

RESOLUTION NO. 2021- 326

RESOLUTION AUTHORIZING THE ECONOMIC DEVELOPMENT DIRECTOR TO ISSUE A REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF CERTAIN CITY OWNED PROPERTY NOT NEEDED FOR PUBLIC PURPOSES KNOWN AS 9 SOUTH 7TH STREET, BLOCK 4003, LOT 20 ON THE TAX MAP OF THE CITY OF VINELAND.

WHEREAS, on March 23, 2004, the City Council of the City of Vineland adopted Ordinance 2004-25, An Ordinance Adopting the Center City Redevelopment Plan consistent with Resolution 5203 of the Planning Board of the City of Vineland to allow for the stabilization and rehabilitation of certain portions of center city in need of rehabilitation in accordance with N.J.S.A. 40A:12A-1 et seq.: and

WHEREAS, the City of Vineland is the owner of certain property within the Main Street District of the Center City Redevelopment Plan known as Block 4003 Lot 20 on the tax map of the City of Vineland (Property) which is not needed for public purposes and is desirous of receiving proposals for the redevelopment of the Property in accordance with the permitted uses in the Main Street District; and

WHEREAS, N.J.S.A. 40A:12A-8 (f) authorizes the City of Vineland to “arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof...” and the City Council finds it to be in the best interest of the City in furtherance of the Redevelopment Plan to request proposals of any public agency or redeveloper for plans to consider for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that the Economic Development Director is hereby authorized to issue a request for proposals for the redevelopment of Block 4003 Lot 20 on the tax map of the City of Vineland for review and determination of the possibility of the redevelopment of the same.

Adopted:

President of Council

ATTEST:

City Clerk

**- City of Vineland -
Center City Redevelopment Area**

Request for Proposals

**For 9 S. Seventh St.
(Block 4003, Lot 20)**

Issued

July 14, 2021

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A. Overview

In May 2004, the City of Vineland adopted a Redevelopment Plan for its Center City Redevelopment Area. The Plan provides a guide to a future Center City area of businesses, residences, institutions and green space working in concert to provide a thriving area for commerce, culture, habitation and recreation. One of the strategies for bringing that vision to life is to turn unused or underused properties into productive strands of the Center City fabric.

In keeping with that strategy, the City of Vineland is issuing this Request for Proposals (RFP) for the redevelopment of the property located on a vacant lot on 9 S. Seventh Street in the Main Street District of our downtown redevelopment area. It is the City's intention to identify and select a qualified and experienced redeveloper that transforms the crucial property in the heart of our Main Street into an attractive, functional property that would also complement the downtown shopping area.

B. The Redevelopment Property

The property to be redeveloped is Block 4003, lots 20. The lot has a 75' frontage on S. Seventh St., and is 150' deep and also has 50' frontage on E. Elmer St. and is 75' deep. The property is a vacant lot.

There is an underground 5500 gallon storage tank that went through the Closure of an Underground Storage Tank process with DEP on the adjacent property, lot 23, which at one time had a building sitting on both lots. An RAO was completed with no restricted use. The RAO did not give any mention of lot 23.

C. Redevelopment Uses

The property to be redeveloped is located in the Main Street District of the Center City Redevelopment Area. As such, the primary permitted uses on the first floor within the Main Street District are:

- Retail Sales and Service
- Business and Professional Offices
- Restaurants
- Banks

The permitted uses on the second floor are:

- Offices
- Residential

Prohibited uses include:

- Drug Treatment Center
- Substance Abuse Center
- Laundromat
- Tattoo Parlor

Although the Main Street District does not permit residential use on the first floor, Vineland City Council is empowered to amend the Redevelopment Plan. Because this property is located on a side street and not the Main Street proper, the City Council will consider proposals with residential on the first floor as well as upper floors.

D. Project Requirements

By responding to this RFP, the successful applicant acknowledges its obligation to comply with all of the requirements set forth in this section.

1. Project site transfer

The project site is currently owned by the City of Vineland. The city will sell the site to the selected redeveloper at a price to be negotiated. The Financial Plan submitted as part of the response to this RFP should include the applicant's proposed price for purchasing the site.

2. Governmental approvals and environmental conditions

The selected redeveloper will be required to plan the entire project site and obtain site plan and all other required permits and approvals from city, county, state, federal and other public agencies.

Aside from information provided in the property description above, a copy of the environmental RAO for the adjacent lot is included in the appendix. Although the owner of the property that obtained the RAO owned both lots 20 and 23, which had a commercial building on the property at the time, the RAO only mentions lot 23. This would be part of the redeveloper's due diligence.

3. Planning and Zoning

All proposals must be consistent with the Center City Vineland Redevelopment Plan or indicate the justification for proposed deviations from the Redevelopment Plan, such as those noted in the "Redevelopment Uses" section above.

