



December 17, 2015

R02-16-C-001

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
Bungalow Park Site
709 Mediterranean 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 Bungalow Park Site. This application will continue our ongoing brownfields redevelopment efforts in the City of Atlantic City.

The Bungalow Park Site is a vacant City owned site that will be transformed into a vibrant neighborhood park 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: \$163,658 (waiver for cost share requested)
Contamination: Hazardous Substances
- d. Location: Atlantic City, New Jersey
- e. Property Information: Bungalow Park Site
209 Mediterranean Avenue
Atlantic City, NJ 08401



Lya Theodoratos, Regional Brownfields Coordinator
United States Environmental Protection Agency, Region 2
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- f. Contacts:

<u>Project Director:</u> Elizabeth Terenik, Planning Director City Hall – Suite 500 1301 Bacharach Boulevard Atlantic City, NJ 08401 Phone: 609.347.5404 eterenik@cityofatlanticcity.org Fax: 609.347.5345	<u>Chief Executive:</u> 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
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- 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 Cleanup Grant for the Bungalow Park Site.

Thank you for your consideration.

Sincerely,

Donald A. Guardian
Mayor

- 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 #
<i>None of the Other Factors are applicable.</i>	
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***

Bungalow Park 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 section of the City is scarred with two Brownfields sites that have been fallow for many years. These sites may contaminate nearby waterways, which are critical to the City's commercial and recreational fishing industry. In addition, these sites (Bungalow Park site and Delta Basin Homes site) are located along Mediterranean Avenue, the major access road that serves as the gateway to the Inlet section of the City.

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 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 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 34.3 percent, compared to the poverty rate of Atlantic County (14.4 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, 230.3 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%

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

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

³Data 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 Bungalow Park Site is located at 709 Mediterranean Avenue in the City of Atlantic City. The Bungalow Park 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, and is hereafter referred to as the subject property. The site is located at the intersection of Mediterranean Avenue and New Jersey Avenue. The future plan for this site is to construct a park to be 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 New Jersey Department of 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. 496396.

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. A second brownfields site is located in the Bungalow Park neighborhood. This site is known as the Delta Basin Homes Site. This site is located at 425 North Maryland Avenue, 820 Wabash Avenue, and 827 Adriatic Avenue in the City 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 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. 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 it 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 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 than 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 Bungalow Park 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 cleanup 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 2013. Quarterly revenues for the Atlantic City casino industry have consistently had double-digit decreases for the past four years except for the second quarter of 2011 and the first quarter of 2012, according to statistics from the Casino Control Commission. This has resulted in a reduction in state taxes and the City's ratable base.

Hurt by the recession, gambling revenue was down nationally 1.7 percent in 2008 and 3.5 percent in 2009, according to PricewaterhouseCoopers. By 2010, the national decline had largely stopped and revenue edged up slightly, by 0.2 percent, to \$57.5 billion. By contrast, PricewaterhouseCoopers predicted in a December 2011 report that Atlantic City would be the only market in the country to continue to lose gambling revenue into 2015, with revenue falling to \$2.8 billion, a 46 percent drop from its 2006 peak. 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, Trump Plaza, Atlantic Club and Showboat casino-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 recently 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 resulted in the closing of the Atlantic City casinos for five days, resulting in a \$5-million-per-day loss in revenue. Cancellation of seven conventions following this natural disaster resulted in a \$30 million business loss. The total economic impact of Superstorm Sandy on commerce in Atlantic City alone was estimated to be \$215 million. The impact of Superstorm Sandy has been felt in every aspect of the Atlantic City, regional and state economy with the loss of tax revenues, declining ratable values, and less funding to invest in redevelopment in the City. 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 destruction of 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. 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 conditions. 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 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 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 exacerbate the challenges facing the City. Brownfields sites throughout the City has negatively impacted property values, depressing the City's ratable base 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 clean-up adds significant cost to the development of impacted properties in Atlantic City, adding to the economic decline of the area. This added cost make it prohibitive in some cases to build in the City. Also, brownfields are for the most part vacant parcels that future reduce the city's ratable base, depress neighboring property values and are prone to be areas for illegal dumping and debris. The clean-up 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 clean-up 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 residents, which consists of a large minority and poverty demographic.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Bungalow Park Project will convert a vacant site contaminated with historic fill to a recreational park in a stable residential neighborhood of Atlantic City. This site was designated for this use because of the need for additional recreational opportunities in the City and the goal to provide a wide variety of recreational experiences in the City. The site consists of multiple lots with a combined area of 0.65± acres that is currently vacant, undeveloped, cleared urban land. The entire site is owned by the City of Atlantic City.

This project will take a vacant, highly visible parcel of land and make it an active recreational area for the many children who live nearby. Such neighborhood enhancements will help to improve property values and make the Bungalow Park neighborhood a more appealing place to live. Without outside funding for brownfields cleanup, it is very likely that many of these sites will remain vacant and unproductive for years to come.

The City has a relatively small amount of usable land area, with many competing interests, which has historically caused residents to be underserved with recreational areas. Based on the Atlantic City Master Plan, the Balanced Land Use Approach is used to evaluate open space needs. The minimum area that should be dedicated for open space and public recreation in Atlantic City is 75 developable acres. The City currently has less than 30 acres of land developed as neighborhood parks and recreation areas, and therefore our priority is to acquire and/or create many more open spaces and active recreation areas. Open space and waterfront access provide enhancements to the quality of life for City residents. Overcrowding and congestion in the City cause maintenance problems such as poor drainage, increased litter and unclean streets. Both the mental and physical health of City residents is affected when overcrowding occurs. Open space contributes to a community by encouraging a healthy lifestyle with such amenities as outdoor recreational parks for adults, teenagers and small children. Even a walk-through park is advantageous to all ages because it provides a natural environment.

ii. Describe the Proposed Cleanup Plan

The planned reuse for the site is to develop it into a City-maintained park. To remediate contaminated soil underlying the site, the installation of a cap designed to eliminate direct contact exposure (engineering control), and the implementation of institutional controls are recommended. This action is consistent with the ABCA.

The design and implementation of engineering controls along with establishing institutional controls are needed to eliminate the potential for direct contact exposure to contaminated soil underlying the site. Various methods of capping would be implemented using clean fill, concrete and asphalt, which would eliminate a path of exposure. In conjunction with the engineering controls, institutional controls in the form of a Deed Notice recorded with the Atlantic County Recorder of Deeds address the contaminated soil remaining on the Subject Property and a Groundwater Classification Exception Area/Well Restriction Area filed with the NJDEP restricting the use of groundwater at the subject property to address suspected

historic fill-impacted groundwater underlying the site. Upkeep of the capping would need to be conducted regularly to ensure that the potential for exposure to contaminated soil at the site 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 site.

Since the site is proposed for development of a City-owned park, engineering and institutional controls are 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 fees, and biennial reporting will be required to the NJDEP regarding upkeep of engineering controls, required up-keep and reporting associated with engineering and institutional controls.

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.

- \$5,250 for consultant time to prepare LSRP forms (40 hours at \$100 per hour for environmental scientist and 10 hours at \$125 per hour for senior environmental scientist)

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

Task 2: Community Outreach and Involvement for Cleanup Program: This 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 daycare 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.

- \$1,400 for consultant time to assist in public notification, community outreach and public meetings (14 hours at \$100 per hour).
- \$1,000 for travel to attend various Brownfields seminars both locally and regionally for two employees to keep the city informed about advancements in technology, planning and community involvement techniques.
- \$250 for equipment for public presentations.
- \$1,000 for supplies for flyers and newsletters to keep the community informed regarding the progress of the project.

Task 3: Cleanup and Abatement of Environmental Hazards: A method of remediation of contaminated soil

underlying the site 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 and a Groundwater Classification Exception Area/Well Restriction Area. The work will be completed in accordance with New Jersey's Site Remediation Reform Act by a LSRP. This task will include the preparation of remediation bid specifications, remedial action report and other required work. The city will procure environmental professionals, in compliance with the 40 C.F.R. 31.36 procurement requirements, to conduct all cleanup tasks under this EPA Brownfields Cleanup Grant, if awarded, and has set forth good-faith estimates for the cost of such work based upon initial estimates received by the city in anticipation of filing this grant application.

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.

1. Remedial Action Work Plan is projected to cost \$4,000 (40 hours at \$100 per hour).
2. Approximately 2,433 tons of clean fill will be trucked to the site and installed to cap the historic fill. This action is estimated to cost \$137,958.40 (estimated at \$55 per ton for mobilization, excavation, transportation and finish grading plus a 20 percent contingency).
3. The Deed Notice is projected to cost \$3,000.
4. The Remedial Action Report is estimated at \$2,000 (20 hours at \$100 per hour).

Task 4: Reporting: This task includes consultant costs for ongoing coordination with EPA Brownfields Program. Subtasks will include communications, submission of reports and a remediation summary report. This task includes the following costs:

1. The Remedial Action Permit for soil is to be \$1,800 (\$600 annually for the next three years to be paid for by this grant).
2. Inspections and Annual Reporting (\$2,000 biennial for the next three years to be paid for by this grant) is to be \$6,000.

Proposed Budget for Atlantic City Brownfields Cleanup Program

Budget Category	Project Tasks				
	Clean-up Program Development	Comm. Outreach	Cleanup and Abatement of Environmental Hazards	Reporting	Total
Personnel	\$0	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$1,000	\$0	\$0	\$1,000
Equipment	\$0	\$250	\$0	\$0	\$250
Supplies	\$0	\$1,000	\$0	\$0	\$1,000
Contractual	\$5,250	\$1,400	\$146,958	\$7,800	\$161,408
Total	\$5,250	\$3,650	\$146,958	\$7,800	\$163,658

No cost share is discussed since the City is requesting a hardship waiver.

c. Ability to Leverage

The day-to-day activities on this project will be performed by City staff, 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 Bungalow Park and Third Ward Park. To date, Green Acres has been used to fund the acquisition of 13 parcels in Atlantic City for open space/recreational areas. Once the cleanup activity is funded, Atlantic City will allocate funding and/or attract grant funds for this park project. To date, the City has provided funding to acquire and assemble this site. As documented in **Exhibit D**, \$321,500 was authorized in 2008 to acquire Block 433, Lots 12 through 18. It is understood that acquiring the site may not be seen as leverage.

Also in 2008, the New Jersey Economic Development Authority issued a \$9,592 grant to the City for site investigation and the City purchased Block 432, Lot 13 for \$25,000 and Block 432, Lot 9 for \$25,000. In 2011, the City awarded a \$64,175 contract to Marathon Engineering for design services for the Bungalow Park Site. The City also funded \$14,805 for tank removal on this site. There are no opportunities to utilize redevelopment funds to advance this project.

3. Community Engagement and Partnerships

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

i. Community 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 stage of the project to keep the community informed. The goals of these community meetings will be understand and address concerns that residents have regarding health, safety and community disruption potentially posed by the clean-up activities. Sensitive populations will be identified with the help of the community leaders and the City will endeavor to insure that these individuals are not impacted by the project.

ii. 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

i. 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.

ii. 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.

b. Partnership with Community Organizations

i. 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.

ii. 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 and/or Welfare and Environment Benefits

i. Health and/or Welfare Benefits

This site, much like many redevelopment parcels in Atlantic City, is contaminated by historic fill; fill material which was contaminated prior to its placement at the site, and contains elevated levels of lead and polyaromatic hydrocarbons (PAHs). PAHs are known to contaminate air easily and are persistent enough to travel large distances. Atlantic City has a population density of 3,680.8 people per square mile. PAH-contaminated air can therefore reach a high number of people in a small area. The International Agency for Research on Cancer and the EPA have declared many PAHs as probable human carcinogens, the removal of which will only have a positive impact on community health.

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. This cleanup effort addresses this very real environmental impact. 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

Green 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 redevelopment of brownfields sites in Atlantic City will remediate pollution by eliminating the direct-contact and inhalation exposure routes. Further, the redevelopment of brownfields sites in Atlantic City 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 redevelopment of Brownfields sites in Atlantic City is consistent with New Jersey's initiatives to promote redevelopment within the state's urban areas. A vital component of smart-growth planning is redevelopment and the creation of 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 brownfield 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 livability principles in several ways. The Bungalow Park Cleanup and improvements will be tied into a City-wide effort to interconnect parks by a pedestrian and bicycle path system. In June 2011, the City was awarded Bicycle and Pedestrian Assistance from the N.J. Department of Transportation (NJDOT) to prepare a City-Wide Bicycle and Pedestrian Plan. The assistance is funded by the USDOT through its Bicycle and Pedestrian Program, hence this improvement is leveraging an existing federal investment. This program is also listed in the Partnership for Sustainable Communities web site and will result greatly improved pedestrian connections throughout the community.

