million. Likewise, the New Jersey Department of Environmental Protection (NJDEP)-led Air Toxics Pilot Project assessed air toxics and particulate matter through an emissions inventory, dispersion modeling for key facilities, risk assessment, and air monitoring. The project concluded that Camden had relatively high particulate levels, some of which included toxic metals like arsenic, cadmium, lead, and nickel, as well as high ambient levels of fine particulate matter detrimental to those citizens with respiratory afflictions.

The ills that go hand-in-hand with vacant brownfields—such as crime, homelessness, and drug use—are also prevalent in Camden. According to the FBI, in 2012 the violent crime in Camden was nearly seven times that of the national rate and nearly nine times the state rate (Uniform Crime Reporting Statistics). Camden is continually listed in the top 25 of annual CQ Press list of America's Most Dangerous Cities and once again in 2014 held the top spot on the list. Mt. Ephraim Avenue in the targeted neighborhood has one of the highest crime rates in the City. According to the Camden County Police Department, two focal points along Mt. Ephraim Avenue are considered "high density" crime areas in the City for the 2013 reporting period. Over the past few years, hundreds of shootings and dozens of homicides have taken place in this area, much of it associated with the open air drug trade. In 2013, 14 homicides occurred in the Mt. Ephraim Neighborhood.

iii. Brownfield Challenges: Brownfields exist along Mt. Ephraim Avenue, the commercial corridor that serves as the spine of the Mt. Ephraim Neighborhood. Shuttered storefronts, including dry cleaners and auto repairs, are interspersed among the open businesses. The eastern section of the Mt. Ephraim Neighborhood contains larger brownfield sites such as the Camden Laboratories site (3.56 acres) and the Phil-Mar site (4.1 acres). Not only eyesores, these sites have been left mostly abandoned; they are in extremely poor condition and subject to vandalism, illegal dumping and

various other criminal activities. Given their substantial size, they represent impediments to the advancement of revitalization efforts.

Brownfields, both along Mt. Ephraim Avenue and throughout the study area, are part of the substantial vacancy rate. Vacancy rates within the Mt. Ephraim Neighborhood run as high as 21.4%, compared to 16.7% within the City overall and 10.4% overall in the State of New Jersey (2008-2012 American Community Survey 5-year estimates).

The presence of brownfields in the targeted area may also have more sinister consequences. Given the lackluster performance of the Mt. Ephraim Avenue commercial corridor, it is not surprising that such a high trafficked area, interspersed with abandoned storefronts, serves as an open air drug market. In May 2014, the FBI launched Camden's the largest drug takedown in over a decade. With operations based in the targeted area, the drug organization had an extensive distribution network extending throughout the neighborhood and points beyond to include Philadelphia and surrounding towns. In 2001 a commuter using the high speed rail station blocks from the 3.56 acre catalyst site was abducted and killed. Despite having occurred well over a decade ago, this crime still reverberates in the community and safety remains a concern for use of the rail station.

## **RANKING CRITERIA 2: BROWNFIELDS AREA-WIDE PLANNING PROJECT DESCRIPTION**

- i. Description of Catalyst, High Priority Sites: The catalyst site is the Camden Laboratories site, located in the southeastern most portion of the Mt. Ephraim Neighborhood. Approximately 3.56 acres, the site is blocks from the Ferry Avenue PATCO high speed commuter rail station. The catalyst site is surrounded by a predominantly residential area. A playground and ball field adjoins the site directly to the south and east. The site history dates back to the early 1920's when it was developed as a Hospital for Contagious Diseases. Vacant after 2008, the site was last used until at least 2007 as medical laboratories. Abandoned, the site is currently in tax arrears and can be foreclosed upon. The CRA affirms that the site meets the EPA definition of a brownfield, having been approved by the EPA for site eligibility purposes for the CRA's current EPA assessment grant.
- ii. Selection of Project Area: Despite its challenges, the Mt. Ephraim Neighborhood holds revitalization promise. Running through its center is the once thriving Mt. Ephraim Avenue commercial corridor. A stop on the PATCO high speed line which whisks people from points south into Philadelphia is also located, blocks from the catalyst site. Two community hospitals, Virtua and Our Lady of Lourdes, anchor the neighborhood. The CRA, the City, the City Housing Authority, and Coopers Ferry Partnership, the non-profit sponsor of the EPA AWP proposal, have partnered with scores of residents, business owners, universities and other stakeholders on the multi-pronged initiative to revitalize the Mt. Ephraim Neighborhood.

Kicked off in 2013, the HUD Choice Neighborhoods Planning Grant funded the development of the *Mt. Ephraim Choice Transformation Plan (Choice Plan)*. This plan sets forth strategies for using the redevelopment of distressed public housing as a catalyst for community transformation. Working with residents and the private sector, the *Choice Plan* focuses on the transformation of several public and other federally subsidized housing developments as a force for revitalization in the western portion of the Mt. Ephraim Neighborhood. In addition, the City of Camden, Division of Planning, is spearheading the establishment of a Redevelopment Area within the Mt. Ephraim neighborhood. The resultant *Redevelopment Plan*, which encompasses approximately one square

mile inclusive of the 3.56 acre catalyst site, sets forth the municipal regulatory framework for advancing public sector facilitated redevelopment.

Both of these large scale planning efforts are in the process of being finalized; the *Mt. Ephraim Choice Plan* is expected to be finalized next month and the *Redevelopment Plan* is expected to be ratified by City Council within the next several months. These planning efforts both involved extensive community outreach and identified brownfields as an impediment for revitalization. The next logical step is to build upon these newly minted planning efforts, capitalizing on the momentum of the existing outreach structure to focus on establishing a market based redevelopment strategy for addressing the brownfields within the Mt. Ephraim Neighborhood.

iii. Environmental Activities: The CRA conducted a file search earlier this year of the Camden Laboratories site and developed an understanding of the environmental activities conducted to date. Prior environmental assessments and limited environmental remediation activities have been conducted at the catalyst site between 1989 and 2009. However, the state regulatory standards have changed, requiring additional assessment work to further delineate an area of mercury contamination in soil and to assess the status of previously exhibited volatile organic groundwater contamination. The file review effort was funded by the CRA's EPA assessment grant. As a result, the CRA is poised to develop a solicitation to conduct the next phase of the investigation at the site once the City completes the foreclosure process for the property next year. Cleanup work will also be needed. The CRA envisions using funding from our existing EPA assessment grant and EPA Revolving Loan Fund grant to conduct the remaining environmental work.

iv. Budget Table

Budget Categories	Task 1 Cooperative Agreement Management	Task 2 Community Outreach	Task 3 Research & Analysis	Task 4 Visioning	Task 5 BRAP Preparation	Total
Personnel	\$6,490	\$6,542				\$13,032
Fringe Benefits	\$1,889	\$1,904				\$3,794
Travel						\$0
Equipment						\$0
Supplies						\$0
Contractual	\$5,000	\$25,000	\$35,500	\$37,000	\$75,674	\$178,174
Other			\$5,000			\$5,000
<b>TOTAL</b>	<b>\$13,379</b>	<b>\$33,446</b>	<b>\$40,500</b>	<b>\$37,000</b>	<b>\$75,674</b>	<b>\$200,000</b>

v. Tasks Narrative

**Task 1 – Cooperative Agreement Management**

To ensure the smooth management of the grant, compliance with all reporting and procurement requirements, and timely completion of project tasks, the CRA will engage a professional grant management consulting firm with experience in managing federal grants to ensure all grant requirements are met and perform all grant tracking, compliance, and reporting activities. A Consultant Team will likewise be competitively procured to facilitate community outreach, conduct the research, perform the visioning and planning efforts and all other tasks necessary to develop the Mt. Ephraim Brownfield Area Wide Plan (BAWP). The consultants will be competitively retained in accordance with all applicable federal, state, and local procurement requirements. The CRA will provide project management services to procure and manage contractors as well as act as a liaison

with the supporting non-profits, regulatory agencies and other city entities involved in the development of the Mt. Ephraim BAWP.

<b>Task 1 Budget</b>				
<b>Item</b>	<b>Unit</b>	<b>Qty.</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Personnel CRA Project Manager	HR	125	\$51.92	\$6,490
Fringe CRA Project Manager	%	-	29.11	\$1,889
Contractual Grant Management Consultant	YR	2	\$2,500	\$5,000
<b>Task 1 Total</b>				<b>\$13,379</b>

### **Task 2 – Community Outreach**

The implementation of the EPA AWP grant, like those Mt. Ephraim planning efforts which have preceded it, will be borne from extensive input from the community. Residents, non-profits, community development corporations, anchor institutions and the various City agencies which have strived to improve the Mt. Ephraim community will inform the Mt. Ephraim BAWP. Representatives from these stakeholder groups comprise the Choice Neighborhood Executive Leadership Council. This body was convened to guide the development of the *Choice Plan*, and will be reconvened for the development of the Mt. Ephraim BAWP, ensuring not only continuity with the prior planning efforts but also enabling the brownfield focus of this effort to build upon the foundations of existing planning efforts. The Consultant Team will coordinate and convene the Choice Neighborhood Executive Leadership Council steering committee meetings for the duration of the EPA grant period. A minimum of 12 Choice Neighborhood Executive Leadership Council meetings are anticipated.

The residents, property owners, business owners, institutions and others that have a stake in the development of the Mt. Ephraim multi-pronged planning efforts will be re-engaged in the development of the BAWP. Community meetings are expected to occur at various milestones:

- Community Meeting 1: an initial project kick off meeting once the planning consultant has been engaged to roll out the initiative and solicit initial public input.
- Community Meeting 2: After completion of Task 3 and as part of the initial stages of Task 4. This meeting will present the finding of the research and analysis effort (Task 3) which will inform the development of the visioning and planning for the Mt. Ephraim BAWP (Task 4). The community will be presented with potential reuse scenarios for the catalyst sites. Their feedback will be solicited so that decisions can be made regarding the designated reuse of the catalyst site and any secondary sites deemed priorities for development. This feedback is central to the completion of Task 4.
- Community Meeting 3: Upon development of the draft Mt. Ephraim BAWP, the draft plan will be presented to the community to present the outcomes of the work performed to date and to solicit public input regarding the draft planning document.

These community meetings will be facilitated by the Consultant Team. It is expected that the consultant team will also attend the project steering committee meetings.

<b>Task 2 Budget</b>				
<b>Item</b>	<b>Unit</b>	<b>Qty.</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Personnel CRA Project Manager	HR	126	\$51.92	\$6,542
Fringe CRA Project Manager	%	-	29.11	\$1,904
Contractual Planning Consultant	Lump Sum	-	-	\$25,000
<b>Task 1 Total</b>				<b>\$33,446</b>



### Task 3 – Research & Analysis

Task 3 will establish the baseline for the existing data and information surrounding the catalyst site and the surrounding area. This baseline will be used to formulate the revitalization goals and strategies for the Mt. Ephraim BAWP. The procured planning Consultant Team will be tasked with the following:

- A. Existing Plan / Data Review: Assisted by a CRA graduate student intern, the Consultant Team will collect and review existing documents associated with the project area. The documents are expected to include the recently developed *Redevelopment Plan, Mt. Ephraim Choice Plan, the City Master Plan, and the Comprehensive Economic Development Strategy*. In order to establish the baseline understanding of the environmental contamination issues for the targeted area, the Consultant Team will be provided the reports and other documents obtained during the file search conducted for the catalyst site with the New Jersey Department of Environmental Protection (NJDEP).
- B. Brownfield Inventory: The CRA had obtained assistance from the New Jersey Institute of Technology (NJIT) Technical Assistance to Brownfields (TAB) Program whereby sites with which the CRA had been engaged were catalogued and prioritized. This exercise focused on those sites that have already been identified for development and only included two sites, not including the catalyst site, in Mt. Ephraim. Given that the CRA's prior EPA assessment efforts have focused elsewhere in the City, we feel it is necessary to conduct a focused brownfields inventory effort within Mt. Ephraim. The Consultant Team will be tasked to identify brownfield sites in the area and catalogue their size, ownership type, condition, redevelopment constraints and other information that would be used to inform redevelopment potential.
- C. Brownfield Prioritization: Using site ranking criteria developed by the aforementioned TAB effort, the Consultant Team will analyze the information and rank the sites. Sites scoring high will be considered second tier catalyst sites, provided they meet the criteria for EPA approval, and will be included in the community visioning efforts and the resultant Mt. Ephraim BAWP. It is assumed that a total of three such sites will be identified. NJDEP and EPA file reviews will be conducted for these sites in order to gather information regarding prior assessment and remediation efforts at the sites. Should it be warranted, Phase I investigations will be conducted on second tier catalyst sites to inform the planning process.

<b>Task 3 Budget</b>	
<b>Item</b>	<b>Subtotal</b>
Other: Intern (based on prior costs for graduated student intern position)	\$5,000
Contractual Research & Analysis	\$18,000
Contractual Brownfield Inventory	\$12,000
Contractual Brownfield Prioritization	\$5,500
<b>Task 3 Total</b>	<b>\$40,500</b>

### Task 4 – Visioning

As part of the *Mt. Ephraim Choice Plan*, stakeholders envision the development of 60 new mixed income rental housing units at the catalyst site. The data collected and evaluated as part of Task 3 will be used to establish the parameters for redevelopment design options for the catalyst site as well as any second tier catalysts sites identified in Task 3. These redevelopment options will be borne from the Consultant Team's vetting for consistency with existing infrastructure, consistency with newly formulated planning documents, as well as remediation considerations. The resultant redevelopment options will be presented for consideration by the community.