4. Redeveloper Agreement

The selected redeveloper agrees to negotiate a redeveloper agreement with the City of Vineland in a timely manner. The redeveloper agreement will set forth the terms of the redevelopment project, including final use, timelines, financing, tax abatements and other permitted covenants to protect the interests of both the City and the redeveloper.

E. Proposal Requirements

By responding to this RFP, the applicant should provide the following in the order set forth below:

1. Cover letter

The cover letter must include the name and a brief description of the applicant, i.e., a corporation, partnership, etc., and contact information for the individual who can answer questions about the proposal. It must be signed by an officer or other representative of the applicant who is empowered to sign the proposal and to commit the applicant to the obligations contained in the RFP.

2. Project concept and proposed schedule

The proposal must include a description of the proposed redevelopment project. Provide details on the use of the building and appearance of the property once the project has been completed.

The estimated time schedule for start and completion date of the project.

3. Anticipated benefits

Describe the benefits to the community that would result from completion of the proposed project. Such benefits could include – but not limited to – taxes generated; jobs created, economic impact, aesthetic improvements to the area, and quality of life.

4. Relevant experience

Provide information on the background and experience of the applicant, which includes a narrative description of the history and background of the redeveloper. A description of prior projects similar in concept and scope to the one proposed in this RFP should be included.

5. Financial capacity and status

The redeveloper must submit information to demonstrate that it has obtained or can obtain and will commit the requisite equity and debt financing in an amount necessary to implement and complete the project. Such information includes two years of tax returns, financial statements for the company and a personal financial statement.

6. Project cost, financing plan and cash flow

Provide the following:

- A sources and uses statement for the project that itemizes all anticipated costs, including acquisition costs.
- A 5-year pro forma for the operation of the property following redevelopment

7. Proposal Submission

Five (5) copies of the proposal should be submitted to:

Sandy Forosisky, Director of Economic Development
City Hall
640 E. Wood Street
4th floor
Vineland, NJ 08360

Any questions on the RFP should be addressed to sforosisky@vinelandcity.org.

All proposals are due by 10 a.m. on August 11, 2021.

F. Selection Process, Criteria and Timeline

1. Process

Vineland City Council, as the Redevelopment Entity for the Center City Redevelopment Area, will select the developer from the submitted proposals for the redevelopment of the property. The Redevelopment Entity reserves the right to reject all proposals submitted in response to this RFP or to negotiate terms in selected proposals.

The developer selected from the submitted proposals will receive Designated Redeveloper status. A Memorandum of Understanding will be executed with the City. Thereafter, the City will begin to negotiate various terms of a Redeveloper Agreement with the selected Redeveloper. Upon completion of negotiations, a Redevelopment Agreement will be executed.

2. Criteria

- The selection of a developer to this RFP will be based on the content of responses to this RFP. The criteria for selection will consist of:
- Proposed use of property - The Redevelopment Entity will evaluate and consider the desirability, feasibility, timeliness and compatibility of the proposed use with the surrounding community and the goals of the Center City Redevelopment Plan.
- Applicant's capacity - The Redevelopment Entity will evaluate and consider the experience and success of the applicant in the development and operation of similar projects.
- The applicant's anticipated public assistance, if any, from the City and anticipated purchase price of property.

3. RFP process schedule

- | | |
|--|--------------------|
| • Release of Request for Proposals | July 14, 2021 |
| • Submission of Proposals | August 11, 2021 |
| • Designation of Redeveloper | September 14, 2021 |
| • Execution of Redeveloper's Agreement | October 14, 2021 |

G. Appendix

- Tax map of property
- Aerial view of property
- Proposed site plan for adjacent lot 23
- Environmental summary of property







Mr. Peter D'Amico
2035 E. Landis Ave
Vineland, NJ 08361

March 11, 2015

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Area of Concern: Closed In-Place 10,000-gallon No. 2 Heating Oil/Diesel UST and no other areas

Case Name: 7 SOUTH 7TH STREET
Address: 7 SOUTH 7TH STREET
Municipality: Vineland
County: Cumberland
Block: 4003 Lot: 23
Preferred ID: 649880
Document # N14-9740

Dear Mr. D'Amico:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the area of concern specifically referenced above. I directly oversaw and supervised all of the referenced remediation, and personally reviewed and accepted all of the referenced remediation, and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Site Investigation as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

Response Action Outcome
7 South 7th St., Vineland, NJ
March 3, 2015

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, Peter D'Amico, Owner of 7 South 7th Street and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES

Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Licensed Site Remediation Professional Board conducts an investigation of the



Response Action Outcome
7 South 7th St., Vineland, NJ
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Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (609) 387-5553.

Sincerely,



David J. Carlson,
Licensed Site Remediation Professional #581780

Attachment(s): Mr. Ruben Bermudez, Mayor, City of Vineland
Mr. Keith Petrosky, RMC, Municipal Clerk, City of Vineland
Mr. Robert Aussenberg, Director of Licenses & Inspections, City of Vineland
Ms. Megan Sheppard, Director/Health Officer, Cumberland County