The improvement of the Bungalow Park site will also increase property values in the community by taking a desolate, vacant parcel and activating it with a community park. This park will serve the existing neighborhoods by providing a safe place for families to gather and for children to play. This grant will also contribute to greener, healthier neighborhoods by cleaning up blighted, vacant properties and activating them with new development. Finally, by cleaning-up this urban site steps will be taken to 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. The City has already retained a design professional and is pursuing grants to enhance the Bungalow Park site. These improvements will provide needed recreational amenities for the neighborhood, thus making this neighborhood a very attractive place to own a home and raise a family, and having a positive impact on property values and the City's ratable base. Studies have shown that infrastructure improvements and site cleanup has led to a stabilization and increases in property values.

Non-economic benefits include the fact that this project will 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 Bungalow Park site, including undertaking the required legal tasks to acquire a portion of this property and protect it in perpetuity as open space.

ii. Job Creation Potential; Partnerships with Workforce Development Programs

The Atlantic Cape May Workforce Investment Board (WIB) 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. The Mayor's Employment and Jobs Training Program will continue to work with the WIB to provide 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 & Finance will also play key roles in guiding this project. The Revenue & Finance Department is staffed with a Grants Coordinator who will oversee all the financial and reimbursements requirements for this grant. The Revenue & Finance Department also has a Purchasing Division which 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 - Section III.C – 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 Bungalow Park 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 Bungalow Park Site.

3. Site Eligibility and Property Ownership Eligibility

a. Basic Site Information.

- (a) Bungalow Park Site.
- (b) 709 Mediterranean Avenue, Atlantic City, NJ 08401
- (c) Blocks 432, Lots 8 through 14 and 17; Block 433, Lots 12 through 19 Atlantic City, Atlantic County, New Jersey

b. Status and History of Contamination at the Site.

- (a) The site is contaminated with historic fill.
- (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 assessment was completed for this site on June 8, 2009. Remedial activities conducted on the Subject Property have revealed that the Subject Property is underlain with contaminated historic fill. The Subject Property 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 Site Remediation Program-Program Interest ("SRP-PI") No. 496396.

f. CERCLA § 107 Liability

The City is not liable under CERCLA § 107 for contamination at this site because the City qualifies for the CERCLA § 107 exception to liability for a governmental entity that acquires property involuntarily or by exercise of its eminent domain authority. Specifically, CERCLA excludes from liability

a unit of State or local government which acquired ownership or control involuntarily through bankruptcy, tax delinquency, abandonment, or other circumstances in which the government involuntarily acquires title by virtue of its function as sovereign.

42 U.S.C. § 9601(20)(D).

In addition, there is no liability under CERCLA for a release of hazardous substances when a person can demonstrate that the release was caused solely by:

(3) an act or omission of a third party other than an employee or agent of the defendant, or than *one whose act or omission occurs in connection with a contractual relationship*, existing directly or indirectly, with the defendant (except where the sole contractual arrangement arises from a published tariff and acceptance for carrier by rail), if the defendant established by a preponderance of the evidence that (a) he exercised due care with respect to the hazardous substance concerned, taking into consideration the characteristics of such hazardous substances, in light of all relevant facts and circumstances, and (b) he took precautions against foreseeable acts or omissions of any such third party and the consequences that could foreseeably result from such acts or omissions.

42 U.S.C. § 9607(b)(3)(emphasis added).

CERCLA's definition of "contractual relationship" expressly excludes situations where the facility was acquired after the disposal or placement of the hazardous substances *and* the facility was acquired by a government entity "through the exercise of eminent domain authority by purchase or condemnation." 42 U.S.C. § 9601(35)(A).

The Bungalow Park site is a collection of several lots which were acquired by the City pursuant to the eminent domain authority granted to governmental entities as set forth in the State Constitution, Article I, Par. 20 and the Eminent Domain Act, N.J.S.A. 20:30 *et seq.* The City is authorized to acquire lands within its boundaries for the construction of buildings and other improvements that serve a public purpose. City Ordinances No. 58 of 2008, 20, 49 and 50 of 2009, 15 and 84 of 2011, and 42 of 2013 clearly indicate the properties were acquired for the purpose of developing a public park and open space. The planned public park and open space is a public use that falls squarely within the eminent domain authority criteria. Moreover, in such situations there is no requirement that the governmental entity conduct "all appropriate inquiry" before acquiring the property. See, 42 U.S.C. § 9601(35)(B).

Finally, the City acquired the property after the cessation of operations that resulted in the presence of hazardous and/or petroleum substances on the site. The City promptly initiated a Preliminary Assessment and Site Investigation, conducted UST removal activities and properly disposed of all removed soil and materials, all under the oversight of a Licensed Site Remediation Professional ("LSRP") pursuant to the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 *et seq.* There is no indication that the City contributed to or exacerbated any existing discharge, or otherwise acted or failed to act in any way inconsistent with CERCLA requirements.

g. Enforcement or Other Actions

The City is not aware of any ongoing or anticipated environmental enforcement or other actions related to this site. The City filed with NJDEP an Exemption from Spill Act Liability Certification confirming the City is exempt from liability under the New Jersey Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 *et seq.*, as a local governmental entity that acquired the property involuntarily by virtue of its function as a sovereign, or by any means for the purpose of promoting the redevelopment of that property. N.J.S.A. 58:10-23.11g.d.(4).

h. Information on Liability and Defenses/Protections

i) Information on the Property Acquisition

See Attached.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal.

The City acquired the properties after all hazardous and/or petroleum substances were disposed of at the site. The City has not caused or contributed to the release of any hazardous substances at the site and has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

iii) Pre-Purchase Inquiry

As explained further in section f. above, the city acquired the property through the exercise of its eminent domain authority and therefore was not required to conduct "all appropriate inquiry" prior to acquisition.

(iv) Post-Acquisition Uses.

The City has not used the site since acquisition. The city is in the process of site investigation and remediation of the property to promote its use a public park and open space.

(v) Continuing Obligations

The City has taken reasonable steps with respect to the hazardous substances at the site, including conducting site investigations in 2009, and removing former underground storage tanks and impacted soils, all under the oversight of a Licensed Site Remediation Professional ("LSRP") pursuant to the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 *et seq.*

The City confirms it will take reasonable steps to comply with any land-use restrictions or institutional controls, assist and cooperate with those performing the cleanup and provide access to the property for such cleanup, comply with any information requests and administrative subpoenas that have or may be issued in connection with the property, and provide all legally required notices.

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 park site, conducted a site-wide assessment 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** - 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 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

A hardship waiver is requested.

Exhibit B - Letter from the State or Tribal Environmental Authority



State of New Jersey

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](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

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
Bungalow Park Project

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 Bungalow Park Project. The New Jersey Department of Environmental Protection acknowledges that Atlantic City plans to conduct remediation activities at the Bungalow Park Project

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



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,

A handwritten signature in black ink that reads '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 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 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,

A handwritten signature in black ink, appearing to read "HKE", is written over a light blue horizontal line.

Harvey Kesselman
Interim President

HK/kam



ATLANTIC CITY HISTORICAL
WATERFRONT FOUNDATION
BOARD OF DIRECTORS

November 16, 2015

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Director of Operations

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**

Emeritus:
James L. Cooper, Esq.
Chairman
Murray Raphael
Vice Chairman
Steven Batzer
Treasurer

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 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 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 of Community Meetings

You are here [Home](#) | [Document Library](#) | [Document Details](#)

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](#))

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

 **For information desk**
call 609-347-5300

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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 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.

DAY, 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

<u>Name</u>	<u>Address</u>
CHIP DUNN	555 N. New Jersey Ave
Johanna Peltier	437 N. NJ Ave
Jennifer Smith	811 Wabash Ave
Anthony Ingram	811 Wabash Ave
Darcee Hefner	535 N. NJ Ave
Margaret Hardiman	611 N. Connecticut
Dorothy Hogan	509 Barrett Ave
Maryann 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 (PRES. & VICE)	
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 of 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

Bungalow Park Civic Association
January 9, 2014

<u>Name</u>	<u>Address</u>
Darcel Hoffner	535 N NJ Ave
Dot Hogan	509 Barrett Ave
CLYDIE GRIFFIN	611 DREXEL AVE.
Jen Smith	811 Wabash Ave
Tony Vrain	811 Wabash
CHIP DUNN	555 N. NJ
Volvo T Tettel	589 N. Jersey
Bobby Taylor	457 N. Conn
Deborah Dansby	519 N. Connecticut Ave.

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 Sciuillo, Project Engineer with Marathon Engineering; Bob Carter, LSRP with Marathon Engineering; and Jim Rutala with Rutala Associates.

Jay Sciuillo: 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 Sciuillo: yes

Bobby Taylor: how many bathrooms?

Jay Sciuillo: 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

**PUBLIC MEETING NOTICE
CITY OF ATLANTIC CITY**

NOTICE IS HEREBY GIVEN that the City of Atlantic City is requesting your attendance at the Pre-Construction Meeting to be conducted on June 28,2011 at 11:00am until12:00pm at Community Baptist Church Community Room in the rear of the church at 234 North New Jersey Avenue Atlantic City, New Jersey.

The City will accept questions and distribute a new conceptual plan for the pending Request for Proposal for Professional Design Services which shall include a Conceptual Design, Construction Drawings, Bid Specifications and Limited Construction Management for the project known as The Bungalow Park Open Space Project. The meeting date of June 28, 2011 at 11:00am until 12:00pm only.

All questions will receive a full response by a representative of the City of Atlantic City for the following project location: **Bungalow Park Open Space Project NW Corner of New Jersey & Mediterranean Avenues, Harris Place to Drexel Avenue, Also known as Block 432 Lots 8 – 17 & Block 433, Lots 12 - 19 Atlantic City, New Jersey .**

The RFP Packages may be obtained at the meeting and will be distributed by the Department of Planning and Development, or on the City's web site (www.cityofatlanticcity.org) click on Current Documents. Two hard copies along with two digital copies of your proposal shall be provided. Respondent selected for services referred to herein are for a period that includes the projected start date of August 1, 2011 and projected completion date which is unknown at this time. The successful bidders work product shall be completed within a timely manner acceptable under the provisions of the approved contract.

Respondents shall comply with the requirements of P.L. 1975 C127. (N.J.S.A. 17:27 et seq.)

Rhonda Williams, Registered Municipal Clerk

**BUNGALOW PARK OPEN SPACE PRE-CONSTRUCTION MEETING
JUNE 28, 2011**

SIGN IN SHEET

- 1) MILFORD STANLEY DESIGN GROUP
- 2) Joseph Jamison Lime Construction
- 3) ROBERT HEGGAN - ADAMS, REHMANN & HEGGAN
- 4) Barbara Campen City of A.C.
- 5) Robert Gregoria - TEM Associates
- 6) Robert Johnson - RAN DEV CORP LLC
- 7) Darce Heffner NJ Ave Bungalow Park Civic Assoc
- 8) John Pettit NJ Ave el Coon Hollow Johnson
- 9) Chipp Dun- NJ Ave el A.C.
- 10) Ted Flynn Conn Ave 21
- 11) Jay Johnson J. Johnson Assoc.
- 12) Jon BARNHART AW PONZIO Co.
- 13) JOE CAIRONE CAIRONE & KNAPP, INC.
- 14) Dawson Bloom St antec.
- 15) TOM BERENBROK STANTEC
- 16) MIKE URBAN CAIRONE & KNAPP, INC.
- 17) Andie Williams Bungalow Park Civic Assoc. President
- 18) Thomas Ware AWP
- 19) STEVEN LENNON spg3
- 20) JOHN WILLIAMS MKW ASSOC.
- 21) Rob Konkuch ACT Engineers, Inc.
- PETER SIMONE SIMONE COLLINS INC
- MARTY IRVING IRVING DESIGN GROUP.
- EVAN STONE PENNONI ASSOC INC ESTONER PENNONI
ATTORNEY ADJUTANT GEN. BUNGALOW PARK

22. SCOTT TAYLOR TAYLOR DESIGN GROUP

23. DAVID WOOD MARATHON ENGINEERING david.wood@marath^hconsult^l.com

24. SAM PRITCHARD JAMES SASSANO ASSOC.

Exhibit E – Analysis of Brownfields Cleanup Alternatives (ABCA)

Analysis of Brownfield Cleanup Alternatives

For

Bungalow Park

***Block 432, Lots 8 through 15 and 17 and Block 433, Lots
12 through 19***

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 Bungalow Park property is located at 709 Mediterranean Avenue in the City of Atlantic City, Atlantic County, New Jersey. The Bungalow Park property is designated on the City of Atlantic City's Tax Map as Block 432, Lots 8 through 14 and 17 and Block 433, Lots 12 through 19, and is hereafter referred to as the Subject Property. Remedial activities conducted on the Subject Property have revealed that the Subject Property is underlain with contaminated historic fill. The Subject Property 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. 496396.

