

**GLOUCESTER TOWNSHIP
COUNTY OF CAMDEN, NEW JERSEY**

**REQUEST FOR EXPRESSIONS OF INTEREST (RFEI)
FOR THE REDEVELOPMENT OF**

**BLOCK 18403, LOT 20
553 BERLIN-CROSS KEYS ROAD**

SUBMISSION DEADLINE:

APRIL 30, 2024, 12:00 PM

**ADDRESS ALL SUBMISSIONS IN THE
FORM REQUIRED IN THE RFEI TO:**

Nancy Powers, Municipal Clerk
Gloucester Township Municipal Building
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

Responses to this RFEI must be submitted in a sealed envelope including the language “**Redevelopment Proposal**” on the outside of the envelope with eight (8) printed copies included therein. A PDF copy of the complete proposal saved on a USB flash drive shall also be included in the sealed submission.

1. PROJECT OVERVIEW

Gloucester Township of Camden County, New Jersey (the “**Township**”) is issuing this Request for Expressions of Interest (“**RFEI**”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “**Redevelopment Law**”), for the purpose of seeking a qualified redeveloper (the “**Respondent**” or “**Redeveloper**”) to enter into a public-private partnership under the Redevelopment Law to redevelop vacant and highly developable Township owned property identified as Block 18403, Lot 20, commonly known as 553 Berlin-Cross Keys Road, consisting of approximately 17 acres (the “**Property**”), located within the New Vision Redevelopment Plan (the “**Redevelopment Plan**”) Area.

The Township is seeking a qualified Redeveloper with an innovative proposal to develop the Property into a mixed-use development with a vision centered on economic growth and diversity and community vitality. Ultimately, the uses proposed on the Property may either be sold or leased by the Township depending upon the proposed conceptual redevelopment plans and financial terms presented. In addition, the Township is seeking a qualified Redeveloper that will incorporate within their proposal and privately finance and construct a potential Township police facility. At this time, the size of the facility has not been determined. However, it is expected for the police facility to not exceed 20,000 square feet and is intended to be sold and leased back to the Township. In addition to the Township police facility, the Township is requesting for the qualified Redeveloper to also incorporate an area for a cannabis cultivation and manufacturing facility upon the Property. The Township has received a letter of intent from a developer to develop this facility on the Property, and the Township is seeking incorporation of this use on the qualified Redeveloper’s proposal.

Qualified Redevelopers will have the flexibility to present their own vision during the selection and negotiation process. The Township anticipates that amendments to the Redevelopment Plan will likely be required and is willing to consider eligible applications for entry of a Financial Agreement under the Long Term Tax Exemption Law for certain components of the proposed redevelopment project contingent upon adequate need being presented. It is anticipated that the Township police facility will be tax exempt.

Through this RFEI process, the Township intends to identify the most highly qualified Respondent for the project, which also offers the highest probability of success and the best potential long-term economic return to the Township. The Township wishes to partner with an experienced and financially capable Redeveloper which shares its long-term vision for the

successful redevelopment of the Property into a vibrant part of the community and would be willing to work cooperatively with the Township through the pre-development, approval, and construction of the proposed redevelopment project.

Upon selection by the Township, the successful Respondent to this RFEI will be conditionally designated the Redeveloper of the Property and immediately be expected to commence exclusive negotiations to enter into a Redevelopment Agreement with the Township. Such negotiations may also include negotiation of Sale/Leaseback, Purchase and Sale, Ground Lease and/or Financial Agreements, as applicable.