The procured planning Consultant Team will be tasked with conducting the following:

- A) Site Redevelopment Prioritizations: Similar to the brownfields site ranking criteria set forth in Task 3, the CRA wishes to develop a redevelopment prioritization system that will identify the likelihood of success for various redevelopment options on the primary and second tiered catalyst sites. The Consultant Team will develop an algorithm for redevelopment considerations for these sites. The algorithm will take into consideration community interest, transportation infrastructure, water/sewer infrastructure, open space network, green infrastructure linkage/usage, existing plan support, market viability, redevelopment constraints (such as wetlands), and other parameters. The result will be a ranking of reuse scenarios for the catalyst properties in order to identify the likelihood of success with any given reuse for the sites.
- B) Concept Sketches: To assist with soliciting community input for the determination of the catalyst sites reuse, the Consultant Team shall produce visual representation of the highest ranked reuse for each site to use at Community Meeting 2. The Consultant Team will work within the parameters for site reuse that are set forth in both the *Redevelopment Plan* and the *Choice Plan* to ensure consistency between the Mt. Ephraim BAWP and preceding planning efforts. Upon completion of Community Meeting 2, the conceptual designs will be finalized. Such schematics will be helpful for solicitation of a developer for the site.

<b>Task 4 Budget</b>	
<b>Item</b>	<b>Subtotal</b>
Contractual Site Redevelopment Prioritization	\$25,000
Contractual Concept Sketches	\$12,000
<b>Task 4 Total</b>	<b>\$37,000</b>

**Task 5 – Brownfield Area Wide Plan (BAWP) Preparation**

Task 5 will involve producing a single planning document, the Mt. Ephraim BAWP, which will contain the culmination of the prior tasks and the input solicited from the wide swath of engaged stakeholders. The process used to develop the evaluation and ranking of the prior research and analysis efforts will be used to establish the framework for redeveloping the catalyst sites. At a minimum, the Mt. Ephraim Brownfield Area Wide Plan will contain the following:

- Listing of the documents obtained and reviewed
- The results of the brownfield inventory
- The results of the brownfield prioritization
- The results of the market analysis
- The existing supporting infrastructure
- The results of the site redevelopment prioritizations
- The selected reuse of the catalyst sites from the community meetings

Conceptual designs for the catalysts sites will be developed and included in the plan. The designs will be predicated upon the outcome of the site redevelopment prioritization algorithm as well as the community input obtained from Community Meeting 2. The core of the plan will be comprised of an Action Plan that sets forth the necessary steps needed to implement redevelopment at the targeted sites, such as assessment, remediation, infrastructure improvements needed, developer designation, etc. A schedule for each action item as well as the entity responsible for its undertaking will be included.

The Consultant Team will prepare and present the Draft Plan at Community Meeting 3. Based on input provided from the meeting, the plan will be revised and finalized. The plan will also be presented to the City and the City's Planning Board, and to City Council for action to amend the *Redevelopment Plan* for the area to include the BAWP as a supplement.

<b>Task 5 Budget</b>	
<b>Item</b>	<b>Subtotal</b>
Contractual Draft Area Wide Implementation Plan	\$55,000
Contractual Final Area Wide Implementation Plan	\$20,647
<b>Task 5 Total</b>	<b>\$75,647</b>

iv. Performance Measurement for Project Outputs: Please see **Attachment 4**, Milestones Schedule, which shows the expected outputs anticipated. The tracking, measurement, and documentation in achieving the project outputs will be the responsibility of the CRA. The CRA has identified the outputs that will result from this project. In the event of a grant award, during development of the grant's workplan, the CRA will work with the EPA Project Officer to ensure EPA finds our proposed list of outputs to be acceptable and comprehensive. From there, the CRA will track the progress of all outputs on a quarterly basis to ensure overall project progress. Because the outputs are quantitative, measurement is expected to be straightforward. Documentation of these performance measures will be found in the project's quarterly and final reports.

v. Resources Leveraged for Project Outputs: Many of the resources the CRA has leveraged thus far for the Mt. Ephraim Neighborhood are in support of project outputs and associated activities. The NJIT TAB assistance to create a brownfield prioritization mechanism will be leveraged as part of Task 3 as new sites are identified in Mt. Ephraim BAWP inventory effort and prioritized to identify second tiered catalyst sites. The estimated value of the technical assistance provided by NJIT is \$8,500, based upon cost estimates provided by private consultants. The use of EPA Assessment funding for a contractor to conduct the file reviews and evaluate the data for the Camden Laboratories and Phil-Mar sites was \$5,289.25. The associated memo that was generated will leverage the work to be conducted as part of Task 3 research and analysis. It should be noted that additional resources will be leveraged for brownfields investigation activities as supporting assessment work is expected to be conducted during the course of implementing the AWP project. Please see **Attachment 6** for documentation of leveraged funding.

### **RANKING CRITERIA 3: ACHIEVING PROJECT OUTCOMES**

i. Extent to Which Catalyst Sites Will Address Issues & Reduce Threats: The Mt. Ephraim BAWP project will help reduce threats to human health, the environment, and improve the welfare of sensitive, minority, and low-income, populations living in an environmental justice area. This project will facilitate the assessment, remediation, and redevelopment of brownfields for the creation of a mixed-use community with residential and retail opportunities. By facilitating remediation and redevelopment of the Camden Labs site, potential exposures to contaminants will be eliminated, reducing risk of exposure and potentially improving the long-term health of the community such as those risks posed by PAHs and mercury in soils and volatile organic compounds in groundwater. It is expected that this could positively impact educational attainment as long-term environmental exposures linked to lower IQs and developmental delays would be eliminated. In addition, by providing new housing stock, the older housing stock will be phased out, removing indoor lead paint issues.

Addressing and ultimately redeveloping such a large site in Mt. Ephraim will go a long way toward spurring the development of similarly abandoned and/or vacant properties in the area. By addressing the catalyst site first, it is expected to create a domino effect in the area; as a critical mass is created, the area becomes less attractive for criminal activity, precipitating a much needed decrease in the violent crime rates, not only near the area's high speed rail station, but also along the neighborhood's center of activity along Mt. Ephraim Avenue. As it becomes safer to remain out of doors, it is very likely that residents will become healthier, taking advantage of the walkable community around the transit oriented development. In this manner, reductions of high blood pressure, obesity and overall health are expected to occur.

ii. Extent to Which Project Will Lead to Beneficial Outcomes: By establishing a strategy to address the brownfield sites within the Mt. Ephraim Neighborhood, it is expected that one of the most significant impediments to implementing the community vision contained in the *Choice Plan* will be removed. Many beneficial outcomes include:

- i. **Stimulate Economic Development**: Redevelopment of the Mt. Ephraim Neighborhood will create economic benefits by providing a sustainable mix of residential and commercial components. Mt. Ephraim Avenue is an existing commercial center with the potential for future expansion of economic development opportunities. There are many small stores along the corridor that have continued operating through difficult economic conditions. As the area becomes safer and abandoned or vacant storefronts are identified and addressed, this area is expected to be revived into a more vibrant commercial corridor, with improved shopping choices and increasing commercial sector jobs. In addition, several of the previously identified brownfield sites in the Mt. Ephraim Neighborhood are potential sites for redevelopment associated with a proposed transit village development around the high speed rail station near the catalyst site. It is anticipated that the revitalized transit village will include a new, desperately needed grocery store, a parking garage, and a 40,000-square foot office building. A second phase will include additional office space and retail opportunities. Another measure of economic development will be improved employment rates. By cleaning up the area, it is expected that more and more residents will take advantage of the improved safety and increase access to the high speed rail station. Connecting to employment opportunities in Philadelphia and parts south, it can help reverse the dismal unemployment rates currently observed in the area.
- ii. **Facilitate Use or Reuse of Existing Infrastructure**: New construction on vacant land in existing neighborhoods not only helps to stabilize the neighborhood, but also capitalizes on use of existing infrastructure. Given the age and layout of the Mt. Ephraim Neighborhood, extensive infrastructure already exists in the form of streets, sidewalks, and utilities. It is not expected that future redevelopment will result in large-scale block realignments that would necessitate the construction of large-scale infrastructure. Several smaller, previously identified brownfield sites in Mt. Ephraim are potential sites for redevelopment associated with the proposed transit village development, and would capitalize on the existing transportation hubs in Camden, specifically, the PATCO high speed commuter rail stop. Given that the number of residents that do not have access to vehicles approaches 48% (See Ranking Criteria 1) in the targeted community, the enhanced safe access to public transportation cannot be overstated.
- iii. **Create or Preserve Green Space, etc.**: Residents of the Mt. Ephraim Neighborhood expressed concerns over the lack of high quality, accessible, safe open space, particularly related to opportunities for children to experience the natural environment and participate in recreational activities. There is a total of almost 40 acres of open space within the Mt. Ephraim Neighborhood.

Any reuse plan developed for Mt. Ephraim, be it on the catalyst site that is adjacent to existing recreational fields or elsewhere, will not be at the expense of the existing open space network. In fact, implementation of the *Choice Plan* calls for additional open space amenities to include landscaped buffers running the length of the high speed rail line.

Camden SMART (Stormwater Management and Resource Training) is an initiative that implements green and grey infrastructure techniques for stormwater management and seeks to develop a comprehensive open space framework with environmental, social, and economic benefits. Camden SMART is led by the Camden County Municipal Utilities Authority and five partners, who have already agreed to be part of the AWP project and will work to identify sites that could be reused for green infrastructure purposes. Four clusters of public and private high opportunity sites have been identified in the *Choice Plan* that have significant potential for green infrastructure. Like similar brownfield sites within the City, Camden SMART is looking to replicate rain garden and other green infrastructure opportunities on brownfield sites within Mt. Ephraim.

- iv. **Other Sustainable and Equitable Development Outcomes:** The Choice planning effort set forth the need for expansion and upgrades to the existing Section 8 / public housing offerings in the Mt. Ephraim neighborhood. The *Choice Plan* calls for over 1,200 new or rehabilitated housing units for low to low-moderate income levels, ensuring that any ‘market rate’ housing stock which would be developed in the community would not be at the expense of new affordable housing or the area’s existing low to low-moderate residents.

iii. Advance the HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles: The redevelopment anticipated to be facilitated by this AWP funding will provide for an array of additional benefits supportive of the livability principles. Some examples include:

- **Provide More Transportation Choices:** An existing PATCO station is the focus of a 15-acre mixed-use transit village on a former industrial strip situated between the Lourdes campus and the PATCO Station. The Delaware Valley Regional Planning Commission’s *Shifting Gears: Regional Bicycle Outreach and Priority Setting* report has also identified locations in Camden to which bike lanes could be added, including Haddon and Mt. Ephraim Avenues.
- **Promote Equitable, Affordable Housing:** The *Choice Plan* focuses primarily on the advancement of affordable housing. The redevelopment of Branch Village, rehabilitation of Nimmo Court and other distressed publicly assisted rental housing, and strategic housing initiatives to include the 60 new mixed income units envisioned for the catalyst site totals 1,217 new and rehabilitated homes within the area over a ten-year period. These housing units will be for mixed-income, seniors, and in some cases ownership scenarios in addition to rentals. Addressing the brownfield sites in the community will provide options for such development.
- **Support Existing Communities:** The first phase of the proposed transit village development will be anchored by Camden's first new grocery store in more than a generation, and will also include a new parking garage, and a 40,000-square foot office building. A second phase will include additional office space and retail opportunities.

iv. Performance Measurement for Project Outcomes: The CRA will be responsible for tracking, measuring, and documenting progress in achieving the outcomes describes above. The CRA’s involvement in this project will not end with successful completion of the BAWP. As the City’s redevelopment agency, we will be very involved with obtaining funding, managing remediation, and designating developers. As such, as outcomes are achieved, we will not only be aware of them,

but integrally involved in the execution. Thus, documenting outcomes such as the number of number and type of residential units; number of affordable for sale housing and rental units; acres cleaned up; acres redeveloped; number of new commercial storefronts, number of temporary and permanent jobs; leveraged funding; LEED buildings constructed; increased ridership of the light rail; and tax revenue generated will be a simple matter of providing this information to the EPA as per the requirements of the cooperative agreement.

v. Resources Leveraged for Project Outcomes: The long-term AWP outcomes for which the CRA has leveraged resources include (documentation for awarded leverage is found in **Attachment 6**):

- \$300,000 HUD Choice Neighborhoods Planning Grant;
- \$62,565 local Economic Recovery Board Planning Grant to prepare the aforementioned *Redevelopment Plan*;
- \$150,000 local Economic Recovery Board Acquisition Grant to fund City acquisitions of 65 vacant properties under state Abandoned Property Rehabilitation Act; and
- \$8 million City bond for demolition of an estimated 500 properties in Mt. Ephraim.
- A potential funding source for assessment and remediation are the CRA's EPA assessment grants and the CRA's EPA Revolving Loan Fund grant.
- A potential funding source for development is the HUD Choice Neighborhoods Implementation grant. The City Housing Authority will be submitting an application for the next round of funding for public housing construction/rehabilitation.
- A potential funding source for development is the State Economic Redevelopment and Growth Program. This developer incentive program provides state grants for up to 30% of total project costs. A total of \$175 million is earmarked specifically for Camden.

