MAYOR DONALD A. GUARDIAN

CITY OF ATLANTIC CITY

December 17, 2015

R02-16-C-002

Lya Theodoratos, Regional Brownfields Coordinator
United States Environmental Protection Agency, Region 2
290 Broadway; 18th Floor
New York, NY 10007

Re: 2016 Brownfields Cleanup Grant Application
Delta Basin Homes Site
North Maryland Avenue and Wabash Avenue
Atlantic City, Atlantic County, New Jersey

Dear Ms. Theodoratos:

On behalf of the City of Atlantic City, New Jersey, I am pleased to submit this application for an Environmental Protection Agency (EPA) Cleanup Grant for the Delta Basin Homes Site. This application will continue our ongoing brownfields redevelopment efforts in the City of Atlantic City.

The Delta Basin Homes Site is a vacant City owned property that will be transformed into a new homes for fourteen families with the funding support the United States Environmental Protection Agency.

In accordance with the proposal guidelines, we are providing the following information:

a. Applicant Identification: City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, NJ 08401

b. Applicant DUNS Number: 0770-593-76

c. Funding Requested:

Grant Type:	Cleanup
Federal Funds Requested:	$200,000
Contamination:	Hazardous Substances

d. Location: Atlantic City, New Jersey

e. Complete Property Name and Address: Delta Basin Homes Site
North Maryland Avenue and Wabash Ave.
Atlantic City, NJ 08401

P 609-347-5400 F 609-347-5638 E DGuardian@CityOfAtlanticCity.org

City Hall, 1301 Bacharach Boulevard, Suite 706, Atlantic City, NJ 08401

f. Contacts:

Project Director:
Elizabeth Terenik, Planning Director
City Hall – Suite 500
1301 Bacharach Boulevard
Atlantic City, NJ 08401
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eterenik@cityofatlanticcity.org
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Chief Executive:
Mayor Donald Guardian
City Hall – Suite 706
1301 Bacharach Boulevard
Atlantic City, NJ 08401
Phone: 609.347.5400
dguardian@cityofatlanticcity.org
Fax: 609.347.5638

g. Date Submitted: December 17, 2015

h. Project Period: Three years from date of approval

i. Population: 39,958

j. Other Factors Checklist: Attached

The City of Atlantic City appreciates the United States Environmental Protection Agency's support of our past brownfields efforts, and hope to be able to continue by attracting Clean-up Grant for the Delta Basin Homes Site.

Thank you for your consideration.

Sincerely,

Donald A Guardian

Mayor Donald Guardian

cc: Arch Liston, Business Administrator
Michael Stinson, Director, Revenue & Finance
Elizabeth Terenik, Director, Planning & Development
James M. Rutala, Rutala Associates
Robert Carter, Marathon Engineering & Environmental Services

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: CITY OF ATLANTIC CITY

Please identify (with an ***x***) which, if any of the below items apply to your community or your project 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 will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	**Page #**
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
Applicant is one of the 24 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, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
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 proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the 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.**	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Atlantic City Brownfield Cleanup Grant Application FY 2016

Delta Basin Homes Site

For

City of Atlantic City
New Jersey

December 17, 2015

Prepared for:
City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, New Jersey 08401

Prepared by:
Rutala Associates, LLC
717 River Drive
Linwood, New Jersey 08221

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NARRATIVE PROPOSAL

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community

Atlantic City is an urban waterfront city with a year-round population of 39,558. The City is located in the southeast section of New Jersey, in Atlantic County. The City is located 60 miles east of Philadelphia and 120 miles south of New York City. This resort area attracts more than 24 million visitors annually. Atlantic City has a rich history. The City was incorporated in 1854, the same year that the Camden and Atlantic Railroad train service began. The City was developed as a health resort, where visitors could take the train directly to Atlantic City and rest and relax at the ocean. As the City developed, the land was filled to make way for more hotels, housing for the workers and infrastructure. Much of the fill material is now classified as historic fill, a major reason for this grant application. In the early 20th century, Atlantic City went through a radical building boom, when many large hotels were built. Like many older East Coast cities after World War II, Atlantic City became plagued with poverty, crime, corruption and general economic decline. In an effort to revitalize the City after decades of decline, New Jersey voters approved a casino gaming referendum in 1974. Three decades of prosperity resulted from the casino era, but as surrounding states approved gaming, the market became saturated. Competition from nearby states with casinos, the great recession and Superstorm Sandy in 2012 have led to the significant decline of Atlantic City. Annual casino revenues have fallen from $5.2 billion in 2006 to $2.8 billion in 2014. A concerted effort is underway to rejuvenate Atlantic City by diversifying the local economy with the expansion of higher education, medical services and other non-casino industries. Brownfields, due in large part to the historic fill used to build Atlantic City, are a barrier to this effort to redevelop Atlantic City – for this reason the City is applying for this cleanup grant. The Targeted Community is Bungalow Park, a bayfront neighborhood of Atlantic City that is primarily residential. The Delta Basin Homes Project consists of eight twin units that are planned in the Bungalow Park neighborhood. The construction of housing on this site is cost-prohibitive unless outside funding is secured for site cleanup; hence the reason for this EPA Brownfields Cleanup Grant Application.

ii. Demographic Information

According to the U.S. Census, the population in Atlantic City has dropped 2.4 percent since 2010, from 40,517 to 39,558, while the population in Atlantic County and the State of New Jersey has increased. This demonstrates the need for the City to continue its efforts to build a viable residential community that functions with the development of the City as a regional resort and entertainment destination.

The Bungalow Park neighborhood is typical of many neighborhoods in Atlantic City. There is a higher percentage of children under the age of 5 in Atlantic City. The City also has a lower percentage of high school graduates, with 68.6 percent compared to 87.9 percent for New Jersey and 85.7 percent nationally. The residents of Atlantic City predominantly rent their homes, with only 30.9 percent owning their home as compared to 65 percent in the state and nation. The Bungalow Park Delta Basin Site is located in Census Tract 14, according to the U.S. Census Bureau. According to the 2010 Census, this neighborhood has a population of 3,016. It is a relatively young neighborhood with a median age of 37. The neighborhood also has a relatively large amount of young children, with 16.1 percent of the population under the age of 5. Statewide, the percentage of children under the age of 5 is 6.2 percent. The poverty level in this neighborhood is 33 percent, higher than the citywide average of 29.9 percent.

Atlantic City is the home to many sensitive populations, including children and minorities, as well as

uneducated adults. According to the 2010 census, Atlantic City includes minority populations more than twice the national and state averages. Atlantic City also includes a large number of households with individuals under 18, totaling approximately 24 percent of households in the City. The demographics of the City, coupled with the high occurrence of brownfields properties in neighborhoods that are predominantly lower income/minority, raises environmental justice concerns. The impact of brownfields sites on the health and welfare of the neighborhoods must be addressed.

Unemployment in Atlantic City in September 2015 is at a staggering rate of 15.4 percent (among the highest in the nation), as compared to the state unemployment rate of 6.6 percent and the national rate of 5.8 percent, according to the U.S. Bureau of Labor Statistics. Nearly 28 percent of workers in the Atlantic City-Hammonton metro area were employed in the arts, entertainment, recreation, accommodation and food services industry in 2013, the second highest such proportion nationwide. Since 2006, the Atlantic City region has lost 30,000 jobs, almost 20 percent of the employment base. Many of these workers were likely employed in the various casinos and resorts in the region. Alongside Atlantic City's shrinking popularity as a tourist destination, however, its labor force shrank by nearly 4 percent from November 2013 to November 2014. Widespread casino closings in the area account in part for the downturn. And while a shrinking labor force can open job opportunities, the metro area's unemployment rate of 11 percent had increased slightly from the year before. The redevelopment that can result from addressing brownfields issues at key sites throughout the City can result in a significant number of new jobs for the residents of Atlantic City and the region.

Poverty is high in Atlantic City. According to the most recent American Community Survey, the percentage of people living below the poverty level in the City is 34.6 percent, compared to the poverty rate of Atlantic County (10.6 percent), New Jersey (10.4 percent) and the United States (11.3 percent). This makes Atlantic City the second poorest city in the state behind Camden, which has a poverty rate of 38.6 percent. Median Household Income in Atlantic City is also much lower than the county, state and nation, according to the U.S. Census Bureau. In 2010, the per capita income in Atlantic City was $29,200, compared to $54,235 for the county and $71,629 for the state. The home ownership rate in Atlantic City is 33.5 percent, while the same rate for Atlantic County is 69.6 percent. In New Jersey, the home ownership rate is 66.2 percent, and the national homeownership rate is 65.5 percent. In terms of educational attainment, Atlantic City lags behind the county and the state and continues to decline. In Atlantic City, 30.3 percent of the population aged 25 years and over does not have a high school diploma. This compares to the county rate of 15.6 percent and the state rate of 11.9 percent.

	Atlantic City	Atlantic County	New Jersey	United States
Population	39,958	274,549	8,791,894	308,745,538[1]
Unemployment	15.46%	10.6%	6.6%	5.3%[2]
Poverty Rate	34.3%	14.4%	10.4%	11.3%[3]
Percent Minority	73.3%	28.7%	27.0%	236.7%[1]
Median Household Income	$29,200	$54,235	$71,629	$53,046
Children under 5 years	7.8%	6.1%	6.0%	6.2%
Persons over 65 years	12.7%	15.8%	14.7%	14.5%
High School Graduate	69.7%	84.4%	88.1%	86.0%
Homeownership Rate	30.9%	68.2%	65.6%	64.9%

[1]Data is from the 2010 U.S. Census data and is available at http://www.census.gov/

[2]Data is from the Bureau of Labor Statistics and is available at www.bls.gov
[3]Data is from the Bureau of Labor Statistics and is available at www.bls.gov

iii. Brownfields

Brownfields issues are a pressing environmental issue facing Atlantic City. Much of the needed redevelopment in the City is delayed or paralyzed by long-term brownfields issues. One of the major deterrents of construction in Atlantic City is the added cost required for site assessment and cleanup. Likewise, the stigma of contaminated sites makes enhancement of the existing neighborhoods a challenge.

The Delta Basin Homes Site is located at 425 North Maryland Avenue, 820 Wabash Avenue and 827 Adriatic Avenue in the Bungalow Park neighborhood of Atlantic City. The site is designated on the City of Atlantic City's Tax Map as Block 542, Lots 1, 2 and 9, respectively. Remedial activities conducted on the site have revealed that the site is underlain with contaminated historic fill that has been further contaminated by former automotive repair and gasoline distribution activities. The site is currently listed as a known contaminated site with the New Jersey Department Environmental Protection (NJDEP) under the New Jersey Spill Compensation and Control Act and has been designated by the NJDEP as Site Remediation Program-Program Interest (SRP-PI) No. 196765.

Historic fill is often found in older urban areas and typically contains elevated concentrations of polynuclear aromatic hydrocarbons (PAHs), arsenic and lead. This vacant lot is currently uncontrolled, with no engineering or institutional controls in place. Residents in the surrounding neighborhood are exposed to historic fill through either direct contact or inhalation from wind erosion. The Agency for Toxic Substances and Disease Registry (ATSDR) notes that exposure to PAHs may reasonably be expected to cause cancer. The ATSDR notes that exposure to high levels of lead can severely damage the brain or kidneys and that children's exposure to low levels of lead can affect a child's mental and physical growth. The ATSDR further notes that long-term exposure to arsenic in children may result in lower IQ scores, and while not definitive, there is evidence that inhaled or ingested arsenic can injure pregnant women and their unborn babies.

An additional brownfields site in the Bungalow Park neighborhood is located at 709 Mediterranean Avenue in the City of Atlantic City. This property is designated on the City of Atlantic City's Tax Map as Block 432, Lots 8 through 14 and Lot 17, and Block 433, Lots 12 through 19. The project site is located at the intersection of Mediterranean Avenue (a major arterial providing access to the north end of the City) and New Jersey Avenue. The future plan for this site is to construct a park open to the general public. Remedial activities conducted on the Subject Property have revealed that the site is underlain with contaminated historic fill. The site is currently listed as a known contaminated site with the NJDEP under the New Jersey Spill Compensation and Control Act and has been designated by the NJDEP as SRP-PI No. 496396. In the past this site housed a State vehicle inspection station.

These sites remain vacant and are located at the gateway to the Bungalow Park neighborhood, resulting in non-productive properties that, if cleaned and activated, would strength this vital neighborhood.

iv. Cumulative Environmental Issues

According to the EPA EnviroMapper, the Bungalow Park neighborhood and much of Atlantic City in

general is in the 70th percentile or more for many environmental justice indicators including water discharge proximity, traffic, ozone and PM 2.5. The City hosts a number of regional facilities that provide further stress on the City and its environment. The regional wastewater system that serves the majority of the county is located in Atlantic City, stressing the economics of the City since this site does not pay taxes and has an impact on surrounding neighborhoods. Odors from the wastewater plant impact the quality of life in the area. Likewise, large cogeneration plants have been built in the City to provide hot water and electric to the casino-hotels. These plants impose on the neighborhoods, occupying valuable space and disrupting the texture of the community. Finally, high-traffic areas like Route 30, which becomes Absecon Boulevard and then connects to Mediterranean Avenue, also provide environmental impacts on the Bungalow Park neighborhoods. The truck and significant auto traffic impacts the air quality and noise levels in the area. By strengthening this neighborhood by activating the Bungalow Park site, the impacts of the environmental justice issues facing this area will be mitigated. Inadequate stormwater systems and standing water, especially on vacant lots like the project site, lead to mosquito breeding which can result in public health issues.

b. Impacted Targeted Community

Brownfields sites and vacant lots are often used for illegal dumping of solid waste, construction debris and demolition debris and result in an eyesore for the neighborhood and breeding grounds for mosquitoes and rodents. The fact that brownfields sites exist in the Bungalow Park neighborhood may be one reason why Atlantic City perennially ranks number one in the county and in the top five municipalities statewide with regard to indicators of poor health, such as babies born with low birth weights and high infant mortality rates. Low-birth-weight infants are at higher risk of death or long-term illness and disability than are infants of normal birth weight. According to the United Health Foundation, low-birth-weight babies (birth weights under 2,500 grams) accounted for 8.1 percent of live births in 2013. New Jersey ranks 10th in the nation. In New Jersey, low-birth-weight babies accounted for 8.5 percent of live births. In Atlantic City, low-birth-weight babies are much more prevalent than in New Jersey and the United States. The percentage of low-birth-weight babies in Atlantic City was 10.7 percent. According to New Jersey Health Statistics, among the 14 counties with enough infant deaths in 2004 to calculate a reliable rate, low-birth-weight rates ranged from 3.6 in Monmouth County to 10.0 in Atlantic County. Obesity rates continue to climb throughout New Jersey and in Atlantic County. New Jersey's rate is slightly lower that the national average at 22 percent. The New Jersey Department of Health reports that Atlantic City's rate is 22 percent as well. By activating Brownfields as park sites, underserved neighborhoods that lack open space and recreational activities can be addressed. Creating greenspaces contributes to a safe and vibrant community by providing much-needed community recreation options and allowing children to maintain an active lifestyle.

Also, according to the CDC Community Health Report, Atlantic County ranks in the least favorable quartile when compared with peer counties for many primary indicators such as cancer, diabetes, kidney disease and asthma.

The Delta Basin Homes site is vacant, underutilized and close to existing neighborhoods. This site is ideal breeding grounds for mosquitoes. Mosquitoes develop only in water so any site with standing water, which is very prevalent on a barrier island like Atlantic City, is a potential breeding site. Mosquitoes can cause sickness and death through the diseases they can carry. By decontaminating this site and developing it, this pressing public health hazard can be reduced or eliminated.

This vacant site has no engineering or institutional controls. The ATSDR notes that exposure to PAHs may be linked to cancer. The ATSDR also notes that exposure to high levels of lead can lead to brain and

kidney damage and long term exposure to arsenic can result in lower IQ scores in children. Residents in the surrounding neighborhood are exposed to historic fill through either direct contact or inhalation from wind erosion. This site is an ideal breeding ground for mosquitoes. Mosquitoes develop only in water, so any site with standing water, which is very prevalent on a barrier island, is a potential breeding site. By decontaminating this site and developing it, this pressing public health hazard can be reduced or eliminated.

c. Financial Need

i. Economic Conditions

The City of Atlantic City will not be able to draw on other sources of funding for Brownfields Assessment purposes because of the economic uncertainty that the City faces. While the economy has begun to rebound throughout the country, Atlantic City has witnessed an economic decline. Atlantic City has been impacted by regional competition in the casino industry and the impacts of Superstorm Sandy.

The opening of casinos in Pennsylvania, New York, Delaware and Connecticut, along with national economic changes, have resulted in a reduced revenue stream for the City's leading industry. Atlantic City casino revenue has fallen from $5.2 billion in 2006 to less than $2.8 billion in 2014.

The economic downturn in Atlantic City has claimed more than 24,500 jobs in the City's dominant industry as of July 2015, according to the Federal Reserve of St. Louis. This is akin to a major industry leaving the local market for most large-size communities, and the impacts have a ripple effect throughout the region. The casino industry has restructured its business model as a result of this economic downturn, resulting in fewer full-time and more part-time employees, stagnant salaries, and less capital investment. Since September 2013, Revel, Atlantic Club, Trump Plaza and Showboat casinos-hotels closed, resulting in the loss of an additional 8,000 jobs. The table on page 2 provides more detail on the high level of poverty and unemployment in Atlantic City compared to the State of New Jersey and the nation.