2.0 SITE BACKGROUND

2.1 Site Description and History

The Subject Property consists of multiple lots with a combined area of 0.65± acres that is currently vacant, undeveloped cleared urban land. The Subject Property is bordered by Drexel Avenue and residential properties to the northwest, Mediterranean Avenue to the southeast, New Jersey Avenue to the northeast, and a child-care facility and residential properties to the southwest in a mixed residential and commercial neighborhood. Harris Place runs through the center of eastern portions of the Subject Property and along the northern boundary of the western portions of the Subject Property. Historically, the Subject Property was developed with residential and commercial buildings.

2.2 Surrounding Land Uses

Land use in the vicinity of the Subject Property consists of mixed use residential and commercial properties, with a child care facility (Mediterranean Avenue Head Start Center) directly adjacent to the west of the southern portion of the Subject Property. The Subject Property is proposed for redevelopment as a City owned water/splash park; however, there are no known proposed changes of land use for the surrounding properties. The Subject Property and surrounding properties have been mapped as containing 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 a City owned water/splash park.

3.0 SITE ENVIRONMENTAL CONDITIONS

3.1 Identification of Contaminants and Contaminant Sources

There is one area of concern ("AOC") remaining on the Subject Property that requires 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.). A site investigation of the Subject property was conducted on January 13, 2009 that confirmed that elevated concentrations of several poly-aromatic hydrocarbons (PAHs) are present in historic fill underlying the Subject Property.

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. The elevation of the Subject Property 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 northwesterly direction towards the Clam Creek located approximately 1,800 feet from the Subject Property. Clam Creek discharges to the Atlantic Ocean. Regional drainage is expected to follow surface topography and flow in a northwesterly 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. Fill material of this land type has a very low content of organic matter and has low natural fertility. 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 and alluvial deposits ("Qcm"). Beach sand and gravel is characteristically light colored and medium to coarse grained. Alluvial deposits are characteristically sand, silt and black mud.

Based upon site observations of surface topography on the Subject Property, shallow groundwater beneath the Subject Property appears to flow in a northeasterly direction towards the Atlantic Ocean and is likely tidally influenced. Water supply for Atlantic City is obtained from the 800-foot sand, a confined aquifer. The site investigation performed on January 23, 2008 has revealed that shallow groundwater is approximately 4.0 feet bgs.

3.3 Exposure Pathways

Since the Subject Property is documented to contain PAHs, 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. There is no vapor intrusion risk associated with the PAHs identified at the Subject Property.

3.4 Project Goals

The planned reuse for the Subject Property is to develop the Subject Property into a City owned water/splash park. Impacted soil at the Subject Property will need to be addressed by remediation of impacted soil to the NJDEP Residential Direct Contact Site Remediation Standards ("RDCSRs") or by the implementation of 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 # 496396.

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 contaminated AOC 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. 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, no significant issues will be encountered with the implementation of this option.

5.1.3 Cost

Item	Description	Subtotal
1	LSRP Forms	\$625
2	Public Notification	\$261
3	Historic Fill Remediation (6,312 tons)	\$371,758.67
4	Remedial Action Report Preparation	\$3,000
	Subtotal=	\$375,644.67
	20% Contingency=	\$75,128.93
	Total=	\$450,773.60

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 and a Groundwater Classification Exception Area/Well Restriction Area.

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, and asphalt which would eliminate a path of exposure. In conjunction with the engineering controls, institutional controls in the form of a Deed Notice recorded with the Atlantic County Recorder of Deeds to address the contaminated soil remaining on the Subject Property and a Groundwater Classification Exception Area/Well Restriction

Area filed with the NJDEP restricting the use of groundwater at the Subject Property to address suspected historic fill impacted groundwater underlying the Subject Property.

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.

5.2.2 Implementation Ability

Since the Subject Property is proposed for development of a City owned water/splash park, engineering and institutional controls are 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 fees, 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.

5.2.3 Cost

Item	Description	Subtotal
1	LSRP Forms	\$4,200
2	Public Notification	\$261
3	Remedial Action Workplan	\$4,000
4	Capping (2,433 tons of clean fill)	\$114,965.33
5	Deed Notice	\$3,000
6	Remedial Action Report	\$2,000
7	Remedial Action Permit for soil (\$600 annually for next 30 years)	\$18,000
8	Inspections and Biennial Reporting (\$2,000 biennial for next 30 years)	\$30,000
	Subtotal=	\$176,426.33
	20% Contingency=	\$35,285.27
	Total=	\$211,711.60

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 is to implement engineering and institutional controls at the Subject Property due to difference in cost of remediation and intended future use of the Subject Property as a City owned park. The implementation of engineering and institutional controls at the Subject Property will effectively remediate the Subject Property by eliminating the direct exposure pathway to the PAH impacted fill. Contaminants will remain at the Subject Property and continued up-keep of engineering and institutional controls will be required for an indeterminate amount of time including annual fees and biennial reporting associated with a NJDEP Remedial Action Permit.

The excavation and off-site disposal of impacted soil at the Subject Property is not a viable form of remediation due to the high costs that are required. Costs associated with the excavation and disposal of contaminated fill material are double the costs for the implementation of engineering and institutional controls without added protectiveness to the public.

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.

Exhibit H – Site History

BUNGALOW PARK and PLAYGROUND
BLOCKS 432 AND 433
ACQUISITION DETAILS

Block & Lot	Property Location	Sale Date	Sale Price	Previous Owner Name	Deed Information
432 8	709 MEDITERRANEAN AVE	4/16/2010	\$314,277.00	RIVA Real Estate Holdings	DD-11/17/2009, Rec. 4/19/2010 as Ins# 201000023778
432 10	707 MEDITERRANEAN AVE	4/16/2010	\$18,467.00	RIVA Real Estate Holdings	Authorized-Ord. 49-2009
	2 lots -1 deed total purchase price		\$332,744.00	NFA- Received	
432 9	706 HARRIS PL	1/30/2009	\$25,000.00	RIG Management, LLC	DD- 1/30/2009, Rec. 2/20/2009 as Ins# 2009011165 Authorized by- Ord 58-2008
432 11	705 MEDITERRANEAN AVE	6/19/2013	\$3,228.00	Estate of Howard Gilbert c/o Lillian Roth	FJ- Filed 6/18/2013 Rec. 6/28/2013 as Ins# 2013040314
	Previous alley-owner unknown- City did a Quiet Title Action & received a Final Judgment -fee= cost sharing agreements-Authorized by Ord 60-2010				
432 12	312 N NEW JERSEY AVE	2/3/2012	\$35,000.00	North Jersey Property Holdings, LLC	DD-12/31/2011, Rec. 2/17/2012 as Ins # 2012008922 Authorized by Ord 60 & 84-2011
432 13	310 N NEW JERSEY AVE	4/15/2011	\$25,000.00	Kartzman & Galgano	DD- 12/31/2010, Rec. 4/19/2011 as Ins # 2011025402 Authorized by Ord. 15-2011
432 14	306 N NEW JERSEY AVE	11/6/2009	\$75,000.00	LLB Enterprises Inc.	DD-11/06/2009, Rec. 11/13/2009 as Ins. 2009079162 Authorized by Ord 50-2009
432 17	302 N NEW JERSEY AVE	11/6/2009	\$62,400.00	Lillian McGill	DD-11/06/2009, Rec.11/13/2009 as Ins #2009079161 Authorized by Ord 53-2009
Block 433 Lots 12-19 Consolidated n/s/At 10/12					
Block & Lot	Property Location	Sale Date	Sale Price	Previous Owner Name	Deed Information
433 12	Block 433- Lots 12 thru 18 (7 lots) one deed				
433 13	706 DREXEL AVE	8/25/2008	\$321,500.00	Mad Loot, LLC	DD-8/25/2008, Rec. 10/08/2008 as Ins #2008075587 Authorized by Ord.58-2008
433 14	326 N NEW JERSEY AVE				
433 15	322 N NEW JERSEY AVE				
433 16	320 N NEW JERSEY AVE				
433 17	318 N NEW JERSEY AVE				
433 18	316 N NEW JERSEY AVE				
433 19	314 N NEW JERSEY AVE				
433 19	707 HARRIS PLACE	1/30/2009	\$30,250.00	Michele Cors, widow (Cors-Blake-Elliott)	DD- 1/30/2009, Rec.2/03/2009 as Ins.# 2009007343
TOTAL ACQUISITION COST-LAND ONLY			\$910,122.00		

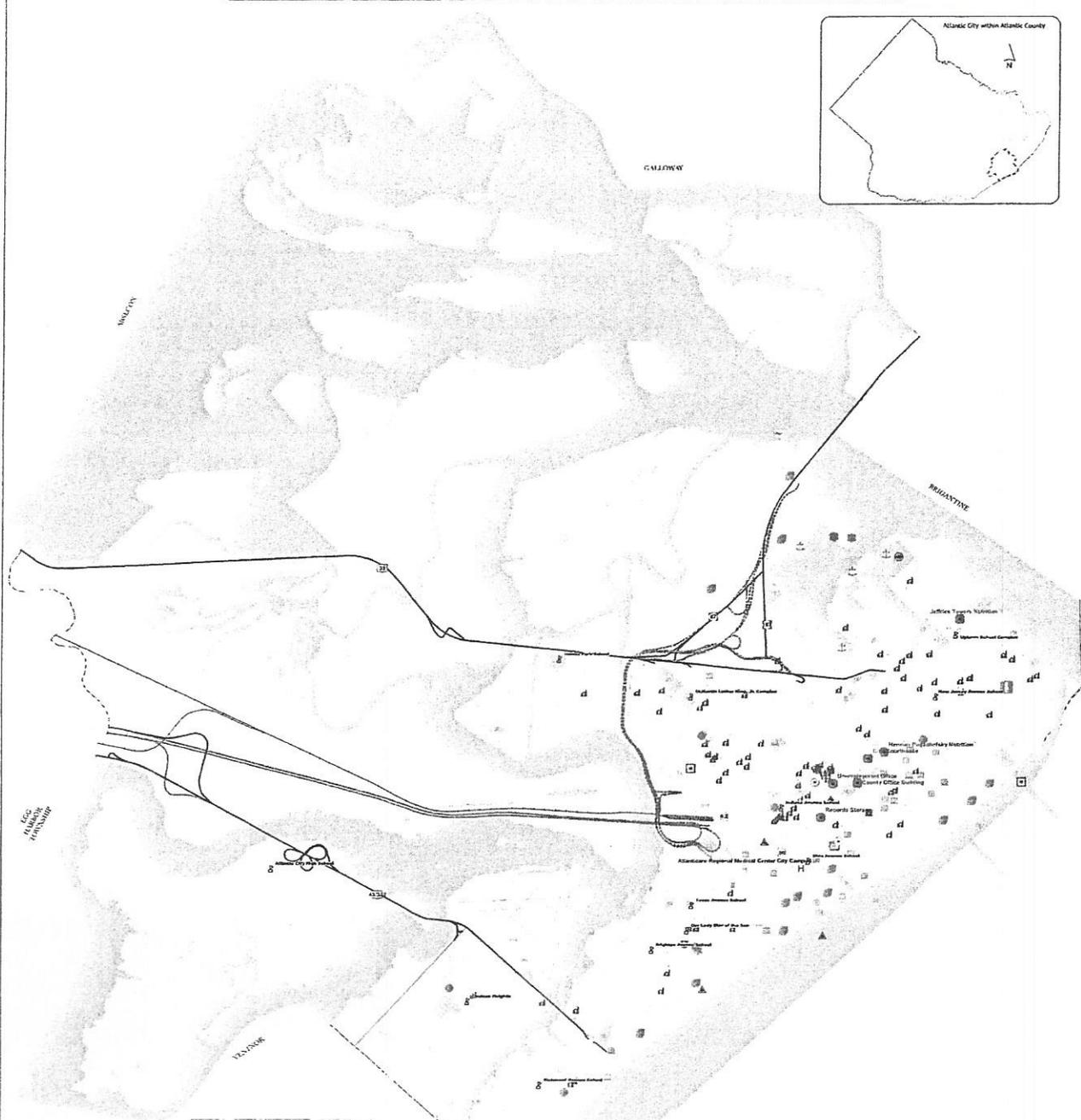
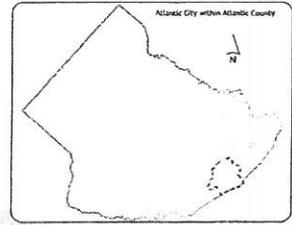
BLOCK	LOT	Old Bl & Lot	Address of Property	Deed Date	Grantor	Recorded On:	at the Atl Co. Clerk as: Deed Book/Page
1	432	8	B32/47 709 MEDITERRANEAN AVE	11/17/2009	RIVA R.E. HOLDINGS	4/19/2010	2009023778
2	432	9	B32/30 706 HARRIS PLACE	1/30/2009	RIG MANAGEMENT, LLC	2/20/2009	2009011165
3	432	10	B32/31 709 MEDITERRANEAN AVE	11/17/2009	RIVA R.E. HOLDINGS	4/19/2010	2009023778
4	432	11	B32/A500 705 MEDITERRANEAN AVE	6/18/2013	FJ-EST HOWARD GILBERT	6/28/2013	#2013040314
5	432	12	B32/23 312 N NJ AVE	2/2/2012	NJ PROPERTY HOLDINGS, LLC	2/17/2012	2012008922
6	432	13	B32/24 310 N NJ AVE	4/15/2011	S. KARTZMAN & V. GALGANO	4/19/2011	2011025402
7	432	14	B32/84 306 N NJ AVE	11/6/2009	LLB ENTERPRISES, INC.	11/6/2009	2009079162
8	432	17	B32/28 302 N NJ AVE	11/6/2009	LILLIAN MC GILL	2/3/2009	2009007343
9	433	12	B32/65 706 Drexel Avenue	8/25/2008	Mad Loot, LLC	10/8/2008	Ins# 2008075587
10	433	13	B32/55 326 N NJ Ave	8/25/2008	Mad Loot, LLC		
11	433	14	B32/67 322 N. NJ Ave	8/25/2008	Mad Loot, LLC		
12	433	15	B32/68 320 N. NJ Ave	8/25/2008	Mad Loot, LLC		
13	433	16	B32/69 318 N. NJ Ave	8/25/2008	Mad Loot, LLC		
14	433	17	B32/70 316 N. NJ Ave	8/25/2008	Mad Loot, LLC		
15	433	18	B32/71 314 N. NJ Ave	8/25/2008	Mad Loot, LLC		
16	433	19	B32/66 707 Harris Place	1/30/2009	Michele Cors	2/3/2009	Ins# 2009007343