#### **RANKING CRITERIA 4: COMMUNITY ENGAGEMENT & PARTNERSHIPS**

i. Degree to Which Effort is Already Underway: With the award of the HUD Choice Planning Grant to the Housing Authority of the City of Camden (HACC), a public accountability and governance structure was established for the Mt Ephraim Neighborhood revitalization initiative. Kicked off in March 2013, the Choice Neighborhood Executive Leadership Council was established as the steering committee for the effort. Supported by six task forces, the Leadership Council contains representatives from the City, the Housing Authority, the CRA, residents from the area's public housing developments, and other organizations, such as the non-profit community development corporations like Cooper's Ferry Partnership, anchor institutions in the target area such as Virtua Hospital and Our Lady of Lourdes Hospital, and Camden County Municipal Utilities Authority and the Delaware Valley Regional Planning Commission. It is this structure that will continue to drive the revitalization efforts in Mt. Ephraim. Stakeholder engagement associated with the development of the *Choice Plan* was rigorous. It includes interviews, public meetings, focus groups, and Task Force working group meetings. The *Choice Plan* is currently in final draft form and is expected to be released next month.

Concurrently, the City of Camden Planning Department is developing a *Redevelopment Plan* for a portion of the Mt. Ephraim Neighborhood, specifically encompassing the area where the catalyst site is located. The *Redevelopment Plan* will lay the groundwork for zoning and land use considerations for the area. By law, the creation of any redevelopment plan is formulated by experienced planners with substantive input from city residents, business owners, educational institutions, and other stakeholders with interest in improving the targeted community. Currently in draft form, the *Redevelopment Plan* will undergo a series of public hearings allowing for additional stakeholder input before being ratified by the local Planning Board and City Council. Three steering

committee meetings and three community meetings have already been held for the *Redevelopment Plan*.

Both of the large scale planning efforts are in the process of being finalized; the *Choice Plan* is expected to be finalized next month and the *Redevelopment Plan* is expected to be ratified by City Council within the next several months. Both of these planning efforts deployed extensive community outreach efforts. Both of these planning efforts identified brownfields as an impediment for revitalization in the Mt. Ephraim Neighborhood. The next logical step is to build upon these newly minted planning efforts, capitalizing on the momentum of the existing outreach structure, to focus on establishing a market based redevelopment strategy for addressing the brownfields within the Mt. Ephraim Neighborhood.

By utilizing the inclusive process which governed the development of the *Mt. Ephraim Choice Plan*, the CRA is poised to launch the BAWP to strategically address the brownfield impediments. Use of the same Choice Neighborhood Executive Leadership Council structure with cross representation from the Housing Authority, the City, regional planning entities (the Delaware Valley Regional Planning Commission, the region's MPO) to develop the BAWP ensures consistency with not only applicable local plans such as the Choice plan, but also with regional plans.

Wishing to jump start the implementation of the Mt. Ephraim initiative, the City has recently acquired 65 vacant residential properties and obtained funding for demolishing 500 city owned residential structures. Demolition is expected to be completed within the next year.

ii. List of Project Partners: The following is a list of project partners, including local community-based organizations, government entities, and other stakeholders that have served on the Choice Neighborhood Executive Leadership Council and/or a Choice Task Force and will continue to be involved in the AWP project (Commitment letters can be found in **Attachments 2 and 5**):

Name	Contact Information	Role	Involvement	
			Current	Future
Camden County Municipal Utilities Authority/Camden SMART	Andrew Kricun andy@ccmua.org	Coordination on infrastructure issues and stormwater management	Yes	Yes
City of Camden	Dana L. Redd mayor@ci.camden.nj.us	Coordination of City planning elements	Yes	Yes
Cooper's Ferry Partnership	Anthony Perno perno@coopersferry.com	Economic development organization that supports many private-public projects with the CRA	Yes	Yes
DVRPC	Barry Seymour bseymour@dvrpc.org	Coordination on transportation topics	Yes	Yes
Housing Authority of the City of Camden	Dr. Maria Marquez mmarquez@camdenhousing.org	City housing authority awarded HUD Choice grant and will coordinate on housing topics	Yes	Yes
Liberty Park Neighborhood Association	Patricia Gibson pat.gibson1562@verizon.net	Organized group of residents who will provide input and outreach	Yes	Yes

Name	Contact Information	Role	Involvement	
			Current	Future
Lourdes Health System	Alexander Halata hatalaa@lourdesnet.org	Local hospital that will coordinate on health issues and provide meeting space	Yes	Yes
NJDEP	Kenneth Kloo ken.kloo@dep.state.nj.us	State regulatory agency will provide guidance on environmental concerns	Yes	Yes
United Neighbors of Whitman Park	Reverend Ron Green rgreen.newlife@gmail.com	Neighborhood CBO will provide input and outreach	Yes	Yes
Virtua Hospital	Christopher Chekouras CChekouras@virtua.org	Neighborhood hospital will coordinate on health issues and provide event space	Yes	Yes

iii. Project Partner Implementation: The governing structure for managing the AWP process already exists thanks to the extensive work already performed under the HUD Choice grant. A similar structure using the Choice Neighborhood Executive Leadership Council supported by Task Force groups as described above is envisioned for implementation of the AWP project, including:

- The CRA will oversee the efforts, including procurement of the AWP Consultant Team;
- In an effort to leverage stakeholder capacity built during the Choice process and to ensure that there is a collaborative, community-driven implementation structure and accountability, the AWP project will reconvene the Choice Neighborhood Executive Leadership Council. In addition to including leadership from the City, the Housing Authority, and the CRA, the steering committee will also include members outlined in the table above;
- The Consultant Team will hold community meetings in order to collaborate with residents, property owners, and other stakeholders to develop area-wide reuse strategies. Such meetings will be held in the various communities within the Mt. Ephraim Neighborhood;
- Routine project team meetings will be held as needed. Similar to the meetings that were held under the Choice grant, these meetings will convene stakeholders to memorialize the area-wide reuse strategies, ensure stakeholder input on all deliverables, and jointly commit to achieving priorities identified in the plan.
- The various regional and local planning entities, such as the City Division of Planning and the Delaware Valley Regional Planning Commission, are part of the Neighborhood Executive Leadership Council, thereby ensuring regional support and input in the project;
- Team meetings will provide a forum for the team to move forward with actions and assigning of responsibilities, and to track/report on progress of implementation tasks/actions;
- The possibility of modifications of implementation tasks and actions will be raised at the project team meetings as needed;
- Determination of a timeline of implementation tasks and actions and assigning of responsibilities has already begun thanks to the development of this grant proposal, and especially the attached Milestones Schedule found in **Attachment 4**. These tasks and responsibilities will be revisited over the course of the project as needed.

iv. Community Input: As was done with the development of the *Choice Plan*, the AWP process will be a transparent, community-driven process that will seek to have meaningful input and dialogue with the residents and stakeholders in the target areas.



As mentioned in the Budget section, the CRA will meet with the community throughout the course of the project, primarily to engage and solicit input during major milestones with the development of the BAWP. In addition to tasking residential members of the Neighborhood Executive Leadership Council with spreading the meeting dates and times to their community, meeting notices will be posted on the CRA's website and will also be run in the local *Courier-Post* newspaper. The draft BAWP deliverables will not be deemed acceptable for finalization until after they are presented to the community and the community provides input. It is expected that at least three workshops will be held for this purpose. In addition, the CRA's website will be used for community notification purposes and serve as document repository.

### **RANKING CRITERIA 5: PROGRAMATIC CABABILITY & PAST PERFORMANCE**

i. Organization's knowledge, experience, qualifications, & resources: CRA staff members have managed more than 35 brownfield sites through the state regulatory process and possess the in-house capacity to oversee environmental planning, assessment, and remediation efforts. These staff members provide the procurement and management of planning and environmental engineering firms and also perform the administrative functions associated with pursuing, receiving, and using the investigation and remediation funding. James Harveson, head of the CRA's Division of Economic Development, has been overseeing brownfield remediation projects in Camden for more than six years. He will continue to serve as the Project Manager of the AWP Grant. Mr. Harveson has nearly 30 years' experience in urban redevelopment. Procurement of all consultants needed to implement the AWP Grant-funded activities will be done on a competitive basis in accordance with all applicable state and federal regulations, using procurement systems already in place.

ii. List of Assistance Agreements: Five of the federally-funded assistance agreements similar in size, scope, and relevance to the proposed project that the CRA has performed include:

<b>Cooperative Agreement No.</b>	<b>Description</b>	<b>Award Amount / Date</b>
BF 96288014	EPA Cleanup Grant Harrison Avenue Landfill Lot 7	\$200,000 / 2013
BF 96287914	EPA Cleanup Grant Harrison Avenue Landfill Lot 8	\$200,000 / 2013
BF 96288114	EPA Cleanup Grant Harrison Avenue Landfill Lot 9	\$350,000 / 2013
BF 96287814	EPA Community-Wide Hazardous Substances Assessment Grant	\$200,000 / 2013
BF 96288214	EPA Community-Wide Petroleum Assessment Grant	\$200,000 / 2013

a. **Successful Management & Completion**: The CRA is currently successfully managing all five cooperative agreements with assistance from experienced, contracted environmental firms. All of these grants are expected to close out on time without requiring any extensions. The final technical reports have not yet been submitted under these grants but will be submitted once the projects are complete.

b. **History of Reporting Requirements**: The CRA is current on all reporting requirements, including ACRES, MBE/WBE, Federal Financial Reports, and quarterly reporting. The CRA has not had problems with meeting the expected outputs and outcomes of those agreements. The CRA has adequately and quickly reported to our EPA Project Officer on progress toward achieving the expected outputs and outcomes of these agreements.



# **EPA Brownfields Area-Wide Planning Grant Proposal**

## **Attachment 1**

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## **Threshold Criteria Worksheet**

## **Threshold Criteria Worksheet**

Name of Applicant: City of Camden Redevelopment Agency

**1. Applicant eligibility:** Describe how you are an eligible applicant as specified in section III.A, *Eligible Entities*.

- *The City of Camden Redevelopment Agency (CRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Please see Attachment 3 for documentation of eligibility.*
- *The CRA affirms that we are not a recipient of FY10 or FY 13 BF AWP grant.*

**2. Location of proposed BF AWP project area:**

- a. In the space below, provide geographic boundaries (street, natural and/or constructed boundaries, such as a river or a railway) and approximate acreage of the proposed BF AWP project area.

*The project targets the approximately 664-acre Mt. Ephraim Choice Neighborhood within the borders of the City of Camden, New Jersey. The proposed Brownfield Area-Wide Planning targeted area is bounded by Haddon Avenue to the east, Liberty Street to the north, Interstate 676 to the west, and portions of Bulson Street and Ferry Avenue to the south. The area covers three neighborhoods in Camden known as Liberty Park, Whitman Park, and Centerville.*

- b. In the space below, provide a small but legible black and white map, with scale and street-level detail, which clearly delineates the project area boundaries within the context of the city or community.

*Please see attached figure.*

**3. Identify one catalyst, high priority Brownfield site within the proposed BF AWP project area around which your project will focus:**

In the space below, provide the following information for items a-c (and d-e, if applicable) for one catalyst, high priority brownfield site.

- a. **Basic Brownfield Site Information:** Provide the name of the Brownfields site and the address of the site, include zip code.

*Camden Laboratories Site (Camden Labs), 1667 Davis Street, Camden, NJ 08103*

- b. **Affirmation that the site is NOT any of the following:**

*The CRA affirms that the subject catalyst site is:*

- *NOT listed or proposed for listing on the National Priorities List;*
- *NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and*
- *NOT subject to jurisdiction, custody or control of the U.S. government.*

- c. **Type of Contamination, or Potential Contamination, at the site.**

*This site has potential hazardous substance contamination.*

- d. **If applicable, provide information as needed to demonstrate petroleum site eligibility.**