To add to the economic struggles of Atlantic City and the surrounding region, Atlantic County has been declared a Disaster Area by President Obama on three occasions: October 29, 2012 – Superstorm Sandy; June 30, 2012 – the Derecho; and August 27, 2011 – Hurricane Irene. Superstorm Sandy was devastating for Atlantic City, resulting in a complete closure of the City for almost a week, more than 270 substantially damaged homes, and destroyed City buildings and infrastructure.

The City is struggling in these dire economic times to maintain basic services and has no additional funding available for critically important projects such as the assessment and cleanup of brownfields sites. In addition, there is no state funding available for assessments. Funding of this project will have a positive impact on the large minority population and the significant number of residents who live in poverty by enhancing the quality of life in the City.

The City of Atlantic City has witnessed a significant decline in the ratable base, making it a challenge to control tax rates while continuing to provide basic services. In the last few years, tax appeals reduced the City's ratable base by more than $14 billion. The City's real estate was revalued in 2008. According to the Atlantic County Abstract of Ratables, the net valuation for 2008 was $22,463,190,371. The 2015 value was $7,350,000,000, a staggering 67 percent decrease in property values. Many of the casino properties have settled their appeals with the City, effectively decreasing the industry's share of the ratable base and increasing the burden on non-casino taxpayers. These tax appeals required the City to borrow $9 million in 2010, $36 million in 2011, $100 million in 2012 and $100 million in 2013 to refund real estate tax dollars to

property owners who have successfully appealed their tax bills. An additional $140 million in borrowing was planned for 2014 but never occurred due to the City's financial condition. This significant decrease in the Atlantic City ratable base has had a ripple effect throughout the county, since the county tax budget will be funded by a smaller revenue stream. The potential increase in the county tax rate will make it even more difficult to raise taxes in Atlantic City.

Atlantic City approved a 32 percent tax rate increase in 2014 on top of a 17.5 percent increase in 2013. In 2015, there was no tax rate increase due an infusion of funds and assistance from the state. The City's 2015 budget actually includes $27.5 million in property tax credits/refunds because the City is not able to enter the capital market. In addition, the 2015 budget has deferred approximately $40 million of pension and health care payments in order to achieve a balanced budget.

Due to the Atlantic City region's economic decline, the area has had the highest foreclosure rate in the nation for the last four months. One in every 257 houses in Atlantic City had a foreclosure filing in October 2015, more than four times the national average, according to RealtyTrac, which monitors housing market trends. Foreclosure activity in the seaside city rose 14 percent in October 2014 from the previous month and 134 percent from over a year ago.

In summary, given the economic conditions in Atlantic City, the City does not have available funding to address brownfields issues and there are no funding alternatives. Funding of this project will have a positive impact on the large minority population and the significant number of residents who live in poverty by enhancing the quality of life in the City.

ii. Economic Effects of Brownfields

As documented through the demographic table presented on page 2, Atlantic City is facing significant economic challenges. The presence of brownfields sites in Bungalow Park further exacerbates the challenges facing the City. Brownfields sites throughout the City have negatively impacted property values, depressing the City's ratable base and adding to the City's economic decline. The ongoing cost to secure and maintain these underutilized properties uses scarce City resources. The presence of vacant land interrupting the fabric of the City is a deterrent for attracting new development and the resulting jobs to the community.

Brownfields assessment and cleanup adds significant cost to the development of impacted properties in Atlantic City, adding to the economic decline of the area. This added cost makes it prohibitive in some cases to build in the City. Also, brownfields are for the most part vacant parcels that further reduce the city's ratable base, depress neighboring property values and are prone to be areas for illegal dumping and debris.

The assessment and cleanup of brownfields sites can result in critically needed development of non-casino ratables, affordable housing and expansion of open space/recreation opportunities. This redevelopment will result in short-term construction jobs for site cleanup and site reclamation for recreational areas and development. New full-time jobs will be created for site and building maintenance and the operation of new businesses. The employment opportunities created will help Atlantic City's population, which consists of a large minority and poverty demographic.

In additional, new workforce housing will be created. Atlantic City's housing stock was significantly impacted by Superstorm Sandy when more than 270 homes were substantially damaged. This project will

provide needed housing as well as provide for the use of a long-term vacant property in a stable neighborhood. This will enhance the quality of life for those who occupy the new homes as well as those who live in Bungalow Park.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Delta Basin Homes Project is a 0.51-acre vacant site located in a residential neighborhood of Atlantic City. The Subject Property consists of three rectangle-shaped lots and is currently vacant, undeveloped, cleared urban land. The site is bordered by Wabash Avenue to the northwest, Adriatic Avenue to the southeast, Delta Avenue and residential properties to the northeast, and North Maryland Avenue to the southwest in a mixed residential and commercial neighborhood.

Historically, the site was developed with an elongate rectangle-shaped building and two smaller rectangle-shaped buildings. The elongate rectangle-shaped building was used as a New Jersey Department of Motor Vehicle Inspection Station on Lot 2 and Lot 9. The smaller rectangle-shaped buildings were used as automobile repair garages. One was situated on Lot 1; the other, which was situated on Lot 9, was used as a retail fuel service station in addition to an automobile repair facility.

This site is proposed for infill housing. The site is predominately surrounded by homes and is zoned accordingly. According to local zoning, four duplex structures can be built on this property for a total of eight units. The entire site is owned by the City of Atlantic City.

The City has a great deal of inadequate housing, especially since Superstorm Sandy rendered more than 270 homes substantially damaged. With the demographic trend being to move back to urban areas, the demand exists for new moderately priced housing.

ii. Describe the Proposed Cleanup Plan

The planned reuse for the site is to develop it into housing, with eight twin units. Impacted soil at the site must be remediated to the Residential Direct Contact Site Remediation Standards (RDCSRS) for the development of single-family residential properties to eliminate the need for institutional and engineering controls. The remedial action will involve the excavation of historic fill underlying the site, including areas where concentrations of extractable petroleum hydrocarbons (EPHs) were detected above the RDCSRS in association with AOC-3, AOC-4 and AOC-7. This action is consistent with the ABCA and will eliminate potential direct contact pathways and remove groundwater contaminant sources.

AOC-3 – Former Diesel UST

In May 2009, one 4,000-gallon diesel underground storage tank (UST) was removed, and soil surrounding the UST was removed and subsequently transported off-site. Post-excavation soil samples show that impacted soil was effectively removed with the exception of one area. In this area, EPHs remain in the soil at a concentration above the RDCSRS. Soil in this area could not be excavated and, due to proximity of right-of-way, remains along the southwestern boundary of the Subject Property, along the edge of the sidewalk for Maryland Avenue.

AOC-4 – Former below-grade hydraulic lift system of Lot 9

On May 10, 2011, a hydraulic lift was removed and the soil surrounding the hydraulic lift was excavated and subsequently transported off-site. Post-excavation soil samples show concentrations of EPH compounds exceeding applicable remediation standards.

AOC-7 – Former below-grade hydraulic lift system of Lot 1
On February 27, 2013, two below-grade hydraulic lift systems were removed from the site. Soil samples collected from around the hydraulic lifts of AOC-7 revealed concentrations of EPHs exceeding applicable remediation standards.

Since the site is undeveloped and vacant and there are limited amounts of underground utility interference underlying the property, no significant issues will be encountered with excavation and disposal of petroleum-impacted soil. The EPH-contaminated soil of AOC-3 is located under a sidewalk that is owned by the City of Atlantic City. A permit will be required to excavate impacted soil on the City's property, and there may be underground utilities under the sidewalk.

b. Task Description and Budget Table

The following provides a narrative description of the tasks to be completed for the EPA grant-funded cleanup activities.

Task 1: Cleanup Program Development: The City will fulfill all EPA grant programmatic requirements with consultants and existing in-house staff through its Brownfields Task Force. The Atlantic City Brownfields Task Force is discussed in more detail in Section 3. Staff trained in brownfields issues will perform activities necessary for implementation and management of the grant. Outputs associated with this task include generation of quarterly reports, progress charts and financial reports. Progress will be tracked through the regularly scheduled brownfields meetings. Success will be measured by the number of sites that are remediated and issued no further action determinations through the NJDEP site remediation program.

- $625 for consultant time (6.25 hours at $100 per hour to prepare all reports.

Outputs for this include EPA quarterly reports, bidding documents and progress charts.

Task 2: Community Outreach and Involvement for Cleanup Program: This task includes development of an EPA-required Community Relations Plan. Outputs associated with this task will include the creation of submissions to NJDEP, with document fulfillment of community notification requirements and hosting of public meetings and community outreach events on a six-month basis, until the project is completed, to discuss the progress of the cleanup and future reuse. As required by NJDEP regulation, the City will fulfill all requirements for community notification whereby all sensitive populations surrounding the site, such as schools or day-care facilities, will be identified and mapped, signage will be posted at the site indicating that cleanup activities have been initiated and a contact name and number for the activities will be provided.

- $261 for public notification (2.6 hours at $100 per hour)

Costs for community outreach, public meetings and education will be borne by the City.

Task 3: Cleanup and Abatement of Environmental Hazards: The remedial action will involve the excavation of historic fill underlying the site, including areas where concentrations of EPHs were detected above the RDCSRS in association with AOC-3, AOC-4, and AOC-7. This action will eliminate potential direct contact pathways and remove groundwater contaminant sources.

- Historic Fill Remediation (4,866 tons @ $59 per ton, including transport) at a cost of approximately $287,235
- The Remedial Action Work Plan is estimated at $2,500 (25 hours at $100 per hour).

Budget Table - Atlantic City Brownfields Hazardous Substance Cleanup Program

Budget Category	Project Tasks			
	Cleanup Program Development	Comm. Outreach	Cleanup and Abatement of Environmental Hazards	Total
Personnel	$0	$0	$0	$0
Benefits	$0	$0	$0	$0
Travel	$0	$0	$0	$0
Equipment	$0	$0	$0	$0
Supplies	$0	$0	$0	$0
Contractual	$625	$261	$289,735	$290,621
Total Project Cost	**$625**	**$261**	**$289,735**	**$290,621**
Total Grant	**$625**	**$261**	**$199,114**	**$200,000**
Cost Share	**$0**	**$0**	**$40,000**	**$40,000**

The City will leverage these funds with additional funding from the City's capital plan or outside sources.

c. <u>Ability to Leverage</u>

Leveraging includes the additional $50,621 that will be needed to complete this project. The day-to-day activities on this project will be performed by City staff and will not utilize funding from this grant. Over the lifespan of the grant, the City of Atlantic City anticipated that a minimum of $25,000 of in-kind services will be dedicated to grant management and project activities. These activities include attending and facilitating monthly Brownfields Task Force Meetings and public meetings, overseeing consultants, meeting with federal and state regulatory officials, and preparing progress reports as needed.

The City of Atlantic City has a successful track record of leveraging brownfields funding with a broad mix of grants and other funds, as demonstrated by past projects. Atlantic City has funded park and open-space projects with Capital Improvement Bonds. In addition, the City has leveraged funding from New Jersey's Green Acres program, the Atlantic County Open Space Program and the Steward Trust for open space acquisition and park improvements. The City has received Green Acres funds and Atlantic County Open Space funds for two park developments.

Exhibit D includes documentation on some of the cost that the City has assumed to date to leverage the development of this site. The City has purchased land, demolished buildings, completed site assessments and completed some cleanup activities. The documentation includes $12,400 for site investigation in 2003,

site remediation in 2010 and underground storage tank removal in 2012 and 2013. A $23,593 state grant for site investigation was received in 2009. A preliminary site assessment in 2010 was completed for $1,675.

In addition, the City plans to pursue funds from its partners, including the Atlantic County Improvement Authority (ACIA), Atlantic City Housing Authority and Casino Reinvestment Development Authority (CRDA) to redevelop the brownfields site. The ACIA, Housing Authority and CRDA have provided letters of support for this application that can be found in **Exhibit G**.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community and Other Stakeholders; and Community Project Progress

iCommunity Involvement Plan

The City's community involvement effort will provide timely information to the entire community by the use of media coverage, written correspondence, the Atlantic City web site, newsletters and social media to communicate with the city's seven civic organizations, the Greater Atlantic City Chamber of Commerce and local trade unions. The Planning Director hosts monthly meetings that will also be used to provide brownfields updates. A Brownfields Task Force community member will also attend the local neighborhood meetings, as appropriate, to respond to any questions or concerns presented by members of the public.

Civic leaders will continue to be invited to attend and participate in Brownfields Task Force meetings. The efforts of the Brownfields Task Force will be distributed through minutes and then posted on the City's website. During these meetings, as well as public meetings in the neighborhoods, the City has and will continue to involve the community in the selection of sites for assessments, cleanup activities and reuse planning. Two community meetings will be held annually in the Bungalow Park neighborhood. In addition, a representative of the Bungalow Park Civic Association has been invited to participate in the monthly Brownfields Task Force meetings.

The City also intends to post information on Channel 2, the local Public Access TV station, concerning all the dates, times and locations for the community meetings in at least two languages: English and Spanish. This will provide an opportunity for the public to become informed and to better understand the process. This is a 24-hour channel full of community information. The Press of Atlantic City, which is the local newspaper, provides a community section that will allow the City to relay information as often as necessary to the community.

The City is committed to holding community meetings in the neighborhood at each stages of the project to keep the community informed. The goals of these community meetings will be to understand and address concerns that residents have regarding health, safety and community disruption potentially posed by the cleanup activities. Sensitive populations will be identified with the help of the community leaders and the City will endeavor to ensure that these individuals are not impacted by the project.

The LSRP, with the assistance of the local health department, will develop a Health Safety Plan to ensure that the residents of the area are protected. The plan will address air monitoring, security, signage, notices to nearby residents and other health aspects of this project. To protect the residents who live near the project site, the site will be fenced during construction. A water truck will be available on site to be used to keep the soil moist and deter blowing dust. The site and surrounding area will be kept clean by the contractor.

Communicating Progress

Community needs will be identified at the various public meetings, neighborhood meetings, Chamber meetings and the Planning Director's meetings discussed above. To response this the community needs a number of outlets will be used. The Press of Atlantic City, which is the local newspaper, provides a community section that will allow the City to relay information as often as necessary to the community. There is also a very active social media community in Atlantic City that strives to keep the community aware of current activities. This media outlet will be used as well. The City also intends to post information on Channel 2, the local Public Access TV station, concerning all the dates, times and locations for the community meetings in at least two languages: English and Spanish. This will provide an opportunity for the public to become informed and to better understand the process. This is a 24-hour channel full of community information. The Atlantic City Library System has also proven to be an ally to disseminate information to the community, and they will work closely with City staff to provide updates to the residents. This communications plan is appropriate and effective for the targeted neighborhoods because it is a proved plan used for other City issues.

b. Partnership with Government Agencies

Local/State/Tribal Environmental Authority

The City works hand-in-hand with the EPA, NJDEP and the City Health Department who provide technical assistance on any contaminated site within City boundaries. The EPA and NJDEP continue to attend monthly Brownfields Task Force Meetings to help the City move brownfields efforts forward. These agencies can be called on to assist the City in specific projects and they all participate as true partners. The City plans to continue these efforts and to enhance its partnership approach to environmental responsibility with the community.

Other Governmental Partnerships

The City also coordinates its efforts with the Governor's Office and various State agencies including the Brownfields Redevelopment Interagency Team (BRIT) that assist in expediting major City initiatives.

c. Partnership with Community Organizations

Community Organization Description and Role

The City of Atlantic City has developed strong partnerships with a number of community-based organizations, business groups, trade unions and other stakeholders, all of which share the City's passion and commitment to the cleanup and revitalization of brownfields within the community. This includes the Greater Atlantic City Chamber of Commerce, Stockton University and Atlantic Cape Community College who have all offered to provide meeting space and to assist to communicate with the residents on the progress made on the project. The City's proven success in brownfields revitalization results, in no small measure, from critical partnerships the City has developed at all levels of government and within the community. The City's community-based partners include private-sector financial institutions, local businesses, and local non-profit and religious organizations. The City simply could not succeed at revitalizing sites without key support from community-based organizations. These organizations will play a vital role in the successful development and implementation of the USEPA Assessment Grant.

Letters of Commitment

The City recently held a public meeting hosted by the Bungalow Park Civic Association regarding brownfields sites on January 9, 2014, December 4, 2014 and December 2, 2015. The Bungalow Park Civic Association has appointed one of its members, Anthony Vraim, to participate in the Brownfields Task Force

and to serve as its liaison. This Civic Association offered to host future neighborhood meetings and to keep the neighborhood informed on this project.

4. Project Benefits

a. Health, Welfare and Environment

i. Health and/or Welfare Benefits

Lead is known for many negative health effects and is most dangerous to children six years and younger. It targets the nervous system and can cause brain damage, leading to behavior problems such as hyperactivity. In addition, it can cause slowed growth, hearing problems, headaches and amnesia in children. It can also cause miscarriages and low-birth-weight or premature births. The cleanup of these sites can possibly lead to a lower miscarriage rate, lower infant-mortality rate and better youth development overall. Because environmental exposures linked to brain damage and slowed growth will be eliminated, educational attainment levels should increase. This could, in turn, have a positive economic impact on a population plagued by poverty and unemployment.