Exhibit I – Site Maps



ATLANTIC CITY

ATLANTIC COUNTY, NEW JERSEY



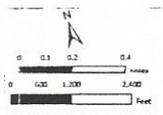
- Atlantic City Parks**
- ID** **Park Name**
- 1 Alexander Park
 - 2 All Ways Playground
 - 3 Alton Playground
 - 4 Amusement Machine Recreation Center
 - 5 Arctic and Texas Avenues
 - 6 Arizona Avenue & Bay Memorial Park
 - 7 Atlantic City Marina
 - 8 Baker Field & Boat Launch
 - 9 Bay & Gt's Club Playground
 - 10 Brighton Park
 - 11 Brigantine Boardwalk Playground
 - 12 Brown Memorial Park
 - 13 Cool Shirts Garden @ Carnegie Library
 - 14 Columbus Park
 - 15 Connecticut & Oriental Park
 - 16 Delaney Park
 - 17 Dover Avenue Mini Park
 - 18 Dr. Martin Luther King, Jr. Complex School
 - 19 Drury Avenue Park
 - 20 Edith Hamilton Playground
 - 21 Gordon's Book Martens Park
 - 22 Island Boulevard
 - 23 Marine Street Park
 - 24 Harace Bryant Playground
 - 25 Kingston Avenue Playground
 - 26 Lagoon Playground
 - 27 LightHouse Park
 - 28 Maine Avenue Promenade
 - 29 Main Avenue Park
 - 30 Memorial Park
 - 31 Ocean Heights Park
 - 32 Pine Fields Field
 - 33 Pitney Village Playground
 - 34 Blair and Reardon's Memorial Plaza
 - 35 Pop Lloyd Stadium
 - 36 Dr. Ben Dubois Field & Main Green Playground
 - 37 South Boardwalk Promenade
 - 38 Sunset Avenue Promenade
 - 39 Texas Avenue Playground
 - 40 Veterans Complex School
 - 41 Veterans Complex School
 - 42 Upson Park
 - 43 Upson Park
 - 44 Westside Mini and Park
 - 45 Winchester Avenue Mini Park

The Atlantic City Municipal Code and various city and state laws govern the use of public spaces. The use of public spaces is subject to the laws of the State of New Jersey and the laws of Atlantic City. The use of public spaces is subject to the laws of the State of New Jersey and the laws of Atlantic City.

Area Square Miles	1980 Population	2000 Population	Estimated 2005 Population
15.71270	20621	42517	39618

Road Type	Road Lengths	
	Length in Feet	Length in Miles
Alley	37827.86	1.17
County	308.86	0.79
Municipal	479132.63	89.64
Other	2336.89	4.41
Airport	1453.48	2.86
Highway	3434.82	6.43
State	61925.4	11.6
AC Expressway	31145.87	5.86
Tunnel	41532.43	7.88

Open Space Type	Area Square Feet	Average
County Open Space	191041919	4.38444
Municipal Open Space	12221141739	224.61732
NUCP Park and Wildlife	11715441211	217.85154
NUCP Parks and Forestry	27737131787	41.84485



Legend

- US Parkway
- AC Expressway
- State Highways
- County Routes
- Municipal Streets
- Other
- Alley
- Railroad
- Airport
- Tax Streets
- Drainage
- AC Tunnel
- Address Ranges
- Municipal Boundary
- Atlantic City Boundary
- Streams
- Water
- Wetland
- County Properties
- Municipal Buildings
- County Offices
- Municipal Public Works MUA
- Police
- Fire Stations
- Rescue Squad
- Hospitals
- Post Office
- Schools
- Airports
- Bus Terminals
- Tram Stations
- Marinas
- Academic Center
- Amusement Park
- Casino
- Colleges
- Cultural Arts Center
- Golf Course
- Library
- Lighthouse
- Marine Wildlife Center
- Monuments / Memorials
- Museum
- Shopping Center
- Sports/Convention Complex
- Historic Parks
- Places of Worship

Atlantic City Census 2000 Blocks, Tracts and Block Groups




ATLANTIC COUNTY
 County of Lincoln, County of Sussex
 Gerard DeLoe, County Administrator
 Eric J. O'Brien, Director
 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. The 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 geospatial 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 used in matters requiring definition and location of true ground horizontal and/or vertical corners.
 Project: atlanticcity/ncap

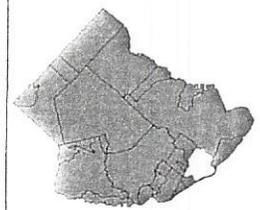
Legend

-  Municipality
-  Tracts
-  Block Groups
-  Blocks

Percentage > 45.1 %
 45.1 - 120
 Municipality/Block
 Roads



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





Resources to create and apply insight

January 12, 2014

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%

Concentration
 State/County Tables

All U.S. Census Tracts
 Census 2000-ACS 2011

Census 2011

American Community Survey

Solution & Workflow
 Editions & Practitioners

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
Madison, CA
Shasta County, CA
Jefferson County, Colorado, CO
Washington, DC
Key West, FL
Forsyth County, GA
Honolulu, HI
Idaho, ID
Chicago, IL
Calder Rapids, IA
Shawnee Mission, Kansas, KS
Michigan, KS
New Orleans, LA
Cambridge, MA
Grand Rapids, MI

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.

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.

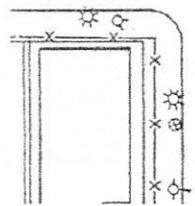
Rank	County	tract	tract	tractCode	%Under	%Pop 5+	Pop 65	Med Ag	%White	%Blac	%Hispanic	%Hispanic	%Asia	%NHF	%Hispan	%HS Gr	%Coll Gr	LSA	\$NI	\$NI	\$NI	%over	\$/H
7	Atlantic	(34001)	New J...	11	34001001100	2,487	7.24	15.36	35.40	15.44	81.14	13.59	0.32	0.00	69.5	13.5	7.41	18,583	22,389	26.3	169.0		
8	Atlantic	(34001)	New J...	12	34001001200	3,159	6.62	22.73	37.90	2.15	86.96	13.42	0.57	0.00	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	39.70	9.22	76.91	9.90	1.90	0.00	77.6	16.4	1.30	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	20.14	2.36	0.00	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	56.00	11.20	66.39	17.96	7.41	0.00	60.9	4.0	25.06	11,651	23,975	33.9	206.0		
12	Atlantic	(34001)	New J...	19	34001001900	2,091	5.26	20.23	37.90	16.93	47.68	31.85	7.08	0.00	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	31.60	15.17	3.19	37.45	45.92	0.00	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	15.95	21.05	0.00	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	16.87	6.56	0.00	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	48.90	96.56	1.57	1.30	1.04	0.00	93.5	28.6	0.56	74,200	79,042	5.0	443.9		

Show All Find in Name: Mercer

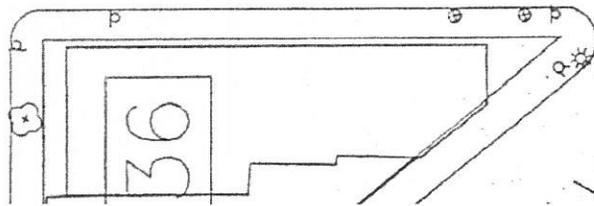
Column Headers; Subject Matter Items

All estimates are based on survey respondent data collected 2005-2009 & census 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
- Med 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
- %Asian - American Indian/Alaska Native population (of one race) as percent of total population
- %Hispan - Asian population (of one race) as percent of total population
- %NHF - Native Hawaiian/Other Pacific Islander population (of one race) as percent of total population