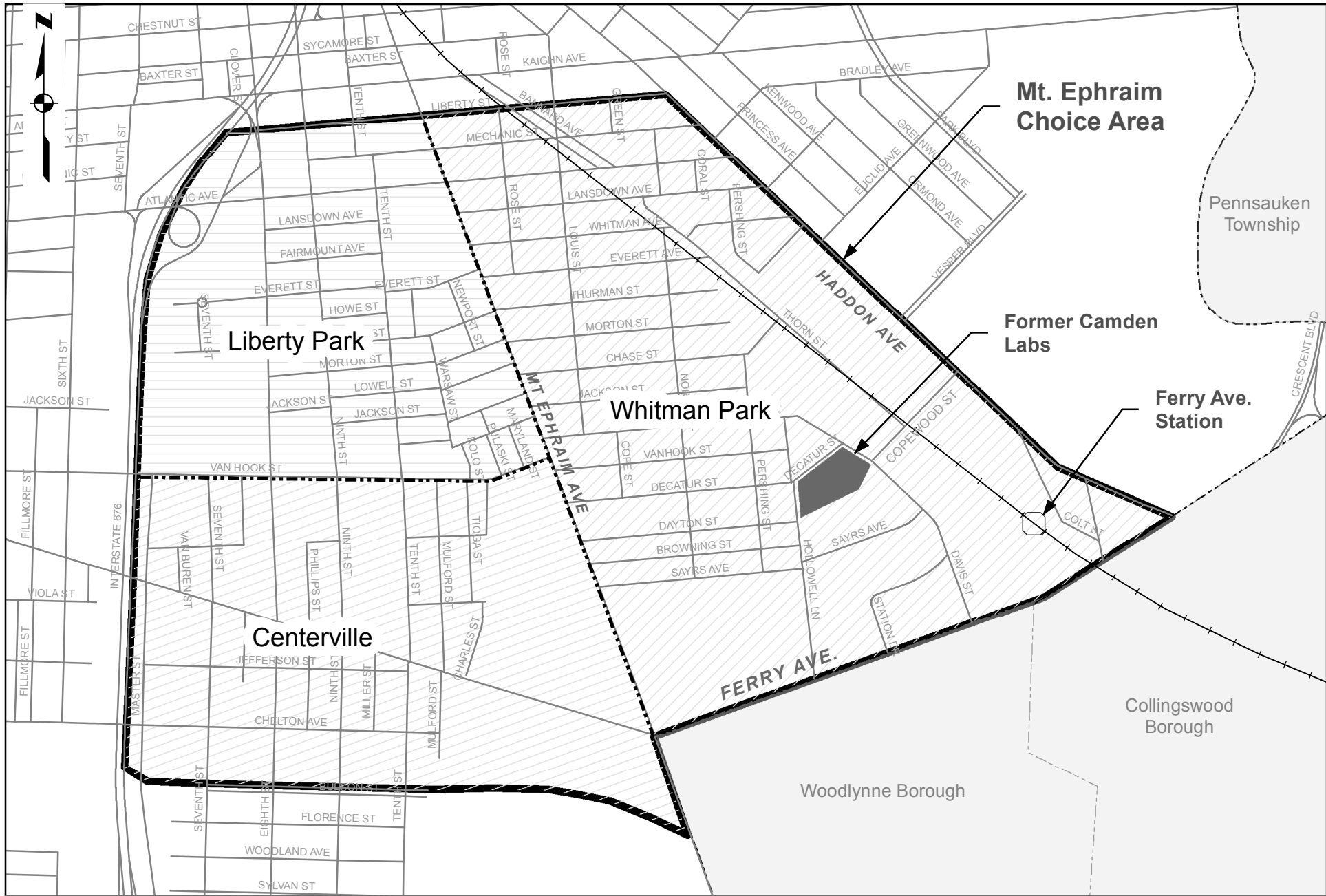
*Not applicable*

- e. **If applicable, provide the date of the EPA's prior determination** that the site meets the definition of "brownfield site" for purpose of a prior brownfield grant per CERCLA § 101(39):

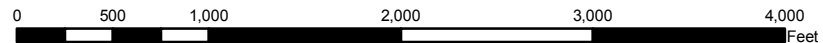
*Not applicable*

**4. Ineligible Activities:** *N/A as it is believed that the proposal does not contain any activities that are ineligible for funding.*

**5. Letter of Commitment:** The letter of support provided with this grant proposal is from the Cooper's Ferry Partnership. This letter can be found in Attachment 2.



**EPA AREA-WIDE PLANNING GRANT  
CAMDEN, NEW JERSEY**





# **EPA Brownfields Area-Wide Planning Grant Proposal**

## **Attachment 2**

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### **Letters of Commitment Cooper's Ferry Partnership**



**COOPER'S FERRY  
PARTNERSHIP**  
LIVE | WORK | INVEST | CAMDEN

September 15, 2014

Ms. Saundra Johnson  
Executive Director  
Camden Redevelopment Agency  
520 Market Street  
City Hall-Suite 1300  
Camden, NJ 08101-5120

Dear Ms. <sup>Saundra</sup> Johnson:

Please allow this correspondence to serve as Cooper's Ferry Partnership's letter of commitment for the EPA Area Wide Planning (AWP) Grant proposal.

As you know, Cooper's Ferry Partnership (CFP) is a private, non-profit corporation dedicated to creating and carrying out development projects within the City of Camden. We develop long-range plans for the redevelopment of Camden and work with private sector, government, and community partners to make these plans a reality. We have partnered with the Camden Redevelopment Agency (CRA) on many redevelopment projects, and given the city's industrial heritage, many of these sites have been brownfields.

In this capacity, CFP is very involved in the planning efforts conducted to date within the area targeted by the CRA's grant application. CFP is a member of the CHOICE Executive Leadership Committee which is tasked with governing the development of the Mt. Ephraim CHOICE Neighborhood Plan (CHOICE Neighborhood Plan). In addition, CFP is undertaking a variety of neighborhood planning, streetscape, and other neighborhood initiatives in the study area. By strategically developing revitalization strategies for the Haddon Avenue Transit Village and the Mt. Ephraim commercial corridor, we are able to build upon the planning efforts of the CHOICE Neighborhood Plan.

The AWP presents an additional opportunity to address an impediment to revitalization within the CHOICE Neighborhood Plan, associated with brownfield sites. We not only support the CRA's application, but we also commit to serving on the stakeholder steering committee that will oversee its implementation. We look forward to our continued public and private partnership with the CRA to effect sustainable economic revitalization and promote Camden as a place in which to live, work, visit and invest.

Should you need to discuss this matter, please feel free to contact me or Meishka Mitchell, our Vice President of Neighborhood Initiatives.

Sincerely,

Anthony J. Perno III, CEO



# **EPA Brownfields Area-Wide Planning Grant Proposal**

## **Attachment 3**

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## **Documentation of Applicant Eligibility**



J-1  
JJL:rt  
8-13-87

ORDINANCE MC-2322 ADOPTED AUGUST 27, 1987

AN ORDINANCE CREATING A CAMDEN REDEVELOPMENT  
AGENCY

WHEREAS, the City of Camden, by an Ordinance adopted on July 27, 1950, did ordain that the Housing Authority of the City of Camden was authorized to carry out redevelopment projects; and

WHEREAS, such authority was vested in said Housing Authority pursuant to the provisions of Chapter 300 of the Laws of 1949 of the State of New Jersey, codified at R.S. 55:14A-31, et seq.; and

WHEREAS, the said Housing Authority, having dutifully fulfilled the obligations and responsibilities vested in it pursuant to the aforementioned Ordinance, but recognizing that the redevelopment activities presently to occur in the City of Camden will require intensive oversight and involvement and further recognizing that its task of providing decent, safe and sanitary housing is placing, and will continue to place, increasing demands on the time and attention of the Housing Authority, having relinquished the redevelopment function vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, in conjunction with such relinquishment the aforesaid Housing Authority, has agreed to allow the City of Camden to assume the redevelopment function, has assigned and given over to the City of Camden or to such agency to which the said City may assign the redevelopment function all of the rights, titles, duties, privileges, responsibilities and powers vested in it as a result of its exercise of the functions vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, there exist in the City of Camden blighted areas or areas which are in the process of becoming blighted; and

WHEREAS, there exist in the City of Camden areas which are undeveloped, underdeveloped and improperly developed; and

WHEREAS, all such areas have been, and will continue to be, harmful to the physical social and economic well-being of the City of Camden; and

WHEREAS, all such areas are deleterious to the health, safety, morals and welfare of the citizens of the State of New Jersey and the City of Camden; and

WHEREAS, the acquisition, clearance, planning, reconstruction and redevelopment of such areas will promote the public health, safety, morals and welfare, stimulate the growth of the City of Camden, preserve existing values and maintain the taxable values of properties and serve to make land in the said City available for development in accordance with approved redevelopment plans; and

WHEREAS, pursuant to the Redevelopment Agencies Law found at Chapter 30 of the Laws of 1949 of the State of New Jersey and codified at R.S. 40:55C-1, et seq., and the amendments and supplements thereto, the City of Camden is authorized to establish by ordinance the City of Camden Redevelopment Agency; and

WHEREAS, it is deemed to be in the best interest of the City of Camden that such a Redevelopment Agency be established and organized and that all of the rights, titles, duties, privileges, responsibilities and powers formerly exercised by the Housing Authority of the City of Camden be assigned to and vested in the aforementioned City of Camden Redevelopment Agency; now, therefore

BE IT ORDAINED that:

SECTION 1. There is hereby established the City of Camden Redevelopment Agency, which is a body corporate and politic.

R.S. 40:55C-1, et seq. and the amendments and supplements thereto;

SECTION 2. All of the rights, titles, duties, privileges, responsibilities and powers (including, not by way of limitation, the right to bring suit at law or in equity) of every type, kind, nature and description formerly vested in the Housing Authority of the City of Camden in carrying out redevelopment functions is hereby assigned, given over to and vested in the City of Camden Redevelopment Agency;

SECTION 3. The aforesaid City of Camden Redevelopment Agency shall have all of the rights, privileges and powers accorded to such bodies pursuant to the laws of the United States and the State of New Jersey and the ordinances of the City of Camden to do all things which may now be permitted to be done or which may hereafter be permitted to be done by such bodies; and

SECTION 4. The aforesaid City of Camden Redevelopment Agency shall adopt:

a. A comprehensive affirmative action program governing the hiring of its employees.

b. a strong minority set aside program governing redevelopment projects which provide opportunities for participation in these projects by minority and women-owned businesses and developers.

c. a strong outreach program designed to identify and generate the participation of minority and women owned businesses and developers as both the primary developer and general contractor for redevelopment projects.

d. a provision in its by-laws designed to assure that the composition of the Board of Directors/Commissioners of the Redevelopment Agency will fairly reflect the City's population.

BE IT FURTHER ORDAINED that the Housing Authority of the City of Camden is henceforth and hereafter indemnified and held harmless against any suit or claim of any kind arising out of any actions of the City of Camden and/or the City of Camden Redevelopment Agency in the fulfillment of the functions and responsibilities formerly vested in the said Housing Authority.

SECTION 5. All provisions of any ordinance adopted which were amended or supplemented shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only. Including any ordinances adopted by a governing body in present form or in its commission form of government.

SECTION 7. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

EDWIN R. RAICZYK

Dated: August 13, 1987

The above has been reviewed and approved as to form.

Patricia G. Barden  
City Attorney

Joseph G. Lewis  
President City Council  
Mel R. J.  
Mayor



# **EPA Brownfields Area-Wide Planning Grant Proposal**

## **Attachment 4**

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## **Milestones Schedule**

**Attachment 4: Milestones Schedule**

**CITY OF CAMDEN REDEVELOPMENT AGENCY, NEW JERSEY  
EPA BROWNFIELDS AREA-WIDE PLANNING GRANT PROPOSAL  
Mt. Ephraim Neighborhood**

<b>Task</b>	<b>Timeframe</b>	<b>Expected Outputs</b>
Task 1: Cooperative Agreement Management	10/1/15-9/30/17	<ul style="list-style-type: none"> <li>• Number of EPA Reports</li> <li>• RFP for BRAW plan Consultant Team</li> <li>• RFP for Grant Management Consultant</li> </ul>
Task 2: Community Outreach	<ul style="list-style-type: none"> <li>• Executive Leadership Council Meetings to take place every other month for the duration of the project.</li> <li>• Community meetings to take place 1/16, 9/16, 5/17</li> </ul>	<ul style="list-style-type: none"> <li>• Number of Choice Neighborhood Executive Leadership Council Meetings</li> <li>• Number of Community Meetings</li> <li>• Number of Attendees at Community Meetings</li> </ul>
Task 3: Research and Analysis	1/1/16- 6/30/16	<ul style="list-style-type: none"> <li>• Report documenting existing conditions</li> <li>• Updated neighborhood brownfield inventory</li> <li>• Prioritized list of brownfield sites</li> <li>• File reviews of second tier catalyst sites</li> </ul>
Task 4: Visioning	7/1/16-12/31/16	<ul style="list-style-type: none"> <li>• Redevelopment prioritization system</li> <li>• Concept sketches</li> </ul>
Task 5: BRAP Preparation	1/1/17-6/30/17	<ul style="list-style-type: none"> <li>• Draft Mt. Ephraim BRAW Plan</li> <li>• Final Mt. Ephraim BRAW Plan</li> <li>• Adoption of plan by City</li> </ul>

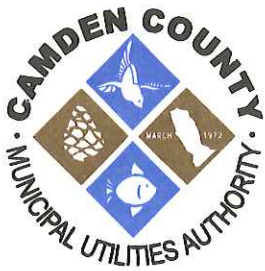


## **EPA Brownfields Area-Wide Planning Grant Proposal**

### **Attachment 5**

-

### **Additional Letters of Commitment**



## THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

1645 Ferry Avenue • Camden, NJ 08104  
Phone (856) 541-3700 • Fax (856) 964-1829  
[www.ccmua.org](http://www.ccmua.org)

September 15, 2014

Sandra Johnson, Executive Director  
Camden Redevelopment Agency  
City Hall Suite 1300  
520 Market St.  
Camden, NJ 08101-5120

Re: Letter of Support

Dear Ms. Johnson:

I am writing to you to provide a formal acknowledgement of the Camden County Municipal Utilities Authority (CCMUA) commitment and support for the CRA's grant application for an EPA Area-Wide Planning Grant for the Whitman Park neighborhood.

The CCMUA is committed to serving as a collaborative partner for many of the redevelopment endeavors undertaken by the CRA. Central to our mission is the operation of the municipal sewer and water systems, providing quality wastewater management through shared responsibility of teamwork and individual effort ongoing training, education and research, and regulatory compliance. The CCMUA is committed to continuous improvement of the systems and services for Camden City.

As you know, the CCMUA is one of six coalition members that coordinate the Camden SMART (Stormwater Management and Resource Training) Initiative. Founded in 2011, SMART is a community-driven movement to protect human health, improve conditions for development, improve water quality, and enhance the quality of life for Camden City, its residents, and the Delaware River watershed through the broad use of green and grey infrastructure techniques for stormwater management. To date, Camden SMART has constructed nearly 40 green infrastructure projects throughout Camden that capture, treat, and infiltrate over 3.8 million gallons of stormwater each year that would otherwise contribute to overflows of the combined sewer system into Camden's streets, parks, homes, and waterways. Camden SMART has also distributed more than 120 rain barrels to residents and planted nearly 1,000 trees.