Taking this site from a vacant parcel that is unsightly and can breed mosquitos due to standing water to a development site that is properly graded and drained will eliminate a public health concern.

By removing this material from the site, it will no longer leach into surrounding areas. Atlantic City has one of the region's largest commercial fishing industries and recreational fishing is very popular. Any public health issues associated with this leaching will be addressed through this project.

ii. Environmental Benefits

The project site is a vacant property that is not secured and has been subject to illegal dumping; the cleanup and redevelopment of this site will eliminate these unwanted activities. Cleanup accomplished with the use of this grant will remove health hazards in the vicinity of the site and will protect nearby sensitive populations. The potential for winds to blow dust containing lead and PAHs into the neighborhood will be eliminated by this cleanup. Also, site clean-up will avoid the potential that the contaminates will leach out into nearby waterways.

By capping this material, it will no longer leach into surrounding areas. Atlantic City has one of the region's largest commercial fishing industries and recreational fishing is very popular. Contamination from this site can impact this important industry.

Hence, the health, safety and welfare of the residents of Atlantic City will be enhanced by the cleanup of this site. Furthermore, an unused site will be transformed into a first-class recreational area that will enhance the quality of life in the Bungalow Park neighborhood and throughout the City. Finally, a site that is currently impacted by contamination will be brought into compliance with state regulations, and the threat of exposure will be removed.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning or Other Tools

The City of Atlantic City has adopted ordinances/policies that will result in sustainable outcomes. tGreen building techniques will be employed, such as use of recycled materials and providing on-site stormwater infrastructure. The Mayor and City Council have also established the Atlantic City Green Team, and this

group will help to take this effort to the next level. The Green Team and City planning professionals will work with design professionals to ensure that new development is designed in a sustainable manner and meets best management practices for energy efficiency, use of alternative energy, LED lighting, LEED design and the like. The City was just selected to be one of only 49 communities in the United States to participate in the Georgetown University Energy Prize, a national competition to promote energy efficiency.

The City has a policy to redevelop within the state's urban areas. The redevelopment of brownfields is consistent with New Jersey's initiatives to promote redevelopment within the state's urban areas. The entire City has been designated as a redevelopment area, so once this Brownfields site is remediated proposals can be solicited from interested developer and redevelopment can occur.

The City also has a policy of creating urban green spaces to revitalize neighborhoods. Creation of green space in urban areas is vital to smart growth as it increases a neighborhood's cohesion and provides environmental benefits, such as a decrease in carbon dioxide from the trees planted and mitigation of urban heat effect. Green space also provides pervious surface in an urban area to promote groundwater recharge.

The redevelopment of brownfields sites in Atlantic City further promotes smart growth by using existing infrastructure and prevents additional brownfields sites from being created by increasing the property values of parcels in the vicinity of newly created open space.

ii. Integrating Equitable Development or Livability Principles

The project is consistent with the HUD-DOT-EPA L=livability principles in several ways. The Delta Basin Homes Site Cleanup *values existing neighborhoods* by leverage the City efforts to activate vacant parcels in key locations throughout the City, thereby, increasing neighborhood stability and property values. The project will also *facilitate economic competitiveness* by providing a site for new quality workforce housing that is needed for those who wish to reside in Atlantic City. This grant will *value communities and neighborhoods* by contributing to greener, healthier neighborhoods by cleaning up blighted, vacant properties and activating them with new development. Finally, by cleaning-up this urban site steps promote efficient development in an urban environment with a *wide variety of transportation choices* which will result in reduced greenhouse emissions and improved air quality.

c. Economic and Community Benefits

i. Economic or Other Benefits

The City of Atlantic City expects this cleanup effort to help stabilize a very viable neighborhood in the City. In addition to the obvious benefits of reduced environmental hazards in the City and a cleaner environment, the potential for reuse of the site will help to stabilize and hopefully enhance property values in the Bungalow Park neighborhood. Studies have shown that infrastructure improvements and site cleanup has led to a stabilization and increases in property values.

The City has already invested significant funds to purchase, clear and test this site. Once funds are secured for site cleanup, the City plans to issue a Request for Proposal to select a housing developer. This development will include market-rate homes and result in the stabilization and enhancement of this neighborhood. It will also provide needed housing for those who work in Atlantic City.

The City believes that the revitalization of this underutilized area will foster private and non-profit

investment in the area, increase civic pride and result in an improved outlook for the citizens though visible, real improvements in the community. The City has taken a proactive stance with regard to the Delta Basin Homes, including undertaking the required legal tasks to acquire a portion of this property.

ii. Job Creation Potential; Partnerships with Workforce Development Programs

The Mayor's Employment and Jobs Training Program will continue to work with the Atlantic Cape May Workforce Investment Board (WIB), which has established partnerships with local businesses, community organizations, educational institutions and government agencies to provide a seamless system of employment, training and social services to residents and employers in Atlantic and Cape May counties. WIB provides training for local individuals who will be employed by the contractors who are awarded contracts to clean up and develop this site. The bid specifications for this project will encourage the hiring of local residents and contractors to the extent permitted by local and state regulations.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The Atlantic City Department of Planning and Development runs the brownfields program and staffs the Brownfields Task Force. This department is staffed with a full-time engineer and construction management personnel who have overseen multi-million-dollar projects successfully.

The City Departments of Law and Revenue and Finance will also play key roles in guiding this project. The Revenue and Finance Department is staffed with a grants coordinator who will oversee all the financial and reimbursements requirements for this grant. The Revenue and Finance Department also has a Purchasing Division that will oversee all procurement for this project. The Purchasing Division is experienced in issuing federally compliant Request for Proposals and bid specifications to retain the professionals and contractors that will be needed to complete this project.

The City has previously received a USEPA Brownfields Community-Wide Assessment Grant and has a good history of managing and utilizing all funds under the 2007 grant. This grant will be similarly managed by professionals hired by the City based upon their high level of education and experience. The City will ensure that any consultants hired to clean up brownfields and to help the City manage the grant will have specific and established systems in place to efficiently and successfully navigate all phases of work and budgeting under this cleanup grant. The City will follow federally approved procurement procedures, abiding in all cases by Federal Regulations at 40 CFR Part 31.

The City has held monthly Brownfields Task Force meetings since 2003 that are attended by representatives from the USEPA, CRDA and the City Departments of Law, Public Works and Planning. These meetings are chaired by the director of planning and development, and the City's brownfields and grant consultants attend as well. These meetings have helped to ensure that proper follow-up occurs on all outstanding issues and that the grants are properly managed.

Atlantic City has submitted quarterly progress reports and annual financial status reports as part of the previous assessment grant awarded to Atlantic City. In addition, Atlantic City has prepared electronic Site Profile Forms of each of the identified brownfields sites. Through the quarterly progress reports, Atlantic City has tracked its progress with regard to the identification and prioritization of brownfields sites.

b. Audit Findings

The City received an EPA Limited Scope Administrative and Financial Management System Review of our 1998 and 2007 Brownfields Assessment Grants in November 2009. The review concluded that the City did

not maintain required supporting documentation for employee time estimates used to determine salary cost charges. Consequently, $33,455.90 in salary costs was deemed ineligible from the 1998 grant. The City appealed this determination, but the audit finding was upheld and the City has paid $33,528.98, including interest. In conjunction with the 2007 Brownfields Assessment Grant, the audit required that the City return $11,000 in grant funds that were allocated for salaries. A request has been made to reallocate these funds to contractual services. To address this issue, future applications do not use grant funds for personnel.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

The City of Atlantic City has previously received an EPA Community-Wide Assessment Grant in 2007. The 2007 USEPA grant was utilized by the City for critical brownfields assessment tasks throughout the City. The City also received two USEPA cleanup grants in 2013 for the Riverside Business Park and the South Boulevard Promenade. The quarterly reports for these grants are up to date, and the Riverside project is complete and will soon be closed out.

ii. Compliance with Grant Requirements

The City has submitted quarterly reports in a timely fashion, fully documenting and setting forth in great detail the use of all grant funds awarded. As per USEPA requirements regarding the 2007 Brownfields Community-Wide Assessment Grant, the City held a public meeting to target several community-based organizations and to explain to the community how the City has been utilizing its USEPA Community-Wide Assessment Grant. At that meeting, the City also invited community members to join its Brownfields Task Force. All funds from this grant have been allocated and this grant has been closed out. The City has experience with ACRES reporting as required by previous EPA grants.

iii. Accomplishments

The City has a long list of critical accomplishments that resulted from the 2007 award of a USEPA Community-Wide Brownfields Assessment Grant. Specific accomplishments at the South Boulevard Promenade included completion of a Phase I Environmental Site Assessment Program and Phase I ESA Report, initiation and completion of a Site Investigation Program, and submission to USEPA of a Site Investigation Report in 2010. Atlantic City, using EPA funding from 1998 and 2007 Assessment Grants, has successfully completed the assessment on various projects including: the former Motor Vehicle Inspection Station, 425 North Maryland Avenue, Altman Field, Bungalow Park, New Third Ward Park, the Riverside Business Park and South Boulevard Promenade. The Riverside Business Park will be redeveloped with a business park and will provide public waterfront access. Altman Field, Bungalow Park, New Third Ward Park and South Boulevard Promenade are open space projects that are currently in design phase and being remediated under the NJDEP's LSRP Program. Outputs and outcomes were accurately reflected in ACRES reporting.

Exhibit A - Threshold Documentation

Exhibit A - Section III.C – Threshold Criteria for Cleanup Grant

1. **Applicant Eligibility**

a. **Eligible Entity:** The City of Atlantic City is eligible for a cleanup grant since it meets the definition of local government under 40 CFR Part 31.

b. **Site Ownership:** The City of Atlantic City affirms that it has acquired the entire Delta Basin Homes Site.

2. **Letter from the State or Tribal Environmental Authority:** A letter from the New Jersey Department of Environmental Protection (NJDEP) acknowledges this application for a cleanup grant for the Delta Basin Homes Site.

3. **Site Eligibility and Property Ownership Eligibility**

a. **Basic Site Information.**
   (a) Delta Basin Homes Site.
   (b) 425 North Maryland Avenue, 820 Wabash Avenue, 827 Adriatic Avenue
   (c) Blocks 542, Lots 1, 2, and 9, Atlantic City, Atlantic County, New Jersey

b. **Status and History of Contamination at the Site.**
   (a) The site is contaminated with historic fill that was further contaminated by former automotive repair and gasoline distribution activities.
   (b) The site is currently vacant.
   (c) Phase II investigations have identified the presence of historic fill.

c. **Sites Ineligible for Funding.**
   (a) The site is not listed and is not eligible for listing on the National Priorities List.
   (b) There are no unilateral administrative orders, court orders, administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA.
   (c) The site is not subject to the jurisdiction, custody or control of the U.S. government.

d. **Sites Requiring a Property-Specific Determination.**
The site does not require a property-specific determination since the site does not meet the criteria outlined in Appendix 1, Section 1.5.

e. **Environmental Assessment Required for Cleanup Proposals.**
A site investigation was completed on September 3, 2010 for this site. Remedial activities conducted on the Subject Property have revealed that the Subject Property is underlain with contaminated historic fill that has been further contaminated by former automotive repair and gasoline distribution activities. The Subject Property is currently listed as a Known Contaminated Subject Property with the New Jersey Department Environmental Protection (NJDEP) under the New Jersey Spill Compensation and Control Act and has been designated by the NJDEP as Site Remediation Program-Program Interest ("SRP-PI") No. 196765.

i. **Petroleum Sites.**

i. **Current and Immediate Past Owners.** The City of Atlantic City is the current owner.

ii. **Acquisition of Site**. The City of Atlantic acquired all lots.

iii. **No Responsible Party for the Site.** The City has not conducted any operations on the site.

iv. **Assessed by a Person Not Potentially Liable**. All active uses on these lots had ceased by the time the City acquired the lots. The City did nothing to exacerbate the existing contamination and upon acquisition of all the lots within the site, conducted a site-wide assessment of the environmental condition. The City is not a party that is potentially liable for having caused or contributed to the contamination.

v. **Relatively Low Risk** - None of the contaminants appears to have migrated off site.

vi. **Judgments, Orders, or Third Party Suits**. There are no judgments, orders or third-party suits related to this site, to the best of the City's knowledge, other than the tax lien foreclosure judgment by which the City gained title to the lots.

vii. **Subject to RCRA**. The City has not received notice of any RCRA corrective action which has been initiated or is threatened against the site or the City, nor is any anticipated.

viii. **Financial Viability of Responsible Parties**. Past owner/operators are listed on the attached spreadsheet.

4. Cleanup Authority and Oversight Structure

a. Description of How the City Will Oversee the Cleanup of the Site

The City will retain a Licensed Site Remediation Professional (LSRP) in accordance with New Jersey's Site Remediation Reform Act. The LSRP will be tasked with working with the contractor to ensure that all historic fill is capped, preparing the final remedial action report and issuing the response action outcome. The LSRP will report on the progress of the project through the monthly scheduled Brownfields Task Force Meetings.

b. Clean Response Activities on Adjacent or Neighboring Properties

There are none. Through the completion of the Phase II analysis it was not anticipated that contamination extends off site.

5. Cost Share

a. Statutory Cost Share

The statutory cost share will be provided by the City through the Capital Improvement Plan for other outside funding sources.

Exhibit B - Letter from the State or Tribal Environmental Authority

State of New Jersey

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
HTTP://WWW.STATE.NJ.US/DEP/SRP

BOB MARTIN
Commissioner

November 18, 2015

The Honorable Gina McCarthy, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: Atlantic City USEPA Brownfield Cleanup Grant Application
Former Motor Vehicle Inspection Station

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Atlantic City application to the United States Environmental Protection Agency (USEPA) for a Brownfields Cleanup Grant to remediate environmental impacts associated with discharges of hazardous substances at the Former Motor Vehicle Inspection Station. The New Jersey Department of Environmental Protection acknowledges that Atlantic City plans to conduct remediation activities at the Former Motor Vehicle Inspection Station

Atlantic City has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The site identified in the grant application represents a priority brownfield redevelopment opportunity for Atlantic City.

Please accept this letter of support for the Atlantic City Cleanup Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or, e-mailed at Timothy.Bartle@dep.nj.gov.

Sincerely,

Timothy T. Bartle, Chief
Office of Brownfields Reuse

C: Elizabeth Terenik, Director of Planning, City of Atlantic City

Exhibit C – Letters of Commitment from Community Based Organizations

Bungalow Park Civic Association
Davenport Center
600 N. New Jersey Ave.
Atlantic City, New Jersey 08401

December 3, 2015

Mayor Donald A. Guardian
City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, New Jersey

Re: FY 2016 USEPA Brownfield Grant Applications
City Wide Brownfield Assessment Grant
Delta Basin Homes Site Clean Up Grant
Bungalow Park Sprayground Clean Up Grant

Good Day:
On behalf of the Bungalow Park Civic Association, I am writing in support of the 2016 EPA Brownfield Grant Applications that are being submitted by the City of Atlantic City.

We strongly support the City in its efforts to obtain these EPA Brownfields Grants. The City of Atlantic City has established an active Brownfields Task Force. Anthony Vraim, an active BPCA member, serves on this Task Force. This task force has worked diligently to address contamination issues throughout the City.

We look forward to these grants to enable a park, and a redevelopment site, to receive attention necessary to make them true assets of Bungalow Park, and Atlantic City. This effort to address Brownfields in our neighborhood will provide the opportunity for improvement in the economic viability, environmental quality, and appeal of this island resort.

The City Wide Brownfields Assessment Grant will help the City to turn contaminated sites, (i.e., the Caspian Pointe site in Gardner's Basin) into vibrant new developments.

We fully support the City's efforts to attract EPA Grant funding to address Brownfield issues in the City of Atlantic City. The Bungalow Park Civic Association will support this effort by extending invitations to BPCA meetings, and by adding information regarding these projects to BPCA newsletters.

Yours truly,

Sheila D. Hull-Freeman, President
Bungalow Park Civic Association

ATLANTIC CAPE
COMMUNITY COLLEGE

November 17, 2015

Mayor Donald A. Guardian
City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, New Jersey

Re: Letter of Commitment
FY 2016 USEPA Brownfield Grant Applications
City Wide Brownfield Assessment Grant
Delta Basin Homes Site Clean Up Grant
Bungalow Park Sprayground Clean Up Grant

Dear Mayor Guardian:

Atlantic Cape Community College (Atlantic Cape) supports the FY 2016 EPA Brownfield Grant Applications that are being submitted by the City of Atlantic City. With the help of these grants, parks, playgrounds, and properties with significant redevelopment potential in Atlantic City can receive the attention necessary to make them productive assets of the community.

Atlantic Cape understands that the City Wide Brownfields Assessment Grant will help the City to turn contaminated sites such as the Caspian Point site into vibrant new development. Together, the two Brownfields Clean-Up Projects will enhance the Bungalow Park Neighborhood of the City. This effort to address Brownfields in the City of Atlantic City will provide the opportunity for improvement of the economic viability, environmental quality and appeal of this island resort.