2. SUBMISSION CONDITIONS & REQUIREMENTS

- A. **Township's Discretion.** This is not a procurement under the Local Public Contracts Law. Pursuant to the Redevelopment Law, the Township reserves the right to determine in its sole discretion whether any Respondents are qualified to be selected as the exclusive Redeveloper of the Property. The Township reserves the right to modify or terminate the RFEI process at any time. Receipt of submissions from Respondents to this RFEI in no way obligate the Township to enter into any Redevelopment or other Agreement with any party. All Respondents are solely responsible for any costs associated with preparing a response to this RFEI, which is at their own risk.
- B. **Confidentiality.** The information contained in all submissions made by Respondents will be held in confidence to the extent permitted by law (please mark any material you believe to be confidential, proprietary information as such). Any Agreement(s) eventually entered between the Township and the successful Respondent will become a public document upon adoption and execution.
- C. **Minimum Submission Requirements.** Although the Township encourages creativity in this RFEI process, please limit the format of your submission to standard letter sized (8.5 x 11 inch) documents, which should be bound and tabbed for easy review by the Township. Each Respondent should minimally provide the following information with their submission:
 - 1. **Transmittal Cover Letter.** The transmittal letter should include the name, telephone number and email for the Respondent along with the title and contact information for the primary contact for the Respondent. This letter should state the proposed legal structure of the Respondent or anticipated urban renewal entity (e.g., corporation, joint venture, limited partnership, etc.) and date of legal establishment.

2. **Development Team Summary.** To the extent known at this time, the Respondent should identify the members of its development team, including but not necessarily limited to professionals it anticipates using if designated as the Redeveloper. Relevant information, such as the Respondent's number of years in business, number of full-time employees, and history of the entity are beneficial to provide.
3. **Statement of Experience.** The Respondent should provide narrative examples of at least three (3) projects of similar scale and nature to what is being proposed along with photos, cost of development and a list of project partners, if any. If applicable, a listing of the Respondent's current real estate portfolio that demonstrates its development and real estate management experience.
4. **Proposed Concept Plan.** The Respondent shall include a conceptual redevelopment plan with its submission, which shall provide for a mixed-use development, along with the Township police facility and cultivation and manufacturing facility described above. The plan should generally note if amendments to the Redevelopment Plan are required. The plan should show other proposed uses with an approximate number of units or square footage and stories/heights being proposed along with generally laying out sufficient parking and proposed internal roadways. Any open space, recreation areas or amenities should be highlighted. Sample elevations or renderings of what is being proposed for each use type are encouraged, but not required. Detailed floor plans are not required to be provided at this time.
5. **Project Scheule or Phasing.** Respondent should provide a proposed project schedule and/or phasing schedule with its submission.
6. **Financial Offer.** The Respondent shall provide a financial offer to the Township either through a proposed purchase or lease of the Property, or portions thereof. This offer may contain terms and conditions, such as the entry of a Financial Agreement under the Long Term Tax Exemption Law.
7. **Statement of Financial Capacity.** The Respondent shall provide financial statements, preferably audited, for the three

previous fiscal years. The Respondent shall also disclose any defaults, bankruptcies, foreclosures, or litigation associated with any default. Respondent may provide any available evidence that demonstrates its financial capacity to engage in the planning and redevelopment of the Property.

8. **References.** The Respondent should provide financial and governmental references familiar with the Respondent's financing and development experience. All references should include a current phone number and email address.

9. **Additional Information.** Respondents are invited to provide any additional information they may deem relevant and helpful to the Township's consideration of its submission.

D. **Response to RFEI; Submission Instructions.** Responses to this RFEI must be submitted in a sealed envelope including the language "**Redevelopment Proposal**" on the outside of the envelope with eight (8) printed copies included therein no later than **12:00 p.m. on April 30, 2024** addressed to:

Nancy Powers, Municipal Clerk
Gloucester Township Municipal Building
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

A PDF copy of the complete proposal saved on a USB flash drive shall also be included in the sealed submission.

Postmarked proposals dated on the submission deadline, but received after the deadline will be deemed late and rejected. The Township shall not be responsible for the loss, non-delivery, or physical condition of proposals sent by mail or courier service. Electronic or faxed submissions will not be accepted except as specified.

The Township reserves the right to accept or reject any or all proposals received as a result of this RFEI, to negotiate with any qualified Redeveloper, or to cancel this request in part or in its entirety. Furthermore, the Township reserves the right to extend the time allotted for the RFEI submission should the Township deem that it is in its best interests to do so.