Making It Better, Together.

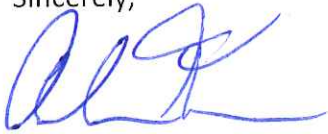
[www.camdencounty.com](http://www.camdencounty.com)

The CCMUA understands the importance of this EPA Area-Wide Planning Grant because it will fund the planning needed that will lead to the remediation environmental contamination. Without this EPA grant, the brownfield sites in the neighborhood will continue to contaminate stormwater and negatively impact conditions for future development.

The CCMUA looks forward to continuing our work with the CRA. Should this grant be awarded, we expect participate on the Area-Wide Planning steering committee, and we also will provide input pertaining to the area's stormwater infrastructure system. In addition, we will also provide access to the resources of the Camden SMART initiative for the target area.

Should you have any questions, please do not hesitate to contact me at (856) 583-1223.

Sincerely,



Andrew Kricun, P.E., BCEE  
Executive Director/Chief Engineer



OFFICE OF THE MAYOR  
CITY OF CAMDEN  
NEW JERSEY

DANA L. REDD  
MAYOR

TEL: 856-757-7200  
FAX: 856-963-1841  
EMAIL: MAYOR@CI.CAMDEN.NJ.US  
WEBSITE: WWW.CI.CAMDEN.NJ.US

September 19, 2014

Sandra Johnson, Executive Director  
Camden Redevelopment Agency  
City Hall  
520 Market St., Suite 1300  
Camden, NJ 08102

Dear Ms. Johnson:

Please allow this letter to serve as the City of Camden's support and commitment letter for the Camden Redevelopment Agency's (CRA) proposal for the US Environmental Protection Agency Area - Wide Planning Grant (AWP).

The City is excited by the work that the Camden Redevelopment Agency (CRA) accomplishes with the remediation and redevelopment of former industrial sites which move forward our goals for sustainable greenbuilding and smart growth.

I am quite pleased to also share that the area boundary in the CRA's AWP and the boundary for our Mt. Ephraim CHOICE Neighborhood Plan with the US Department of Housing and Urban Development are the same. More specifically, the AWP will allow the City and the CRA to address major catalytic contaminated sites in Whitman Park, a neighborhood within the boundary of the area challenged with severe socioeconomic struggles, drug use and crime.

The City will of course assist with the implementation of the grant in any way it can. We commit to providing in-kind resources with planning and engineering staff, and will also provide leadership for the AWP through our Executive Leadership Committee established by my office for the redevelopment strategy in our Mt. Ephraim CHOICE Neighborhood Plan. The City is poised to additionally provide guidance on ways in which the plan would connect with neighboring communities, thereby resulting in a best practice for environmental and economic sustainable development throughout Camden.

We thank you for spearheading this effort. We look forward to continuing our partnership with the CRA on this very important planning opportunity.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dana L. Redd".

Dana L. Redd  
Mayor



September 15, 2014

Sandra Johnson  
Camden Redevelopment Agency  
City Hall  
520 Market Street, Suite 1300  
Camden, NJ 08102

Dear Ms. Johnson:

On behalf of the Delaware Valley Regional Planning Commission (DVRPC), I am pleased to offer our support for the Camden Redevelopment Agency's grant proposal for an Environmental Protection Agency Area-Wide Planning Grant.

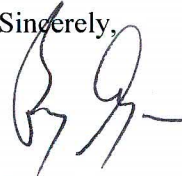
Serving the Greater Philadelphia region for more than 40 years, DVRPC works to foster regional cooperation in a nine-county, two-state area. DVRPC ensures that City, county, and state representatives work together to address key issues, including transportation, land use, environmental protection, and economic development. The City of Camden is an active member and participant on the DVRPC Board.

The Area-Wide Planning Grant will build upon the HUD Choice Planning grant, for which DVRPC participated on the Housing and Neighborhoods Task Force. DVRPC understands how brownfields in the targeted neighborhoods have been a significant obstacle in fully implementing the work enacted by the Choice Neighborhood Plan. By focusing on the catalyst Camden Laboratories site, the work conducted under this Area-Wide Planning Grant will allow for the surrounding neighborhood to adequately build the foundation for neighborhood revitalization efforts.

In order for real change to occur in our neighborhoods, cities, and regions, comprehensive planning is a key step. As such, DVRPC welcomes the opportunity to assist the Camden Redevelopment Agency by serving on the Area-Wide Planning steering committee. As the region's Metropolitan Planning Organization, DVRPC can also provide assistance with transportation issues under the Area-Wide Planning Grant.

Should you have any questions, contact me at 215-238-2831 or [bseymour@dvrpc.org](mailto:bseymour@dvrpc.org). Best of luck with this grant proposal.

Sincerely,



Barry Seymour  
Executive Director



# HOUSING AUTHORITY OF THE CITY OF CAMDEN

2021 WATSON STREET, CAMDEN, NEW JERSEY 08105

TELEPHONE: (856) 968-2700

FAX: (856) 968-2754

**Deborah Person-Polk**  
*Board of Commissioners  
Chairperson*

**Maria Marquez, Ph.D.**  
*Executive Director*

September 18, 2014

**Patricia Gibson**  
*Vice-Chairperson*

Ms. Saundra Johnson  
Camden Redevelopment Agency  
520 Market Street, Suite 1300  
Camden, NJ 08102

**Andres Camacho**  
*Commissioner*

Dear Ms. Johnson:

**Maria Correa**  
*Commissioner*

The Housing Authority of the City of Camden has been serving city residents since 1938, when our first development, Westfield Acres, opened with 514 units to meet "household needs." Today, HACC serves 4,000 residents annually. Our holdings have grown to include four family sites, three highrises for seniors and the physically challenged, and a homeownership development. HACC is also the proud recipients of three HOPE VI awards.

**Deborah Keys**  
*Commissioner*

**Delores Showell**  
*Commissioner*

We are pleased to provide this letter of support for the Camden Redevelopment Agency grant application for an area-wide planning grant. The area targeted for the US Environmental Protection Agency grant aligns with the area targeted in the \$300,000 Mt. Ephraim Corridor Choice Neighborhoods Transformation Planning grant. The Choice Plan, spearheaded by HACC, focuses on housing, neighborhood amenities, and people, specifically in the three neighborhoods of Centerville, Liberty Park, and Whitman Park. The Environmental Protection Agency-funded work proposed under this area-wide planning grant would allow Camden to appropriately address sites that have caused frustration and delays in progress with redevelopment in Whitman Park, one of which is the Camden Laboratories Site. Brownfields are a significant problem in our historically industrial city and impact our residents on a daily basis.

**Vacant**  
*Commissioner*

HACC looks forward to working with the Camden Redevelopment Agency in providing guidance on collaborating with the Choice initiative and implementation grant as well as serving on the Executive Leadership Committee for the area-wide grant. In this capacity, HACC commits to assisting with the implementation of the Environmental Protection Agency grant, enabling seamless coordination with the implementation of the Choice Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Maria Marquez".

Maria Marquez, Ph.D.  
Executive Director

September 19, 2014

Saundra Johnson, Executive Director  
Camden Redevelopment Agency  
City Hall Suite 1300  
520 Market St.  
Camden, NJ 08101-5120

Dear Saundra Johnson:

Thank you for your agency's efforts to support the revitalization of the City of Camden.

As you know, the Liberty Park Neighborhood Association is a group of residents that seek to improve our community. The group meets monthly to discuss neighborhood issues and community programs. Working with residents, local businesses, and other agencies, LPNA has already begun the process of revitalization in Liberty Park. The Liberty Park Learning Center offers educational support to children and adults in the community. Our clean-up days and tree plantings have also contributed to the beautification of our neighborhood.

The Liberty Park Neighborhood Association supports your agency's submittal of an application for a United States Environmental Protection Agency Areawide Planning Grant for the Mt. Ephraim Choice Transformation Plan area. It is exciting to know that this grant would build upon the planning initiative framed by the Choice Plan that was funded by the United States Department of Housing and Urban Development by focusing on the revitalization of contaminated properties within the Choice Plan boundary. Liberty Park is within this boundary.

The Liberty Park Neighborhood Association would like to be an active participant in your Areawide Planning Grant's Steering Committee as we are keenly aware of problems and frustrations that plague our residents. Since we played a role in the Liberty Park Neighborhood Strategic Plan, we are able to advise on lessons learned and have our plans link together for a cohesive plan that does not end at neighborhood boundaries.

We look forward to working together on this exciting project.

Sincerely,



Patricia Gibson

September 16, 2014

**CORPORATE OFFICE**  
1600 Haddon Avenue  
Camden, NJ 08103  
(856) 757-3500  
Fax (856) 757-3611

**OUR LADY OF LOURDES  
MEDICAL CENTER**  
1600 Haddon Avenue  
Camden, NJ 08103  
(856) 757-3500  
Fax (856) 757-3611

**LOURDES MEDICAL  
CENTER OF  
BURLINGTON COUNTY**  
218 A Sunset Road  
Willingboro, NJ 08046  
(609) 835-2900  
Fax (609) 835-3061

**OUR LADY OF  
LOURDES HEALTH  
FOUNDATION**  
1600 Haddon Avenue  
Camden, NJ 08103  
(856) 580-6451  
Fax (856) 580-6450

[www.lourdesnet.org](http://www.lourdesnet.org)

Ms. Sandra Johnson  
Executive Director  
Camden Redevelopment Agency  
520 Market St.  
City Hall-Suite 1300  
Camden, NJ 08101-5120

Dear Ms. Johnson:

Thank you for all the work that the Camden Redevelopment Agency has undertaken in the mission of redevelopment and revitalization of the City of Camden. We at Lourdes Health System are acutely aware of the struggles that face our residents and communities here in Camden, as we are one of the region's leading healthcare providers, with our main facility (Our Lady of Lourdes Medical Center) located within the City. In fact, Our Lady of Lourdes was founded specifically to serve the people of Camden, and we take pride in our history of service to this City.

As healthcare providers, we understand the importance of a healthy environment to the well being of a community. The prevalence of contaminated sites in our urban centers directly impacts the health of all who live, work and play in these areas. By applying for a federal area-wide planning grant, the Camden Redevelopment Agency is taking a remarkable step forward in developing the strategic plans for addressing housing, health, environmental and economic concerns.

We have been pleased to serve the Camden community and look forward to working directly with the Camden Redevelopment Agency in enacting this area-wide planning grant project. This project will build upon the Choice Neighborhoods initiative, for which we participated on the Health and Wellness Task Force. Lourdes Health System is committed to serving on the Area-Wide Steering Committee and can offer meeting space at 1600 Haddon Avenue as needed, as well as outreach and guidance regarding health-related topics.

Thank you again for spearheading this planning effort. Lourdes Health System is in full support and looks forward to the work we have ahead.

Respectfully yours in service,



Alexander J. Hatala  
President and Chief Executive Officer



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
SITE REMEDIATION PROGRAM  
OFFICE OF BROWNFIELD REUSE  
MAIL CODE 401-05K  
P.O. BOX 420 401 E. STATE STREET  
TRENTON, NEW JERSEY 08625-0420  
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

September 16, 2014

Ms. Saundra Johnson  
Executive Director  
Camden Redevelopment Agency  
520 Market Street, Suite 1300  
Camden, NJ 08101

Dear Ms. Johnson:

The New Jersey Department of Environmental Protection (Department) is expressing its full support of the Camden Redevelopment Agency's (CRA) application for an Environmental Protection Agency (EPA) Area-wide Planning grant for the Mt. Ephraim Avenue planning area. The Department's Office of Brownfield Reuse and other programs have been working closely with CRA and other stakeholders for many years on brownfield redevelopment and other environmental issues to help restore and protect Camden's environment. As you know, the Department, CRA, Mayor Redd, EPA Region II and other partners already work closely in Brownfield Development Areas in the Cramer Hill and North Camden neighborhoods. Our partnership has a successful track record in reusing brownfield sites across the city including Kroc Center on the Harrison Avenue Landfill, Meadows at Pyne Point on the Knox Gelatin Site and the Waterfront South Rain Gardens Park at the site of a former gas station.

Also, as you know, the Department entered into a voluntary collaboration with EPA, Camden County, and the city of Camden to work on broad environmental and quality of life issues in the city through the Camden Collaborative Initiative. The Mt. Ephraim Avenue area is one of the areas that Mayor Redd and the Collaborative partners have prioritized for housing and other improvements that can be realized with good brownfields planning and reuse. This area was the recipient of a recently-awarded HUD Choice Neighborhood Planning award, so the housing component of this project area provides momentum and leverage for neighborhood revitalization through brownfields reuse.

The Department looks forward to partnering with Camden's stakeholders in successful planning for brownfield reuse in the HUD Choice neighborhood and other cities around the nation. If you have any questions, please reach out to Frank McLaughlin of my staff at (609)633-8227 or [frank.mclaughlin@dep.nj.gov](mailto:frank.mclaughlin@dep.nj.gov).

Sincerely,

Kenneth J. Kloo  
Director, Division of Remediation Management





*United Neighbors of Whitman Park Assoc.*

Ali Sloan-El, President

Reverend G. Ronald Green, Executive Director

September 12, 2014

Saundra Johnson  
Executive Director  
Camden Redevelopment Agency  
520 Market St., 13<sup>th</sup> Fl.  
Camden, NJ 08102

Dear Ms. Johnson,

I am writing to express the United Neighbors of Whitman Park's support of the Camden Redevelopment Agency's U.S. Environmental Protection Agency Brownfield Area Wide Planning application. We are an organization whose members have an appreciation for the environment and improving the quality of life for local residents, as Whitman Park is our home.