Atlantic Cape is highly involved in the renaissance of Atlantic City and stands willing to support efforts to address Brownfields areas in the City. To support the success of the proposed projects, Atlantic Cape will: a) provide meeting space at our Charles D. Worthington Atlantic City Campus (located at 1535 Bacharach Blvd.) for public meetings; and b) assist in disseminating project information. Atlantic Cape also looks forward to opportunities to work with the City of Atlantic City to provide training to potential and incumbent workers in environmental remediation and water and waste management by leveraging existing and new funding as it becomes available.

Sincerely,

Peter L. Mora

Dr. Peter L. Mora
President

5100 Black Horse Pike • Mays Landing, New Jersey 08330-2699
• *Phone* (609) 343-4900 • *Fax* (609) 343-4917 • www.atlantic.edu

Office of the President
Harvey Kesselman, Ed.D.
Interim President
P: 609.652.4521 • **F:** 609.652.4945

101 Vera King Farris Drive
Galloway NJ 08205
stockton.edu

November 16, 2015

Mayor Donald A. Guardian
City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, New Jersey

Re: Letter of Commitment
FY 2016 USEPA Brownfield Grant Applications
City Wide Brownfield Assessment Grant
Delta Basin Homes Site Clean Up Grant
Bungalow Park Sprayground Clean Up Grant

Dear Mayor Guardian:

Stockton University strongly supports the 2016 EPA Brownfield Grant Applications that are being submitted by the City of Atlantic City. With the help of these grants; parks, playgrounds, and properties with significant redevelopment potential in Atlantic City can receive the attention necessary to make them productive assets of the community.

The City Wide Brownfields Assessment Grant will help the City to turn contaminated sites such as the Caspian Pointe site next to our complex into vibrate new development. Together the two Brownfields Clean-Up Projects will enhance the Bungalow Park Neighborhood of the City. This effort to address Brownfields in the City of Atlantic City will provide the opportunity for improvement in the economic viability, environmental quality and appeal of this island resort.

Stockton University is actively involved in the redevelopment of Atlantic City and stands willing to support efforts to address Brownfields areas in the City. The University will provide meeting space at the Carnegie Center in Atlantic City for public meetings on this effort and will disseminate information on the progress of these grants to the community.

We are proud of our continuing and robust role in Atlantic City's future.

Sincerely,

Harvey Kesselman
Interim President

HK/kam

ATLANTIC CITY
AQUARIUM
AT HISTORIC GARDNER'S BASIN

ATLANTIC CITY HISTORICAL WATERFRONT FOUNDATION BOARD OF DIRECTORS

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Murray Raphel
Vice Chairman

Steven Batzer
Treasurer

November 16, 2015

Mayor Donald A. Guardian
City of Atlantic City
1301 Bacharach Boulevard
Atlantic City, New Jersey

Re: Letter of Commitment
FY 2016 USEPA Brownfield Grant Applications
City Wide Brownfield Assessment Grant
Delta Basin Homes Site Clean Up Grant
Bungalow Park Sprayground Clean Up Grant

Dear Mayor Guardian:

On behalf of Atlantic City Historic Waterfront Foundation, I am writing in support of the 2015 EPA Brownfield Grant Applications that are being submitted by the City of Atlantic City. With the help of these grants; parks, playgrounds, and properties with significant redevelopment potential in Atlantic City can receive the attention necessary to make them productive assets of the community.

We strongly support the City in its actions to obtain these EPA Brownfields Grants. The City of Atlantic City has established an active Brownfields Task Force and has worked diligently to address contamination issues throughout the City. With these grants, the City will be able to double their efforts and provide for new economic development and open space opportunities.

The City Wide Brownfields Assessment Grant will help the City to turn contaminated sites such as the Caspian Pointe site next to our complex into vibrate new development. Together the two Brownfields Clean-Up Projects will enhance the Bungalow Park Neighborhood of the City. This effort to address Brownfields in the City of Atlantic City will provide the opportunity for improvement in the economic viability, environmental quality and appeal of this island resort.

We fully support the City's efforts to attract EPA Grant funding to address Brownfield issues in the City of Atlantic City. The Atlantic City Historic Waterfront Foundation will support this effort by providing space for public meetings at our aquarium, adding information regarding these projects to our newsletters and working to move these projects to completion to provide for new development in the City of Atlantic City.

Sincerely,

Lisa Schall
Director of Operation/CFO

Exhibit D – Documentation Indicating Committed Leveraged Funds

Resolution of the City of Atlantic City

No. 912

Approved as to Form and Legality on Basis of Facts Set Forth

City Solicitor /s/ Steven W. Smoger

Factual contents certified to by

11/06/03

Business Administrator /s/ Benjamin K. Fitzgera

Prepared by City Solicitor's Office

Council Member_____ Presents the following Resolution:

WHEREAS, the City of Atlantic City requires the services of a PROFESSIONAL ENGINEER to provide for the SITE INVESTIGATION FORMER MOTOR VEHICLE INSPECTION STATION BLOCK 542, LOTS 2 and 9; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., requires a resolution authorizing the award of contract for professional services without competitive bids.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Atlantic City that the Mayor is hereby authorized to execute and the City Clerk to attest an agreement with **MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES, INC.**, 510 Heron Drive, Suite 111, Swedesboro, New Jersey 08085, for the hereinabove purpose, in an amount not to exceed **TWELVE THOUSAND FOUR HUNDRED DOLLARS ($12,400.00)**, to be approved as to form and execution by the City Solicitor, which contract shall set forth more specifically the services to be performed.

BE IT FURTHER RESOLVED that a copy of this Resolution be PUBLISHED in THE PRESS at least once pursuant to the requirements of N.J.S.A. 40A:11-1, et seq., as amended.

BE IT FURTHER RESOLVED that a Certificate from the Chief Financial Officer has been attached to this Resolution, showing the availability of funds from account 02.0610.BRP00.5299.0 to satisfy the aforesaid award of contract.

pas November 5, 2003 11:17:26 AM R0912-03/COUNCIL/11-12-03

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
CLARK							MARSH						
JOHNSON							MASON						
JONES							ROBINSON						
MANCUSO							ROSARIO						
							CALLAWAY PRESIDENT						

x-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second

This is a Certified True copy of the Original Resolution on file in the City Clerk's Office.

DATE OF ADOPTION:_____

/s/ Rosemary Adams City Clerk

17475
(54)

THIS AGREEMENT, made and entered into by and between the **CITY OF ATLANTIC CITY**, a municipal corporation of the State of New Jersey, located at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401, hereinafter called **"CITY"**, and **MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC.**, with offices located at 553 Beckett Rd., Suite 608, Swedesboro, New Jersey , 08085 hereinafter called **"CONSULTANT"**, pursuant to Resolution No. 612 adopted by the Council of the City on August 8, 2012, a copy of which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the City is desirous of securing the services of a Consultant to perform **UNDERGROUND STORAGE TANK REMOVAL OVERSITE AT THE FORMER MOTOR VEHICLE INSPECTION STATION, BLOCK 542; LOTS 2 & 9; POST-EXCAVATION SOIL SAMPLING ANALYSIS; REPORT PREPARATION & LSRP FORMS; CONSULTING SERVICES FOR FIRE HOUSE # 6 & 7**; and

WHEREAS, the Consultant is ready, willing and able to undertake such services and provide the City with expert advice; and

WHEREAS, the City believes the Consultant to be well able to undertake and perform such services for the City and desires to contract with Consultant for the performance of such services.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, and for other good and valuable consideration, the parties hereto agree as follows:

SECTION ONE
WORK TO BE PERFORMED

The Consultant shall provide **UNDERGROUND STORAGE TANK REMOVAL OVERSITE AT THE FORMER MOTOR VEHICLE INSPECTION STATION, BLOCK 542; LOTS 2 & 9; POST-EXCAVATION SOIL SAMPLING ANALYSIS; REPORT PREPARATION & LSRP FORMS; CONSULTING SERVICES FOR FIRE HOUSE #6 & 7** as set forth in their attached proposal and made part of this agreement.

1062
(57)

THIS AGREEMENT, made and entered into by and between the **CITY OF ATLANTIC CITY**, a municipal corporation of the State of New Jersey, located at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401, hereinafter called **"CITY"**, and **MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC.**, with offices located at 2922 Atlantic Avenue, Suite 3A, Atlantic City, New Jersey , 08401 hereinafter called **"CONSULTANT"**, pursuant to Resolution No. 829 adopted by the Council of the City on November 10, 2010, a copy of which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the City is desirous of securing the services of a Consultant to perform **ENVIRONMENTAL SITE REMEDIATION FOR SEVERAL PROPERTIES**; and

WHEREAS, the Consultant is ready, willing and able to undertake such service and provide the City with expert advice; and

WHEREAS, the City believes the Consultant to be well able to undertake and perform such services for the City and desires to contract with Consultant for the performance of such services.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, and for other good and valuable consideration, the parties hereto agree as follows:

SECTION ONE
WORK TO BE PERFORMED

The Consultant shall provide **ENVIRONMENTAL SITE REMEDIATION FOR SEVERAL PROPERTIES** as set forth in their attached proposal and made part of this agreement.

SECTION TWO
CONTRACT PRICE

The City shall pay to the Consultant, and the Consultant agrees to accept as full and complete compensation and payment for all of the work performed under and in accordance with and pursuant to this Agreement, in amount not to exceed the sum of **FIFTY THOUSAND DOLLARS ($50,000.00)** in the aggregate.

Rev. Hin.

THIS AGREEMENT, made and entered into by and between the **CITY OF ATLANTIC CITY**, a municipal corporation of the State of New Jersey, located at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401; hereinafter called **"CITY"**, and **MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC.**, with offices located at 510 Heron Drive, Suite 100, Swedesboro, New Jersey, 08085 hereinafter called **"CONSULTANT"**, pursuant to Resolution No. 323 adopted by the Council of the City on April 11, 2012, a copy of which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the City is desirous of securing the services of a Consultant to perform **ENVIRONMENTAL CONSULTING SERVICES**; and

WHEREAS, the Consultant is ready, willing and able to undertake such service and provide the City with expert advice; and

WHEREAS, the City believes the Consultant to be well able to undertake and perform such services for the City and desires to contract with Consultant for the performance of such services.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, and for other good and valuable consideration, the parties hereto agree as follows:

SECTION ONE
WORK TO BE PERFORMED

The Consultant shall provide **ENVIRONMENTAL CONSULTING SERVICES RELATED TO BROWNSFIELD MANAGERIAL SERVICES** as set forth in their attached proposal and made part of this agreement.

SECTION TWO
CONTRACT PRICE

The City shall pay to the Consultant, and the Consultant agrees to accept as full and complete compensation and payment for all of the work performed under and in accordance with and pursuant to this Agreement, in amount not to exceed the sum of **NINETEEN THOUSAND DOLLARS ($ 19,000.00)** in the aggregate.

Luzon, Inc.

222 Thies Road
Sewell, NJ 08080

Phone ***856-582-2008***
Fax ***856-582-2114***

DATE	INVOICE #
3/28/2013	977

BILL TO
City of Atlantic City 1301 Bacharach Blvd. Atlantic City, NJ 08401 Attanetion: Mr. Keith Mills

Manager	Sergio Cardoso

PERIOD	TERMS	CONTRACT #	PROJECT NUMBER	PROJECT NAME
Mar-13	Upon Receipt	**12-05019**	13-020124-01	Remediation Services

ITEM CODE	DESCRIPTION	RATE	Unit	QTY.	AMOUNT
	Former Motor Vehicle Inspection Station				
40324	Tank Removal (500 gallon UST)	$1.00	Gallon	500.00	500.00
40324	Hydraulic lift removal and disposal	$1,200.00	Unit	1.00	1,200.00
40317	Residual product disposal	$0.90	Gallon	172.00	154.80
40311	Certified Clean Fill	$17.00	Ton	8.90	151.30
				TOTAL	$ 2,006.10

Remit payments to: **Luzon, Inc.**
222 Thies Road
Sewell, NJ 08080

City of Atlantic City
Department of Planning & Development
Suite 506 City Hall
Atlantic City, New Jersey 08401-4603
TEL 609.347.5404
FAX 609.347.5345
kmills@cityofatlanticcity.org

Keith B. Mills, P.P.
Director

MEMORANDUM

TO: MICHAEL A. SCOTT, BUSINESS ADMINISTRATOR

FROM: KEITH B. MILLS, DIRECTOR KBM
DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: AUGUST 26, 2010

RE: PHASE I/PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT
FORMER MOTOR VEHICLE INPECTION STATION PROJECT
BLOCK 542 LOT 1

As you are aware, established protocol requires that the City conduct a Phase I Environmental Site Assessment/Preliminary Assessment of any public acquisition site prior to the purchase of the land. In response to this requirement, this office solicited quotes from five vendors for the subject service and received two responses as follows:

PHASE I/PRELIMINARY ASSESSMENT	Date Received	Amount Proposed	Report Testing Submitted
Remington & Vernick Engineers	August 23, 2010	$1,675	
French & Parrello Associates	August 23, 2010	$2,200	
Brinkerhoff Environmental Services, Inc.	No Response	----------	----------
Pennoni Associates, Inc.	No Response	----------	----------
Gannett Fleming Inc.	No Response	----------	----------

Please forward attached proposal from Remington & Vernick Engineers, to the Solicitor's office for preparation of a resolution to enter into a contract with Remington & Vernick Engineers, the low bidder for $1,675.

This office will charge these costs to the 2007 Brownfields Environmental Assessment Grant. If you have any questions, feel free to call.

Attachments
KBM/jcw

Cc: G. Bruce Ward, City Solicitor
William D. Crane, Planning Director
John Hladun, Purchasing Agent
Brownfields Task Force

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME, (deceased 2006)
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

DIRECTOR OF OPERATIONS
CORPORATE SECRETARY
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES
John J. Cantwell, PE, PP, CME
Alan Dittenhofer, PE, PP, CME
Frank J. Seney, Jr., PE, PP, CME
Terence Vogt, PE, PP, CME
Dennis K. Yoder, PE, PP, CME, LEED
Charles E. Adamson, PLS, AET
Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME
Leonard A. Faiola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Ressler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard Czekanski, PE, CME, BCEE

Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

15-33 Halsted Street, Suite 204
East Orange, NJ 07018
(973) 323-3065
(973) 323-3068 (fax)

Remington, Vernick & Vena Engineers
9 Allen Street
Toms River, NJ 08753
(732) 286-9220
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 591-2815 (fax)

Remington, Vernick & Walberg Engineers
845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

Remington, Vernick & Beach Engineers
922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203
Mechanicsburg, PA 17050
(717) 766-1775
(717) 766-0232 (fax)

U.S. Steel Tower
600 Grant Street, Suite 1251
Pittsburgh, PA 15219
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers
The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245

23 August 2010

City of Atlantic City
Keith B. Mills, Director, Planning & Development
City Hall – Suite 506
Atlantic City, NJ 08401-4603

RECEIVED
AUG 26 2010
DIVISION OF PLANNING

Subj: Price Quote
Phase I Environmental Site Assessment/Preliminary Assessment
Block 542, Lot 1 – Affordable Housing Project
SENT VIA FAX TO: (609) 347-5345

Dear Mr. Mills:

REMINGTON, VERNICK & WALBERG ENGINEERS is pleased to submit this proposal to provide environmental services for the above-referenced project. We propose to perform a Preliminary Assessment (also known as a Phase I Environmental Assessment) in accordance with the Technical Requirements for Site Remediation (NJAC 7:26E) and the ASTM Standard for Phase I Environmental Assessments.

Services will include a site inspection, interviews with owners and operators of the facility, a review of available historic records, maps and aerial photos as well as a review of local, State and Federal environmental records for the site. Atlantic City will provide the historical transfer of ownership information for each lot. The information will be summarized in a Report. One digital copy and three hard copies of the report will be provided to the City. The fee to perform all services required will be $1,675.00. Our price is based on the City providing us a 50-year chain of ownership for the property. We understand this information may have been obtained during the title search process.

Per your requirements of the solicitation of price quotes, a copy of our New Jersey Business Registration Certificate is included with this proposal. We trust the information provided meets your requirements for this project. Should you have any questions, please contact me in our Pleasantville office.

Sincerely,
REMINGTON, VERNICK & WALBERG ENGINEERS

By

Edward J. Walberg, P.E., P.P., C.M.E.
Executive Vice President

Enclosure
cc: R. Czekanski
P. Kenny
Marketing

2010-427

Act # G0209110HAZ299

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

November 9, 2009

William Rafferty, City Engineer
City of Atlantic City
1301 Bacharach Blvd.
Atlantic City, NJ 08225

RE: HDSRF, CLOSING INSTRUCTIONAL COVER LETTER
HDSRF, Public Entity Grant Program
Application P20373
Applicant: City of Atlantic City
Project Site: Former Motor Vehicle Inspection Station
Grant Award: $23,593.00

Dear Mr. Rafferty:

Your acceptance of the award of the referenced Public Entity grant from monies in the Hazardous Discharge Site Remediation Fund established under the Browns fields and Contaminated Site Remediation Act, N.J.S.A. 58:10B-4, et seq., (the "Act") in the amount of $23,593.00 has been received. Closing of this grant shall be subject to the review and approval of the Authority of the completed closing documents.

This Grant is being made and shall be applied for site investigation as well as report preparation, as described in Schedule A to the Agreement.

Please note that the DEP oversight fees will be held in escrow by the Authority.