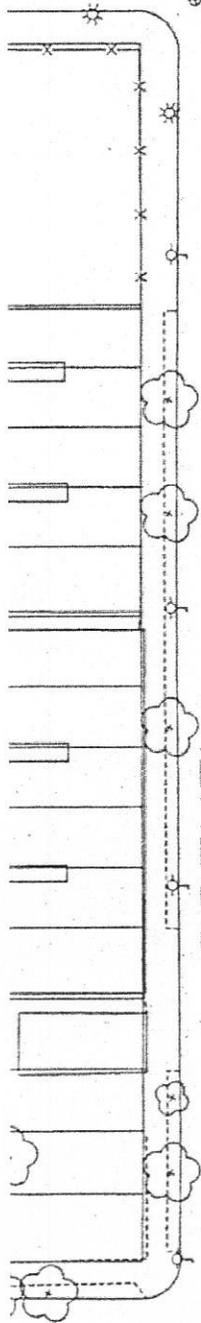


AVE

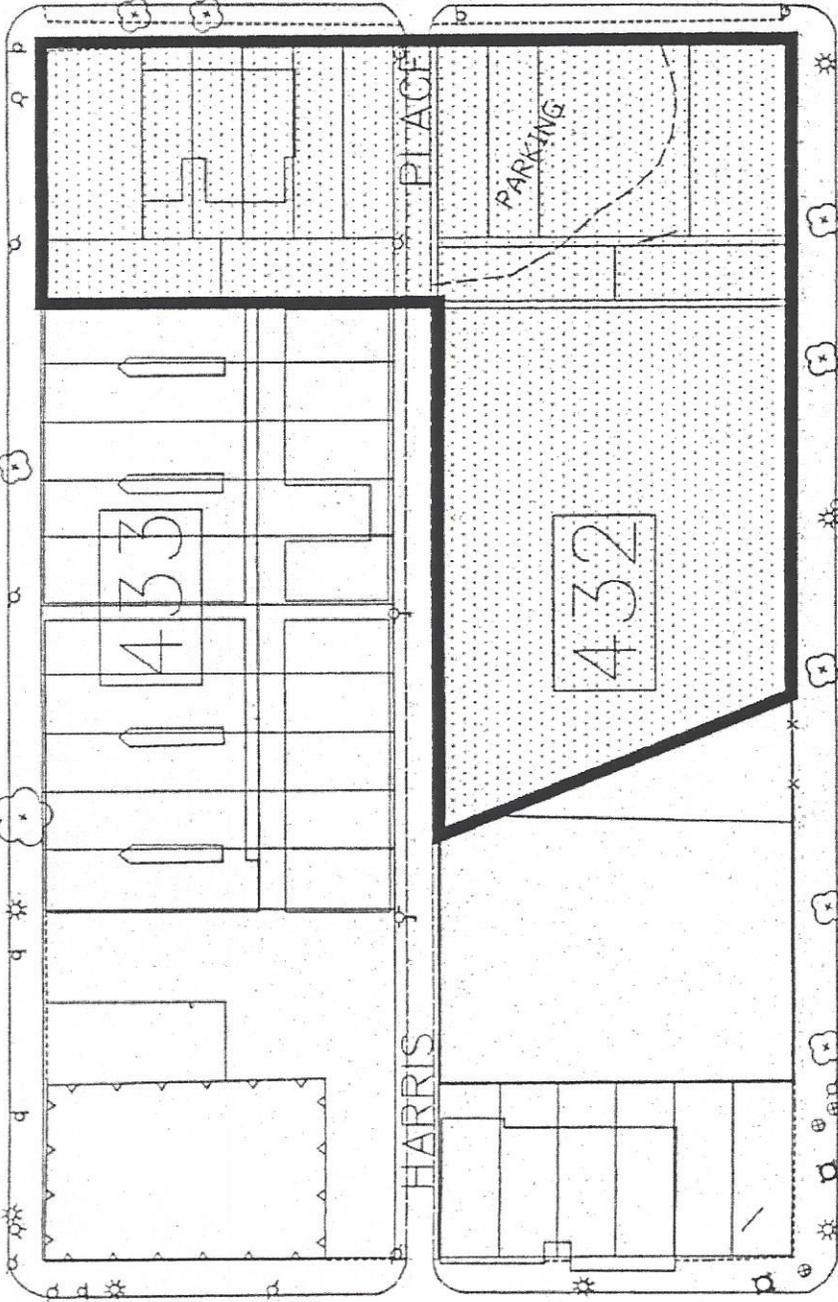
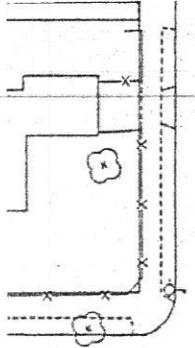


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VD



DREXEL



AVE

HARRIS

HARRIS PLACE

PARKING

433

432

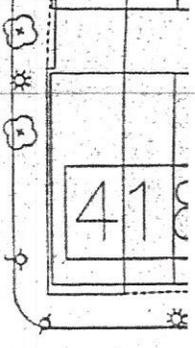
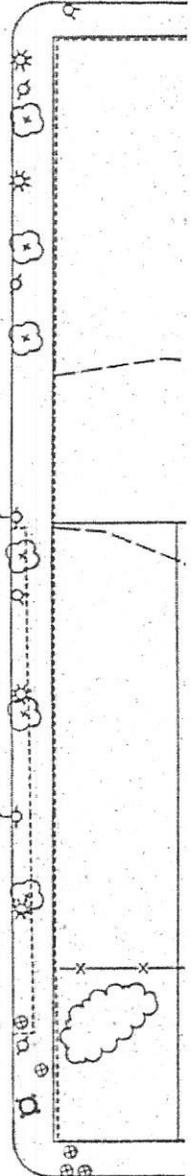
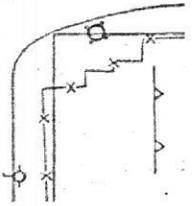
MEDITERRANEAN

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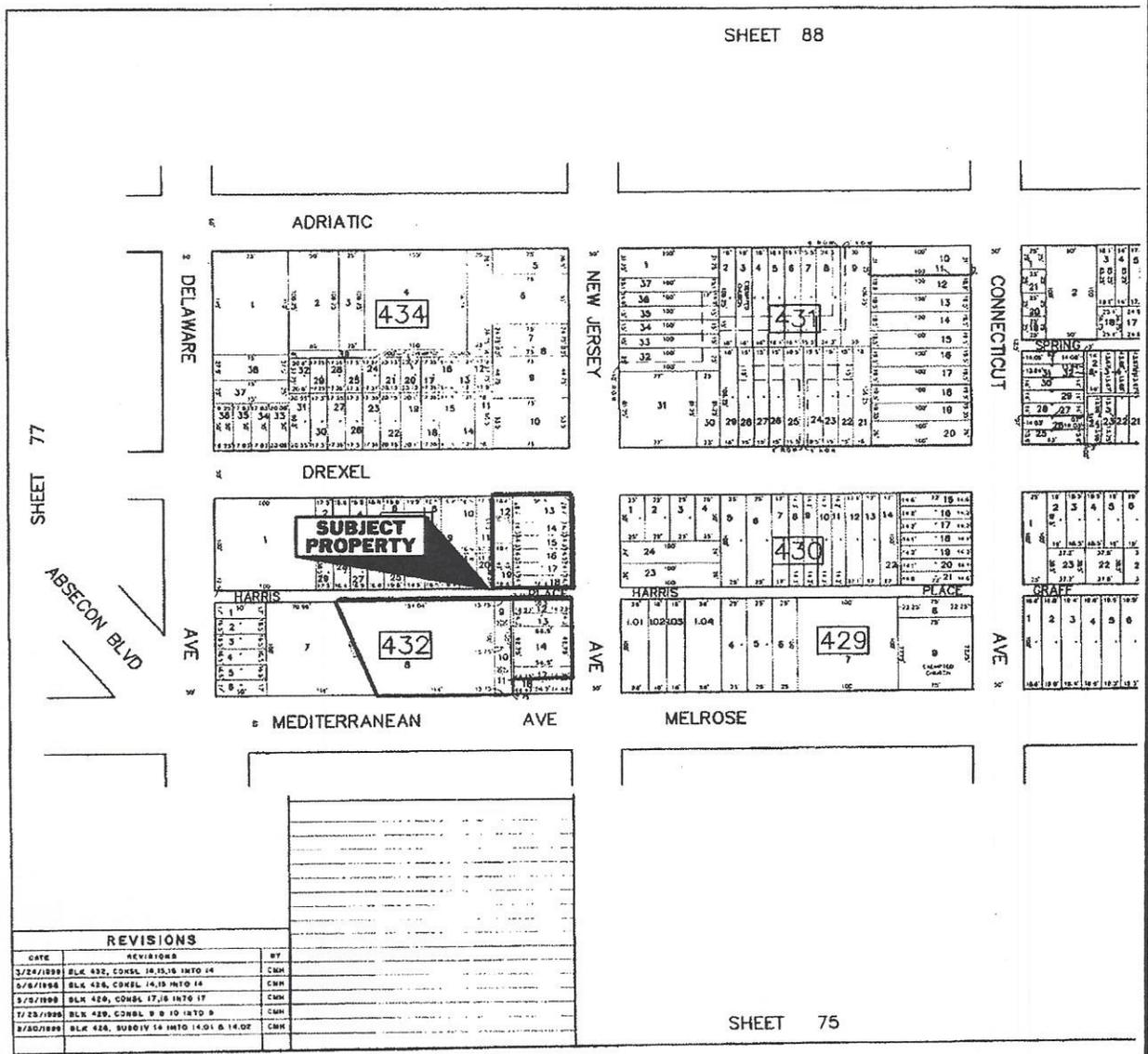
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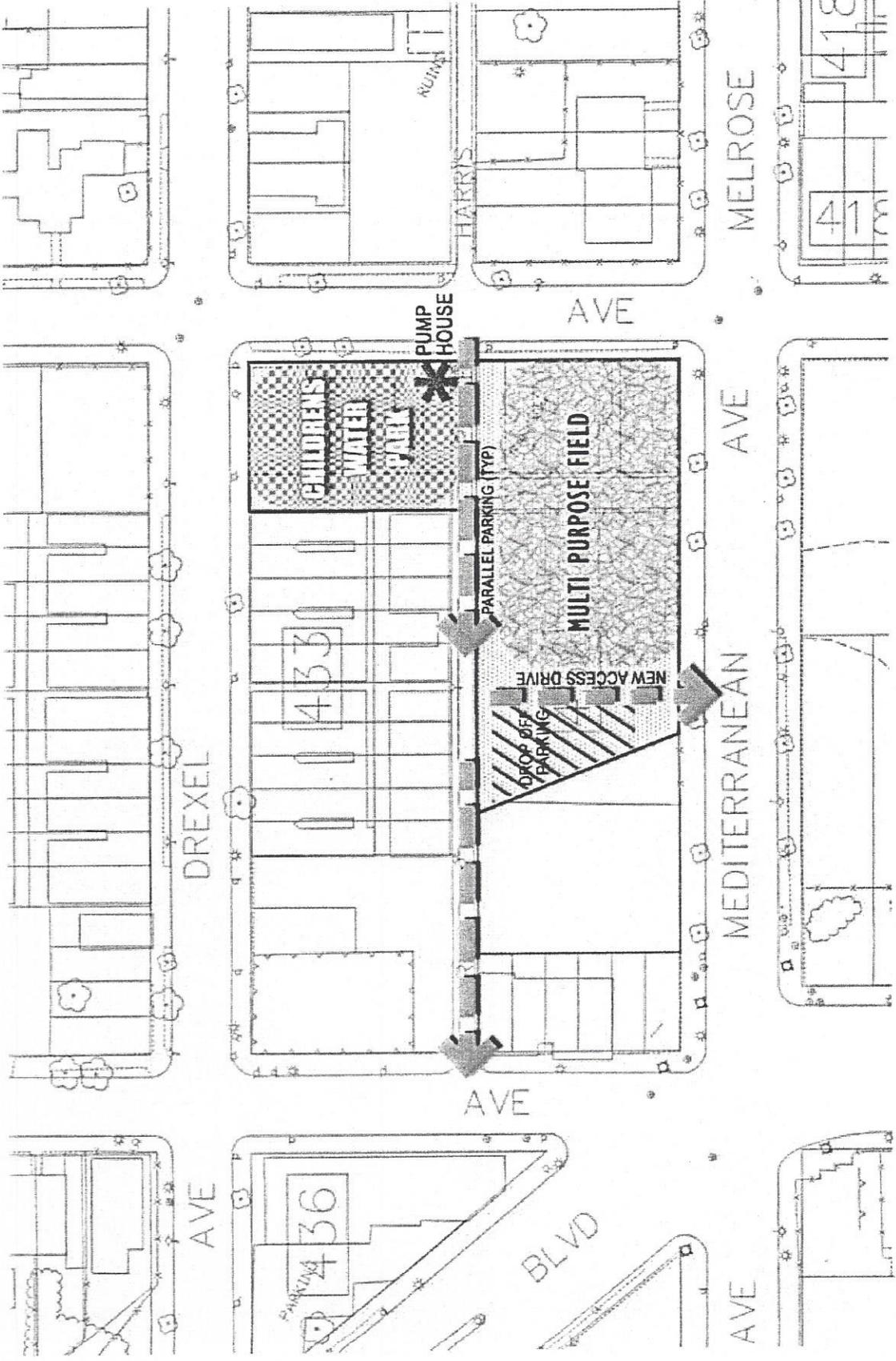
41



