



R02-24-A-001

**APPLICATION FOR FY2024  
U.S. ENVIRONMENTAL PROTECTION AGENCY  
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

**Narrative Information Sheet**

Pertinent applicant information follows:

- 1. Applicant Information:** Camden Redevelopment Agency  
520 Market Street  
City Hall – Suite 1300  
Camden, NJ 08102-1300
- 2. Funding Requested:** a. Assessment Grant Type—Community-Wide  
b. Federal Funds Requested—\$500,000.00
- 3. Location:** City of Camden, Camden County, New Jersey
- 4. Target Area and Priority Site Information:** The Target area is the Federal Street Industrial/Commercial Corridor in the East Camden Neighborhood (Census tract 34007601300). While this is a community wide application, it is anticipated that the EPA funding will be expended upon at multiple sites to include six priority sites in the Federal Street Corridor:
- Concord Site—1698 Federal St.
  - Former Incinerator Site—NE Federal and Admiral Wilson Blvd.
  - Port-a-Pot Site—NE Federal and River Ave.
  - Former Standard Oil Site—NW Federal and River Ave.
  - 19th and Carmen—SE 19th St and Carmen St.
  - RMH Automotive—SW 17th St 160 N Admiral Wilson
- These priority sites are all publicly owned, vacant properties.
- 5. Contacts:**
- i) Project Director  
Olivette Simpson, Interim Executive Director  
520 Market Street, Suite 1300  
Camden, NJ 08102-1300  
(856) 757-7600  
[olsimpso@ci.camden.nj.us](mailto:olsimpso@ci.camden.nj.us)
- ii) Chief Executive  
Olivette Simpson, Interim Executive Director  
520 Market Street, Suite 1300  
Camden, NJ 08102-1300  
(856) 757-7600  
[olsimpso@ci.camden.nj.us](mailto:olsimpso@ci.camden.nj.us)

**6. Population:** 70,996 (City of Camden, NJ)—U.S. Census Bureau 2022

**7. Other Factors:**

	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

**8. Letter from the State or Tribal Environmental Authority**

Please see attached.

**9. Releasing Copies of Applications**

Not applicable.



Letter from State Environmental Authority



## State of New Jersey

PHILIP D. MURPHY  
*Governor*

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CONTAMINATED SITE REMEDIATION AND REDEVELOPMENT  
OFFICE OF BROWNFIELD AND COMMUNITY REVITALIZATION

SHAWN M. LATOURETTE  
*Commissioner*

TAHESHA L. WAY  
*Lt. Governor*

Mail Code 401-05K  
P.O. Box 420  
401 E. State Street  
Trenton, New Jersey 08625

November 6, 2023

Michael S. Regan, Administrator  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

**RE: Camden Redevelopment Agency, Camden, NJ  
USEPA FY2024 Brownfields Community Wide Assessment Grant Application**

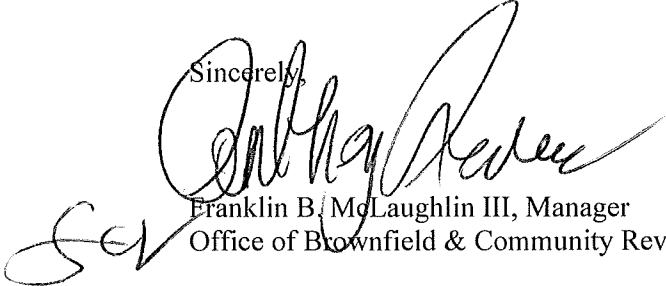
Dear Administrator Regan:

This letter of support acknowledges the New Jersey Department of Environmental Protection's endorsement of the Camden Redevelopment Agency's (CRA) application to the United States Environmental Protection Agency (USEPA) for a Brownfields Community Wide Assessment Grant to investigate environmental impacts associated with discharges of hazardous substances, with the focus area being located within the Federal Street corridor. If approved, the US EPA assessment grant will provide up to \$500,000.

As per the FY24 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS, if awarded, the grant funds will be used for environmental assessments and planning for future remediation and redevelopment. The CRA has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The Federal Street industrial/commercial corridor, comprised predominantly of vacant, former industrial properties, is on the cusp of a resurgence with the redevelopment of the former Antrim Hardware site as the Cathedral Kitchen as well as the recent construction of the ResinTech facility. These sites are surrounded by publicly owned vacant and abandoned properties with limited and outdated assessment data. Such sites include property formerly used as an incinerator, a petroleum distribution facility, a chemical manufacturer, and a port-a-john rental facility.

Please accept this letter of support for the CRA Community Wide Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 633-8227, or, e-mailed at [frank.mclaughlin@dep.nj.gov](mailto:frank.mclaughlin@dep.nj.gov).

Sincerely,

  
Franklin B. McLaughlin III, Manager  
Office of Brownfield & Community Revitalization

Cc;/  
Anthony Findley, NJ DEP  
Brandi Johnson and Greg Allen, PhD, CLHI  
Kathleen Nolan, BRS, Inc.