In the interest of time and convenience for both the Authority and Yourself, closing of the Grant shall be by mail. In this regard, enclosed please find three originals of the HDSRF Public Entity Grant Agreement ("Grant Agreement"). Closing Instructions & Requirements are included and strict compliance with those instructions is required in order to close.

RECEIVED

NOV 13 2009

City Engineer's Office

MAILING ADDRESS: | PO Box 990 | TRENTON, NJ 08625-0990
SHIPPING ADDRESS: | 36 WEST STATE STREET | TRENTON, NJ 08625 | 609.292.1800 | e-mail: njeda@njeda.com | www.njeda.com

Disbursement of the Grant proceeds to You is conditional upon review by the Department of the contracts you have awarded for the Project, as set forth in Schedule C to the Grant Agreement. In most cases, disbursement of at least a portion of the Grant monies shall be made at or about the time the closing on the Grant. We refer You to the enclosed Closing Instructions & Requirement for a more complete description of the Grant disbursement process.

We look forward to working on this project with You and appreciate your cooperation in making it an effective program. Please do not hesitate to call me at 609-292-0196 if there are any questions regarding this letter or the grant closing process.

Sincerely,

Renee Caverly

Renee Caverly
Closing Officer
Closing Services

Exhibit E – Documentation of Community Notifications and Meetings

Public Notice & EPA Grant Application

Listed in the Office of the Planning & Development Director Division, under the Planning & Development Department.

Posted to the website on Tuesday, November 17, 2015
Document last updated on Tuesday, November 17, 2015
Document status: Active or Current

Event Date and Time
Date: Wednesday, December 02, 2015
Time: 6:30:00 PM

Notice Abstract

Public Hearing Notice
Brownfields Clean-up Grants
Applications Due: December 18, 2015

Public Hearing on Grant Applications
December 2, 2015 6:30pm
Davenport Community Center
600 N. New Jersey Avenue

Notice File Download

Click Here to Download
(Currently on the home page until Saturday, December 19, 2015 @ 12:00:00 AM)

Back to the document library

City of Atlantic City
1301 Bacharach Blvd
Atlantic City, NJ 08401

For information desk
call 609-347-5300

PUBLIC HEARING NOTICE

City of Atlantic City

PLEASE TAKE NOTICE that the City of Atlantic City is applying for three (3) United States Environmental Protection Agency (EPA) Brownfields Clean-up Grants. The applications are due to be submitted to the EPA on December 18, 2015. The applications are for:

(1) Citywide Brownfield Assessment Grant - $400,000. If awarded this grant would allow the City to conduct Environmental Assessments throughout the City.

(2) Delta Basin Homes Site Clean-up - $200,000 for 425 North Maryland Avenue.

(3) Bungalow Park Sprayground Clean-up - $200,000 for 709 Mediterranean Avenue.

A public hearing to discuss these applications has been scheduled for Wednesday, December 2, 2015 at 6:30 pm at the Davenport Community Center located at 600 North New Jersey Avenue, Atlantic City, New Jersey.

The grant applications are available for examination in the Atlantic City Department of Planning & Development, Suite 506, City Hall, 1301 Bacharach Boulevard, Atlantic City, New Jersey from 9:00 a.m. to 4:30 p.m. Monday thru Friday. Written comments may be provided to Elizabeth Terenik, Director, Atlantic City Department of Planning & Development at the above address.

Public Meeting

Davenport Community Center

600 North New Jersey, Atlantic City, New Jersey

December 2, 2015

Name	Address	Email Address
Jen Smith	811 Wabash Ave	jes1371@comcast.net
Tony Vraim	811 Wabash Ave	Vraim811@comcast.net
Mary Ann E Hardiman	611 N. Connecticut Ave.	MAMAHARDIAC.MC@yahoo.com
Kirk Hugg		
Margaret Hardiman	611 N. Connecticut Ave	mmhardiman@gmail.com
CHIP DUNN	555 N. NEW JERSEY AVE	
Elizabeth Terenik	City of Atlantic City	eterenik@cityofatlanticcity.org
Jim Rutala	Rutala Associates	JMRUTALA@COMCAST.NET
Bob Carter	Marathon Engineering	bob.carter@marathonconsultants.com
Darcee Heffner	535 N. NJ Ave	Darceea@comcast.net

Public Meeting Minutes

Davenport Community Center

600 North New Jersey, Atlantic City, New Jersey

December 2, 2015

The meeting was called order by promptly at 6:30 pm at the Davenport Community Center. Members of the Bungalow Park Civic Association were in attendance.

Elizabeth Terenik provide some background regarding the City's interest in addressing Brownfields issues in the Bungalow Park neighborhood. She then introduced Jim Rutala of Rutala Associates, the City's Grants Consultant and Bob Carter of Marathon Engineering.

Jim Rutala provided an overview of efforts in the City to address Brownfields issues. In 2007, the City was awarded a USEPA Brownfields Assessment Grant and many sites throughout the community were studied using these funds. This grant was successfully closed out in the past year.

Through a previous EPA Brownfields Cooperative Agreement, 105 brownfields sites and 1,413 vacant parcels have been identified in Atlantic City. The brownfields sites consist of 212.85 +/- acres, with 142.58 +/- acres being Bader Field. There are also another 140 +/- acres in vacant parcels for a total of 353.67 +/- acres. Many of these sites are located within residential neighborhoods and have been mapped by the New Jersey Department of Environmental Protection (NJDEP) as areas containing historic fill. The areas mapped as historic fill are located in the northwestern portion of Atlantic City; however, the City's experience indicates that historic fill is more extensive than the NJDEP's mapping.

Mr. Rutala explained that in 2013, the City was fortunate to received two Brownfields Clean-up grants – for the Riverside Business Park and the South Boulevard Park area. Each grant was for $200,000 and did not require any City matching funds. The Riverside Business Park site has been excavated using this grant and it is now ready for development. The City is pursuing various projects at this site including a wind/solar lighting manufacturer. The South Boulevard Park site clean-up will be completed in conjunction with bulkhead improvements that are being designed by the Army Corps of Engineers.

With these past EPA grants closed out and/or moving towards completion, the City has turned its attending to other sites in the City.

Mr. Rutala described the EAP program which provides funding for assessment, cleanup, Revolving Loan Fund grants are estimated at $54.5 million subject to the availability of funds and other applicable considerations. Grant application are due by December 18, 2015. EPA anticipates awarding an estimated 223 grants among the three grant types, including an estimated 151 assessment grants for a total amount of approximately $34.1 million in funding. This is a national competition for funding.

This year, the City is applying for $400,000 in assessment grants and $200,000 in clean-up funding for the old vehicle inspection station site and $163,658 for the park site at 709 Mediterranean Avenue. The City Brownfield Task Force continues to meet quarterly to monitor progress on Brownfields remediation. Anthony Vraim of 811 Wabash Avenue continues to be an active member of the Task Force.

Mr. Rutala explained the process to apply for USEPA funding, the importance of neighborhood involvement during the process and a schedule for the grants and implementation. Once the application is submitted to USEPA the City expects to obtain notice of a decision by Summer 2016. Assuming the projects are selected, the City plans to start the projects right away and projects completion is expected in late 2016.

Mr. Carter discussed the specific sites and provided visuals of both locations. The Park will be excavated and clean fill will be added to cap the site. This site will need to be deed restricted after capping.

The Delta Basin Homes site has already undergone significant work. Several underground storage tanks have been removed. This grant will fund the removal of petroleum contaminated soil and historic fill. With the removal of the soil completely, this site will not have to be deed restricted. The site will be cleaned to standards to permit the construction of owner occupied housing.

The presentation was completed at 7:30 pm and the Bungalow Park Civic Association unanimously voted to support the projects and to provide a Letter of Commitment.

PUBLIC HEARING NOTICE

Please be advised that the City of Atlantic City is proposing to submit three (3) United States Environmental Protection Agency (EPA) Brownfield Grants. The applications are due to be submitted to the EPA on December 18, 2014. They are as follows:

(1) Citywide Brownfield Assessment Grant - $200,000. If awarded this grant would allow the city to conduct Environmental Assessments throughout the City.

(2)Delta Basin Homes Site Clean-up Grant - $200,000; 400 Block North Maryland Avenue.

(3) Bungalow Park Spray Ground Clean-up Grant - $200,000; 300 Block North New Jersey Avenue.

A public hearing to discuss these applications has been scheduled for December 4, 2014, 6:30 p.m. at the Davenport Community Center located at 600 N. New Jersey Avenue.

A copy of the grant proposals, including the draft ABCA, are available for public review and comment on the City of Atlantic City's website at www.cityofatlanticcity.org. Click on current documents, or at City Hall, Department of Planning & Development, Suite 506, 1301 Bacharach Boulevard, Atlantic City, NJ, 08401. Comments can be forwarded to that address above or e-mailed to kmills@cityofatlanticcity.org.

)AY, NOVEMBER 26, 2014

200 LEGALS

PUBLIC HEARING NOTICE

Please be advised that the City of Atlantic City is proposing to submit three (3) United States Environmental Protection Agency (EPA) Brownfield Grants. The applications are due to be submitted to the EPA on December 18, 2014. They are as follows:
(1) Citywide Brownfield Assessment Grant - $200,000. If awarded this grant would allow the city to conduct Environmental Assessments throughout the City.
(2) Delta Basin Homes Site Clean-up Grant - $200,000; 400 Block North Maryland Avenue.
(3) Bungalow Park Spray Ground Clean-up Grant - $200,000; 300 Block North New Jersey Avenue.
A public hearing to discuss these applications has been scheduled for December 4, 2014, 6:30 p.m. at the Davenport Community Center located at 600 No. New Jersey Avenue.
A copy of the grant proposals are available for public review and comment on the City of Atlantic City's website at www.cityofatlanticcity.org. Click on current documents or at City Hall, Department of Planning & Development, Suite 506, 1301 Bacharach Boulevard, Atlantic City, NJ, 08401. Comments can be forwarded to that address above or e-mailed to kmills@cityofatlanticcity.org
Printer Fee: $21.42
#0090875091
Pub Date: November 26, 2014

City of Atlantic City

Minutes of Meeting with Bungalow Park Civic Association

December 4, 2014, 6:30 pm

The meeting was called to order by Bobby Taylor, President of the Bungalow Park Civic Association. After the Pledge of Allegiance, Mr. Taylor opened the floor for a presentation on Brownfields Projects and certain grants being pursued by the City.

Jim Rutala, Rutala Associates, introduced himself and Bob Carter of Marathon Engineering. Mr. Rutala explained that the City was applying for three USEPA Brownfields Grants, a $400,000 grant for assessment and two $200,000 grants for site cleanup. The site cleanup grants are for the Bungalow Park Sprayground site and the Delta Basin Homes site.

Mr. Rutala explained the process to apply for USEPA funding, the importance of neighborhood involvement during the process and a schedule for the grants and implementation. Once the application is submitted to USEPA the City expects to obtain notice of a decision by Spring 2015. Assuming the projects are selected, the City plans to start the projects right away and projects completion is expected in the Summer of 2016.

Mr. Carter discussed the specific sites and provided visuals of both locations. The Sprayground will be excavated and clean fill will be added to cap the site. This site will need to be deed restricted after capping.

The Delta Basin Homes site has already undergone significant work. Several underground storage tanks have been removed. This grant will fund the removal of petroleum contaminated soil and historic fill. With the removal of the soil completely, this site will not have to be deed restricted. The site will be cleaned to standards to permit the construction of owner occupied housing.

Mr. Carter noted that the plans being show are concept plans and they will be refined through the Planning Board process. Traffic concerns and other neighborhood concerns can be addressed through the planning process as well. The residents noted that traffic in the vicinity of the Delta Basin Homes site is a concern.

A resident asked what they can do to insure that these projects occur. Mr. Rutala noted that they should continue to monitor the progress of these projects. A representative of the Civic Association sits on the Brownfields Task Force, so they can have input and receive updates on a monthly basis. They should also monitor the planning process as the projects move forward.

The presentation was completed at 7:30 pm and the Bungalow Park Civic Association unanimously voted to support the projects and to provide a Letter of Commitment.

Brownfields Public Meeting
December 4, 2014

Name	Address
CHIP DUNN	555 N. New Jersey Ave
John Pettit	537 N. NJ Ave
Jennifer Smith	511 Wabash Ave
Anthony Wcam	511 Wabash Ave
Darcee Heffner	535 N. NJ Ave
Margaret Hardiman	611 N. Connecticut
Dorothy Hogan	509 Barrett Ave
Mary Ann Hardiman	611 N. Connecticut Ave.
Jane Williams	539 N NJ Ave
Clydie J. W. Griffin	611 Drexel Ave.
Hull-Freeman Sheila	734 Magellan Ave.
Bobby TAYLOR (President)	
Deborah Lansky	519 N. Connecticut Ave

PUBLIC NOTICE

City of Atlantic City

Applications for USEPA Brownfields Grants for the

Bungalow Park Sprayground Site and the Delta Basin Homes Site

PLEASE TAKE NOTICE that the City of Atlantic City is applying for United States Environmental Protection Agency Brownfields Clean-up Grants for to sites in the Bungalow Park Neighborhood. The Bungalow Park Sprayground Site located at 709 Mediterranean Avenue and the Delta Basin Homes Site located at 425 Maryland Avenue.

The applications, remediation plans and specifications are available for examination in the Atlantic City Department of Planning & Development, Suite 506, City Hall, 1301 Bacharach Boulevard, Atlantic City, New Jersey from 9:00 a.m. to 4:30 p.m. Monday thru Friday. Comments may be provided to Keith Mills, Director, Atlantic City Department of Planning & Development at the above address.

WEDNESDAY, JANUARY

200 LEGALS

PUBLIC NOTICE

City of Atlantic City
Applications for USEPA Brownfields Grants for the
Bungalow Park Sprayground Site and the Delta Basin Homes Site

PLEASE TAKE NOTICE that the City of Atlantic City is applying for United States Environmental Protection Agency Brownfields Clean-up Grants for to sites in the Bungalow Park Neighborhood. The Bungalow Park Sprayground Site located at 709 Mediterranean Avenue and the Delta Basin Homes Site located at 425 Maryland Avenue.

The applications, remediation plans and specifications are available for examination in the Atlantic City Department of Planning & Development, Suite 506, City Hall, 1301 Bacharach Boulevard, Atlantic City, New Jersey from 9:00 a.m. to 4:30 p.m. Monday thru Friday. Comments may be provided to Keith Mills, Director, Atlantic City Department of Planning & Development at the above address.

Printer Fee: $17.34
#0090818148
Pub Date: January 15, 2014

City of Atlantic City

Minutes of Meeting with Bungalow Park Civic Association for

Bungalow Park Sprayground and Delta Basin Home Site

January 9, 2014

1. Meeting called to order by Bobby Taylor, President of Bungalow Park Civic Association

2. Pledge of Allegiance

3. Bungalow Park Presentation

Keith Mills: provides overview of project, current status and purpose of our presentation. Provides introduction of professionals: Jay Sciullo, Project Engineer with Marathon Engineering; Bob Carter, LSRP with Marathon Engineering; and Jim Rutala with Rutala Associates.

Jay Sciullo: Overview of project; discusses features-splash park-active space & passive space; Drop off area for head start; discusses proposed landscaping.

Bobby Taylor: is gazebo open?

Jay Sciullo: yes

Bobby Taylor: how many bathrooms?

Jay Sciullo: City trying to limit access to only people using park; therefore, only two stalls.

Keith Mills: Introduces Bob Carter for history of environmental issues.

Bob Carter: Summarizes work completed on project since 2004: UST's removed, NFA from NJDEP for USTs, completion of Historic Fill Investigation documenting elevated concentrations of PAHs, arsenic and lead. Describes historic fill issue as being problematic throughout Atlantic City. Describes Site Remediation Reform Act, Creation of Licensed Site Remediation Professional Program, development of Guidance for historic fill and presumptive remedies that are intended to limit direct contact exposure to historic fill by the public.

Describes the proposed remediation of the Sprayground with an engineering controls to cap historic fill. Notes that there will be over-excavation in areas of landscape and utility trenches. Impervious surfaces will also act as a cap. Describes soil

quantities that require disposal and plan to apply for EPA Cleanup Funds.

John Pettit Asks about timing to receive grant funding?

Jim Rutala: States that applications are made in 2014 for money in 2015.

John Pettit: Is money all there for park project?

Keith Mills: Not yet; but it will be prioritized.

Darcy Hefner: Question about prior grant funding for development.

Keith Mills: Green Acres funding was provided for land acquisition. City is negotiating with county for development money, still in process.

Darcy Hefner: What's being done to prevent contamination by contractors?

Keith Mills: City requires contractor to clean up after project completion; States he will check with engineer.

Clydie Washington: Is asphalt and concrete treated similar?

Bob Carter: Yes as an impervious surface.

Clydie Washington: What kind of soil contamination? From UST's?

Bob Carter: PAHs and petroleum hydrocarbons, follow up soil testing confirmed petroleum hydrocarbons were remediated.

Jim Rutala: Provides overview of grant application process and city's history with similar grants for Riverside and South Blvd. Notes that the City was successful last year but grants are competitive. Describes the funds that have been leveraged and that EPA likes to see that. States that the EPA wants to see public support for these projects from civic associations; requests association to host future brownfield meetings; invites members of civic association to participate Brownfields Task Force.