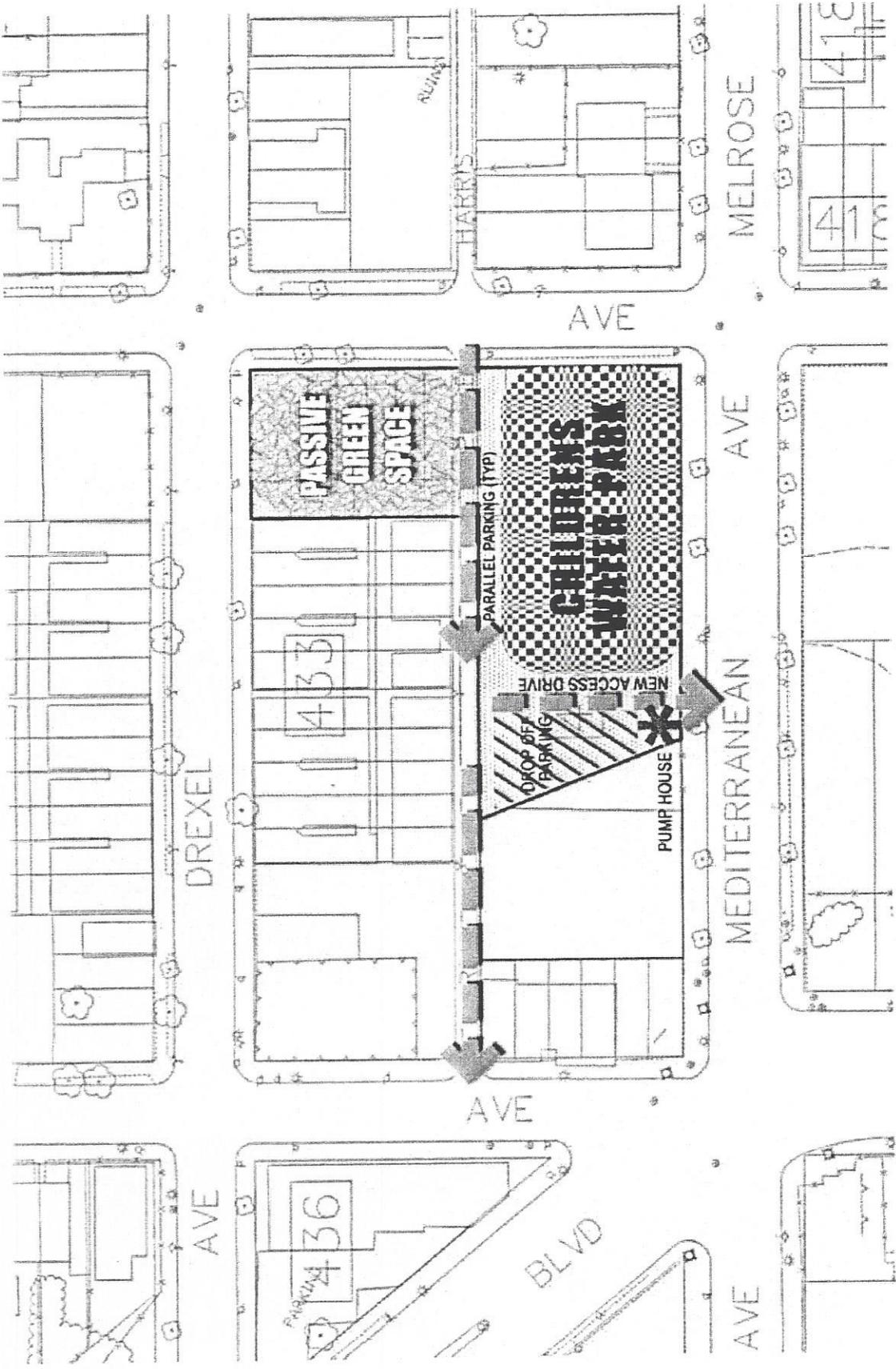
MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC.
 SUITE 100
 510 HERON DRIVE
 SWEDESBORO N.J. 08085

Bungalow Park Basketball Court
 Block 432, Lots 8-14, 17 and
 Block 433, Lots 12-19
 City of Atlantic City
 Atlantic County, New Jersey

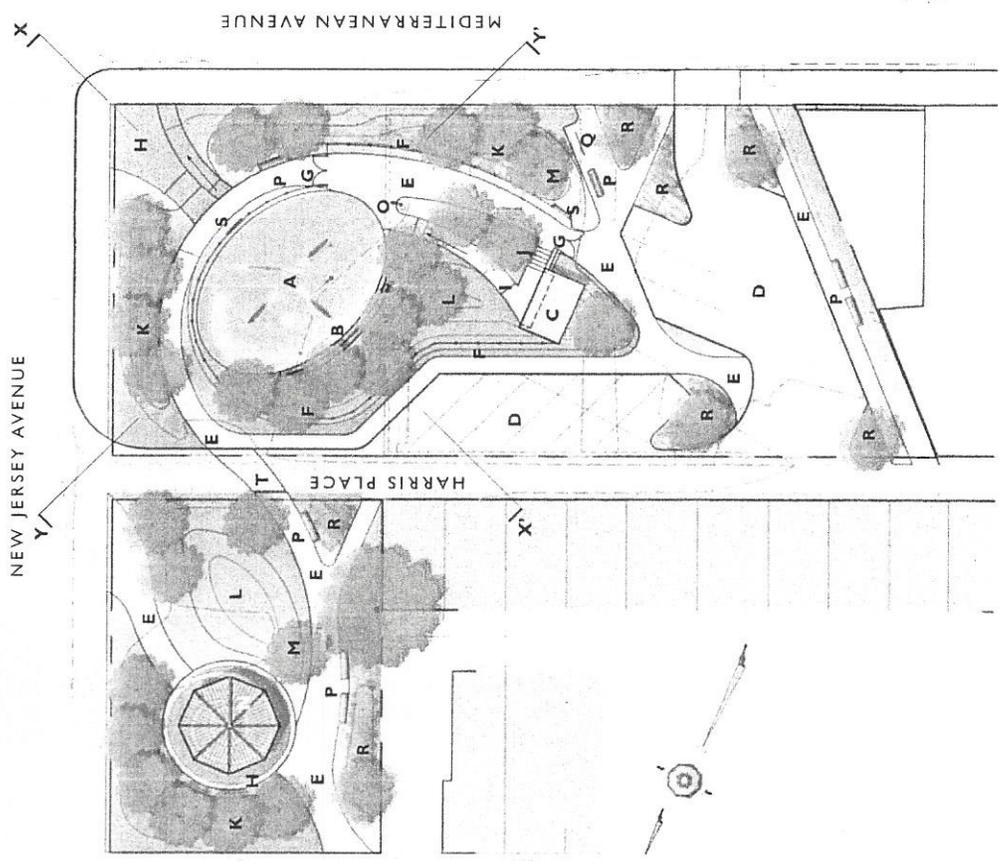
Tax Map
 Source:
 City of Atlantic City Tax Map Sheet 76
 Atlantic County, New Jersey
 NTS ACE 003.01



Conceptual Design Option 1



Conceptual Design Option 2



- LEGEND
- A SPRAYGROUND
 - B SEATWALL
 - C RESTROOMS & UTILITY ROOM
 - D NEW ROAD, PARKING & CURBS
 - E SIDEWALK
 - F FENCE
 - G GATE
 - H PAVERS
 - I RAMP
 - J STEPS
 - K LOW BERM WITH PLANTING
 - L LOW BERM WITH LAWN
 - M SHADE TREES (TYP)
 - N SHADE STRUCTURE WITH SITE FURNISHINGS
 - O DRINKING FOUNTAIN
 - P BENCHES
 - Q BIKE RACK
 - R RAIN GARDEN
 - S SIGN
 - T CROSSWALK
- EXIST. CONCRETE AND BUILDING FOUNDATIONS

City of Atlantic City - Bengalow Park

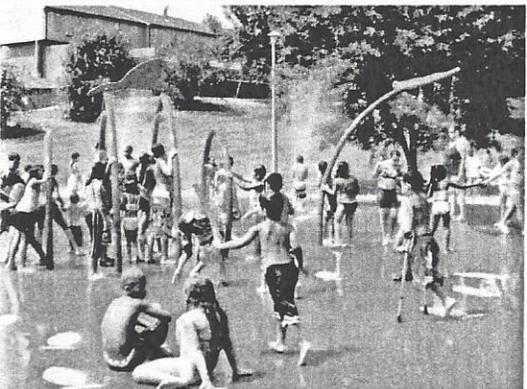
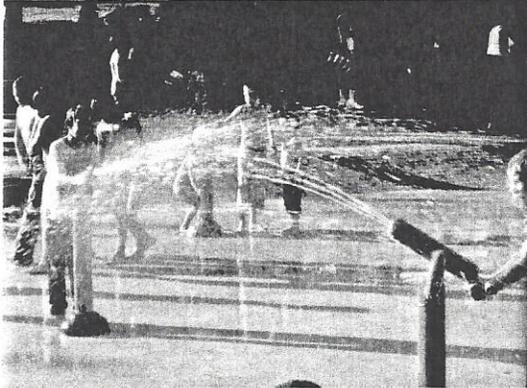
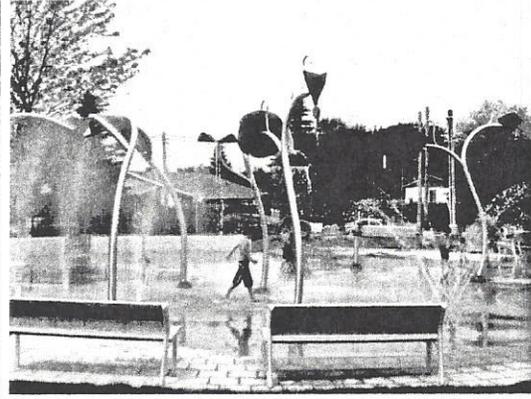


City of Atlantic City, New Jersey
 Office: 601' Park Mall, Atlantic City, NJ 08402

Marathon
 Engineering & Environmental Services, Inc.

edgewater
 ENGINEERING





Vortex Aquatic Structures Intl.

Bungalow Park - Atlantic City, NJ

Aquatic Playground Images

Date: December 15, 2011

Exhibit F – Justification for Cleanup Cost Share Waiver

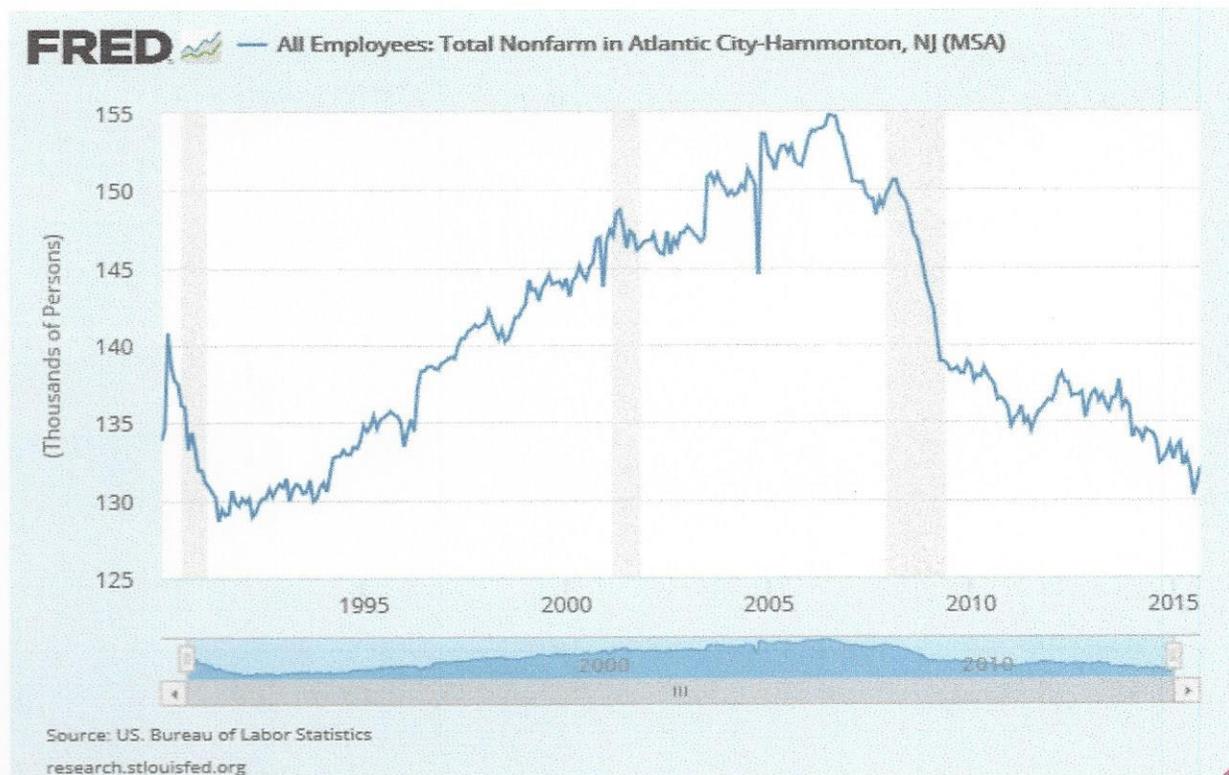
Hardship Waiver Request

The City of Atlantic City is requesting a waiver of the cost share due to hardship. The City has lost more than 24,500 jobs and more than \$15 billion dollars in tax ratables in nine years, making it very difficult to maintain municipal services and to allocate capital funds to Brownfields Remediation Projects.

While the economy has begun to rebound throughout the country, Atlantic City has not participated in this recovery. Atlantic City has been impacted by the passage of casino legislation in Pennsylvania, New York and Connecticut. This new competition, along with the 2008 recession, has 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 \$3 billion in 2014. This has resulted in a reduction in state taxes and the City's ratable base.