- E. **Questions to RFEI.** All communications concerning this RFEI, including any questions or requests for additional information regarding the RFEI, shall be made in writing and received by the Township by no later than **12:00 noon on March 27, 2024.** Such communications should be sent to Nancy Powers at nanpower@glotwp.com and Jenizza Corbin at jenizza.corbin@rve.com.

3. COMMUNITY OVERVIEW

The Township is one of the largest municipalities in Camden County, New Jersey covering an area of approximately 23.2 square miles (60.1 square kilometers). In terms of population, as of the 2020 United States Census, the Township had a population of approximately 66,000 residents. It ranks among the most populous Townships in Camden County, reflecting its significance as a residential and community hub within the region.

The Township's location plays a pivotal role in its economic development. Situated near major urban centers such as Philadelphia, the Township offers businesses access to a large consumer market and robust transportation networks, including the New Jersey Turnpike, Interstate 295, and Atlantic City Expressway. Its favorable business environment, supported by zoning policies and regulations, attracts companies seeking to establish or expand operations.

The Township's suburban setting and amenities contribute to a high quality of life, which in turn helps attract and retain a skilled workforce. Collaborative initiatives with local government agencies and business associations further enhance opportunities for economic growth and innovation. The Township features a variety of residential neighborhoods, parks, and recreational facilities, fostering a strong sense of community engagement. Residents enjoy a range of outdoor activities, community events, and festivals throughout the year.

With a strong commitment to education, the Township's public schools provide quality learning opportunities for students. Gloucester Township also boasts a thriving retail and dining scene. Overall, the Township's strategic location fosters a dynamic economic landscape while providing residents with employment opportunities and a desirable living environment.

4. PROPERTY OVERVIEW

The Property is located within the New Vision Redevelopment Plan Area. The Property was a former Nike Missile site, which has been vacant since 1974, encompassing approximately 17 acres, fronting Berlin-Cross Keys Road (County Route 689) in close proximity to the Atlantic City Expressway and other major county corridors, including Sicklerville Road (County Route 705), Williamstown Road (County Route 704), and New Brooklyn Road (County Route 706). The site borders Winslow Township to the south across Berlin-Cross Keys Road. Adjacent surrounding uses includes residential and commercial uses.

The Property was formerly used by the Department of Army for defense of Soviet bombers during the cold war. The base opened in 1956, was decommissioned in 1974, and has since remained vacant. Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (“**NJDEP**”) has issued a No Further Action Determination and Covenant Not to Sue letter dated December 1, 2004, acknowledging the completion of a remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation for the site.