Jennifer Smith: Do you need a letter from Association?

Jim Rutala: Yes, letter is important.

Bobby Taylor Asks if playground will be public?

Keith Mills: Yes

4. Delta Basin Homes Site Presentation

Keith Mills: Provides overview of the former motor vehicle inspection station, former service station and garage; describes the city acquisition through foreclosure and purchase of small portion of site (old

garage at 425 N. Maryland). Provides description of work completed to date to demolish buildings, remove footings and foundations. Describes that the City removed various underground storage tanks and hydraulic lifts. Describes the conceptual site plan prepared by Marathon and proposed 14 unit residential development. Notes that the city will likely issue an RFP for the project development.

Bob Carter: Provides an overview of the remediation of the site that has been completed to date since the project was initiated in 2003: including Phase 1, tank removal, lift removal; excavation and disposal of petroleum impacted soils; groundwater investigation. Describes proposed remediation to remove all historic fill to eliminate the need for deed restrictions so fee-simple housing can be developed. Describes need to remove and dispose of historic fill top depths of four foot to achieve goals and remediation costs of $420,000, $200,000 from proposed EPA grant and remainder $220,000 by City.

Darcy Hefner: Concerned with traffic. What will be done?

Keith Mills: States that the developer will have to go through site plan process and traffic issues addressed by the developer

Left from Absecon Blvd onto Maryland is concern

Darcy Hefner: Will tidal (bay) flooding impact development.

Bob Carter: No, project site elevation will be raised.

Bobby Taylor: Will neighbors keep houses?

Keith Mills: Yes. Project only consists of currently vacant lots.

John Pettit: Will pile driving for house construction cause contamination?

Bob Carter: No, historic fill will be removed prior to piles; deep matter I Cuban

Bobby Taylor: Is this two grants?

Jim Rutala: Yes. Two grants that will be filed at the same time and grants cannot be combined.

Darcy Hefner: Will residential density be increased by developer?

Keith Mills: City retains control through Development Agreement and Planning Board process.

Anthony Vale: Volunteers for Brownfield Committee Meeting. Expresses concern about pile driving and vibration causing structural damage to existing homes.

Anthony Vale: Will Delta Basin homes be rental?

Keith Mills: No, fee simple

5. Presentation portion of Meeting Adjourned

- Bungalow Park Civic Association
January 9, 2014

Name	Address
Darcee Heffner	535 N NJ Ave
Dot Hogan	509 Barrett Ave
CLYDIE GRIFFIN	611 DREXEL AVE.
Jen Smith	811 Wabash Ave
Tony Vraim	811 Wabash
CHIP DUNN	555 N. NJ
Tobin T Pettit	537 N. Jersey
Bobby Taylor	457 N. Conn
Deborah Dansby	519 N. Connecticut Ave.

Exhibit F – Analysis of Brownfields Cleanup Alternatives (ABCA)

Analysis of Brownfield Cleanup Alternatives

For

Former Motor Vehicle Inspection Station

Block 542, Lots 1, 2, and 9

City of Atlantic City, Atlantic County, New Jersey

January 8, 2014

Prepared for:
City of Atlantic City
Office of the City Engineer/Department of Public Works
City Hall – Room 603
1301 Bacharach Boulevard
Atlantic City, New Jersey 08401-4603

Prepared by:
Marathon Engineering &
Environmental Services, Inc.
2922 Atlantic Avenue, Suite 3A
Atlantic City, New Jersey 08401
609-437-2100

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1.0 INTRODUCTION

The Former Motor Vehicle Inspection Station property is located at 425 North Maryland Avenue, 820 Wabash Avenue, and 827 Adriatic Avenue in the City of Atlantic City, Atlantic County, New Jersey referred to hereafter as the Subject Property. The Subject Property is designated on the City of Atlantic City's Tax Map as Block 542, Lots 1, 2, and 9, respectively. Remedial activities conducted on the Subject Property have revealed that the Subject Property is underlain with contaminated historic fill that has been further contaminated by former automotive repair and gasoline distribution activities. The Subject Property is currently listed as a Known Contaminated Subject Property with the New Jersey Department Environmental Protection ("NJDEP") under the New Jersey Spill Compensation and Control Act and has been designated by the NJDEP as Site Remediation Program-Program Interest ("SRP-PI") No. 196765.

2.0 SITE BACKGROUND

2.1 Site Description and History

The Subject Property consists of three rectangle-shaped lots with a combined area of 0.51± acres that is currently vacant, undeveloped cleared urban land. The Subject Property is bordered by Wabash Avenue to the northwest, Adriatic Avenue to the southeast, Delta Avenue and residential properties to the northeast, and North Maryland Avenue to the southwest in a mixed residential and commercial neighborhood.

Historically, the Subject Property was developed with an elongate rectangle-shaped building and two smaller rectangle shaped buildings. The elongate rectangle-shaped building was used as a New Jersey Department of Motor Vehicle ("DMV") Inspection Station on Lot 2 and Lot 9. The smaller rectangle-shaped buildings were used as automobile repair garages. One was situated on Lot 1; the other which was situated on Lot 9 was used as a retail fuel service station, in addition to an automobile repair facility.

2.2 Surrounding Land Uses

Land use in the vicinity of the Subject Property consists of residential, commercial, and government properties. There are 24 residential properties located within 200 feet of Subject Property at 400, 406, 408, 410, 412, 413, and 415 Delta Avenue; 400 and 420 N. Delaware Avenue; 434, 436, 438, 444, 446, 448, and 449 N. Maryland Avenue; 806, 808, 809, and 821 Wabash Avenue; and 810, 812, 813, and 814 Adriatic Avenue. Atlantic City Municipal Utilities is located to the southeast of

Subject Property beyond N. Maryland Avenue. The Subject Property is proposed for residential redevelopment; however, there are no known proposed changes of land use for the surrounding properties. The Subject Property and surrounding properties have been designated as underlain with historic fill in accordance with the New Jersey Brownfield and Contaminated Site Remediation Act (N.J.S.A. 58:10B-1 et seq.).

2.3 Future Land Use Considerations

The City of Atlantic City is proposing to redevelop the property with single family residential development.

3.0 SITE ENVIRONMENTAL CONDITIONS

3.1 Identification of Contaminants and Contaminant Sources

There are five areas of concern ("AOCs") remaining on the Subject Property that require remediation:

- AOC-1 – Site-Wide Historic Fill
  The Subject Property and surrounding properties have been designated as historic fill in accordance with the New Jersey Brownfield and Contaminated Site Remediation Act (N.J.S.A. 58:10B-1 et seq.) and concentrations of lead identified in soil and groundwater at the Subject Property and have been attributed to historic fill.

- AOC-2 – Petroleum Impacted Groundwater
  Petroleum impacted groundwater was confirmed on Subject Property after the installation and sampling of three monitoring wells in the area of the former gasoline and diesel USTs. Impacted groundwater has not been addressed since the last round of groundwater sampling was conducted on November 20, 2007.

- AOC-3 – Former Diesel UST
  In May 2009, one 4,000-gallon diesel UST was removed and soil surrounding the UST was removed and subsequently transported off-site. Post-excavation soil samples show that impacted soil was effectively removed with the exception of one area. In this area, extractable petroleum hydrocarbons ("EPH") remain in the soil at a concentration above the NJDEP Residential Direct Contact Site Remediation Standards ("RDCSRS"). Soil in this area could not be excavated and due to proximity of right-of-way, remains along the southwestern boundary of the Subject Property, along the edge of the sidewalk for Maryland Avenue.

- AOC-4 – Former below-grade hydraulic lift system of Lot 9
  On May 10, 2011, a hydraulic lift was removed and the soil surrounding the hydraulic lift was excavated and subsequently transported off-site. Post excavation soil samples collected show concentrations of EPH compounds exceeding applicable remediation standards.

- AOC-7 – Former below-grade hydraulic lift system of Lot 1
  On February 27, 2013, two below grade hydraulic lift systems were removed from the Subject Property. Soil samples collected from around the hydraulic lifts of AOC-7 revealed concentrations of EPH exceeding applicable remediation standards.

3.2 Physical Setting

According to the USGS 7.5-Minute Topographic Quadrangle for Atlantic City, New Jersey, the Subject Property is situated in the northeastern portion of Atlantic City and the elevation is 5± feet above mean sea level ("msl"). The Subject Property is located on a barrier island and is flat. Generally, the Subject Property slopes in a northeasterly direction towards the Clam Creek located approximately 300 feet from the Subject Property. Clam Creek discharges to the Atlantic Ocean. Regional drainage is expected to follow surface topography and flow in a northeasterly direction towards Clam Creek and ultimately the Atlantic Ocean.

A review of the United States Department of Agricultural Soil Conservation Service's Soil Survey for Atlantic County, New Jersey reveals that the soil on the Subject Property has been mapped by the Soil Survey for Atlantic County as Fill Land over Tidal Marsh ("FM"). This land type is composed of tidal marsh with sandy fill material deposited or pumped on it. The fill material might be trucked in or pumped from nearby streams in dredging operations. Drainage is impeded and permeability is slow in locations where the fill material is less than 6 feet thick. The depth to seasonal high water table for this land type is 4 to 5 feet below ground surface ("bgs").

Based on review of the New Jersey Geological Survey, Historic Fill Map quadrangle, for Atlantic City, the Subject Property is designated as Historic Fill in accordance with the New Jersey Brownfield and Contaminated Site Remediation Act (N.J.S.A. 58:10B-1 et seq.). Historic Fill is defined as, "non-indigenous material, deposited to raise the topographic elevation of a site, which was contaminated prior to emplacement, and is in no way connected with the operations at the location of emplacement and which includes, without limitation, construction debris, dredge spoils, incinerator residue, demolition debris, fly ash, or-hazardous solid waste. Historic fill material does not include any material that is substantially chromate chemical production waste or any other chemical production waste or waste

from processing of metal or mineral ores, residues, slag or tailings. In addition, historic fill material does not include a municipal solid waste landfill site." Field observation verifies that soils observed from 0.0 feet to 4.0 feet bgs contained various forms of fill material characterized by brick, concrete, coal, and other materials from an off-site source.

Regionally, the Subject Property is located within the Atlantic Coastal Plain Physiographic Province, which consists of relatively flat to undulating unconsolidated sediments ranging in age from Cretaceous to Holocene. The unconsolidated sediments dip toward the ocean and thicken southeastward to approximately 4,500 feet near Atlantic City. The sediments consist of layers of sand, clay, and gravel deposited alternately in floodplains and in marine environments as sea level fluctuated during Cretaceous and Tertiary times.

The Subject Property is located on a barrier island that is underlain by Quaternary beach sand and gravel, as well as alluvial deposits ("Qcm"). Beach sand and gravel is characteristically light colored and medium to coarse grained. Alluvial deposits are characteristically sand, silt, and black muck.

Based upon observations of surface topography on the Subject Property, shallow groundwater beneath the Subject Property appears to flow in a northeasterly direction towards Clam Creek and is likely tidally influenced. A groundwater investigation gives further evidence that shallow groundwater underlying the Subject Property flows in a northeasterly direction towards Clam Creek.

3.3 Exposure Pathways

Since the Subject Property is documented to contain EPH and lead, any future development is at risk of direct-contact exposure. In addition, inhalation exposure pathway could be caused by dust generated during future development activities. Ingestion of contaminated groundwater is not of concern due to use of public water in this area.

3.4 Project Goals

The planned reuse for the Subject Property is to sub-divide the Subject Property into seven single-family residential properties. Impacted soil at the Subject Property must be remediated to the RDCSRS for the development of single family residential properties to eliminate the need for institutional and engineering controls.

4.0 APPLICABLE LAWS AND CLEANUP STANDARDS

4.1 Cleanup Oversight Responsibility

Cleanup liability for the documented contamination on the Subject Property is currently regulated by the New Jersey Spill Compensation and Control Act. Robert L. Carter, Jr. is the acting Licensed Site Remediation Professional for the Subject Property. The Subject Property is tracked under the NJDEP Project Interest # 196765.

4.2 Cleanup Standards

The following are the applicable NJDEP cleanup standards proposed for remediation of the Subject Property:

- Soil
  - Residential Direct Contact Soil Remediation Standards ("RDCSRS"); and,
  - Default Impact to Groundwater Soil Screening Levels ("IGWSSL").
- Groundwater
  - Groundwater Quality Standards ("GWQS") for Class IIA Aquifers.

5.0 EVALUATION OF CLEANUP ALTERNATIVES

The following subsections outline multiple cleanup alternatives for addressing impacted soil associated with the five contaminated AOCs at the Subject Property.

5.1 Soil Excavation and Disposal

A method of remediation of contaminated soil and groundwater underlying the Subject Property would be the excavation and off-site disposal of contaminated soil. Soil would be excavated and loaded directly into trucks and transported off-site for disposal at a treatment facility.

5.1.1 Effectiveness

This remedial action will involve the excavation of historic fill underlying the Subject Property including areas where concentrations of EPH were detected above the RDCSRS in association with AOC-3, AOC-4, and AOC-7. This remedial option would remove contaminated soil at the Subject Property eliminating potential direct contact pathways and removing groundwater contaminant sources.

5.1.2 Implementation Ability

Since the Subject Property is undeveloped and vacant and there are limited amount underground utility interference underlying the Subject Property, no significant issues will be encountered with excavation and disposal of petroleum impacted soil. The EPH contaminated soil of AOC-3 is located under a sidewalk that is owned by the City of Atlantic City. A permit will be required to excavate impacted soil on City of Atlantic City Property and there may be underground utilities underlying the sidewalk.

5.1.3 Cost

Item	Description	Subtotal
1	LSRP Forms	$625
2	Public Notification	$261
3	Historic Fill Remediation (4,866 tons)	$287,235.33
4	Remedial Action Report Preparation	$2,500
	Subtotal=	$290,621.33
	Total=	**$290,621.33**

5.2 Engineering and Institutional Controls

A method of remediation of contaminated soil underlying the Subject Property would be the installation of capping designed to eliminate direct contact exposure (engineering control), and the implementation of institutional controls in the form of a Deed Notice.

5.2.1 Effectiveness

The design and implementation of engineering controls along with establishing institutional controls would eliminate the potential for direct contact exposure to contaminated soil underlying the Subject Property. Various methods of capping would be implemented at the Subject Property using clean fill, concrete, asphalt, and buildings which would eliminate a path of exposure. In conjunction with the engineering controls, an institutional control in the form of a Deed Notice would be recorded with the Atlantic County Recorder of Deeds to address the impacted soil remaining on the Subject Property are still in place. Up-keep of capping constructed at the Subject Property would need to be conducted regularly to ensure that the potential for exposure to contaminated soil at the Subject Property does not occur. Additionally, a NJDEP Remedial Action Permit would be required with annual renewal to certify the engineering and institutional controls proposed for the Subject

Property. Engineering and institutional controls would not include the removal of source materials from the Subject Property. The presence of source materials could attribute to groundwater contamination which would require additional remedial actions.

5.2.2 Implementation Ability

Since the Subject Property is proposed for redevelopment of single family residential properties, engineering and institutional controls are not a viable remediation method. After the engineering controls are installed and institutional controls have been implemented, a Remedial Action Permit for soil will be required with annual renewal, and biennial reporting will be required to the NJDEP regarding up-keep of engineering controls. Required up-keep and reporting associated with engineering and institutional controls is not acceptable for single-family residential properties.

5.2.3 Cost

Item	Description	Subtotal
1	LSRP Forms	$3,200
2	Public Notification	$261
3	Remedial Action Workplan	$4,000
4	Capping (2,433 tons of clean fill)	$143,617.66
5	Deed Notice	$3,000
7	Remedial Action Report	$2,000
8	Remedial Action Permit for soil ($600 annually for next 30 years)	$18,000
9	Inspections and Biennial Reporting ($2,000 biennial for next 30 years)	$30,000
	Subtotal=	$204,078.66
	20% Contingency=	$40,815.73
	Total=	**$244,894.39**

5.3 No Action

The Subject Property is currently undeveloped land in an urban setting surrounded by residential and commercial properties. The current use of the Subject Property limits exposure to contaminated soil and remedial action is not on-going. Remedial action will be required for the future use of the Subject Property.

5.3.1 Effectiveness

No remedial action for the Subject Property will greatly limit the use of the Subject Property. Contaminants identified at the Subject

Property restrict the use and development potential of the Subject Property and contribute to blight in the neighborhood.

5.3.2 Implementation Ability

Contamination of the Subject Property will interfere with future development of the Subject Property if no environmental remedial action is taken.

5.3.3 Cost

No cost would be incurred from this remedial action option.

5.4 Preferred Cleanup Alternative

The preferred remediation option would be to excavate and dispose the impacted soil. Excavation ensures removal of the source material and will not interfere with future development of the Subject Property.

The implementation of engineering and institutional controls as a form of remediation has a cost that is approximately 30% less than the cost of excavation and disposal and would eliminate a path of exposure to contaminated soil; however, contaminated source materials will remain at the Subject Property, future use of the Subject Property will be restricted, and continued up-keep of engineering and institutional controls will be required for an indeterminate amount of time. Therefore engineering controls and institutional controls are not the preferred cleanup alternative.

A course of no action cannot be recommended because it limits use of the site as undeveloped land and the Subject Property is not located in a suitable location for open space. In addition there is potential for source material to impact groundwater at the Subject Property.