Hurt by the recession, nationwide gambling revenue was down nationally 1.7 percent in 2008 and 3.5 percent in 2009, according to PricewaterhouseCoopers. By 2010, the national decline had largely stopped and revenue edged up slightly, by 0.2 percent, to \$57.5 billion. By contrast, PricewaterhouseCoopers predicted in a December 2011 report that Atlantic City would be the only market in the country to continue to lose gambling revenue into 2015, with revenue falling to \$2.8 billion, a 46 percent drop from its 2006 peak.

The economic downturn in Atlantic City has claimed more than 24,500 jobs in the City's dominant industry. This is akin to a major industry leaving the 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 jobs and more part-time employees, stagnant salaries and less capital investment.



The Atlantic City Labor Area has witnessed a decline in employment for the sixth consecutive year as the area's gaming industry continues to suffer from the depressed economy and increasing competition from out-of-state venues. According to the New Jersey Department of Labor, payrolls peaked at 154,700 in 2006 for the Atlantic City Labor Area. In July 2015, the total labor force was 130,200, lower than any time in the past two decades.

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. Atlantic City approved a 32 percent tax rate increase in July 2014 on top of a 17.5 percent increase in 2013.

In the last few years, tax appeals reduced the City's ratable base by more than \$18 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 68 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 conditions. 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.

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 over a year ago.

The City's 2015 budget actually includes \$27.5 million in 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.

To add to the economic struggles of Atlantic City and the surrounding region, Atlantic County has been recently designated a Disaster Area by President Obama on three occasions:

- October 29, 2012 – Superstorm Sandy
- June 30, 2012 – the Derecho that tore through the Mid-Atlantic Region
- August 27, 2011 – Hurricane Irene

Superstorm Sandy resulted in the closing of the Atlantic City casinos for five days, resulting in a \$5 million-per-day loss in revenue. Cancellation of seven conventions following this natural disaster resulted in a \$30 million business loss. The impact of Superstorm Sandy has been felt in every aspect of the Atlantic City, regional and state economy with the loss of tax revenues, declining ratable values and less funding to invest in redevelopment in the City.

Superstorm Sandy was devastating for Atlantic City, resulting in a complete closure of the City for almost a

week, more than 200 substantially damaged homes, and damage to the City buildings and infrastructure.

Hurricane Irene caused a three-day casino shutdown.

For these reasons a hardship waiver is requested.

Exhibit J – Documentation Indicating Committed Leveraged Resources

Ordinance

Ordinance No. 58

OF THE
CITY OF ATLANTIC CITY, N.J.

Date 7-09-08
Date to Mayor 7/24/08

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

Factual contents certified to by

Kathleen M. Kissane
City Solicitor /s/ Kathleen M. Kissane

Carol A. Fredericks
Business Administrator /s/ Dr. Carol A. Fredericks

Prepared by the City Solicitor's Office

Council Members SMALL & MASON Presents the following Ordinance:

AN ORDINANCE to purchase various properties.

WHEREAS, the City of Atlantic City, through its Division of Planning wishes to purchase property for the purpose of a public park and open space, commonly referred to as the Bungalow Park Replacement Basketball Court and Open Space Project in p/o Blocks 432 and 433; and

WHEREAS, the Second Ward of the City of Atlantic City has been documented to have the least amount of existing acreage of traditional park/playground recreational open space, and it is of the utmost importance to increase the open space opportunities for this area of the City; and

WHEREAS, the City of Atlantic City is the recipient of an Acquisition Grant from the Atlantic County Municipal Open Space Financial Assistance Program, and funding is also available in the Property Acquisition-Capital Bond Account numbers G-02-06-110-0BP-679 and C04-02022-ADM-679; and

WHEREAS, the Chief Financial Officer has provided the Council of the City of Atlantic City with a Certificate of Funds showing the availability of funds for the purchase; and

WHEREAS, the City of Atlantic City, Division of Planning is requesting authorization for the Mayor of the City of Atlantic City to sign an agreement to purchase property in the City of Atlantic City known as Block 433, Lots 12, 13, 14, 15, 16, 17, 18, for the sum of \$ 321,500.00 and Block 432, Lot 9 for the sum of \$25,000.00, for the above stated purpose; and

WHEREAS, Mad Loot, Inc., whose address is 6779 Washington Avenue, EHT, NJ 08234 is the owner of:

BLOCK	LOT	ADDRESS	2008 LAND ASSESSMENT	PURCHASE PRICE
433	12	706 Drexel Avenue	\$ 67,100.00	\$40,000.00
433	13	326 N. New Jersey Avenue	\$ 68,600.00	\$40,000.00
433	14	322 N. New Jersey Avenue	\$102,900.00	\$53,833.34
433	15	320 N. New Jersey Avenue	\$102,900.00	\$53,833.34
433	16	318 N. New Jersey Avenue	\$102,900.00	\$53,833.34
433	17	316 N. New Jersey Avenue	\$ 66,800.00	\$40,000.00
433	18	314 N. New Jersey Avenue	\$ 66,800.00	\$40,000.00

and is willing to sell the property for the sum of \$ 321,500.00. The 2008 combined land assessment for the above 7 lots is \$ 627,300.00; and

+639-
HAD
2

CONTRACT FOR SALE OF REAL ESTATE

This Contract for Sale is made on _____, 2008

BETWEEN Mad Loot, LLC, a New Jersey Limited Liability Company

whose address is 6779 Washington Avenue
Egg Harbor Township, New Jersey 08234

referred to as the "Seller",

AND City of Atlantic City, a Municipal Corporation of the State of New Jersey

whose address is 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401

referred to as the "Buyer".

The words "Buyer" and "Seller" include all Buyers and all Sellers listed above.

1. **Purchase Agreement.** The Seller agrees to sell and the Buyer agrees to buy the Properties (called the "Property") described in this Contract.

2. **Property.** The Properties to be sold consists of: (a) the land and all of the buildings, other improvements and fixtures on the land; (b) all of the Seller's rights relating to the land; and (c) all personal property specifically included in this Contract. The real Properties to be sold are commonly known as the following:

706 Drexel Avenue	Block 433, Lot 12
326 North New Jersey Avenue	Block 433, Lot 13
322 North New Jersey Avenue	Block 433, Lot 14
320 North New Jersey Avenue	Block 433, Lot 15
318 North New Jersey Avenue	Block 433, Lot 16
316 North New Jersey Avenue	Block 433, Lot 17
314 North New Jersey Avenue	Block 433, Lot 18

in the City of Atlantic City in the County of Atlantic and State of New Jersey. It is shown on the municipal tax map as Block 433 Lots 12, 13, 14, 15, 16, 17 & 18. These Properties are more fully described in the attached Schedule A.

3. **Purchase Price.** The purchase price is THREE HUNDRED TWENTY-ONE THOUSAND, FIVE HUNDRED (\$321,500.00) DOLLARS, allocated as follows:

BLOCK	LOT	ADDRESS	PURCHASE PRICE
433	12	706 Drexel Avenue	\$40,000.00
433	13	326 North New Jersey Avenue	\$40,000.00
433	14	322 North New Jersey Avenue	\$53,833.34
433	15	320 North New Jersey Avenue	\$53,833.34
433	16	318 North New Jersey Avenue	\$53,833.34
433	17	316 North New Jersey Avenue	\$40,000.00
433	18	314 North New Jersey Avenue	\$40,000.00

4. **Payment of Purchase Price.** The Buyer will pay the purchase price as follows:

Previously paid by the Buyer (initial deposit)	\$
Upon signing of this Contract (balance of deposit)	\$
Balance to be paid at closing of title, in cash or by certified or bank cashier's check or attorney's trust account check (subject to adjustment at closing).	\$321,500.00

5. **Time and Place of Closing.** The closing date cannot be made final at this time. The Buyer and Seller agree to make August 20, 2008, the estimated date for the closing. Both parties will fully cooperate so the closing can take place on or before the estimated date. The closing will be held at Liberty Title Agency, 2300 New Road, Northfield, New Jersey.

6. **Transfer of Ownership.** At the closing, the Seller will transfer ownership of the property to the Buyer. This transfer of ownership will be free of all claims and rights of others except as provided in other parts of this Contract. The Seller will give the Buyer a properly executed deed and an adequate Affidavit of Title. If the Seller is a corporation, it will also deliver a corporate resolution authorizing the sale.

7. **Type of Deed.** A deed is a written document used to transfer ownership of property. In this sale, the Seller agrees to provide and the Buyer agrees to accept a deed known as a bargain and sale deed with covenants against grantors' acts.

8. **Physical Condition of the Property.** This property is being sold "As Is", except for paragraph 10 as required by Federal Regulation. The Seller does not make any claims or promises about the condition or value of any of the property included in this sale. The Buyer has inspected the property and relies on this inspection and any rights which may be provided for in other parts of this Contract.

9. **Risk of Loss.** The Seller is responsible for any damage to the property, except for normal wear and tear, until the closing.

10. If this Contract is for the sale of a new residential property, a Notification Regarding Off-Site Conditions MUST be attached to notify the purchaser regarding off-site conditions which may affect the value of this property. New Residential Construction Off-Site Conditions Disclosure Act, P.L. 1995, c. 253 (C. 46:3C-1 et seq.)

Complete Agreement. This Contract is the entire and only agreement between the Buyer and Seller. This Contract replaces and cancels any previous agreements between the Buyer and the Seller. This contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller also promises that the Seller has not made any other Contract to sell the property to anyone else.

11. Seller will be responsible for the payment of the balance on any mortgage and any other liens such as back taxes on the property. Also, if Seller's ownership is not clear, Seller may have to pay the cost of clearing it. However, the Buyer, City of Atlantic City is responsible for all reasonable and necessary costs for:

1. Recording fees, revenue stamps, transfer taxes and any similar expenses which are involved with transferring ownership to the City of Atlantic City
2. Penalty costs and other charges related to prepayment of any recorded mortgage on the property that was entered into in good faith; and
3. Real property taxes covering the period beginning on the date the City of Atlantic City acquires your property.

12. Seller(s) and/or present occupant(s) right to occupy the property in accordance with the terms hereof shall terminate on August 20, 2008. No legal title or leasehold interest in the property shall be deemed or construed to be created or vested in the Seller by anything contained herein. Seller(s) and/or present occupant(s) shall occupy the property as a licensee. It is expressly understood and agreed that the Seller and/or present occupant does not have such rights as exist at law regarding landlord/tenant rights, including without limitation N.J.S.A. 2A:18-61.1 et seq.

13. In the event of a breach of agreement as herein defined, the City of Atlantic City may at its option take one or more of the following actions:

- (1) Proceed by appropriate Court action or actions, either at law or in equity, to enforce performance by the seller of the applicable covenants and provisions of this agreement or to recover damages for the breach thereof;
- (2) Cancel this agreement;
- (3) Directly by its agent, enter upon the property and take present occupant's

possession of such property and there upon the seller's right to possession thereof shall absolutely cease.

14. In accepting the consideration set forth in this agreement, the Seller understands and agrees that the property must be vacated no later than August 20, 2008. The Seller expressly gives the Buyer the right to use self-help to take possession of the property on August 20, 2008. The Seller hereby expressly waives

(1) Notice and the right to a hearing prior to such re-taking of possession, and (2) Any direct or consequential damages occasioned by such taking of possession and agrees to pay all costs and expenses, including the costs and expenses of re-taking and the like together with reasonable attorneys fees incurred by the City of Atlantic City and exercising any of it's rights or remedies under this agreement or enforcing the provisions thereof.

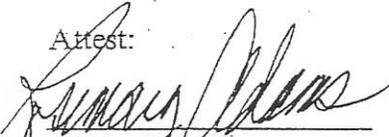
15. Seller will give any and all notices and take all legal steps to have tenant(s) removed from the premises by August 20, 2008. The property owner understands and agrees that they will be out of the subject property no later than August 20, 2008.

16. **Parties Liable.** This Contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

17. Pursuant to Ordinance No. 58 of the City of Atlantic City, Counsel of the City of Atlantic City has resolved to authorize the Mayor to execute and the City Clerk to attest to this agreement of sale.