# CAMDEN REDEVELOPMENT AGENCY COMMUNITY-WIDE ASSESSMENT FEDERAL STREET CORRIDOR

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

1.a.i. Overview of Brownfield Challenges and Description of Target Area: Camden, New Jersey is a city located on the Delaware River, across from Philadelphia, PA. Early industry centered on the waterfront and transportation, including ferries and rail services linking Camden to New York and Philadelphia. During World War II, Camden was home to the largest shipyard in the world, as well as home to RCA Victor, once the world's largest manufacturer of phonographs and innovator of music, radio, and color television technologies. Similar to many northeast manufacturing centers, jobs attracted waves of immigrants, and the population grew until the 1950s, when new technologies and competition for cheaper labor took industries elsewhere. The departure of jobs and racial tensions in the 1960s hollowed out the city in the second half of the 20<sup>th</sup> century.

Camden's industrial rise and decline has saddled the City with an overwhelming number of brownfield sites. According to the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site list, there are 212 confirmed brownfield sites in the City, equating to one brownfield for every 31 acres, in addition to two EPA NPL sites. Brownfields contribute to endemic poverty, environmental injustice, and crime. Over the past two decades, Camden has been identified as one of the poorest and most violent cities in America.

The Camden Redevelopment Agency (CRA), the redevelopment arm of the City of Camden, is prioritizing the Federal Street Industrial Corridor in the East Camden Neighborhood (Census Tract 6013) for this application. This is a 133 acre area bounded by rail lines to the north, Rt 30 / Admiral Wilson Boulevard to the west and south, and Randolph, 20<sup>th</sup>, and East State Streets to the east. Federal Street runs through the center of the corridor, and the Cooper River bisects it to the west. Due to its proximity to these significant transportation routes, the area was used for heavy industry from the 1800s to the late 1900s. The area was home to coal and lumber yards, drum refurbishers, a petroleum distribution facility, and chemical and soap manufacturers. Currently the area is characterized by vacant lots, a soup kitchen, and an advanced manufacturing facility, ResinTech.



The area is ripe for a resurgence. Located just across the rail lines is the Cramer Hill neighborhood, where recently a 62 acre landfill was converted to a Phoenix award winning waterfront recreational space with a state of the art community center, as well as HOPE VI and HUD Choice funded new public housing projects. Baldwin's Run (completed) now holds 516 homes, and Ablett Village (under construction) will hold 425 more. With the recreation and housing development completed or underway, the third leg of the stool – jobs – is the remaining critical priority component.

**1.a.ii. Description of the Priority Brownfield Site(s):** The Federal Street Corridor is characterized primarily by vacant former industrial land, however glimmers of the area’s potential exist, as evidenced by the successful ResinTech advanced manufacturing facility and the planned construction of a new large warehouse facility. Nine brownfield sites, comprising 16.42 acres, or over 12% of the target area, have been identified, as described below:

Name	Acre	Status	Prior Use	Suspected Contaminants
Concord Site	1.38	Vacant	Chemical manufacturing, Soap manufacturing	PCE; TCE; 1,1, dichloroethylene; 1,2 dichloroethane methylene chloride; chlorobenzene; benzene
Incinerator Site	2.95	Vacant	Railroad spur, incinerator, depot	Metals, PAHs, petroleum
Port-a-Pot Site	2.91	Vacant	Lumber yard, petroleum and drum storage, machine shop, gas station	Petroleum; VOCs; lead; arsenic; historic fill contaminants
Standard Oil Site	0.78	Vacant	Bulk coal and petroleum storage	VOCs; semi-volatile organics; PAHs; metals
19 <sup>th</sup> and Carmen	1.69	Vacant	Unknown	Historic fill, metals, PAHs, VOCs
RMH Automotive	1.44	Vacant	Manufacturing of Varnish, Leather Goods, Auto Accessories	Mercury, benzo(a)pyrene, 4,4'-DDD, TPH, benzene, chlorobenzene, chlorethane, 1,4-dioxane, arsenic, iron, and manganese
BI 1214 Lot 4	2.62	Vacant	Unknown	Unknown
BI 1219 Lot 2, 3	1.19	Vacant	Unknown	Unknown
BI 1219 Lot 25	1.46	Vacant	Unknown	Unknown

These priority target sites are all publicly owned, vacant properties that have some level of heavy industrial use stretching back to the 1800s. Contamination has been found in the soil and groundwater, and sheens have been reported in the Cooper River. NJDEP has done groundwater investigation at Concord Chemical, but site soils need characterization and a remedial investigation is required. The Incinerator and Standard Oil sites need updated Phase 1s and the Port A Pot site requires a remedial investigation. The remaining five sites require Phase 1 Assessments. In 2022, the NJ Economic Development Authority (NJEDA), used their EPA brownfield assessment funds to conduct a data gap analyses of outstanding environmental issues at four of these sites; an indication of the high priority of these sites at a state level, and the source of the cost estimates in this proposed assessment scope of work activities.