United Neighbors of Whitman Park is a community-based organization located in the heart of the area being targeted by this grant application. As such, we are particularly interested in redevelopment planning activities as well as addressing the contaminated properties that we live near, including the Camden Laboratories site on Davis Street.

While the recent federal Choice Neighborhood Plan grant has been a wonderful opportunity for our area of Camden, which is why we participated on the grant task force. The addition of this Area-Wide Planning Grant would build upon our efforts to date.

Given United Neighbors of Whitman Park's representation of neighborhood residents, we look forward to serving on the Area Wide Planning committee as well as providing a strong conduit of communication between the Camden Redevelopment Agency and our neighbors to address our real concerns, wants, and needs during the course of this project.

Sincerely,

Reverend G. Ronald Green  
Executive Director  
United Neighbors of Whitman Park



September 15, 2014

Ms. Sandra Johnson  
Executive Director  
Camden Redevelopment Agency  
Camden City Hall  
520 Market St., Suite 1300  
Camden, NJ 08101-5120

Dear Ms. Johnson:

Virtua is pleased to provide this letter in support of the Camden Redevelopment Agency Area-Wide Grant application for Environmental Project Agency funding to address environmental contamination issues plaguing neighborhoods in Camden. Located at the corner of Mt. Ephraim and Atlantic Avenues in Camden, Virtua is located along the boundary of the Liberty Park and Whitman Park neighborhoods. We understand these areas will be targeted by the Area-Wide Grant application.

Recognized by leading healthcare associations for quality of care, Virtua's programs have earned numerous accreditations, placing Virtua among an elite class of leading hospitals across the nation. A non-profit organization, Virtua is one of the area's largest employers with more than 8,000 clinical and administrative personnel and more than 1,800 physicians. Having a strong community in which we operate would of course be a positive impact on our patients and their families.

As a local provider of healthcare, outreach, community support, and job opportunities, Virtua is committed to the mission of this grant application. Should the grant be awarded, we can provide any advisement the Camden Redevelopment Agency may need during the course of the project. Given our location in the grant's target area, we can also provide space for project events.

Thank you for spearheading this planning effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher A. Chekouras', enclosed within a hand-drawn oval.

Christopher A. Chekouras  
Senior Vice President  
Virtua Post Acute & Community Based Services





## **EPA Brownfields Area-Wide Planning Grant Proposal**

### **Attachment 6**

-

### **Leveraging Documentation**

**Documentation of  
EPA Assessment Grant Funding  
for  
File Reviews & Data Evaluation for  
Camden Laboratories & Phil-Mar Sites**

REMIT TO: Brownfield Redevelopment Solutions, Inc.  
 PO Box 2293  
 Medford Lakes, New Jersey 08055

**Camden Redevelopment Agency**

**Work Assignment:** 7

**INVOICE:** 2084  
**Date of Invoice:** 13-Jun-14  
**Funding Source:** EPA Hazardous Substance Assessment Fund Grant

Authorizing Resolution: 12-11-13E  
 Billing Period: 28 April 2014 through 01 June 2014

<u>TIME</u>	<u>Total Hours</u>	<u>Hourly Rate</u>	<u>Subtotal</u>
Principal	3.5	\$120	\$420.00
Staff Environmental Engineer	25	\$112	\$2,800.00
Staff Environmental Planner	23.25	\$89	\$2,069.25

MATERIALS & EXPENSES (ODCs)

Total ODCs: \$0.00  
**TOTAL :** \$5,289.25

**INVOICE SUMMARY**

Previously Invoiced	Current Invoice	Invoiced To Date	Budget	Remaining Budget	% Remaining Budget
\$3,445.25	\$5,289.25	\$8,734.50	\$15,000.00	\$6,265.50	42%



739 Stokes Road, Units A & B, Medford, NJ 08055  
 t (856) 964-6456 f (732) 782-0404

PO Box 2293, Medford Lakes, NJ 08055  
 njbrownfield.com



**HUD Choice Neighborhoods Planning Grant  
Documentation**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

DEC 18 2012

Dr. Maria Marquez  
Executive Director  
Housing Authority of the City of Camden  
2021 Watson Street, 2nd Floor  
Camden, NJ 08105-1866

SUBJECT: Transmittal of FY2012 Choice Neighborhoods Planning Grant Agreement

Dear Dr. Marquez:

Once again, congratulations on your selection to receive a FY2012 Choice Neighborhoods Planning Grant funding award. Your proposal is one of the best that embodies the goals of the Choice Neighborhoods program and shows your capacity to create a Transformation Plan to transform your selected neighborhood. This letter transmits your FY2012 Choice Neighborhoods Planning Grant Agreement.

The Office of Public Housing Investments (OPHI) and the Office of Multifamily Housing (Multifamily) will jointly administer your grant. Your Team Coordinator will be your primary HUD contact person as you implement your Choice Neighborhoods grant and will be available to answer any questions you may have. By now, your Team Coordinator has contacted you. The main OPHI telephone number is (202) 401-8812 and the fax number is (202) 401-2370 (these are not toll-free numbers). OPHI is located at the following address:

U.S. Department of Housing and Urban Development  
Office of Public Housing Investments  
451 Seventh Street SW, Room 4130  
Washington, DC 20410

The selection of your organization for a Choice Neighborhoods grant does not necessarily mean endorsement of each detail of the plan proposed in your application. The OPHI and Multifamily staff will be working with you in the coming months to ensure that your Transformation Plan is fully developed, maximally effective, and legally and financially sound.

Grant Agreement

Enclosed is one copy of your FY2012 Choice Neighborhoods Planning Grant Agreement. This document memorializes the agreements made between you and your Co-Applicant(s) (if any), as the Grantees, and HUD, and incorporates all documents relating to the grant, including the FY2012 Notice of Funding Availability (NOFA), your application, and all subsequent documents. Please do the following:

1. Obtain a Board Resolution authorizing the Lead Grantee's Executive Director/executive officer to sign all three HUD-1044s, Assistance Award/Amendment.
2. The Executive Director/executive officer of the Lead Grantee signs and dates each of the three HUD-1044 forms ("Award Assistance/Amendment") in block 19 of the form. The 1044 serves as the coversheet to the Grant Agreement.

3. The Executive Director/executive officer for both the Lead Grantee and any Co-Grantee(s) (if any) must sign the signature page in the Grant Agreement document (see Article XXII). The signatures of the Executive Director/executive officer of the Lead Grantee and the Executive Director/executive officer of any Co-Grantee(s) should be provided on the same signature page (not separate signature pages).
4. Return the signed Grant Agreement, including the 1044s, a copy of the Board Resolution, and a copy of the Lead Grantee's and any Co-Grantee's code(s) of conduct to Ms. Leigh van Rij, (202) 402-5788, at the address provided earlier in this letter by no later than **Thursday, January 31, 2013.**

Once the Grant Agreement, copy of the Board Resolution, and copy of the code(s) of conduct are received by HUD, the Assistant Secretary for Public and Indian Housing will sign and date the final signature block on the signature page of the Grant Agreement (Article XXII), which will be the effective date of the Grant Agreement. The original will be kept by the Department and an executed copy will be returned to you to keep in your records and administer accordingly.

#### Choice Neighborhoods Guidance

Your Choice Neighborhoods Team Coordinator will be your primary source of guidance and information about your Planning Grant. In addition, on the Choice Neighborhoods web site ([www.hud.gov/cn](http://www.hud.gov/cn)) HUD will be posting information about accessing LOCCS and valuable information on mixed finance development, procurement, and other technical areas. I urge you to familiarize yourself with the website and take advantage of the information posted there.

#### Drawdown of Funds

Once your Grant Agreement has been executed, you may request HUD to approve the release of funds. This will be accomplished through the approval of your Choice Neighborhoods budget. In accordance with the Grant Agreement, eligible costs for reimbursement include those incurred between the written notification of grant award and execution of your Grant Agreement. The official written notification date of your grant award is October 11, 2012, the date of your award letter. While submission of a budget is not required until January 31, 2013, if you would like to draw down funds before that, you may submit your Budget and Program Schedule in advance of that deadline. You must use the Choice Neighborhoods Planning Grants Budget form, Parts I and II (the Budget form). Part II must include a detailed description of the uses of the funds.

Once you have completed your budget, sign and date it and submit it to your Team Coordinator for review. When the budget request is approved, your Team Coordinator will return a signed copy to you for your files and will have the approved funds spread in LOCCS. At that point, they will be available for drawdown.

#### Authorization in LOCCS

In order to access grant funds, at least two staff members must be authorized for Choice Neighborhoods in LOCCS, HUD's grant payment system. Banking information also must be submitted to HUD. If you are not familiar with LOCCS, please refer to "Grantee Financial Instructions" which is posted on the Choice Neighborhoods website and which provides detailed information about LOCCS access, banking information, and completion of the Choice Neighborhoods voucher.

Expenditure of FY2012 Choice Neighborhoods Funds

FY2012 Choice Neighborhoods grants are subject to the requirements established under 31 U.S.C. § 1552. In accordance with this statute, **all FY2012 funds must be expended by September 30, 2019. However, the Planning Grant Agreement term is two years and funds are expected to be fully expended shortly after the end of the Planning Grant term.** Any funds that are not expended will be cancelled and recaptured by the Treasury and thereafter will not be available for obligation or expenditure for any purpose. Given the statutory requirement, Grantees are asked to comply with their Program Schedule, developed in accordance with the time periods for implementation established in the Grant Agreement, and as approved by HUD.

Again, congratulations. Applications for this Choice Neighborhoods grant were extremely competitive, and you should be proud of your accomplishment. Please extend my congratulations to your entire team. We look forward to working jointly with you and your partners in carrying out the transformation of severely distressed public and assisted housing, and we thank you for your participation in the Choice Neighborhoods Initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Dominique Blom", with a long, sweeping flourish extending to the right.

Dominique Blom  
Deputy Assistant Secretary  
Office of Public Housing Investments

**Economic Recovery Board Planning Grant  
Documentation**





**TO:** Members of the Board

**FROM:** Maureen Hassett  
Secretary

**DATE:** January 30, 2014

**SUBJECT:** Camden Redevelopment Agency grants:

- 1) Neighborhood & Redevelopment Planning Grant I – P15686
- 2) Planning Grant Phase II – P16904
- 3) Tire and Battery Remediation – P20266
- 4) Mixed Site Acquisition – P20265
- 5) Cooper Plaza Acquisitions – P20263
- 6) Central Waterfront & Temporary Parking – P16137

The Members are asked to approve the amended scopes of work, reallocations of funding and extensions of the subject grants to the Camden Redevelopment Agency (CRA). The Members are also requested to recommend these actions to the New Jersey Economic Development Board (“NJEDA”) for authorization.

**Background:**

Over the years of the Camden Economic Recovery Board (ERB), the CRA has played a vital role in working to redevelop the various neighborhoods and meet the needs of the economic recovery of the City of Camden. During this period ERB has funded a total of 20 CRA managed projects totaling approximately \$35 million. Over time the Members have approved amended scopes of work, reallocations of funds and extension to many of the projects. The above list contains the remaining CRA managed projects. CRA and EDA staff have worked together on the requests presented here analyzing the work yet to be done and the timelines needed to complete the remaining project. The following represents the highlights of each of these projects.

**1) Neighborhood and Redevelopment Planning Grant I – P15686**

On March 23, 2004 the Members approved a \$641,250 grant to help fund a portion of 7 neighborhood plans and 14 redevelopment plans for the City of Camden. The 7 neighborhood plans to be completed included: Centerville, Fairview, Liberty Park, Morgan Village, Parkside, North Camden and Whitman Park. The 14 redevelopment plans included Bergen Square, Cooper Plaza, Central Waterfront, Downtown Camden, Gateway, Lanning Square, Liberty Park, Marlton, Morgan Village, North Camden, Rosedale, Stockton II, Waterfront South and Whitman Park.

On January 23, 2007, the Members approved a modification to increase the grant amount to \$723,947 to fund an additional redevelopment plan for the Dudley neighborhood, a portion for a Camden Historic Survey and for additional staff time needed to update certain plans. The Members have previously approved several extensions of the term of the grant with the final approved extension being May 19, 2013.

**Update:**

Even though North Camden continues to be a priority for the City, current planning needs have shifted in support of activities for the City of Camden South Camden neighborhoods, including Whitman Park. ERB funds will be used to leverage a \$30 million implementation grant opportunity issued by HUD in which ERB funds will be allocated for an area in need of redevelopment study and redevelopment plan for Whitman Park. To date, \$490,216 in ERB funds has been disbursed to fund the completion of 11 of the plans. There is a remaining grant balance of \$233,729.

**Request:**

The Members are asked to approve the extension of the term of the grant retroactively from May 19, 2013 to September 30, 2015. The Members are also asked to approve a reallocation in the amount of \$107,290 of the remaining funds which will be used to fund the North Camden Waterfront Redevelopment Study and Plan, the North Camden Residential Redevelopment and Study Plan and the **Whitman Park Study and Plan** in order to meet the City's current redevelopment planning needs.

**2) Planning Grant Phase II – P16904**

On November 22, 2005, the Members approved a \$445,050 planning grant to the CRA to prepare 5 neighborhood plans, a City-wide Housing Production Strategy, a City-wide Industrial Site Inventory, and develop a Project Decision Model.