SIGNED AND AGREED TO BY:

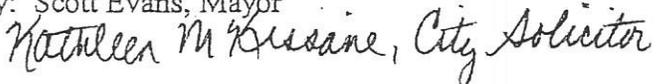
Attest:


Clerk, City of
Atlantic City

08-04-08
Date

CITY OF ATLANTIC CITY, BUYER


By: Scott Evans, Mayor

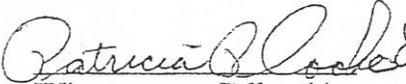

Kathleen M. Kusane, City Solicitor

Mad Loot, LLC, SELLER(S)

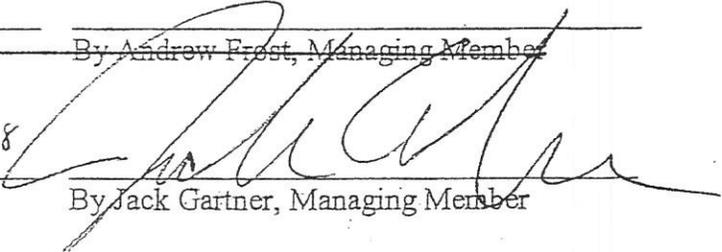
Witness as to Sellers(s)

Date

By Andrew Frost, Managing Member


Witness as to Sellers(s)

08-25-08
Date


By Jack Gartner, Managing Member



NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

May 20, 2008

RECEIVED

MAY 21 2008

DIVISION OF PLANNING

**Via Certified Mail,
Return Receipt Requested**

Keith Mills
City of Atlantic City
1301 Bacharach Blvd.
Atlantic City, NJ 08401

Re: **HDSRF, NOTICE OF APPROVAL LETTER**
HDSRF, Public Entity Grant Program
Application # P19291
Applicant: City of Atlantic City
Project Site: Bungalow Park B-Ball Court
Grant Award: \$9,592.00

Dear Mr. Mills:

I am pleased to inform you that the members of the New Jersey Economic Development Authority (the "Authority") approved the application of City of Atlantic City for a \$9,592.00 Hazardous Discharge Site Remediation Fund (the "Fund") Grant ("Grant") from the New Jersey Department of Environmental Protection (the "Department") for the site investigation along with report preparation at the Bungalow Park B-Ball Court site (the "Project"), as stated in your request for Grant assistance.

The Authority has approved the Grant upon the terms and conditions set forth in this notice of approval letter. No act or omission by or on behalf of the Authority shall be deemed as a waiver to any of the terms and conditions contained in this letter. Such a waiver may be made only by an instrument in writing duly executed by an authorized representative of the Authority.

NAME OF GRANTEE: City of Atlantic City

PROJECT SITE: Bungalow Park B-Ball Court
709 Mediterranean Avenue, Atlantic City, NJ 08401
Block 82, Lot(s) 1
Atlantic County

GRANT: \$9,592.00 from the Fund

CONDITIONS:

The Grantee shall complete the Project substantially as set forth in its request for Grant assistance.

The interests of the Grantee and the Authority are or may be different and may conflict. The Authority's attorney represents only the Authority and does not represent the Grantee in the Grant transaction. The Grantee, therefore, is advised to employ an attorney licensed to practice in the State of New Jersey, of the Grantee's own choice, to represent the Grantee's interest in the Grant transaction.

The credit of the Grantee and all other features of the transaction shall be as represented to the Authority without material adverse change. The Grantee shall not be involved in any bankruptcy, reorganization or insolvency proceeding.

Counsel to the Authority must be satisfied with respect to the legality, validity, binding effect, and enforceability of all instruments, agreements, and documents used to effect and consummate the transactions contemplated herein.

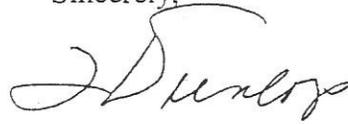
Each unsatisfied covenant, term and condition of this notice of approval which is not expressly waived in writing by the Authority shall survive any closing hereunder. In case of any conflict between any unwaived and unsatisfied covenant, term or condition of this notice of approval and the provisions of the Grant documents delivered at or pursuant to any closing regarding this Grant, the unwaived and/or unsatisfied covenant, term or condition of this notice of approval shall control.

This notice of approval is subject to acceptance by the Grantee of the terms and conditions contained herein. This notice of approval letter must be signed and returned to the undersigned.

The Authority's commitment shall terminate and the Authority shall have no further obligation in connection with your application if the notice of approval is not signed and returned to the Authority within 120 days (September 28, 2008) of its delivery or month's end, whichever is later. In addition, in the event that the Grant is not closed on or before 90 days from the acceptance date of the notice of approval, the Authority's obligation to provide Grant shall terminate and you will be required to submit a new application.

We are pleased to be of service to your Grant needs. If you have any questions regarding this matter, please contact Renee' Caverly at 609-292-0196.

Sincerely,



Teri Dunlop
Director of Closing Services

ACCEPTED AND AGREED
THIS _____ DAY OF
_____, 2008 BY:

GRANTEE:

City of Atlantic City

Mayor

cc: Yang Cao, NJDEP

Resolution of the City of Atlantic City

No. 630

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

Factual contents certified to by

City Solicitor /s/ G. Bruce Ward

Business Administrator /s/ Michael A. Scott

Prepared by City Solicitor's Office

Council Member Gilliam presents the following Resolution:

WHEREAS, there exists a need for Environmental Consulting Services for the City of Atlantic City; and

WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (NJSA 40A:11-1 et seq.) requires the passage of a resolution authorizing the award of a contract for "professional services", requires that said resolution be publicly advertised; and

WHEREAS, the City has advertised for and received Qualifications for Environmental Consultant under a fair and open process; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Atlantic City publicly selects Marathon Engineering & Environmental Services, Inc. for the Design Services for Bungalow Park Open Space Project- NW Corner of NJ and Mediterranean Avenues, Harris Place to Drexel Ave., Block 432, Lots 8-17 & Block 433, Lots 12-19 in an amount not to exceed **SIXTY FOUR THOUSAND ONE HUNDRED SEVENTY FIVE DOLLARS (\$64,175.00)** to be approved as to form and execution by the City Solicitor, which contract shall set forth specifically the services to be performed.

BE IT FURTHER RESOLVED, that this Contract is awarded pursuant to the Fair and Open Process in accordance with the Pay to Play Law (N.J.S.A. 19:44A-20.4 et seq).

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 C-04-09-032-110-943 to satisfy the aforesaid award of contract.

Sh September 8, 2011 4:07 PM

DO NOT USE SPACE BELOW THIS LINE													
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.
DELGADO	X						MOORE	X					
GILLIAM	X						RANDOLPH	X					
MANCUSO	X						SMALL	X				X	
MASON	X					X	TIBBITT	X					
MARSH, PRESIDENT								X					
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: SEPTEMBER 07, 2011

/s/ Rhonda Williams, City Clerk

11
A-124
SIV

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. 630 adopted by the Council of the City on September 7, 2011, 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 **DESIGN CONSULTING SERVICES FOR BUNGALOW PARK OPEN SPACE PROJECT - NW CORNER OF NEW JERSEY AND MEDITERRANEAN AVENUES, HARRIS PLACE TO DREXEL AVE., BLOCK 432, LOTS 8-17 & BLOCK 433, LOTS 12-19;** 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 **DESIGN CONSULTING SERVICES RELATED TO THE BUNGALOW PARK OPEN SPACE PROJECT.**

**SECTION TWO
CONTRACT PRICE**

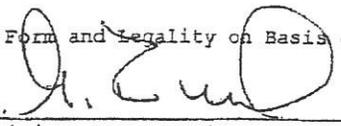
The City shall pay to the Consultant, and the Consultant agrees to accept as full and complete compensation and payment for all of the work performed under and in

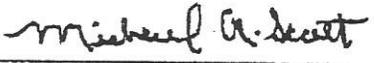
Resolution of the City of Atlantic City

No. 116

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

Factual contents certified to by


City Solicitor /s/ G. Bruce Ward


Business Administrator /s/ Michael A. Scott

Prepared by City Solicitor's Office

Council Member GILLIAM presents the following Resolution:

WHEREAS, the City of Atlantic City, through its Division of Planning wishes to purchase property for the purpose of a public park and open space, commonly referred to as the Bungalow Park Replacement Basketball Court and Open Space Project in p/o Blocks 432 and 433; and

WHEREAS, the Second Ward of the City of Atlantic City has been documented to have the least amount of existing acreage of traditional park/playground recreational open space, and it is of the utmost importance to increase the open space opportunities for this area of the City; and

WHEREAS, the City of Atlantic City is the recipient of an Acquisition Grant from the Atlantic County Municipal Open Space Financial Assistance Program, and funding is also available in the Property Acquisition-Capital Bond Account number C04-09032-110-943; and

WHEREAS, the Chief Financial Officer has provided the Council of the City of Atlantic City with a Certificate of Funds showing the availability of funds for the purchase; and

WHEREAS, the City of Atlantic City, Division of Planning is requesting authorization for the Mayor of the City of Atlantic City to sign an agreement to purchase property in the City of Atlantic City known as Block 432, Lot 13, 310 N. New Jersey Avenue for the sum of \$25,000.00 for the above stated purpose; plus additional closing costs related to the Property, not to exceed \$5,000.00 per agreement. Both acquisition and closing cost payments are to be issued to the closing agent, Liberty Title Agency, Northfield, NJ as the Vendor, (Vendor # LIBER005) for both parties; and

WHEREAS, GERALD POSS, ESQ., as attorney in fact for SANFORD I. KARTZMAN, whose address is 8 Iris Court, Milltown, NJ 08850 and BARBARA GALGANO, whose address is 58 Voss Avenue, South Orange, NJ 07079 is the EXECUTOR of the ESTATE OF VICTOR P. GALGANO (deceased), and are the owners of;

BLOCK	LOT	ADDRESS	2010 LAND ASSESSMENT	PURCHASE PRICE
432	13	310 N. New Jersey Avenue	\$ 2,900.00	\$ 25,000.00

and they are willing to sell the property for the sum of \$25,000.00. The 2010 land assessment is \$2,900.00; and

WHEREAS, the City of Atlantic City, Division of Planning has received the required Green Acres Certified Land Appraisals, Environmental Reports, Property Surveys and Title Reports which support the acquisition of these properties.

WHEREAS, RIG Management, LLC, whose address is 26 East 52nd Street, Bayonne, NJ 07002 is the owner of:

BLOCK	LOT	ADDRESS	2008 LAND ASSESSMENT	PURCHASE PRICE
432	9	706 Harris Place	\$66,800.00	\$25,000.00

And they are willing to sell the property for the sum of \$25,000.00. The 2008 land assessment is \$66,800.00; and

WHEREAS, the City of Atlantic City, Division of Planning has received the required Green Acres Certified Land Appraisals, Environmental Reports, Property Surveys and Title Reports which support the acquisition of these properties.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Atlantic City, that: the Mayor is hereby authorized to execute and the City Clerk to attest to the Agreement of Sales and the acceptance of a deed and all documents necessary to effectuate the purchase and transfer of said properties referenced herein and said documents will be in a manner and form as shall be approved by the City Solicitor; and

BE IT FURTHER ORDAINED any Ordinance or parts of any Ordinance inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED this Ordinance shall take effect immediately upon its final passage and publication as provided by law.

October 28, 2008 3:10:55 PM

DO NOT USE SPACE BELOW THIS LINE

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.
MANCUSO	X						SCHULTZ	X					X
MASON	X				X		SMALL	X					
MOORE				X			TIBBITT	X					
ROBINSON	X						WARD	X					
MARSH, PRESIDENT								X					

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

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...JULY 9, 2008.....

Adopted on second and final reading after hearing on...JULY 23, 2008.....

Approved By.../s/ SCOTT EVANS.....Date...JULY 24, 2008.....By Council.....Ride _____ Aye _____ Nay

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

.../s/...ROSEMARY ADAMS.....City Clerk



Luzon, Inc.

222 Thies Road
Sewell, NJ 08080

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

DATE	INVOICE #
3/28/2012	873

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

Manager
Sergio Cardoso

PERIOD	TERMS	CONTRACT #	PROJECT NUMBER	PROJECT NAME
Mar-12	Upon Receipt	10-02172	10-020124-01	Remediation Services
ITEM CODE	DESCRIPTION	RATE	QTY.	AMOUNT
40324	Bungalow Park - 709 Mediterranean Avenue Tank removal (1,000 gallon UST's) Tank was filled w/ concrete and removal was not performed	1.35	1000	1,350.00
40324	Tank removal (1,000 gallon UST) Additional equipment and labor as required to address material in tank	1.35	1000	1,350.00
		3,000.00	1	3,000.00
40316	ID-27 Contaminated Soil disposal	30.00	159.87	4,796.10
40113	Waste Classification Testing	550.00	1	550.00
40316	Concrete and Asphalt disposal (tons)	28.00	30	840.00
40311	Certified clean fill	15.00	194.62	2,919.30
			TOTAL	\$ 14,805.40

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

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- 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
Bungalow Park 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

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="163,658.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="163,658.00"/>

*** 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:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: