

**BOROUGH OF SWEDESBORO
KINGS HIGHWAY DOWNTOWN
REDEVELOPMENT PROJECT**

SWEDESBORO, NEW JERSEY

REQUEST FOR QUALIFICATIONS

and

REQUEST FOR PROPOSALS

for

Redeveloper

I. INTRODUCTION

The Borough of Swedesboro (“Borough”) is seeking a Redeveloper for a portion of the Kings Highway Downtown Redevelopment Project encompassing nearly one acre of property. The project has been adopted by the Borough Council of Swedesboro and the Planning Board of Swedesboro. The particular project area consists of property located along the north side of Kings Highway, between Ashton Avenue and Allen Street. The foregoing property is hereinafter referred to as the “Kings Highway Downtown Project.”

The project is an extension of the Borough’s ongoing downtown revitalization program which was duly adopted by the Borough in May 2005 in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. Concurrent with the designation of the redevelopment area, the Borough adopted a Central Business District (“CBD”) Redevelopment Plan which regulates development within the “Kings Highway Downtown Project”. (A copy of the Redevelopment Plan is available; contact M. James Maley, Esquire, Maley & Associates, A Professional Corporation, 931 Haddon Avenue, Collingswood, New Jersey 08108 or (856) 854-1515.) The purpose of the Kings Highway Downtown Redevelopment Project is to develop the site comprehensive plan that will allow and encourage its redevelopment in a manner that is consistent with the Redevelopment Plan and character of the area, in order to further enhance the downtown commercial area.

The Borough hereby invites development firms to submit a Statement of Qualifications and Proposal to potentially be designated as the Redeveloper for the Kings Highway Downtown Redevelopment Project Area in Swedesboro, New Jersey. The public advertisement constitutes the Borough’s formal solicitation to determine the interest of qualified development firms and their proposed vision in the aforementioned project.

II. SWEDESBORO BOROUGH

The Borough of Swedesboro is one of the twenty-four municipalities located within Gloucester County. The County is strategically located near the midpoint of the Boston/Washington corridor. Swedesboro is immediately accessible to the NJ Turnpike, Route 295, Route 95 and Routes 55, 322 and 47, and only twenty minutes by car outside of Philadelphia. Travel to New York City and Washington, D.C. are two and three hours, respectively. Swedesboro is a suburban community that prides itself on its historical makeup, yet remains an economically viable business district with a unique mix of businesses.

The Swedesboro area is a rural community, rich in history with a quaint and attractive “Main Street” shopping/professional district. It has a good location, with good access to the major roadways in the region. These provide convenient access to the employment centers in the region. The municipality has a stable population base, reflective of an area with limited lands for development.

Swedesboro is bisected by Kings Highway, also known as County Route 551. County Routes 605, 666, and 667 also are located in the Borough. The Borough has convenient access to Route 322, the Commodore Barry Bridge into Pennsylvania, Interchange #2 of the New Jersey Turnpike and Route 295.

Kings Highway acts as the Borough’s “Main Street”. Woolwich Township, the fastest growing community in New Jersey, utilizes Swedesboro’s “Main Street” as its own. Uses along “Main Street” are primarily commercial in character. They include professional offices, retail stores, a funeral home, Botto’s Italian Line Restaurant and Market and Tavros 13 (formerly the Swedes Inn), constructed and operated as a restaurant/tavern since the late 1700’s. Tavros 13 is currently undergoing a total renovation under new ownership and is expected to re-open in July 2012.

As you can see there are many exciting things going on and planned for the Borough of Swedesboro. We hope you join us and become part of the intricate tapestry of this vibrant South Jersey community.

III. LOCATION OF THE REDEVELOPMENT AREA

A map outlining the boundaries of the redevelopment project is attached as Appendix A of this RFQ/RFP. The site encompasses the following parcels as identified on the Tax Map of the Borough of Swedesboro:

The Borough has consolidated the following lots as previously identified on the Tax Map of the Borough of Swedesboro: Block 26, Lot 9, Block 26, Lot 10.01, Block 26, Lot 10 and Block 26, Lot11.

IV. THE KINGS HIGHWAY DOWNTOWN PROJECT AREA

DESCRIPTION OF CONSOLIDATED LOTS

The Parcel consists of a consolidated lot area of approximately 35,284 square feet or 0.81 acres. The site has 176 feet of frontage on Kings Highway and has access to all public utilities. The property was acquired by the Borough of Swedesboro through a negotiated sale. The Parcel is completely clear of all structures, trees, etc., and an easement has been established to allow egress from the Parcel to Second Street.

The Kings Highway Downtown Project is located in a prime commercial area. Given the area's location, transportation access, proximity to the Main Street and historical development pattern, it is reasonable to expect that this area would have a great degree of developmental potential.

V. PROJECT CONCEPT

This RFQ/RFP is an invitation to submit a proposal for the purchase of and development of the entirety of the Kings Highway Downtown Project.

The Borough encourages proposals which include the engineering and construction, funding and total development of the Kings Highway Downtown Project. The Borough will consider proposals for acquisitions of the lands, or any other ownership or developmental relationship for completion of the redevelopment. The Borough will consider any step deemed necessary to accomplish the redevelopment.

The Project Goals include:

- ◆ The planning and development of the redevelopment area as a primarily commercial, retail and/or office area compatible with the surrounding neighborhood. A residential component above the uses described is desired.
- ◆ An aggressive schedule for completion of this project.

The project may include infrastructure improvements as determined by the accepted design plan.

Finally, construction of new structures and complementary facilities that are consistent with the land use pattern of the surrounding areas are encouraged.

VI. WHAT WE ARE SEEKING IN A REDEVELOPER

The Borough is seeking to designate a Redeveloper with experience in urban and suburban redevelopment of mixed-use commercial, retail and residential housing. Additionally, the Borough seeks creative proposals that have the potential for

employment and tax ratable generation while maintaining an aesthetically attractive environment.

The Master Redeveloper must have financial resources that can be demonstrated in the response to this RFQ/RFP.

VII. REQUIRED INFORMATION IN YOUR RESPONSE

The response to this RFQ/RFP must include at a minimum the following information (if joint venture, information on all companies must be included):

- A. A detailed description of your company and any member of your development team and its real estate development history. Include resumes of principals of your company and any other firm with significant project responsibility.
- B. The attached Developer Information Form (signed by the authorized officer).
- C. A listing of relevant development projects with detailed information as to the nature, size, scope, cost, date of the project and amount of debt issued and equity raised. Please include photographs of each project.
- D. Five references including current telephone numbers (including financial institutions).
- E. Proposed compensation to the Borough for the Parcel. A minimum bid of \$550,000 is required.
- F. Proposed site plan and use, including sketch and/or schematic design of the proposed facility/facilities and their intended use(s), construction plans and estimated costs of rehabilitation.
- G. Timetable, including closing, rehabilitation and completion.
- H. Proposed financing.
- I. Financial statements of your company for the previous five (5) years and any and all documents to demonstrate financial capability to complete the proposed project.

Please note that the development of the site will require Planning Board approval of the site plan. The Borough has instituted an expedited review process and anticipates a closing as soon as possible. The successful proposal will result in the execution of a Redeveloper's Agreement requiring the development of the project as set forth in your proposal or as additionally agreed to between the redeveloper and the Borough, pursuant to N.J.S.A. 40A: 12A-1 et seq.

Although the Borough encourages creativity in this RFQ/RFP process, please limit the format of your response to standard letter size documents, which should be bound and tabbed for easy review by the evaluation team. Other visual materials, if any, should be approximately 24" by 36" and on rigid board for presentation. Please provide 5 copies with your response to this RFQ/RFP. You are responsible for any additional copies requested by the Borough.