**Update:**

Originally, CRA planned to produce five neighborhoods plans for the Gateway, Bergen Square, Central Waterfront, Cooper Plaza, and Marlton neighborhoods at a cost of approximately \$75,000 per plan. Delays in advancing these plans resulted due to changes in administration and from various lawsuits filed related to several previously approved plans.

The City's planning priorities are the preparation of area in need of redevelopment study and redevelopment plan for the Bergen Square and Morgan Village neighborhoods. A redevelopment plan for Bergen Square is significant as this study area borders Cooper/Lanning where redevelopment activity spearheaded in part by the educational and medical institutions will be fast paced over the course of the next two years. Similarly, the Morgan Village study area in South Camden borders Liberty Park, Centerville and Whitman Park and this area will be one of two remaining areas in South Camden that is without a redevelopment plan.

Activities completed under this grant include Redevelopment Legal Plan Review (Cramer Hill Redevelopment Plan), a Citywide Replacement Housing Strategy Report, Industrial Sites Inventory and a Management Contract with the Fels Institute. To date, \$190,000 in ERB funds have been disbursed. There is a remaining available grant balance of \$254,550.

**Request:**

The Members are asked to approve the extension of the term of the grant retroactively from December 31, 2010 to June 30, 2015. The Members are also asked to approve a modification of the scope of work and the reallocation of \$195,600 of the remaining funding in the amount of \$254,550 for the preparation of the redevelopment studies plans for Bergen Square (\$100,000) and Morgan Village (\$95,600).

**3) Tire and Battery Remediation – P20266**

On February 11, 2008, the Members approved a \$700,000 non-recoverable infrastructure grant to the CRA to support the environmental remediation work plan for the former Tire & Battery site located at 1350 Admiral Wilson Boulevard, which is in the Gateway Redevelopment Area of the City of Camden.

**Update:**

The Project Development Agreement between the CRA, the City of Camden, Camden County and New Jersey Economic Development Authority (EDA) obligated the CRA to acquire and remediate the Site. In addition to the ERB grant, the CRA obtained two New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) grants and three US Environmental Protection (EPA) Brownfield Cleanup Grants to fund the remediation. To date eleven underground storage tanks were emptied and removed, contaminated "hot spots" were excavated and a clean fill cap was constructed. A No Further Action (NFA) for soils was issued by the New Jersey Department of Environmental Protection (DEP) on August 31, 2010.

The CRA has an on-going obligation to monitor the contaminated ground water associated with the site. Recently, CRA entered into a professional services contract in the amount of \$135,000 with Langan Engineering (Langan) to complete the ground water monitoring. It is anticipated that the monitoring will be completed by December 31, 2014. To date, \$224,854 in ERB funds has been disbursed. There is a remaining available grant balance of \$224,854.

**Request:**

The Members are asked to approve an extension of the term of the grant retroactively from March 31, 2013 to March 31, 2015 to allow for the performance and close-out of these professional services.

**4) Mixed Site Acquisition – P20265**

In March 2008, the Members approved a \$1,561,975 recoverable infrastructure grant to the Camden Redevelopment Agency ("CRA") to fund the acquisition of 137 vacant lots and buildings within the City of Camden.

On February 22, 2010, the Members approved an extension to the term of the recoverable grant to March 31, 2011 to allow CRA sufficient time to complete the acquisition of vacant properties within the City of Camden.

In 2009, CRA was awarded an \$11.9 MM Neighborhood Stabilization Program 2 (NSP2) Grant from the Housing & Urban Development. CRA began implementation of the NSP2 program in March of 2010; which was subject to an expenditure deadline of February 2013. Cooper Plaza is a designated HUD target area under the NSP2 program. Eligible NSP2

activities included the costs associated with the acquisition, demolition, improvement, and maintenance of vacant tax foreclosure properties land banked for future redevelopment purposes.

**Update:**

CRA has acquired 48 through Tax Lien Finance Corporation (TLFC) foreclosures. CRA acquired an additional 14 in TLFC foreclosures in Cramer Hill in December 2013. With the use of the federal Neighborhood Stabilization Program 2 (NSP2) grant funds, which it was awarded in 2009, CRA also acquired 69 additional vacant properties in Lanning Square. These activities will total 133 properties acquisitions in Lanning Square. To date, \$852,475 in ERB funds has been disbursed. There is an available grant balance of \$709,500.

**Request:**

The Members are asked to approve an extension to the term of the recoverable grant retroactively from March 31, 2011 to June 30, 2015 in order to allow sufficient time to complete the entire acquisition project. The Members are also asked to approve a change in the scope of the project, allowing up to \$60,111 to be used for boarding up vacant structures, maintaining vacant lots (clearance of debris and mowing), and demolition of unsafe and blighted structures. Additionally, CRA requests the use of funds to acquire up to 17 City owned and 51 privately owned vacant properties.

**5) Cooper Plaza Acquisitions – P20263**

On March 28, 2005, the Members approved a \$1,532,950 recoverable infrastructure grant to cover the acquisition of 161 vacant lots and buildings within the Cooper Plaza neighborhood in the City of Camden.

On April 6, 2010, the term of the infrastructure grant was extended to June 30, 2011 through delegated authority.

In 2009, CRA was awarded an \$11.9 MM Neighborhood Stabilization Program 2 (NSP2) Grant from the Housing & Urban Development. CRA began implementation of the NSP2 program in March of 2010; which was subject to an expenditure deadline of February 2013. Cooper Plaza is a designated HUD target area under the NSP2 program. Eligible NSP2 activities included the costs associated with the acquisition, demolition, improvement, and maintenance of vacant tax foreclosure properties land banked for future redevelopment purposes.

**Update:**

As of December 2013, CRA has acquired 99 TLFC foreclosures in Cooper Plaza. With the use of NSP2 funds, CRA also acquired 22 additional vacant properties in Cooper Plaza. These activities total 121 properties in Cooper Plaza. To date, \$757,606 in ERB funds have been disbursed. There is an available grant balance of \$775,344.

**Request:**

The Members are asked to approve an extension of the grant retroactively from June 30, 2011 until June 30, 2015 and also approve a change in the scope of the project, allowing up to \$31,447 to be used for boarding up vacant structures, maintenance of vacant lots (clearance of debris and mowing), and demolition of unsafe and blighted structures. Additionally, CRA requests the use of funds to acquire up to 21 City owned and 31 privately owned vacant properties and a grant extension of three years to complete the entire acquisition project.

**6) Central Waterfront & Temporary Parking – P16137**

On September 20, 2004, ERB approved a \$3,910,500 recoverable grant to fund the construction of temporary parking facilities in the Central Waterfront neighborhood. The scope of the project included the development of 154 properties. The scope also included the relocation of residents, demolition of structures, and the construction/improvement of 1,500 temporary parking spaces to support the parking requirement for waterfront entertainment center activities (Susquehanna Bank Center). ERB approved a modification to the scope on December 21, 2004, defining the boundaries of the project to an 8 block area.

On October 3, 2006, ERB approved an increase in the amount of the recoverable grant from \$3,910,500 to \$5,000,000, supporting an increase in costs for acquisition, relocation, and demolition costs.

On May 12, 2010, the term of the grant was retroactively extended from November 30, 2009 to November 30, 2010 through delegated authority.

On June 19, 2012, the term of the grant was retroactively extended from November 30, 2010 to December 31, 2012 through delegated authority.

**Update:**

Five properties remain to be acquired within the approved budget and the requested extension period. The structures on these properties were demolished and lot improvements were completed. The estimated budget necessary to complete the acquisition of these five (5) properties is \$376,131.79. To date \$4,916,423 in ERB funds have been disbursed. There is an available grant balance of \$83,577.

**Request:**

The Members are asked to approve an extension to the term of the \$5,000,000 recoverable grant to the CRA Central Waterfront Parking Project retroactively from November 30, 2010 to June 30, 2015 in order to allow the CRA to acquire five remaining properties and complete the Project.

**Disbursement of Funds:**

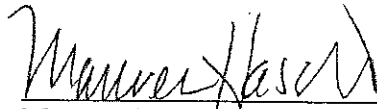
All disbursements of funds for the above presented projects will be subject to the EDA's receipt and satisfactory review of related invoices, contracts for services, fee schedules and reports detailing the scopes of work and related time schedules.

**Recommendations:**

Staff has reviewed the requests for all the above projects for consistency with the Act and Strategic Revitalization Plan adopted by the Board at its June 20, 2003 meeting the projects

meet the eligibility and statutory requirements and will enhance the overall revitalization of Camden.

Project	Reallocation	Proposed New Use	Grant Ext.	Available Balance
Planning Grant I P15686	\$107,290	\$62,565 – Whitman Park \$44,725 – North Camden	9/30/2015	\$233,729
Planning Grant II P16904	\$195,600	\$100,000 – Bergen Sq. \$95,600 – Morgan Village	6/30/2015	\$254,550
Tire & Battery Remediation P20266	N/A	Allow sufficient time to complete the ground water monitoring and close out of professional services	3/31/2015	\$224,854
Mixed Site Acquisitions P20265	N/A	Allow sufficient time to complete project and approve change of scope of work to allow up to \$60,111 to be used for boarding up vacant structures, maintaining vacant lots and demolition of unsafe and blighted buildings	6/30/2015	\$709,500
Cooper Plaza Acquisitions P20263	N/A	Allow sufficient time to complete the project and approve a change in the scope of work to allow up to \$31,447 to be used for boarding up vacant structures, maintenance of vacant lot and demolition of unsafe and blighted buildings	6/30/2015	\$775,334
Central Waterfront Parking Project P16137	N/A	Allow sufficient time to complete project by acquiring 5 additional properties	6/30/2015	\$83,577

  
Maureen Hassett

Prepared by: V. Pepe

**Economic Recovery Board Acquisition Grant  
Documentation**

MAR:dh  
02-26-14

**ORDINANCE MC- 4823**  
*On Motion Of: Brian K. Coleman*  
**APPROVED: February 26<sup>th</sup>, 2014**  
**ADOPTED: March 14<sup>th</sup>, 2014**

**ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN PARCELS OF LAND IN THE WHITMAN PARK NEIGHBORHOOD & CENTERVILLE NEIGHBORHOOD OF THE CITY OF CAMDEN BY SPOT BLIGHT EMINENT DOMAIN PURSUANT TO THE ABANDONED PROPERTIES REHABILITATION ACT N.J.S.A. 55:19-81 ET SEQ.**

WHEREAS, various properties located throughout the City of Camden (Proposal #2013-03) (the "Property") listed in Exhibit A, have been placed on the City of Camden's Abandoned Properties List pursuant to N.J.S.A. 55:19-81 et seq.; and

WHEREAS, pursuant to N.J.S.A. 55:19-56(c)(2) of the Abandoned Properties Rehabilitation Act a municipality is authorized to take individual properties for clearance, development, redevelopment or repair of abandoned properties via "Spot Blight Eminent Domain" for the Fair Market Value of the properties as such term is defined in N.J.S.A. 55:19-102; and

WHEREAS, the City of Camden desires to acquire certain properties in the Whitman Park & Centerville Neighborhood Section in connection with Strategic neighborhood transformation; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden, as follows:

SECTION I. The acquisition by the City of Camden of this property is determined to be in furtherance of the purposes of N.J.S.A. 55:19-81 et seq.


SECTION II. The Mayor of the City of Camden or her designees are hereby authorized and instructed to negotiate in good faith with the owner of the aforementioned property to seek the voluntary acquisition of the property for the market value as such term is defined in N.J.S.A. 55:19-102; and

SECTION III. In the event that such negotiations are not successful, the Mayor of the City of Camden or her designees are hereby authorized and instructed to take such actions as may be necessary to acquire the aforementioned property through the exercise of eminent domain as permitted by law.


BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: February 26, 2014

The above has been reviewed  
and approved as to form.