Exhibit G – Cleanup Other Factors Checklist

Exhibit H – Site History

Chain of Title

Block 542, Lot 1 (425 No. Maryland Avenue, AC, NJ)

- **By deed Blanche Harmon, Individually and as Executrix of the Estate of David C. Willetts, deceased, dated October 29, 2010 and recorded on November 18, 2010 as Instrument No. 2010068778 at the Atlantic County Clerk's Office.**

Chain of Title

Block 542, Lot 2 (Former Motor Vehicle Inspection Station – 820 Wabash Avenue, AC, NJ)

- City foreclosed on Frank S. & Marian Poltorak , Final Judgment dated September 10, 2002, Docket No. F-21165-01, schedule No. 116 and recorded at the Atlantic County Clerk's Office on September 23, 2002 as Instrument No. 2085316.
- City transferred this property (along with Bl. 542, Lot 9) to Atlantic City Affordable Housing (ACAH)Deed Dated May 10, 2005 and recorded on May 16, 2005 as Instrument No. 2005052490. Authorized By Ordinance 82 of 2005

*A title search revealed proper notice was not served in the foreclosure for Lot 2. The property was also discovered to have environmental issues.

- ACAH deeds the properties back to the City, deed dated April 11, 2007 and recorded June 04, 2007 as Instrument No. 200705357 (Lot 2)
- City files an Order to Vacate Final Judgment in Part (of the 2002 foreclosure) as to Block 542, Lot 2, Docket No. F-21165-01, schedule No. 116 dated September 10, 2008 and recorded on September 19, 2008 as Instrument No. 2008069927.
- City filed a Final Judgment, dated February 18, 2009 recorded on March 10, 2009 as Instrument No. 2009016616 and took clear title to Block 542, Lot 2.

Chain of Title

Block 542, Lot 9 (Former Motor Vehicle Inspection Station) – 827 Adriatic Avenue, AC, NJ)

Previously known as Block B0025, Lot 11

- City foreclosed on Marion Poltorak , and others : Final Judgment dated October 29, 1999, Docket No. F-9032-98, schedule No.89 and recorded at the Atlantic County Clerk's Office on November 16, 1999 in Deed Book 6584, Page 162 (and now recorded as Instrument No.0054314).
- City transferred this property (along with Bl. 542, Lot 2) to Atlantic City Affordable Housing (ACAH)Deed Dated May 10, 2005 and recorded on May 16, 2005 as Instrument No. 2005052490. Authorized By Ordinance 82 of 2005 * The property was discovered to have environmental issues.
- ACAH deeds the properties back to the City, deed dated April 11, 2007 and recorded June 04, 2007 as Instrument No. 200705358(Lot 9)

FORMER MOTOR VEHICLE STATION

BLOCK 542, LOTS 2 and 9

Block & Lot	Property Location	Sale Date	Sale Price	Previous Owner Name	Deed Information
542 1	425 N MARYLAND AVE	10/29/2010	$115,000.00	Blanche Harmon, Executrix of the Estate of David C. Willetts	DD- 10/29/2010, Rec. 11/18/2010 as Ins. # 2010068778
					Authorized by Ord. 68-2010
		FORECLOSURES			
542 2	820 WABASH AVE	3/10/2009	$0.00	Frank S. & Marion Poltorak	Final Judgment Filed 2/18/2009, Rec. 3/10/2009 as Ins.# 2009016616
				Re-Foreclosed	Docket No. F-21165-01, schedule No. 116
542 2	820 WABASH AVE	4/11/2007	$0.00	ATLANTIC CITY AFFORDABLE HOUSING to City of AC	DD- 4/11/2007, Rec. 6/4/2007 as Ins.# 2007053557
	ACAH-Returned both lots 2 & 9 due to environmental issues & mortgage on Lot 2				Ord. 2 & Ord 82, 2005
542 2	820 WABASH AVE	5/10/2005	$0.00	CITY OF ATLANTIC CITY to ACAH	5/10/2005, Rec. 5/16/2005 as Ins # 2005052490
formerly known as :					
Old Block B25 Old Lot 9	820 WABASH AVE	9/10/2002	$0.00	Frank S. & Marion Poltorak	Final Judgment Filed 9/10/2002, Rec 9/23/2002 as Ins#2085316 & re-foreclose VACATED p/o
				Proper Notice not served	Docket No. F-21165-01, schedule No. 116
542 9	827 ADRIATIC AVE	4/11/2007	$0.00	ATLANTIC CITY AFFORDABLE HOUSING to	DD- 4/11/2007, Rec. 6/4/2007 as Ins.# 2007053558
	4/11/2007- Returned from ACAH due to environmental issues				Ord. 2 & Ord 82, 2005
542 9	827 ADRIATIC AVE	5/10/2005	$0.00	CITY OF ATLANTIC CITY to ACAH	5/10/2005, Rec. 5/16/2005 as Ins # 2005052490
formerly known as :					
Old Block- B25 Old Lot 11	827 ADRIATIC AVE	10/29/1999	$0.00	Poltorak: Marian E., Carol J., Frank S., Frank J., Walter R.	Final Judgment-Filed 10/29/1999, Rec. on 11/16/1999 in DB 6584, P 162 as Ins#0054314
					Docket No.F-9032-98, schedule No. 89

BLOCK B25 LOT 8 Premises situate S.E. cor. Maryland & Wabash

E. 25' x S. 79.5'

Card No. 1

Inst.	Date	Grantor or Devisor Cont'd fr #4	Grantee or Devisee	Estate	RECORD Book	Page	Date
D	4 11 1923	Island Realty Co.	Atlantic City Realty Co.		708	388	4 18 1923
D	4 11 1923	Atl. City Realty Co.	Edward J. Mulligan				
			Louis Lippman		708	391	4 18 1923
D	2 6 1924	Edw J. Mulligan et ux et al	Catherine McGuigan		735	273	2 18 1924
D	7 29 1925	Catherine McGuigan Trx	Mary C. Gibbons		780	273	8 5 1925
D	7 1 1929	Mary C. Gibbons	James F. McGrath		926	126	7 3 1929
D	6 28 1950	Anna McGrath Extrx	Charles Floyd Brindley		1492	197	6 29 1950
D	12 29 1961	Charles Floyd Brindley Extrx.	David C. Willetts		2094	66	1 3 1962

LIBRARY BUREAU C46066

Old Block B25, Lot 8 is New Block 542, Lot 1

425 N. Maryland Ave - 25 x 79.5

BLOCK B25 LOT 9 Premises situate S. line Wabash, 25' E. of Maryland
E. 125' x S. 79.5' Card No. 1

Inst.	Date	Grantor or Devisor	Grantee or Devisee	Estate	RECORD Book	Page	Date
		Cont'd fr. #4					
			Island Realty Co.				
D	6 6 1923	Island Realty Co.	Atlantic City Realty Co.		728	41	10 2 1923
D	6 6 1923	Atl. City Realty Co.	John B. Tomlin		728	43	10 2 1923
D	6 10 1960	John B. Tomlin	Edna C. Connolly				
			Frank R. Connolly (Lunch)		2011	490	6 14 1960
D	9 28 1960	Edna C. Connolly, ctrr	John B. Tomlin		2030	142	10 5 1960
D	12 4 1961	John B. Tomlin	Morrel B. Tomlin	30%			
			John B. Tomlin, Jr.	30%			
			Edna C. Connolly	20%			
			Alice M. Loff	20%			
D	5 1 1962	Morrel B. Tomlin, et al, Exr.	Morton D. Ritter	4/5			
			Frances M. Ritter	1/10			
			Rose Schlesinger	1/10	2111	16	5 4 1962
D	9 7 1966	Morton D. Ritter et al	Morton D. Ritter	4/5			
			Frances M. Ritter	1/10 1/20			
			Rose Schlesinger				
			Louis Schlesinger H/B 1/10		2346	106	9 8 1966

Cont'd to Card 2

LIBRARY BUREAU C49066

BLOCK B25 LOT 9 Premises situate S LINE WABASH, 25 E OF MARYLAND
E. 125' x S 79.5' Card No. 2

Inst.	Date	Grantor or Devisor	Grantee or Devisee	Estate	RECORD Book	Page	Date
		Cont'd fr. Card 1					
D	1 16 1968	MORTON D. RITTER	RITTER REALTY INC.	4/5	2424	178	4 18 1968
D	10 3 1975	MORTON RITTER (THIS DEED IS PENCIL)	HELEN RIVITZ	1/20	2975	46	10 8 1975
D	10 3 1975	FRANCES RITTER	HELEN RIVITZ	1/20	2975	51	10 8 1975
		12-4-75 Assoc. to	RITTER REALTY INC.	4/5			
			FRANCES RITTER	1/20			
			SCHLESINGER ETAL	1/10			
			HELEN RIVITZ	1/20			
D	2 25 1978	Ritter Realty, Inc.	JEROME BERK	1/2			
			JOHN BERK (W.S.)	1/2			
			ANTHONY KUTSCHERA	1/2	3211	219	3 7 1978
D	11 17 1987	Jerome Berk et al	Marion Pietorak	50%			
			Frank Pietorak	50%			
			Carol Pietorak (W.S.)		4575	268	11 20 1987
		cont. to Card 3					

old B25, lot 9 is now Block 542, Lot 2
820 Wabash Ave 125' x 79.5'

BLOCK B 25 LOT 9 Premises situate S. LINE WABASH, 25 E OF MARYLAND

E. 125 x S 79.5'

Card No. 3

Inst.	Date			Grantor or Devisor	Grantee or Devisee	Estate	RECORD Book	Page		Date	
				CONT'D FR CARD #1							
D.	9	8	1992	FRANK J. POLTORAK	FRANK S. POLTORAK						
				CAROL J. POLTORAK	MARION POLTORAK		5406	225	9	9	1992

Date: May 30, 2007

To: William J. Rafferty, City Engineer, via e-mail

From: Patti Corcoran

Re: **Block 542, Lots 2 & 9- (Inspection Station)**

Please be advised that as per Ordinances 82 of 2005 the fully executed deeds to revert ownership from Atlantic City Affordable Housing to The City of Atlantic City for the above captioned properties have been sent to the Atlantic County Clerk for recording.

If you have any questions, please contact my office.

Cc: Brian Champeau, Mercy Housing, NJ via fax (973-783-5667)
Jack Berenato, Assistant City Solicitor via e-mail
Keith Mills, via e-mail

BLOCK B25 LOT 11 Premises situate N.E. cor. Maryland and Adriatic

E. 75' x N. 133'

Card No. 1

Inst.	Date	Grantor or Devisee	Grantee or Devisee	Estate	Book	Page	Date
		Cont'd fr. #4 #5					
			Island Realty Co				
D	10 6 1923	Island Realty Co.	Atlantic City Realty Co.		746	236	7 14 1924
D	10 6 1923	Atl. City Realty Co.	John B. Tomlin		746	233	7 14 1924
D	10 27 1925	John B. Tomlin et ux	Mackler & Co.		802	317	12 10 1925
D	3 20 1928	Mackler & Co.	H. & P. Corp.		890	461	3 23 1928
D	10 31 1929	H. & P. Corp. et al(s)	John B. Tomlin		932	239	11 13 1929
D	6 10 1960	John B. Tomlin	Edna C. Connolly				
			Frank L. Connolly (Life)		2011	492	6 14 1960
D	9 28 1960	Edna C. Connolly, Adm.	John B. Tomlin		2030	142	10 5 1960
Died	12 4 1961	John B. Tomlin	Morrel B. Tomlin	20%			
			John B. Tomlin, Jr.	30%			
			Edna C. Connolly	20%			
			Alice M. Safft	20%			
D	5 1 1962	Morrel B. Tomlin, et al. Exr.	Morton D. Ritter	4/5			
			Frances M. Ritter	1/10			
		Cont'd to card #2	Rose Schlesinger	1/10	2111	16	5 4 1962

LIBRARY BUREAU C-46066

BLOCK B25 LOT 11 Premises situate N.E. Cor. MARYLAND and ADRIATIC

E. 75' x N. 133

Card No. 2

Inst.	Date	Grantor or Devisee	Grantee or Devisee	Estate	Book	Page	Date
		Cont'd fr. card #1					
D	9 7 1966	MORTON D. RITTER et al	MORTON D. RITTER	4/5			
			FRANCIS M. RITTER	1/10 1/10			
			LOUIS SCHLESINGER	2 1/10			
			ROSE SCHLESINGER (Life)		2346	106	9 8 1966
D	1 16 1968	MORTON D. RITTER	RITTER REALTY CO.	4/5	2421	178	4 18 1968
D	10 3 1975	MORTON RITTER (THIS DEED IS PENCIL)	HELEN RIVITZ	1/20	2975	46	10 8 1975
D	10 3 1975	FRANCES RITTER	HELEN RIVITZ	1/20	2975	51	10 8 1975
		12-4-75 Joseph Ritter	RITTER REALTY	4/5			
			FRANCES M. RITTER	1/20			
			SCHLESINGER et ux	1/10			
			HELEN RIVITZ	1/20			
D	2 25 1978	RITTER REALTY INC. et al	JEROME BERK	1/2			
			JOAN BERK (w/h)	1/2			
			ANTHONY KUTSCHER	1/2	3211	219	3 7 1978
		Cont. to card 3					

Old Block B25, Lot 11 is New Block 542, Lot 9

827 Adriatic Ave 75' x 133

BLOCK B 25 LOT 11 Premises situate N. E. cor. Maryland Ave & Adriatic

E. 75' x N. 133'

Card No. 3

Inst.	Date	Grantor or Devisor	Grantee or Devisee	Estate	RECORD Book	Page	Date
		Cont'd fr. Card #2					
D	11 17 1987	Jerome Berk et al	Irvin Pittard Frank Pittard Carol Pittard (life)	50% 50%	4575	268	11 20 1987
					6584	162	11 16 1994
ET	10 29 1999	Superior Court of N.J.	City of A.C.				

MEMORANDUM

Date: May 30, 2007

To: William J. Rafferty, City Engineer, via e-mail

From: Patti Corcoran

Re: **Block 542, Lots 2 & 9- (Inspection Station)**

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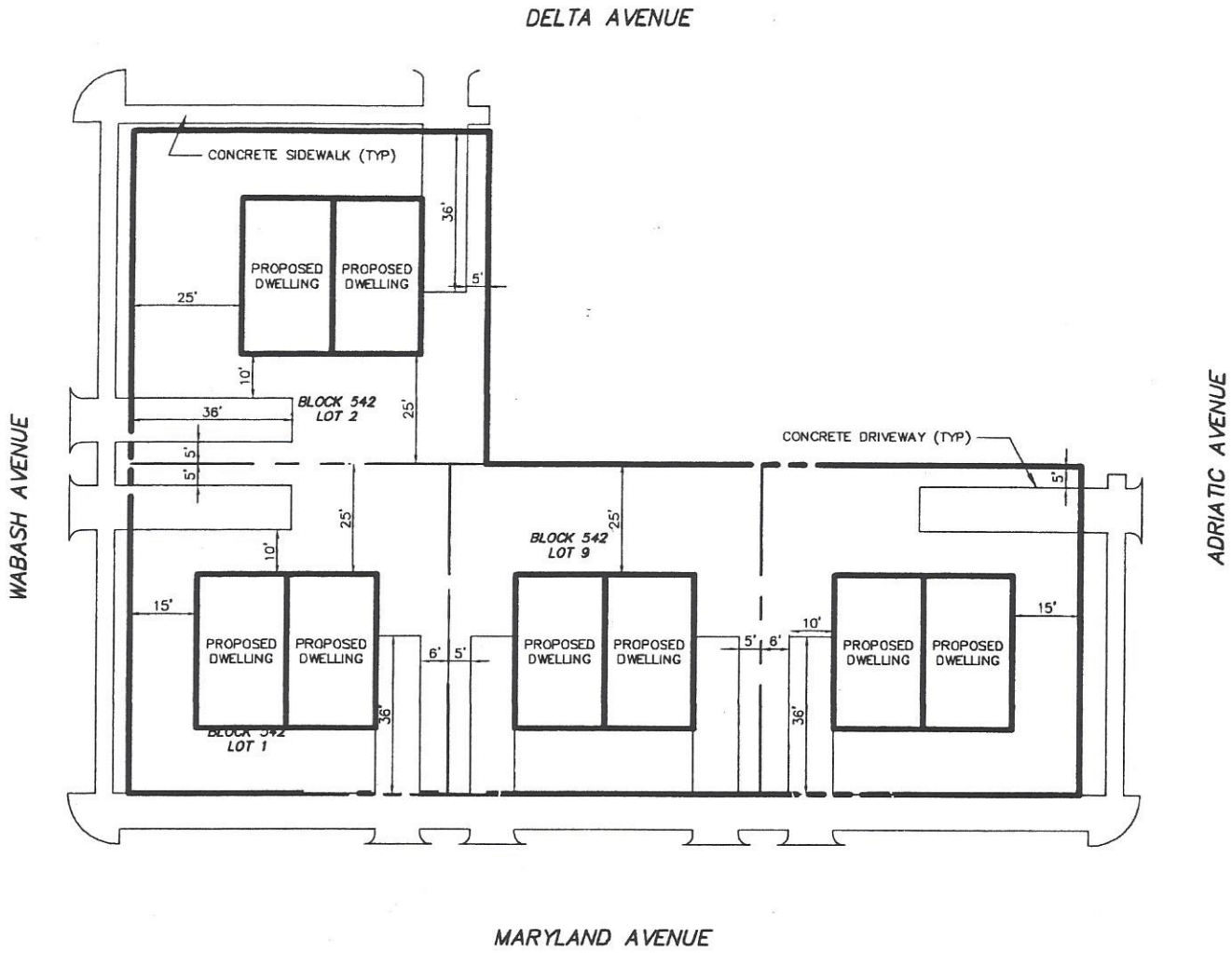
Cc: Brian Champeau, Mercy Housing, NJ via fax (973-783-5667)
Jack Berenato, Assistant City Solicitor via e-mail
Keith Mills, via e-mail

Exhibit I – Site Maps



GRAPHIC SCALE

40 0 20 40

1 INCH = 40 FEET

ACE 016.01

Marathon

MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC.