Your firm will be responsible for all costs of preparation of the response to the RFQ/RFP. The Borough will not return any materials submitted.

VIII. THE SELECTION PROCESS/CRITERIA

Upon review and evaluation of the RFQ/RFP submission, the Borough will identify redevelopment firm(s) they deem qualified to perform the project and evaluate the proposals accompanying their submissions. Failure to submit a proposal will disqualify a firm from the selection process. The Borough is not required to and shall not conduct any debriefings subsequent to its decision.

The Borough will evaluate the RFQ/RFP submissions based on the following criteria and such other factors as they deem relevant:

- ◆ Experience and success in developing similar projects
- ◆ Schedule for completion of the project
- ◆ Length of time the firm has been in business
- ◆ Experience of the project manager, key personnel, and project team
- ◆ Financial stability and capabilities
- ◆ Experience in developing and negotiating financial packages
- ◆ Experience with the public sector in the development of projects
- ◆ Conformance of project concept with the goals of the project partners

The Borough reserves the right to select one or more developers to negotiate with and will award an agreement to purchase and develop in accordance with the submitted plan and/or negotiated proposal.

IX. DUE DATE AND PRINCIPAL POINT OF CONTACT

Responses to this RFQ/RFP are due in the office of the Borough of Swedesboro before noon on July 10, 2012 and should be addressed to the attention of:

Tanya Goodwin, Clerk
Borough of Swedesboro
Municipal Building
1500 Kings Highway
Swedesboro, NJ 08085
(856) 467-0202
tgoodwin@swedesboro.comcastbiz.net

Please transmit 5 complete sets of your response packet to the above address. Presentation board should be brought to the scheduled presentations.

Questions on this RFQ/RFP, inquiries should be directed to M. James Maley, Esquire, at (856) 854-1515, jmaley@maleyassociates.com .

The Borough reserves the right to make any and all decisions regarding the selection of a redeveloper or redevelopers and to waive any formality and to take any action that the Borough determines, in its sole discretion, to be in the best interest of the Borough. The Borough reserves the right to reject any and all statement of qualifications or proposals in the sole discretion of any of the project partners. The provisions of the RFQ/RFP are made for the benefit of the Borough, and no right shall be deemed to accrue to any person submitting a statement of qualifications or proposal by reason of the submission of any statement of qualification or proposal, or by the waiver or non-enforcement of any provisions or requirements of the RFQ or RFP or by reason of any term or terms thereof.

If you have any questions or concerns, please contact:

Tanya Goodwin, Clerk
Borough of Swedesboro
Municipal Building
1500 Kings Highway
Swedesboro, NJ 08085
(856) 467-0202
tgoodwin@swedesboro.comcastbiz.net

M. James Maley, Jr., Esquire
Redevelopment Counsel
Maley & Associates
931 Haddon Avenue
Collingswood, New Jersey 08108
(856) 854-1515
jmaley@maleyassociates.com

**BOROUGH OF SWEDESBORO
REDEVELOPER INFORMATION FORM**

REDEVELOPER

- A. Legal Name of Redeveloper: _____
- B. Corporation, Partnership or Sole Proprietorship: _____
- C. Date of Establishment: _____ State : _____
- D. Address of Redeveloper: _____

- E. Telephone #: _____
- F. Fax # _____
- G. E-mail Address: _____
- H. Website Address: _____
- I. Name of Contact: _____ Title : _____
- J. Other Members of Redeveloper's Team:
- K. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the Redeveloper, must be set forth as follows:
1. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10 percent of any class of stock.
 2. If the Redeveloper is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body of the organization.
 3. If the Redeveloper is a partnership, each partner, whether general or limited partner, and either the percent of interest or a description of the character and extent of interest or ownership of the partnership.
 4. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of such interest.

5. If the Redeveloper is some other entity, the officers and each person having an interest of more than 10 percent.
6. State any relationship or interest, either direct or indirect with any member of the governing body of the Borough of Swedesboro, the County of Gloucester or any of its agencies or authorities, the State of New Jersey or any of its agencies or authorities.

CERTIFICATION

The undersigned is a duly appointed officer of the Redeveloper and has reviewed, understands and accepts the terms and conditions of this Request for Qualifications and Request for Proposals as set forth herein. The undersigned further affirms that he/she is authorized to submit this response to the Borough of Swedesboro. The Redeveloper understands that this response is a public document and is subject to public disclosure under the New Jersey Open Public Records Act and other common and applicable laws.

The undersigned further acknowledges that the Redeveloper has had an opportunity to visit the site of the Redevelopment Project, has familiarized itself with the legal requirements applicable to the Redevelopment Project, has made an independent investigation it deemed necessary and has satisfied itself as to all conditions affecting cost or performance of the Redevelopment Project.

I, THE UNDERSIGNED, BEING DULY SWORN UPON MY OATH SAY: The information contained in the response and in all attachments submitted herewith is to the best of my knowledge and belief true, accurate and complete. I have the authority to submit this response to the Borough on behalf of the Redeveloper. I understand that if such information is willfully false, I am subject to criminal prosecution under N.J.S.A. 2C: 28-2 and that the Borough, at their sole discretion, may reject or make any decision within their power on the selection of Redevelopers under this redeveloper selection procedure.