  
MARC A. RIONDINO  
City Attorney

  
FRANCISCO MORAN  
President, City Council

  
DANA L. REDD  
Mayor

ATTEST:

  
LUIS PASTORIZA  
Municipal Clerk



**EXHIBIT "A"**

#	Block	Lot	Address	Building Type	Neighborhood
1	554	90	1742 TIOGA ST	Residential	Centerville
2	554	91	1744 TIOGA ST	Residential	Centerville
3	555	23	1805 MULFORD ST	Residential	Centerville
4	556	75	1807 TIOGA ST	Residential	Centerville
5	556	76	1809 TIOGA ST	Residential	Centerville
6	556	78	1813 TIOGA ST	Residential	Centerville
7	556	79	1815 TIOGA ST	Residential	Centerville
8	556	80	1817 TIOGA ST	Residential	Centerville
9	556	83	1823 TIOGA ST	Residential	Centerville
10	556	85	1827 TIOGA ST	Residential	Centerville
11	556	87	1834 MULFORD ST	Other	Centerville
12	1328	41	1165 WHITMAN AVE	Residential	Whitman Park
13	1328	42	1161 WHITMAN AVE	Residential	Whitman Park
14	1328	45	1155 WHITMAN AVE	Residential	Whitman Park
15	1333	52	1265 WHITMAN AVE	Residential	Whitman Park
16	1333	60	1245 WHITMAN AVE	Residential	Whitman Park
17	1333	64	1237 WHITMAN AVE	Residential	Whitman Park
18	1333	73	1217 WHITMAN AVE	Residential	Whitman Park
19	1333	78	1207 WHITMAN AVE	Residential	Whitman Park
20	1333	79	1205 WHITMAN AVE	Residential	Whitman Park
21	1343	101	1236 WHITMAN AVE	Residential	Whitman Park
22	1343	102	1234 WHITMAN AVE	Residential	Whitman Park
23	1343	106	1222 WHITMAN AVE	Residential	Whitman Park
24	1343	135	1239 EVERETT ST	Residential	Whitman Park
25	1343	141	1225 EVERETT ST	Residential	Whitman Park
26	1343	147	1476 LOUIS ST	Residential	Whitman Park
27	1343	148	1478 LOUIS ST	Residential	Whitman Park
28	1343	149	1480 LOUIS ST	Residential	Whitman Park
29	1343	150	1482 LOUIS ST	Residential	Whitman Park
30	1344	40	1234 EVERETT ST	Residential	Whitman Park
31	1344	48	1204 EVERETT ST	Residential	Whitman Park
32	1345	173	1529 NORRIS ST	Residential	Whitman Park
33	1345	174	1531 NORRIS ST	Residential	Whitman Park
34	1350	60	1328 THURMAN ST	Residential	Whitman Park
35	1350	63	1336 THURMAN ST	Residential	Whitman Park
36	1350	122	1548 NORRIS ST	Residential	Whitman Park

**EXHIBIT "A" (Continued)**

#	Block	Lot	Address	Building Type	Neighborhood
37	1354	3	1555 NORRIS ST	Residential	Whitman Park
38	1354	4	1557 NORRIS ST	Residential	Whitman Park
39	1354	5	1559 NORRIS ST	Residential	Whitman Park
40	1354	6	1561 NORRIS ST	Residential	Whitman Park
41	1354	38	1251 CHASE ST	Residential	Whitman Park
42	1354	42	1243 CHASE ST	Residential	Whitman Park
43	1354	48	1227 CHASE ST	Residential	Whitman Park
44	1355	66	1244 CHASE ST	Residential	Whitman Park
45	1355	68	1238 CHASE ST	Residential	Whitman Park
46	1355	118	1296 CHASE ST	Residential	Whitman Park
47	1355	173	1281 JACKSON ST	Residential	Whitman Park
48	1356	3	1605 NORRIS ST	Residential	Whitman Park
49	1356	4	1607 NORRIS ST	Residential	Whitman Park
50	1356	5	1609 NORRIS ST	Residential	Whitman Park
51	1357	28	1566 NORRIS ST	Residential	Whitman Park
52	1361	48	1674 MT EPHRAIM AVE	Residential	Whitman Park
53	1362	89	1255 CARL MILLER BLVD	Residential	Whitman Park
54	1363	51	1238 CARL MILLER BLVD	Residential	Whitman Park
55	1363	55	1228 CARL MILLER BLVD	Residential	Whitman Park
56	1363	83	1700 MT EPHRAIM AVE	Residential	Whitman Park
57	1364	182	1279 DECATUR ST	Residential	Whitman Park
58	1364	185	1287 DECATUR ST	Residential	Whitman Park
59	1364	187	1293 DECATUR ST	Residential	Whitman Park
60	1367	69	1301 DECATUR ST	Residential	Whitman Park
61	1369	50	1765 NORRIS ST	Residential	Whitman Park
62	1369	61	1767 NORRIS ST	Residential	Whitman Park
63	1369	62	1769 NORRIS ST	Residential	Whitman Park
64	1369	64	1773 NORRIS ST	Residential	Whitman Park
65	1373	4	1764 NORRIS ST	Residential	Whitman Park
66	1373	9	1770 NORRIS ST	Residential	Whitman Park

**City Bond for Demolition  
Documentation**

Francisco Moran  
President  
Councilperson, 3<sup>rd</sup> Ward

Dana M. Burley  
Councilperson, 1<sup>st</sup> Ward

Brian K. Coleman  
Councilperson, 2<sup>nd</sup> Ward

Luis A. Lopez  
Councilperson, 4<sup>th</sup> Ward



**MUNICIPAL CLERK**  
**CITY OF CAMDEN**  
**NEW JERSEY**

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Camden, NJ 08101  
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Curtis Jenkins  
Vice-President  
Councilperson-at-Large

Marilyn Torres  
Councilperson-at-Large

Arthur Barclay  
Councilperson-at-Large

Jason Asuncion, Esq.  
Counsel-To-Council

Luis Pastoriza, R.M.C.  
Municipal Clerk

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**MEMORANDUM**

DATE: March 19, 2014  
TO: Dana L. Redd, Mayor  
FROM: Luis Pastoriza, Municipal Clerk  
RE: **Ordinance Final Passage – (MC-4819)**

**Ordinance authorizing the imposition of a surcharge on commercial parking facilities in the City of Camden, County of Camden, New Jersey, pursuant to P.L. 2913, C.284 to fund the demolition and removal of abandoned buildings and structures and the costs associated therewith; amending the code of the City of Camden relating to certain parking regulations; and designating the Director of Finance as the City's representative for collection and enforcement of the surcharge**

In accordance with Rule XIX of the Administrative Code of the City of Camden (Rules of Procedure governing the City Council), I am delivering to you the attached ordinance adopted by City Council at a **REGULAR** meeting held on **3-11-14**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR

Received by:

*Tom McCoy*

Date:

*3/19/14*

Date of Approval: \_\_\_\_\_

*3/19/14*

PMC/MAR  
03-11-14

**BOND ORDINANCE AUTHORIZING THE DEMOLITION AND REMOVAL OF ABANDONED BUILDINGS AND STRUCTURES IN THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$8,000,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$8,000,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

**BE IT ORDAINED** by the City Council of the City of Camden, County of Camden, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), and the Municipal Qualified Bond Act, Chapter 38 of the Laws of 1976 of the State of New Jersey, as amended and supplemented ("Act"), as follows:

**Section 1.** The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the City of Camden, County of Camden, New Jersey ("City").

**Section 2.** It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the City from all sources for the purposes stated in Section 7 hereof is \$8,000,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$8,000,000.

**Section 3.** The sum of \$8,000,000, to be raised by the issuance of bonds or bond anticipation notes, is hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

**Section 4.** The issuance of negotiable bonds of the City in an amount not to exceed \$8,000,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law and the Act.

**Section 5.** In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the City in an amount not to exceed \$8,000,000 is hereby authorized. Pursuant to the Local Bond Law, the Director of Finance is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Director of Finance is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

**Section 6.** The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$1,500,000.

**Section 7.** The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Demolition and Removal of Abandoned Buildings and Structures, as more fully described in a list on file in the City Clerk's office, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$8,000,000	\$0	\$8,000,000	15 years

**Section 8.** Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

**Section 9.** This Bond Ordinance authorizes obligations of the City solely for a purpose described in Section 7(d) of the Local Bond Law, N.J.S.A. 40A:2-7(d). This purpose is in the public interest and is for the health, welfare, convenience or betterment of the inhabitants of the City. The amounts to be expended for this purpose pursuant to this Bond Ordinance will not materially impair the credit of the City or substantially reduce its ability to pay punctually the principal of and the interest on its debts and to supply other essential public improvements and services. The Local Finance Board in the Division of the Local Government Services of the Department of Community Affairs of the State of New Jersey has heretofore made a determination to this effect and has caused its consent to be endorsed upon a certified copy of this Bond Ordinance as passed upon first reading.

**Section 10.** The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the City, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$8,000,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

**Section 11.** The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the City shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

**Section 12.** The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

**Section 13.** The City hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the City prior to the issuance of such bonds or bond anticipation notes.

**Section 14.** The City hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Ogden, Utah Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

**Section 15.** The improvements authorized hereby are not current expenses and are improvements that the City may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

**Section 16.** All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 17.** In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: March 12, 2013

The above has been reviewed and approved as to form.

  
MARC A. RIONDINO  
City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

\_\_\_\_\_  
DANA L. REDD  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**Notice of Pending Bond Ordinance and Summary**

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the City Council of the City of Camden, in the County of Camden, State of New Jersey, on March 11, 2014. It will be further considered for final passage, after public hearing thereon, at a meeting of the City Council to be held at City Hall, 520 Market Street, Camden, New Jersey on April \_\_, 2014 at \_\_\_\_ o'clock \_\_M. During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the City Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

**Title: BOND ORDINANCE AUTHORIZING THE DEMOLITION AND REMOVAL OF ABANDONED BUILDINGS AND STRUCTURES IN THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$8,000,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$8,000,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Demolition and Removal of Abandoned Buildings and Structures, as more fully described in a list on file in the City Clerk's office, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$8,000,000	\$0	\$8,000,000	15 years

Appropriation: \$8,000,000  
Bonds/Notes Authorized: \$8,000,000  
Grants (if any) Appropriated: N/A  
Section 20 Costs: \$1,500,000  
Useful Life: 15 years

LUIS PASTORIZA, City Clerk

This Notice is published pursuant to N.J.S.A. 40A:2-17.





## **EPA Brownfields Area-Wide Planning Grant Proposal**

### **Attachment 7**

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### **Other Factors Checklist**

**Other Factors Checklist**

Name of Applicant: City of Camden Redevelopment Agency

Please identify with an **X** any of the items below which may apply to your BF AWP project area as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable. If this information is not clearly discussed in your narrative proposal or in any of the required attachments, it will not be considered in the grant selection process.

<b>X</b>	<b>Other Factor</b>	<b>Page #</b>
<b>X</b>	BF AWP project is in an urban area, where the population of the overall community is 100,000 or more	1
	BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area	
<b>X</b>	BF AWP project is in a micro community with population of 10,500	1
	Applicant is or is applying on behalf of, a federally recognized Indian Tribe or an entity from a United States Territory	
	Applicant will serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recently (2008 or later) closed or closing power plant within the BF AWP project area	
	Applicant's catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, unrelated to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area	
<b>X</b>	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC	2

X	Other Factor	Page #
	<p>grant/technical assistance has or will benefit the BF AWP project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation</p>	
	<p>Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation</p>	
	<p>Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicant must attach documentation</b> which demonstrates either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor</p>	



**EPA Brownfields Area-Wide Planning Grant Proposal**

**Attachment 8**

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**Application for Federal Assistance – SF 424 & 424-A**

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 09/22/2014	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
<b>State Use Only:</b>		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: City of Camden Redevelopment Agency		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 22-2831144	* c. Organizational DUNS: 8089055790000	
<b>d. Address:</b>		
* Street1: 520 Market Street, City Hall Suite 1300	Street2: _____	
* City: Camden	County/Parish: _____	
* State: NJ: New Jersey	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 08102-1300	
<b>e. Organizational Unit:</b>		
Department Name: _____	Division Name: _____	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mr.	* First Name: James	
Middle Name: _____	* Last Name: Harveson	
Suffix: _____	Title: Director of Economic Development	
Organizational Affiliation: _____		
* Telephone Number: (856) 757-7600	Fax Number: (856) 964-2262	
* Email: jaharves@ci.camden.nj.us		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-14-06

\* Title:

FY2015 Brownfields Area-Wide Planning Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

City of Camden Redevelopment Agency FY2015 EPA Brownfields Area-Wide Planning Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

**BUDGET INFORMATION - Non-Construction Programs**

OMB Number: 4040-0006  
Expiration Date: 06/30/2014

**SECTION A - BUDGET SUMMARY**

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. City of Camden Redevelopment Agency FY2015 Area-Wide Planning Grant	66.814	\$ <input type="text"/>	\$ <input type="text"/>	\$ 200,000.00	\$ <input type="text"/>	\$ 200,000.00
2. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>5. Totals</b>		\$ <input type="text"/>	\$ <input type="text"/>	\$ 200,000.00	\$ <input type="text"/>	\$ 200,000.00



**SECTION B - BUDGET CATEGORIES**

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	City of Camden Redevelopment Agency FY2015 Area-Wide Planning Grant				
a. Personnel	\$ 13,032.00	\$	\$	\$	\$ 13,032.00
b. Fringe Benefits	3,794.00				3,794.00
c. Travel					
d. Equipment					
e. Supplies					
f. Contractual	178,174.00				178,174.00
g. Construction	5,000.00				5,000.00
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000.00				\$ 200,000.00
j. Indirect Charges					\$
k. TOTALS (sum of 6i and 6j)	\$ 200,000.00	\$	\$	\$	\$ 200,000.00
7. Program Income	\$	\$	\$	\$	\$

**SECTION C - NON-FEDERAL RESOURCES**

(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8.	City of Camden Redevelopment Agency FY2015 Area-Wide Planning Grant	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
9.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
10.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
11.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
12. TOTAL (sum of lines 8-11)		\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

**SECTION D - FORECASTED CASH NEEDS**

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ <input type="text" value="100,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>
14. Non-Federal	\$ <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
15. TOTAL (sum of lines 13 and 14)	\$ <input type="text" value="100,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>	\$ <input type="text" value="25,000.00"/>

**SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT**

(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b)First	(c) Second	(d) Third	(e) Fourth
16.	City of Camden Redevelopment Agency FY2015 Area-Wide Planning Grant	\$ <input type="text" value="100,000.00"/>	\$ <input type="text" value="100,000.00"/>	\$ <input type="text"/>	\$ <input type="text"/>
17.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
18.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
19.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
20. TOTAL (sum of lines 16 - 19)		\$ <input type="text" value="100,000.00"/>	\$ <input type="text" value="100,000.00"/>	\$ <input type="text"/>	\$ <input type="text"/>

**SECTION F - OTHER BUDGET INFORMATION**

21. Direct Charges: <input type="text"/>	22. Indirect Charges: <input type="text"/>
23. Remarks: <input type="text"/>	