2922 Atlantic Avenue, Suite 3A, Atlantic City, NJ 08401

ph (609) 437-2100 fax (609) 437-2101

Certificate of Authorization #24GA27995700

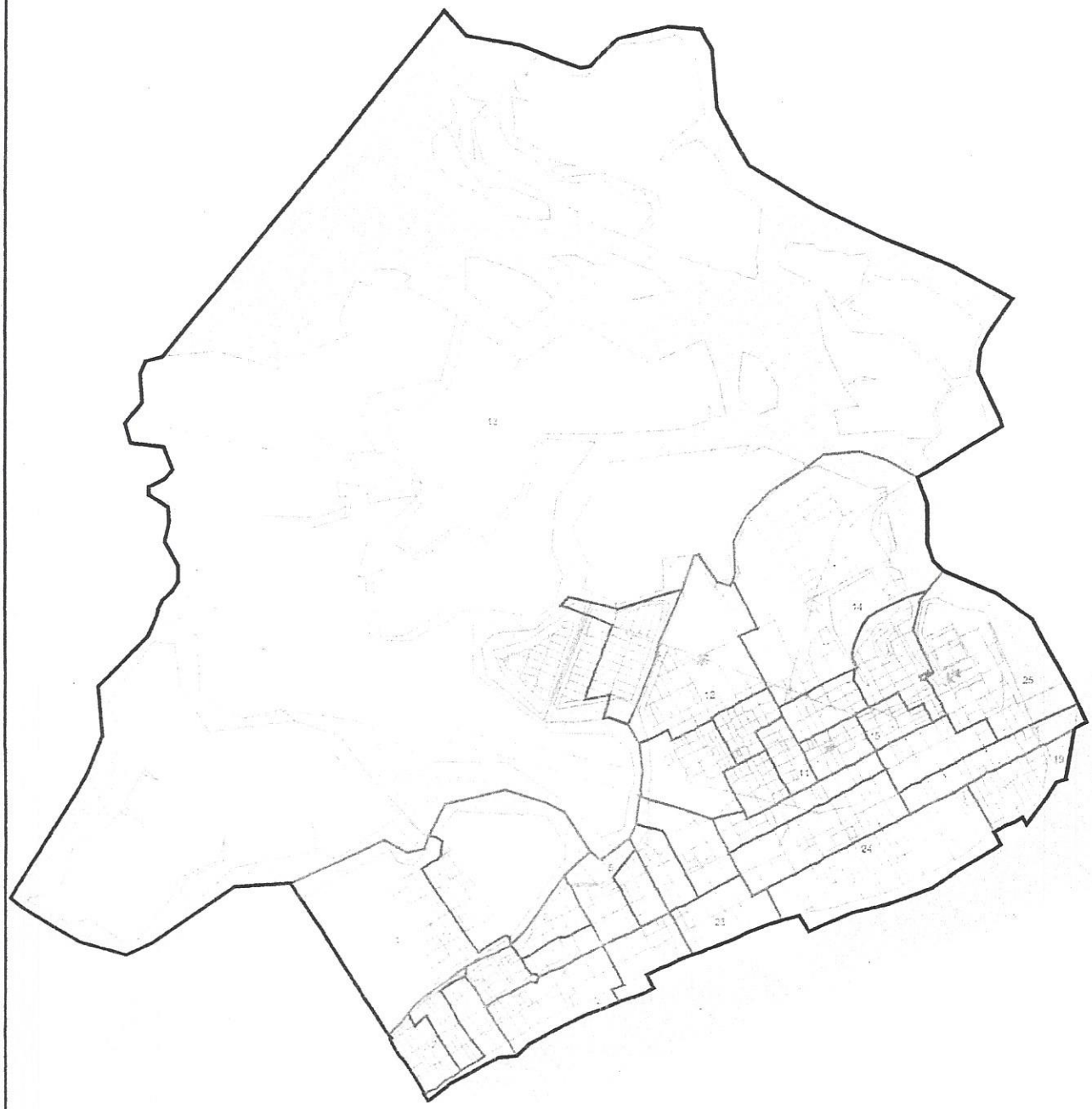
DELTA BASIN HOMES

CITY OF ATLANTIC CITY

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

DATE:	SCALE:	DRAWN BY:
01/14/2014	1" = 40'	LAT

Atlantic City Census 2000
Blocks, Tracts and Block Groups



ATLANTIC COUNTY
Dennis Levinson, County Executive
Gerard De Rosa, County Administrator

Board of County Freeholders
Joseph - Sharpe, Chairman

Map Prepared by the
Department of Regional Planning & Development
Office of Geographic Information Systems

Joe Maher - Department Head
Barry Hackett - Director of GIS

"This map is for demonstration purposes only and was not developed in accordance with National Map Accuracy Standards. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. This map was developed, in part, using New Jersey Department of Environmental Protection Geographic Information System (GIS) digital data, in conjunction with the Atlantic County Office of Geographic Information Systems, but this secondary product has not been verified by NJDEP and is not state authorized.

The geodetic accuracy and precision of the GIS data contained in this map has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls."
Project: atlanticcity/fn.apr

Legend

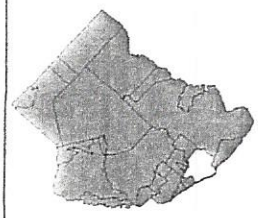
- Municipality
- Tracts
- Block Groups
- Blocks
- Percentage > 45.1 %
- 45.1 - 120
- Wetbuffy06.shp
- Roads

3000 0 3000 Feet

N W E S

Map Prepared by the Atlantic County
Department of Regional Planning & Development
Office of Geographic Information Systems

Joseph Maher - Department Head
Barry Hackett - Director of GIS
April 2003



Proximity Resources to create and apply insight

January 12, 2014

Comparing City/Place Table

Comparing State/County Table

All U.S. Census Tracts Census 2000-ACS 2009

Census 2010

American Community Survey

Situation & Outlook Estimates & Projections

New Jersey Census Tract Demographic Characteristics

-- based on ACS 2009 5-year estimates

Educational attainment by census tract in New Jersey...
- high school graduates by tract ... ranges from 34.8% to 100%
- college graduates by tract .. ranges from 0.4% to 100%

Find out which tracts have what values ... click the %HS Grad (or %Coll Grad) twice in the ranking table provided below. The educational attainment measures are among thousands of subject matter items now available for all U.S. census tracts, states, counties, cities, school districts and other geographies based on the American Community Survey 2009 5-year estimates released December 2010. These are the first "richer demographics" for all census tracts since Census 2000.

Use the interactive ranking table below to rank/compare/examine selected measures for all New Jersey census tracts. See related national scope state/county and cities/places ranking tables; use links in left panel. See the scope of an additional approximate 600 subject matter items available in the 4-part demographic profile (see descriptions: demographic, social, economic, housing). These data are available organized as datasets ready to use for spreadsheet applications, mapping and GIS analysis and integration with other data. Contact us (mention tract demographic estimates in text section or call 888-364-7656) for additional information.

GeoNavigation
To view a map of a tract of interest, click the TractCode link in the table. To locate a tract of interest based on a ZIP code or address, find census tract code and then locate that tract code in the table. More about tract geography and codes.

Decision-Making Information
ProximityOne
information resources and solutions
(888) DMI-SOLN
(888) 364-7656

Visual demographic analysis examples using these & Census 2010 data with drill-down to block/intersection.
.. partial list organized by state .. more

- Tucson, AZ
- Los Angeles, CA
- Modesto, CA
- Santa Clara County, CA
- Jefferson County/Lakewood, CO
- Washington, DC
- Key West, FL
- Forsyth County, GA
- Honolulu, HI
- Boise, ID
- Chicago, IL
- Cedar Rapids, IA
- Shawnee Mission/Kansas City, KS
- Wichita, KS
- New Orleans, LA
- Cambridge, MA
- Grand Rapids, MI

New Jersey Census Tract Demographic Characteristics Interactive Ranking Table
Data based on ACS 2009 estimates. See related Ranking Tables Main Page
Usage: click column header to sort; click again to sort other direction.

Rank	County	t	ract	ractCode	'opulatio	%Under	%Pop 5-	%Pop 65-	Md Ag	%Whit	%Blac	%AIA	%Asia	%NHF	%Hispan	%HS Gra	%Coll Gr	LSA	$MH	$MF	Povert	$MH
7	Atlantic (34001)	New J...	11	34001001100	2,487	7.24	15.36	15.88	35.40	15.44	81.14	0.00	0.32	0.00	13.59	69.5	13.5	7.41	18,583	22,389	26.3	169,0(
8	Atlantic (34001)	New J...	12	34001001200	3,159	6.62	22.73	15.35	37.90	2.15	86.96	0.22	0.57	0.00	13.42	81.0	9.8	4.07	37,234	44,762	13.8	191,5(
9	Atlantic (34001)	New J...	13	34001001300	2,213	8.54	13.92	12.74	39.20	9.22	76.91	0.00	1.90	0.00	9.90	77.6	16.4	1.38	45,000	44,533	12.5	223,1(
10	Atlantic (34001)	New J...	14	34001001400	3,689		29.22	8.11	24.10	11.74	70.81	1.19	2.36	0.00	20.14	70.7	14.6	5.05	27,649	25,417	33.0	205,1(
11	Atlantic (34001)	New J...	15	34001001500	1,214	8.65	5.68	40.86	56.00	11.20	66.39	0.99	7.41	0.00	17.96	60.9	4.0	26.06	11,631	23,875	33.9	206,0(
12	Atlantic (34001)	New J...	19	34001001900	2,091	5.26	20.23	8.08	37.90	16.93	47.68	0.38	7.08	0.00	31.85	76.5	11.9	16.25	31,692	48,177	13.1	231,3(
13	Atlantic (34001)	New J...	23	34001002300	1,912	15.48	13.23	9.31	31.60	15.17	3.19	0.00	45.92	0.00	37.45	63.8	20.8	55.01	29,461	30,278	32.3	208,1(
14	Atlantic (34001)	New J.	24	34001002400	3,016	16.11	10.11	18.04	37.10	30.50	33.36	0.43	21.05	0.00	15.95	73.4	14.0	20.99	23,828	19,245	44.0	244,6(
15	Atlantic (34001)	New J...	25	34001002500	4,149	5.09	9.71	27.36	49.20	28.99	47.24	0.00	6.56	0.00	16.87	75.2	17.4	11.38	23,009	34,722	17.1	289,8(
16	Atlantic (34001)	New J.	101.01	34001010101	4,216	3.37	14.99	19.14	48.90	96.56	1.57	0.00	1.04	0.00	1.30	93.5	28.6	0.56	74,200	79,042	5.0	443,9(

Show All Find in Name: Mercer

Column Headers; Subject Matter Items
All estimates are based on survey respondent data collected 2005-2009 & centric to mid-2007.
- Population -- total population
- %Under 5 -- population under age 5 as percent of total population
- %Pop 5-17 -- school age population, ages 5-17, as percent of total population
- %Pop 65+ -- population age 65 and over as percent of total population
- Md Age -- median age
- %White -- White population (of one race) as percent of total population
- %Black -- Black population (of one race) as percent of total population
- %AIAN -- American Indian/Alaska Native population (of one race) as percent of total population
- %Asian -- Asian population (of one race) as percent of total population
- %NHPI -- Native Hawaiian/Pacific Islander population (of one race) as percent of total population

Exhibit J – Petroleum Eligibility Determination Information

Marathon

ENGINEERING & ENVIRONMENTAL SERVICES, INC.

January 16, 2014 ACE 003.01

Tim Bartle
New Jersey Department of Environmental Protection
Division of Responsible Party Site Remediation
Office of Brownfield Reuse
Mail Code 401-06
PO Box 420
Trenton, NJ 08625-0420

RE: Petroleum Site Eligibility
Former Motor Vehicle Inspection Station
(aka Delta Basin Homes Site)
Atlantic City, Atlantic County, New Jersey

Dear Mr. Bartle:

As you know, the City of Atlantic City is applying for an Environmental Protection Agency Brownfields Cleanup Grant for Petroleum for the above referenced project for which your office has already issued a letter of support.

In addition to the support letter, the EPA Proposal Guidelines for Brownfields Cleanup Grants require that the City request from the New Jersey Department of Environmental Protection ("the Department") a petroleum eligibility determination for the project site. When making this determination, please confirm whether the Department is applying the EPA's guidelines in making the petroleum eligibility determination, or if not, what standard the Department applied. To assist the Department with making the necessary determination on petroleum site eligibility, we are providing the following information as outlined in the EPA's Proposal Guidelines for Brownfields Cleanup Grants.

I. Current and Immediate Past Owners. The City of Atlantic City is the current owner. The immediate past owner of each lot was:

a. Block 542, Lot 1- prior to the year 2000, known as Block B25, Lot 8 Address: 425 N. Maryland Avenue
The Estate of David C. Willetts, Blanche Harmon, Executrix (Sister)

□ 553 BECKETT ROAD • SUITE 608 • SWEDESBORO, NEW JERSEY 08085 TEL (856) 241-9705 FAX (856) 241-9709
■ 2922 ATLANTIC AVENUE • SUITE 3A • ATLANTIC CITY, NEW JERSEY 08401 TEL (609) 437-2100 FAX (609) 437-2101
www.marathonconsultants.com

b. Block 542, Lot 2- prior to the year 2000, known as Block B25, Lot 9 Address:
820 Wabash Avenue
Frank S. & Marion Poltorak

c. Block 542, Lot 9 – prior to the year 2000, known as Block B25, Lot 11 Address:
827 Adriatic Avenue
Marion E., Carol J., & Frank Poltorak

ii. Acquisition of Site. The City of Atlantic City acquired lots 2 & 9 in Block 542, by foreclosure. Lot 1 was acquired by Deed after completion of a Preliminary Assessment and Phase I.

iii. No Responsible Party for the Site. The City has not conducted any operations on the site. To the best of the City's knowledge and belief, the immediate past owner prior owner and operator allowed the site to be operated as a gas station and auto repair facilities.

iv. Assessed by a Person Not Potentially Liable. All active uses on these lots had ceased by the time the City acquired the lots. The City did nothing to exacerbate the existing contamination and upon acquisition of all the lots, the City conducted a site-wide assessments of the environmental condition. The City is not a party who is potentially liable for having caused or contributed to the contamination.

v. Relatively Low Risk - low level contaminants have been detected. Petroleum hydrocarbons and lead are present in the soil. Volatile organic compounds are present in the groundwater.

vi. Judgments, Orders, or Third Party Suits. There are no judgments, orders or third party suits related to this site, to the best of the City's knowledge, other than the tax lien foreclosure judgment by which the City gained title to the lots. The lots were abandoned and the prior owner ceased to pay taxes.

vii. Subject to RCRA. The City has not received notice of any RCRA corrective action which has been initiated or is threatened against the site or the City, nor is any anticipated.

viii. Financial Viability of Responsible Parties. Past owner/operators identified above.

Thank you in advance for your consideration in this matter. Should you require additional information, please do not hesitate to contact me.

Sincerely,

Marathon Engineering & Environmental Services Inc.

Robert L. Carter, Jr.,
Principal Environmental Scientist

M:\Proposals\2013\13-168.doc

Cc: Keith Mills, P.P., City of Atlantic City
Jim Rutala, Rutala Associates

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/15/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Atlantic City

* b. Employer/Taxpayer Identification Number (EIN/TIN): 21-6000040

* c. Organizational DUNS: 0770593760000

d. Address:

* Street1: 1301 Bacharach Boulevard
Street2:
* City: Atlantic City
County/Parish:
* State: NJ: New Jersey
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 08401-4601

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: James
Middle Name:
* Last Name: Rutala
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 609-743-0354
Fax Number:

* Email: jmrutala@comcast.net

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:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

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:**

FY 2016 Brownfields Cleanup Grant Application
Delta Basin Homes Site
709 Mediterranean Avenue
Atlantic City, NJ

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 NJ-02 * b. Program/Project NJ-02

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016 * b. End Date: 09/30/2019

18. Estimated Funding ($):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 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

Add Attachment | Delete Attachment | View Attachment

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: Donald

Middle Name:

* Last Name: Guardian

Suffix:

* Title: Mayor

* Telephone Number: 609-347-3400 Fax Number:

* Email: dguardian@cityofatlanticcity.org

* Signature of Authorized Representative: James Rutala * Date Signed: 12/15/2015