NAME OF REDEVELOPER _____

SIGNATURE _____

NAME (PRINT OR TYPE) _____

TITLE _____

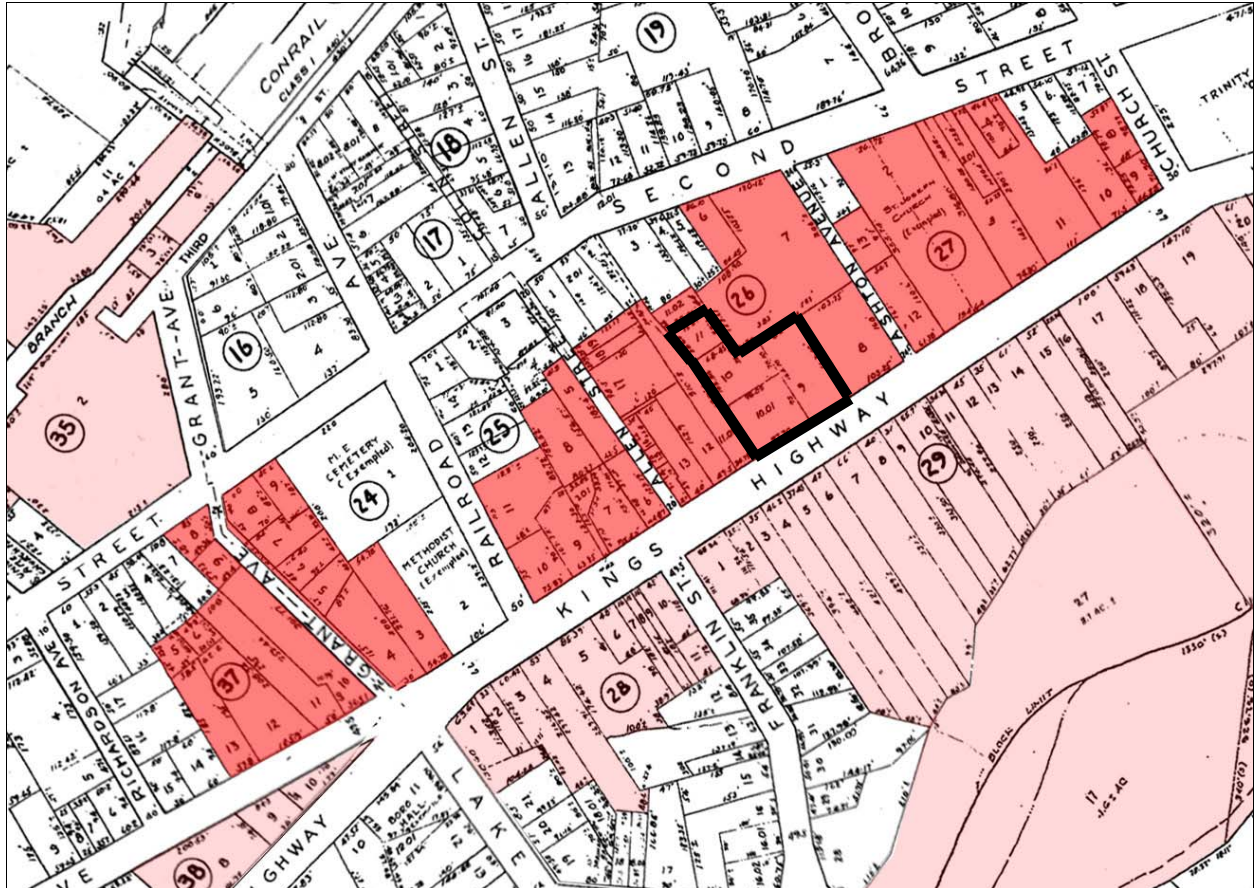
DATE _____

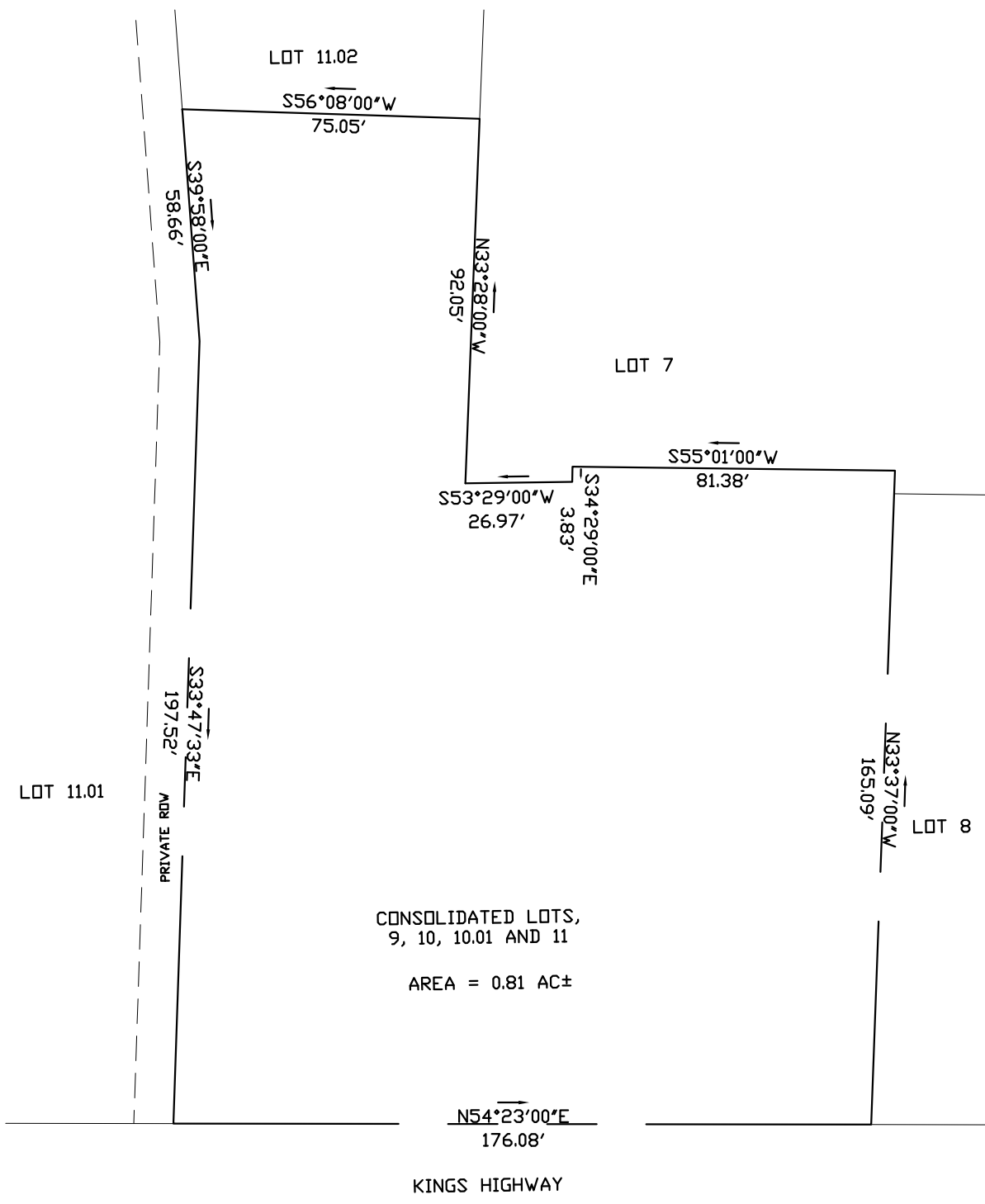
Subscribed and sworn
before me this ___ day of
_____, 2012.

Notary Public
My Commission expires:

APPENDIX A

Study Area: Kings Highway Core (north)
(Indicated by the darkly shaded region)





CONSOLIDATED LOTS,
9, 10, 10.01 AND 11

AREA = 0.81 AC±

KINGS HIGHWAY

September 8, 2011
F&A File No. 11175

Deed Description
Combining Lots 9, 10, 10.01 and 11 Block 26
Borough of Swedesboro Gloucester County New Jersey

All that certain lot, parcel or tract of land situated in the Borough of Swedesboro, County of Gloucester and State of New Jersey, and being further described as follows:

Beginning at a point in the northwesterly line of Kings Highway (County Route No. 551; 33.00' from centerline) at the division line between Lot 11.01 and Lot 10.01, Block 26, and extending; thence

1. N54°23'00"E along the said northwesterly line of Kings Highway, extending along the lines of Lot 10.01 and Lot 9, Block 26, a distance of 176.08', more or less, to a point in the line of Lot 8, Block 26; thence
2. N33°37'00"W along the line of said Lot 8, a distance of 165.09', more or less, to a point in the line of Lot 7, Block 26; thence
3. S55°01'00"W along the line of said Lot 7, a distance of 81.38', more or less, to a point, corner to same; thence
4. S34°29'00"E continuing along the line of Lot 7, Block 26, a distance of 3.83', more or less, to a point, corner to same; thence
5. S53°29'00"W continuing along Lot 7, Block 26, a distance of 26.97', more or less, to a point, corner to same; thence
6. N33°28'00"W still continuing along the line of Lot 7, Block 26, a distance of 92.05', more or less, to a point in the line of Lot 11.02, Block 26; thence
7. S56°08'00"W along the line of said Lot 11.02, a distance of 75.05', more or less to a point in the line of Lot 11.01, Block 26; thence

8. S39°58'00"E along the line of said Lot 11.01 and along the northeasterly line of a 10' wide right-of-way, a distance of 58.66', more or less, to an angle point in same; thence
9. S33°47'33"E continuing along said lines, a distance of 197.52', more or less to the POINT AND PLACE OF BEGINNING.

Above description contains 0.81 acres of land, more or less.

Said description is for reference purposes only. This description is derived from existing deed and tax map information. A field survey of the premises was not performed by this office. The described property may be subject to easements, covenants and restrictions of record, if any, and unknown to this Surveyor.

FEDERICI & AKIN, PA

Edward F. Kuhn, Jr., P.L.S.
N.J.S.P.L.S. License No. 37198

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