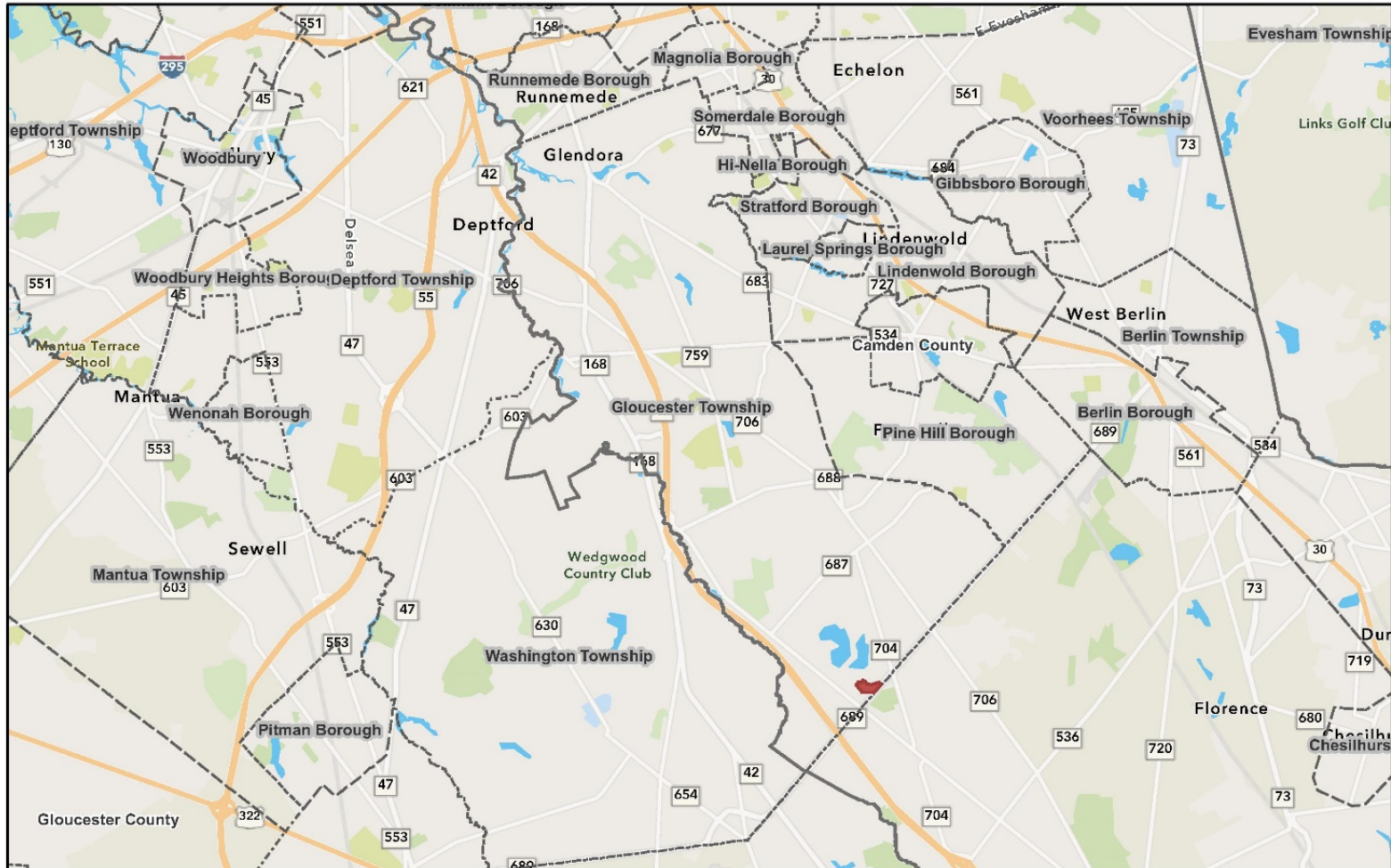
Respondents will have the flexibility to present their own vision during the selection and negotiation process. Any suggested modifications to the Redevelopment Plan will not be incorporated into the Township's Redevelopment Plan unless deemed by the governing body, in its sole discretion, to be acceptable and beneficial to the Township.

5. SELECTION/EVALUATION CRITERIA

The Township will initially evaluate each submission for completeness and clarity. The Township may seek additional clarification and/or request missing information before undertaking its evaluation. If requested, Respondents will have a limited time in which to provide such clarifications and/or missing information. Proposals which are incomplete at initial submission will not necessarily be rejected, but all Respondents are urged to prepare and present proposals which are as complete as possible under the time constraints imposed by the RFEI submission deadline.

As it conducts its evaluation, the Township will apply criteria that generally measure how each proposal fulfills the goals and objectives set forth in this RFEI. In particular, the Township is going to focus on the Respondent's: (1) experience and ability to complete the proposed project in a timely fashion; (2) the quality of the conceptual redevelopment plan presented; and (3) the terms of the proposed financial offer. Pursuant to the Redevelopment Law, the Township reserves the right to determine in its sole discretion whether any Respondent's submission is most beneficial to the Township to be selected as the exclusive Redeveloper of the Property.

Local Map



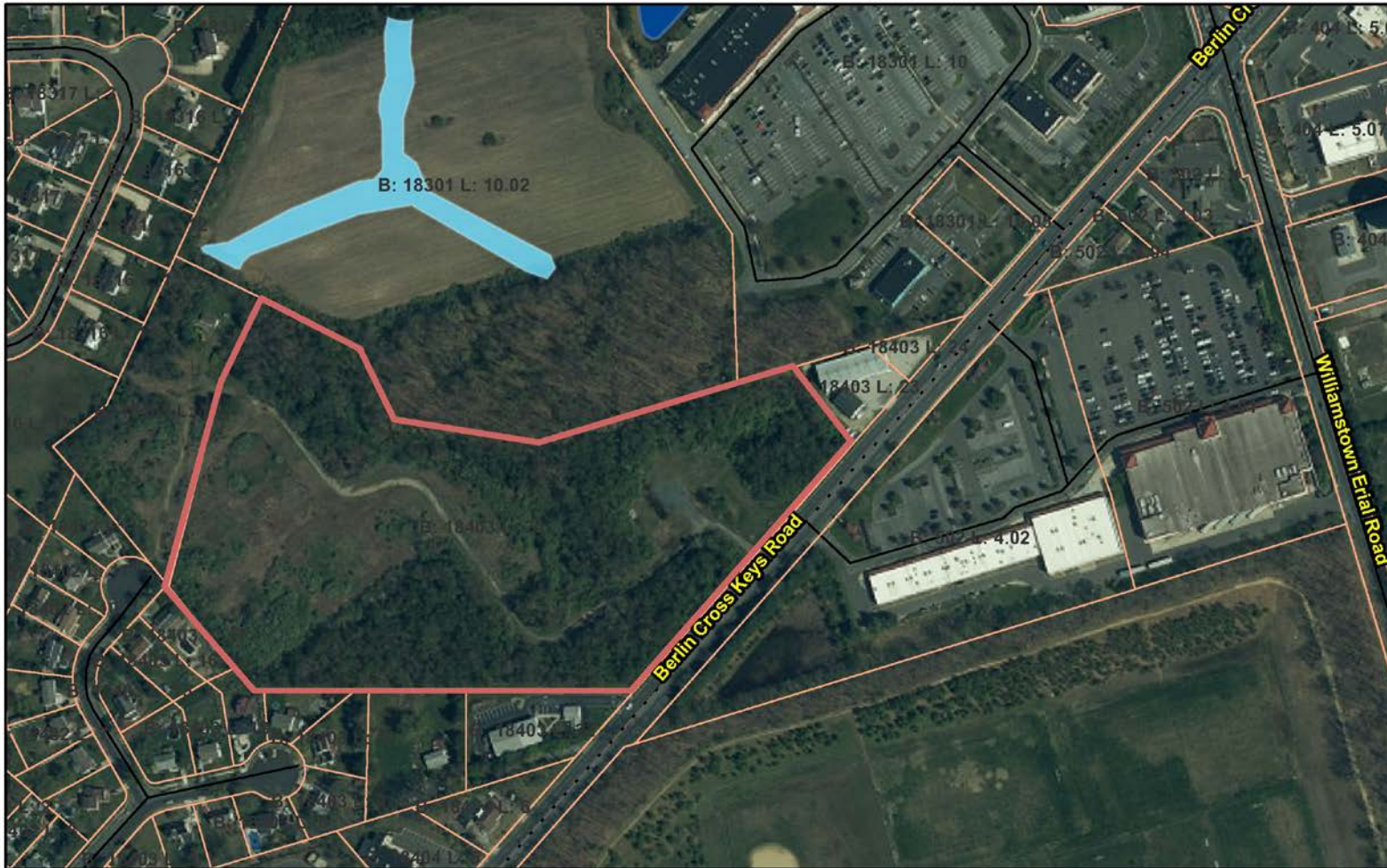
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Override 1
 Municipalities
 County Boundaries

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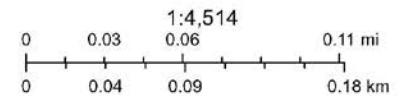
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Project Site Aerial



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- Water Bodies
- Wetlands (2012)
- Override 1
- County Boundaries
- Municipalities
- Parcels Data (Block and Lot)
- Road Centerlines of NJ



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