**1.a.iii. Identifying Additional Sites:** Once the initial four target sites have been addressed, the CRA will move to the remaining five sites in the target area. In the unlikely event that funds remain after these are addressed, the CRA will prioritize sites from our extensive brownfield inventory based on several factors, including redevelopment potential, environmental risk, and community impact. As the entire City of Camden is considered an underserved community and all census tracts are considered disadvantaged, any site targeted for funding through this project will serve under-resourced neighborhoods. Specifically, in accordance with East Camden residents’ stated needs, the CRA intends to use grant funding to advance new light industry to create living wage jobs. This prioritization will be addressed through the Brownfield Development Area (BDA) Steering Committee; a stakeholder group specifically designed to be broadly representative and to provide feedback on brownfield activities within the State designated BDA.

**1.b. Revitalization of the Target Area**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** The Federal Street Corridor will be redeveloped for light industrial and commercial reuse, consistent with local zoning, surrounding land uses, and existing planning documents. The reuse strategy will address both the residents’ identified (and documented) need for living wage employment opportunities and the City’s goal to prioritize sites for cleanup and economic re-engagement. These planning documents include the city’s master plan, *FutureCAMDEN (2002)*, which recommends a targeted clean-up and re-use

program with priority to new industrial users. The Economic Development Element of *FutureCAMDEN* includes a recommendation to use brownfields initiatives to generate industrial development sites. In addition to the city-wide plan, the neighborhood plan also supports this reuse. *My East Camden Neighborhood Plan (2021)* was developed through extensive community engagement, and it documents a resident-driven vision that includes “the desire for the light industrial zone to stay as zoned and to encourage additional development in the area.” Moreover, one of the Plan goals to improve sustainability and environmental resiliency of the community involves reducing the number of unremediated brownfields by 30%.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Like the rest of the City, East Camden experienced severe economic decline in the mid to late 20th century; however, over the last decade, East Camden’s population has begun to rebound, even as the broader city population continues to decline. Relatively recent construction of the ResinTech manufacturing facility and the upcoming warehouse construction within the Federal Street corridor speak to the potential for revitalization. However, the blighted, vacant, and contaminated nature of the remaining brownfield sites has impeded further development. Assessment of the priority sites will facilitate further economic growth within an area of extreme poverty and unemployment. For example, ResinTech has invested \$20 million in 379,500 SF of manufacturing space across 35 acres. They have created 265 full-time jobs and, depending upon production needs, anywhere from 100 to 180 temporary jobs. The redevelopment of the priority sites will build on this investment by providing new, development-ready industrial sites that support the area’s transformation from vacant industrial corridor to thriving job center. Extrapolating these numbers to the area of the four priority targeted sites provides an expectation that they will provide up to 229 full-time, living-wage permanent and temporary jobs and leverage an estimated \$36 million in private investment. The additional five sites identified in the target area will more than double these benefits.

As the *Corridor is partially located in a federally designated floodplain*, floodway zone AE, redevelopment will take care to address sites that are at an increased flooding risk, and will comply with all applicable regulations. This presents an opportunity to ensure that development is incorporating potential impacts of climate change as part of redevelopment planning, ***including the use of resiliency and green infrastructure strategies***. Camden has a Sustainability Site Plan Ordinance which requires an Environmental Impact and Benefits Assessment for new development that evaluates and addresses the potential cumulative impacts and benefits of the development. Developers are required to report on any proposed technologies for buildings that will provide benefits from energy efficiency. As such, ***energy efficiency criteria are incentivized***, as the Planning Board must review the assessment prior to providing site plan approval.

### 1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The EPA funding will leverage prior and future sources to ensure successful redevelopment of the priority sites including the following:

Source	Purpose/Role	Amount	Status
NJEDA	Gap Analysis	\$27,032	NJEDA used their EPA Assessment grant funds to conduct a data gap analyses and prepare cost estimates for the 4 priority sites.
NJDEP Publicly Funded Site	Assessment	\$1,738,342	Concord Chemical - NJDEP conducted a series of groundwater assessments, most recently in 2019. This effort did NOT include an evaluation of the site’s soils.

EPA Removal Action	Remediation	>\$1,000,000	Concord Chemical - Ten years ago, a non-time critical removal action was conducted resulting in the removal of drummed and other hazardous substances.
CRA EPA RLF Loan	Remediation	TBD	The CRA EPA RLF Loan fund provides low interest loans for remediation. The CRA would lend itself the money needed for cleanup.
Private Developer(s)	Construction	\$23 million	This figure is extrapolated from the level of private investment made in the Resin Tech site, adjusted for current pricing conditions.
ASPIRE Program	Construction	Tax Credits to \$350M	New state program that provides tax credits for construction in targeted areas to include Camden in order to fill financing gaps.
Camden County	Construction	\$3,260,000	Roadway improvements to the intersection at River and Federal Street to improve truck access.

1.c.ii. Use of Existing Infrastructure: The focus area is located in a built-out urban area that is already well-served by water, sewer, gas, electricity, telecommunications fibers, and roads. There is existing capacity in these systems, which were designed to serve the City when it had a significantly larger population and more industrial facilities. Any site-specific infrastructure would need to hook into City water / sewer lines and would be funded by the developers of the individual sites. The area is surrounded by major highways and rail, including a commuter light rail line. Moreover, current redevelopment law requires that qualifying private construction projects make contributions to public transportation projects to enhance worker access.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

2.a.i. The Community's Need for Funding Camden is unquestionably one of the poorest cities in the nation. According to 2016-2020 American Community Survey (ACS) 5-year estimates, 30.6% of families in Camden live in poverty, compared to just 7% and 9.1% in New Jersey and the US, respectively. The rate of individuals in poverty in Camden is 33.6%, and 16.1% are in deep poverty. These numbers are even worse for Camden Census Tract 6013, the target location:

#### **Measures of Poverty in Camden, New Jersey**

	<b>US</b>	<b>NJ</b>	<b>Camden</b>	<b>CT 6013</b>
<b>Median Household Income</b>	\$64,994	\$85,245	\$28,623	\$23,555
<b>Per Capita Income</b>	\$35,384	\$44,153	\$16,171	\$15,309
<b>Families Below Poverty</b>	9.1%	7%	30.6%	36.5%
<b>Individuals Below Poverty</b>	12.8%	9.7%	33.6%	36.5%
<b>Individuals 65+ Below Poverty</b>	9.3%	8.4%	25.8%	35.4%
<b>Unemployment Rate</b>	5.4%	5.8%	13.9%	16.2%

*Source: 2016-2020 American Community Survey, 5-Year Estimates. 2017-2021 estimates are not available for CT 6013, so 2016-2020 estimates are used for all geographies.*

The high degree of poverty in Camden creates a large demand for services that is not commensurate with Camden's available financial resources. In addition, the city has a large concentration of educational institutions, non-profit hospitals and social service providers who do not pay local property taxes, the primary revenue source for municipalities. According to information published by the state's *Multi-Year Recovery Plan for Camden*, Camden's tax ratable base is the smallest in NJ on a per capita basis, at approximately one-half that of other cities and one-quarter of Camden County. Given the fiscal state of the City, competing needs for basic services, and the sheer volume of brownfield sites, the City is unable to address these brownfields without outside assistance.



## 2.a.ii. Threats to Sensitive Populations:

(1) *Health or Welfare of Sensitive Populations:* In addition to its high rates of poverty, Camden is home to many sensitive populations living in close proximity to identified brownfields sites:

- Minority populations: According to the 2016-2020 ACS 5-year estimates, minorities make up 94.1% of the population in Camden and 93.6% in census tract 6013, compared to 45.3% in the state and 39.9% in the US. 60.3% of the population in the targeted census tract is Hispanic and 51.8% of these households speak Spanish at home. According to EJScreen, the census tract is in the 96<sup>th</sup> percentile households where no one over the age 14 speaks English well. Given the city's preponderance of brownfields, minorities in this low-income community are disproportionately exposed to environmental hazards.
- Individuals with disabilities: Camden and the target area has a larger number of individuals with a disability than the state and country across all age groups. For example, in Census Tract 6013, the percentage of non-institutionalized individuals with a disability aged 18-64 (19.7%) is seven percentage points higher than the rate for the US (12.7%) and almost double the rate for the state of NJ (10.4%).
- Children: Census tract 6013 has almost double the percentage of children under 10 (21.3% of the total population), compared to the state and national averages (11.8% and 12.1%).
- Pregnant women: According to the most recent data available (US Census for 2018 on births in the past year), fertility rates are far higher in census tract 6013 (8.9%) compared to the US (5.2%), New Jersey (4.8%), and even the city of Camden as a whole (7.9%).
- Housing-cost burdened: 65% of residents in the target census tract pay more than 30% of gross income in rent, compared to the national average of 45.7%, contributing to the fact that almost 50% of residents in the census tract received food stamp/SNAP benefits in 2020.

According to the 2022 [Community Health Assessment](#) for Camden County, residents of the project area's zip code, 08105, are most at risk for health disparities owing to "social determinants of health" such as the high percentage of black and Hispanic residents, non-English-speaking residents, families in poverty, families with children in poverty, single female householders with children, unemployed people, and residents with less than a high school diploma. When comparing the Community Need Indexes for neighborhoods in Camden, the Assessment showed that the area of zip code 08105 had particularly high need because the population (and particularly families with children) had high rates of poverty and low educational attainment, but also because for 63.6% of residents, the primary language was not English. According to the US Health Resources & Services Administration, census tract 6013 is also identified as a Medically Underserved Area. Funding the environmental assessments at the priority sites will facilitate the redevelopment of light industry that will bring living wage jobs. Such jobs are expected strengthen the economic resilience of residents, thus lessening the negative impacts to sensitive populations in the city.

(2) *Greater Than Normal Incidence of Disease/Adverse Health Conditions:* The asthma rate for census tract 6013 is in the 92<sup>nd</sup> percentile compared to the US, and 96<sup>th</sup> percentile for low life expectancy. Camden is at risk for poorer health outcomes associated with worse socioeconomic indicators, lack of an environment that supports health, and a deteriorating built environment. Many Camden residents struggle to meet their basic needs (e.g., food and shelter) and experience a higher incidence of post-traumatic stress due to violence. According to State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality and certain types of cancer (invasive breast, kidney, renal, pelvis, liver, lung, bronchus, prostate and thyroid cancer and mesothelioma). Including all types

of cancer, Camden County has an annual incidence rate of 517.6 per 100,000, compared to 442.0 for the US and 481.0 for New Jersey (National Institutes of Health, National Cancer Institute, 2016-2020). Greater than normal incidence of pre-term births, birth defects and infant mortality, as well as certain types of cancers may be associated with exposure to hazardous substances, such as chlorinated solvents and lead, which are prevalent at the target sites. The grant will fund the identification and delineation of such contaminants, facilitating their removal and subsequently reducing exposure that may be associated with this greater-than-normal incidence of disease.

*(3) Environmental Justice:*

*(a) Identification of Environmental Justice Issues:* Camden residents are disproportionately impacted by government policies that sited hazardous operations in close proximity to low-income and minority neighborhoods. According to EPA’s EJScreen, both census tract 6013 and all of Camden score in the 90<sup>th</sup> percentile or above for all 13 measures of environmental justice in comparison to the US, including: PM 2.5, Ozone, Diesel PM, Air Toxics for Respiratory and Cancer Risk, Toxic Releases to Air, Traffic Proximity, Lead Paint, Superfund Proximity, RMP Proximity, Hazardous Waste Proximity, Underground Storage Tanks, and Wastewater Discharge. The requested EPA Community Wide Assessment for the Federal Street Corridor will facilitate new development that takes into consideration impacts to the surrounding community and ecosystem, while actively engaging historically impacted communities in the assessment, remediation, and redevelopment process. Census tract 6013 is identified as disadvantaged by the Climate and Economic Justice Screening Tool (CEJST) and has 8 categories that meet the criteria (in addition to low income):

Climate change	Fatalities and injuries resulting from natural hazards each year; Projected flood risk
Energy	Average annual energy costs divided by household income
Health	Low life expectancy
Housing	Share of households making less than 80% of the area median family income and spending more than 30% of income on housing
Legacy pollution	Proximity to hazardous waste facilities; Proximity to Superfund sites
Transportation	Diesel particulate matter exposure
Water and wastewater	Underground storage tanks and releases
Workforce development	Linguistic isolation; Low median income; High poverty; High unemployment; High percentage of people 25+ with less than a high school diploma

*Source: Climate and Economic Justice Screening Tool data for census tract 6013*

*(b) Advancing Environmental Justice:* Because of such disproportionate impacts, Camden passed a Sustainability Site Plan Ordinance that addresses environmental justice and cumulative impacts. This ordinance requires applicants for new development in Camden to submit an Environmental Impact and Benefits Assessment that identifies, evaluates, and addresses the potential impacts and benefits that the development activity could have on the environment and the public health and general welfare of residents of Camden. The planning board must take this assessment into consideration before providing site plan approval for any new development. The remediation of the 11 acres of priority sites would remove contamination and return the land to productive use. The target sites are currently vacant lots without structures, and as such, redevelopment of the sites would not displace residents or businesses. In fact, redevelopment of the sites would increase in the number of local jobs and support the surrounding disadvantaged community.

**2.b. Community Engagement**

2.b.i. Project Involvement and 2.b.ii Project Roles: The following table provides a list of partners, their role in the project, and how they will be involved in making decisions with respect to the future development of the sites. While there are some residential dwellings, the targeted sites are located in an industrial corridor where there are no organized residential groups to engage per se.

Project partners will consist of nonprofits, neighboring property owners, prospective developers for the site, and the general public, which will be welcome to attend and participate in stakeholder meetings. Further, the adjacent neighborhood of Cramer Hill has been designated as a Brownfield Development Area (BDA) by NJDEP. As part of that program, a steering committee with broad representation from the community, regulators, and other stakeholders meet regularly to discuss brownfield redevelopment. Camden is in the process of applying for an expansion of this designation to include the Federal Street Industrial Corridor, so the BDA Steering Committee will be expanded and will include targeted discussions of the priority sites.

Partner Name	Point of Contact	Specific Role in the Project
St. Joseph's Carpenter Society	Pilar Hogan Closkey, Ex. Director <a href="mailto:phogan@sjcscamden.org">phogan@sjcscamden.org</a> 856-966-8117	Provide community engagement tools and assist with job placement and promotion at new facilities
ResinTech	Jeffrey Gottlieb, CFO <a href="mailto:jgottlieb@resintech.com">jgottlieb@resintech.com</a> 856-626-1516	Neighboring property owner and employer
Cathedral Kitchen	Carrie Kitchen-Santiago, Ex. Director <a href="mailto:carrie@cathedralkitchen.org">carrie@cathedralkitchen.org</a> 856-964-6771, Ext 103	Neighboring property owner; culinary job-training provider
The Salvation Army	Benjamin Ovadia, Development Director <a href="mailto:Benjamin.Ovadia@use.salvationarmy.org">Benjamin.Ovadia@use.salvationarmy.org</a> 856-379-6851	Provide support with community outreach and meeting space
Volunteers of America	Alison Accettola <a href="mailto:aaccettola@voadv.org">aaccettola@voadv.org</a> 856-854-4660	Engage vulnerable community members, and possibly assist with distribution of meeting invitations
Housing Authority of the City of Camden	Melody Johnson-Williams, Exec. Dir. <a href="mailto:MWilliams@camdenhousing.org">MWilliams@camdenhousing.org</a> 856-968-2775	Engage public housing residents of a public housing complex 0.32 miles from target area, who may have a higher risk of exposure.

**2.b.iii. Incorporating Community Input:** As evidenced in the *My East Camden Plan*, redeveloping brownfields in the Federal Street Corridor for light industry is a priority. Of particular concern for engagement are 13 residential row homes in the middle of the corridor. The CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish. Prior to kicking off any SI/RI assessment work, a broader community meeting will be held to discuss the findings of the Phase I work, present the efforts to be conducted during SI/RI investigations, and provide contacts for further information. During assessment activities, a sign will be posted at the site with contact information for the environmental consultant. Efforts to establish a Redevelopment Area Plan as part of the implementation of the assessment grant will rely heavily on broad community stakeholder input. The CRA will solicit community input in a series of planning meetings that will elicit feedback for: the establishment of the Redevelopment Area; the reuse considerations for targeted sites; and the cleanup decisions for the targeted sites. In this manner, the CRA will have a real-time platform for addressing community concerns. Initial community meetings will be held remotely for stakeholder engagement using the web-accessible Zoom platform, as most residents have access to a mobile device. CRA will switch to an in-person meeting format held at the Salvation Army community center for interactive planning activities. All meeting notifications, as well as the meetings themselves, will be in both English and Spanish.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **3.a.i Description of Tasks, Activities and Outputs:**

##### ***Task/Activity: Task 1 – Programmatic Expenses***

**i. Project Implementation:** EPA reporting, management of site assessment and planning activities, travel and training. Competitive procurement will be conducted in accordance with applicable local, state, and federal regulations for a grant manager experienced in implementation of EPA Brownfield Grants. While some funding has been budgeted for the CRA’s project manager, in-kind funding will be provided to complete this task.

**ii. Anticipated Project Schedule:** 10/1/2024- 9/30/2028

**iii. Task/Activity Lead** CRA Executive Director, with help from grant management consultant.

**iv. Output(s):** Annual RFP for grant consultant (3), quarterly reports (16), MBE-WBE reports (4), ACRES reporting (anticipated 7 sites), FFRs (4), grant closeout (1), and cost associated with attending training seminars/conferences, such as the National Brownfields Conference.

**Task/Activity: Task 2 – Community Engagement**

**i. Project Implementation:** Engaging community stakeholders as discussed above. Costs include translation services, provision of meeting notices/materials, distribution of materials to residents, development of a Community Relations Plan and attendance at meetings. The procured environmental consultant will participate in community meetings to explain assessment efforts and results. While some funding has been budgeted for the CRA’s project manager, additional in-kind funding will be used to complete this task.

**ii. Anticipated Project Schedule:** 10/1/2024- 9/30/2028

**iii. Task/Activity Lead:** CRA project manager with procured consultant.

**iv. Output(s):** Community meetings; maps, handouts and other meeting materials; meeting minutes; Community Relations Plan (1).

**Task/Activity: Task 3 – Phase I Assessment Activities**

**i. Project Implementation:** Activities include conducting Phase I studies on five sites. The CRA will develop and publish an RFP to procure a Licensed Site Remediation Professional (LSRP), the State of NJ’s licensed QEP program, in accordance with all applicable procurement requirements as well as New Jersey site remediation requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

**ii. Anticipated Project Schedule:** 1/1/25 – 6/30/26

**iii. Task/Activity Lead:** LSRP consultant overseen by the CRA project manager

**iv. Output(s):** Phase I reports (5)

**Task/Activity: Task 4 – Site Investigation/ Remedial Investigation (SI/RI) Assessment Activities**

**i. Project Implementation:** SI/RI assessments will be conducted on three sites. This will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and RI Workplans to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. The CRA will develop and publish an RFP to procure LSRPs to conduct the SI/RI assessments, in accordance with all applicable procurement and environmental requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

**ii. Anticipated Project Schedule:** 6/30/25 – 6/30/28

**iii. Task/Activity Lead:** LSRP consultant overseen by the CRA project manager

**iv. Output(s):** QAPPs (3), Workplans (3), and SI/RI reports (3)

**Task/Activity: Task 5 – Redevelopment Planning**

**i. Project Implementation:** A Redevelopment Area designation and Redevelopment Plan for the Federal Street Corridor will be developed in accordance with state requirements, to include analyzing opportunities and strengths of the area and identifying the reuse considerations and

redevelopment requirements. The CRA will collaborate with the City of Camden Planning Department, the public and any interested community groups to obtain public feedback. The CRA will develop and publish an RFP to contract with a NJ licensed Professional Planner in accordance with all applicable procurement requirements. The CRA project manager’s oversight of this task will be provided as in-kind services.

**ii. Anticipated Project Schedule:** 11/01/24- 6/30/25

**iii. Task/Activity Lead:** Planning consultant overseen by the CRA project manager.

**iv. Output(s):** Redevelopment Plan (1).

**3.b. Cost Estimates:** Unit pricing is based on actual market costs for similar services. Exact costs for the Phase I and SI/RI assessments for the three priority sites earmarked for EPA funding have been determined with NJEDA support. For simplicity, figures presented for personnel and fringe have been rounded to whole dollar amounts. No indirect costs will be funded by EPA.

	Task 1: Programmatic Expenses	Task 2: Community Outreach	Task 3: Phase I Assessments	Task 4 SI/RI Assessments	Task 5: Redevelopment Planning	TOTAL
Personnel	\$11,000					<b>\$11,000</b>
Fringe	\$3,300					<b>\$3,300</b>
Travel	\$1,750					<b>\$1,750</b>
Equipment						<b>\$0</b>
Supplies		\$2,000				<b>\$2,000</b>
Contractual	\$13,100	\$13,600	\$62,920	\$327,330	\$65,000	<b>\$481,950</b>
Other						<b>\$0</b>
<b>TOTAL</b>	<b>\$29,150</b>	<b>\$15,600</b>	<b>\$62,920</b>	<b>\$327,330</b>	<b>\$65,000</b>	<b>\$500,000</b>

<b>Task 1 Programmatic Expenses:</b>	
<b>Personnel:</b> Project Manager expenses 4 years @ \$68.75 per hour x 40 hours	\$11,000
<b>Fringe:</b> Project Manager expenses 4 years @ 30% of Personnel costs	\$3,300
<b>Travel:</b> one attendee to attend 2 conferences @ \$875/conference	\$1,750
<b>Contractual:</b> Consultant 4 years @ \$3,275/year	\$13,100
<b>Task 2 Community Outreach:</b>	
<b>Contractual:</b> Consultant for community outreach 4 years est. @\$3150/year	\$12,600
<b>Contractual:</b> Development of Community Relations Plan est. @\$1,000	\$1,000
<b>Supplies:</b> maps, handouts, brochures, etc. est. 4 years @ est \$500/year	\$2,000
<b>Task 3 Phase I Assessments:</b>	
<b>Contractual:</b> 2 sites @ \$16,460 & 3 sites est. @ \$10,000	\$62,920
<b>Task 4 SI/RI Assessments:</b>	
<b>Contractual:</b> 2 sites @ \$301,757 total & 1 site est. @ \$25,573	\$327,330
<b>Task 5 Redevelopment Planning:</b>	
<b>Contractual:</b> Prepare Redevelopment Plan	\$65,000

**3.c. Measuring Environmental Results:** CRA’s contracted grant manager will monitor all work funded under this project and will track important EPA outcomes, including the number of community meetings; number of acres assessed; funding leveraged and other ACRES metrics. This will enable the CRA to track, measure and evaluate progress towards achieving the project outputs listed in section 3.a above. This information will then be recorded utilizing EPA’s ACRES system. In addition, the CRA will also monitor project progress through documentation provided

by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports, monthly calls, and regular correspondence.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

4.a.i. Organizational Structure and 4.a.ii. Description of Key Staff: CRA staff has managed more than 40 brownfield sites through the state regulatory process. They possess in-house capacity to oversee the community outreach, coordinate with environmental regulators, and interface with developers. CRA staff provide in-house management of environmental firms and perform the administrative functions associated with implementing the state assessment grants. The CRA is the primary economic development entity for the City, focusing on the implementation of redevelopment projects, and has deep knowledge of EPA brownfield grants. Ms. Olivette Simpson, Interim Executive Director, will serve as the project manager. Ms. Simpson led CRA’s successful Neighborhood Stabilization Program II (NSP2) through which \$13 million was delivered in American Reinvestment & Recovery Act funding by the US Department of Housing and Urban Development. Mr. Robert Quevedo-Rodriquez, staff accountant for the CRA, will be responsible for finance functions, and will ensure compliance of all financial grant requirements.

4.a.iii. Acquiring Additional Resources: The CRA will procure an experienced grant management consultant and a QEP (LSRP) to assist with project implementation, as described in Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

##### **4.b. Past Performance and Accomplishments**

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

*(1) Accomplishments*: CRA has received and managed 23 EPA cooperative agreements since 2008. Outcomes for all grants have all been reported in ACRES, and ACRES reporting is current for the CRA’s open cooperative agreements which include the following three most recent:

- 2022 RLF Grant: Awarded subgrants for Judge Johnson Park, Reliable Tire, and Elijah Perry Park; Reliable Tire ABCA finalized; Remediation underway at Elijah Perry Park.
- 2017 7th and Kaighn Site-Specific Assessment Grant: Hired QEP, Phase I, Phase II, SI/RI and UST closure report. Partial Remedial Action Outcome (RAO).
- 2017 Harrison Avenue Landfill Lots 13-17 Cleanup Grant: Cramer Hill Waterfront Park opened to the public Fall 2022.

*(2) Compliance with Grant Requirements*: The CRA has an excellent track record in complying with workplans and submitting required grant deliverables on-time. This includes quarterly reports, federal financial reports, ACRES, MBE-WBE reports, and where appropriate, QAPPs, and ABCAs. Any delays encountered on grant project milestones have been discussed with the Region 2 Project Officer in advance during our regularly scheduled quarterly calls. CRA is in the process of closing 2 grants by December 2023 and has 2 open grants, including:

<b>Grant/Site</b>	<b>Funds Remaining (as of 10/1/2022)</b>	<b>Grant Period</b>	<b>Activities to Expend Remaining Funds</b>
2013 Revolving Loan Fund Grant BF 96286914	\$723,277.36	10/1/2013 to 9/30/2025	Continue remediation at Andujar Park, Elijah Perry Park, Reliable Tire, and Yaffa sites.
2022 Supplemental RLF BF 96236900	\$3,396,234.04	10/1/2022 to 9/30/2027	Continue remediation at Judge Johnson Park, Reliable Tire, and Elijah Perry Park; identify new projects.

Of the 4 assessment and 8 cleanup grants CRA has closed, only the Building 8 cleanup had unexpended funds remaining in the amount of \$21,895.99. This was as a result of remediation activities ending due to ongoing litigation at the site.



**Camden Redevelopment Agency**

**EPA Assessment Grant Proposal**

**Threshold Documentation**

## APPLICATION FOR FY2024 U.S. ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

### Threshold Criteria

1. **Applicant Eligibility:** 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. Documentation of the CRA's eligibility is attached herein. CRA is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.
2. **Community Involvement:** Community involvement is a vital component of Camden's Brownfields Program. Typically, the CRA works with the local neighborhood group on issues pertaining to brownfield redevelopment. However, in this area where there are whole city blocks of vacated land, there is no centralized community galvanized around the challenges of redeveloping the Federal Street Corridor. Project partners will consist of nonprofits, neighboring property owners, prospective developers for the site, and the public that will be welcome to attend and participate in stakeholder meetings.

Of particular concern for engagement are 13 residential row homes in the middle of the corridor. The CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish, the primary languages of this census tract.

The CRA will communicate information about the assessment efforts in the Corridor to the public via postings on its website, discussions at meetings attended by the public such as planning board, city council, CRA board meetings, etc. In addition to flyers for the Corridor's residents and businesses, South Jersey's largest newspaper, the Courier-Post, is the most appropriate and effective local newspaper through which to communicate information about community meetings regarding the Federal Street Corridor.

Efforts to establish a Redevelopment Area Plan as part of the implementation of the assessment grant will rely heavily on broad community stakeholder input. The CRA will solicit community input in a series of planning meetings that will elicit feedback for: the establishment of the Redevelopment Area; the reuse considerations for targeted sites; and the cleanup decisions for the targeted sites as this effort is expected to be ongoing during the assessment efforts. In this manner, the CRA will have a real time platform for addressing community concerns. Initial community meetings will be held remotely for stakeholder engagement using a web-accessible Zoom platform as most residents have access to a mobile device. CRA will switch to an in-person meeting format held at the Salvation Army community center for interactive planning activities. All meeting notifications, as well as the meetings themselves, will be in both English and Spanish.

3. **Expenditure of Assessment Grant Funds:** The CRA has no current open Assessment grants as of September 20, 2023. Therefore, the CRA affirms that it is eligible to apply for Assessment Grant funding under this solicitation.



4. **Named Contractors and Subrecipients:** Camden Redevelopment Agency has not procured/named a contractor or subrecipient. All contractors will be procured competitively in compliance with all applicable local, State, and Federal procurement requirements.