

City of Lambertville

Request For Expressions of Interest

Closson Property Farm Market

The City of Lambertville Is Seeking Market Interest in a Redevelopment Opportunity for the Closson Property Farm Market

The City of Lambertville (the “**City**”) seeks qualified developers or redevelopment teams (“**Respondents**”) to respond to this Request for Expressions of Interest (“**RFEI**”) with submissions for conceptual proposals and statements of their qualifications to develop the farm market portion the property within the City identified on the tax maps of the City as Block 1002, Lot 41 (the “**Site**”). The Site is within the Closson Tract Redevelopment Area and is adjacent to North Union Street/New Jersey State Route 29.

The City is seeking submissions for conceptual proposals for the Site that will allow development and/or revitalization of the existing farm market for the benefit of the City and its residents.

The City seeks to identify Respondents with the ability and capacity to commence redevelopment of this portion of the Closson Tract Redevelopment Area and revitalization of the Site. Respondents should demonstrate a background of real estate, development and financing experience, including successful past experience with similar private/public development ventures.

All submissions are prepared at the cost and expense of the prospective purchaser/developer who proposes a project in response to the RFEI. The City is not responsible for paying for any of the costs or expenses associated with the preparation of responsive submissions.

Any successful Respondent is required to comply with requirements of the Law Against Discrimination, P.L. 1975, Ch. 127, N.J.A.C. 10:5-31, et seq., the Affirmative Action Rules, N.J.A.C. 17:27-1.1, et seq, the Americans with Disabilities Act of 1990, 42 U.S.C. §2101, et seq.

Respondent and its contractors and subcontractors must at all times comply with all applicable obligations pursuant to The New Jersey Campaign Contributions and Expenditure Reporting Act, N.J.S.A. 19:44A-1, et seq., and any local or municipal restrictions adopted in accordance with said Act, including but not necessarily limited to Section 2-13 of the City Code of Ordinances, “Public Contracts to Certain Contributors,” adopted March 18, 2021 by Ordinance No. 02-2021.

This RFEI constitutes an invitation for responsive submissions to the City, and does not represent an offer, obligation or agreement on the part of the City. The City reserves the right to protect the best interests of the City, to waive any technical errors, to reject any submission (or any part thereof) for any reason whatsoever, or to reject all submission for any reason whatsoever. The City reserves the right at any time to withdraw this RFEI or modify the schedule or requirements set forth herein.

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Questions regarding this RFEI or the Site should be submitted via email to: Cynthia L. Ege, CMR/RMC at cityclerk@lambertvillenj.org with a copy to William P. Opel, Esq. at wopel@msbnj.com no later than 4:00 pm on October 21, 2022. Responses to questions will be posted on the City website on October 25, 2022. **Respondents should check the City's website periodically for updates to this RFEI as well as any responses to questions (<https://lambertvillenj.org>).**

If Respondents would like to request a site visit, please contact the City Clerk, Cynthia L. Ege, CMR/RMC at cityclerk@lambertvillenj.org.

The City reserves the right, if it is deemed to be in the public interest, to enter directly into negotiations with one or more Respondents, or to issue a "request for proposals" in order to advance the planning and disposition process. This RFEI does not commit the City to any disposition process or to enter into negotiations with any Respondent. While every effort has been made to provide accurate factual information within this RFEI regarding the Closson Tract Redevelopment Area, including the Site, the City is not bound by any of the statements or assumptions set forth herein.

1. City of Lambertville

Transformed by the Industrial Revolution from an agrarian economy to a hub for manufacturing, commerce, and transportation, the City is now a regional destination. The City was an important location during the Revolutionary War. Washington's Army encamped where a bank now stands on Bridge Street and slept at the Holcombe Farmstead on North Main Street.

Named one of the most picturesque small towns in New Jersey by USA Today and one of America's 15 prettiest towns by Forbes, the City is a special place to visit and a great place to live.

With its Zagat-rated restaurants, thriving arts and antique community, unique specialties shops and award-winning hotels, the City has become a year-round destination.

The City prides itself on its natural beauty and small-town friendliness. Well-maintained historic homes and commercial buildings, as well as protected open space and parks and river views, provide attractive features for all visitors. All of these features contribute to the high quality of life enjoyed by the City's nearly 4,000 residents.

2. Environmental

The City does not make any representations or warranties regarding the condition of the Site, its suitability for any particular use, or the legal ability of the Site to be used for any particular use. Respondent should not rely on the information contained in this RFEI, but instead should conduct their own investigation and

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inquiry regarding the Site, and independently assure themselves of the environmental conditions and regulations affecting the Site.

3. Documents Regarding Site

The following documents are attached as exhibits to this RFEI:

1. Closson Tract Redevelopment Area Study;
2. Aerial photograph of the Site.

A redevelopment plan will be prepared for the Site. The City will entertain submissions that would require amendments to this plan, if necessary.

4. Development Program Goals

The City seeks development submissions which maximize the Site’s potential and benefit and complement the surrounding area. Specifically, the City seeks proposals for the Site which address one or more of the following:

- Creation of new employment opportunities,
- Creation of new development opportunities,
- Maximization of economic value to the City,
- Redevelopment of the site in accordance with the City’s goals and objectives; and

At this time, the City is not considering a proposed project that includes a residential component. Respondents should otherwise consider the Site a “blank slate.”

5. RFEI Submission Requirements:

General Requirements and Deadlines:

Respondent must supply three (3) paper copies and one (1) electronic copy (on CD, PDF or USB drive format preferred) of their submission. All submissions must be delivered no later than **4:00 p.m. EST on NOVEMBER 4, 2022, CITY OF LAMBERTVILLE, 18 YORK STREET, LAMBERTVILLE, NEW JERSEY 08530**. Submissions may be submitted in person or may be sent by U.S. certified mail return receipt requested, or by private courier service. The City shall not be responsible for the loss, non-delivery, or physical condition of submissions sent by mail or courier service. Emailed submissions will not be accepted.

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All submissions will become the property of the City and will not be returned to the Respondent.

For further information, contact City Clerk Cynthia L. Ege, CMR/RMC at cityclerk@lambertvillenj.org

The following dates shall apply to the RFEI response process.

Issuance of RFEI	September 6, 2022
RFEI Questions Due	October 21, 2022 at 4:00 pm EST
City Responses to RFEI Questions Posted on City Website	October 25, 2022
RFEI Submission Due to the City	November 4, 2022 at 4:00 pm EST

Submissions Requirements:

A. Development Team

Respondents should identify their development team (the “**Development Team**”).

For key Development Team members, identify the following:

- An overview of each Development Team member, describing general experience with details on years of operation, number of projects, range of rural and architectural project sizes and budgets, awards, prizes, citations, etc.
- Name, address, telephone number, fax number and e-mail address of each Development Team member.

B. Qualifications & Experience

Respondents must clearly demonstrate qualifications in completing the type of development contemplated in the Respondents’ submission and prior experience and success with such projects, including information about such projects. Local and/or regional experience should also be highlighted, particularly where local and New Jersey-based partners have been included. Respondents should include the following for each project identified:

- Project summary, including project name, address, size, total development cost, project team members (including project principals), and date of completion.

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- Brief physical description (may include photograph, site plan, or rendering in appendices).
- A submission should include three municipal references, including names, addresses, telephone numbers, and e-mail addresses for municipal references directly involved with projects presented in qualifications section.

C. Development Approach

Respondents are required to submit a site-specific development proposal for the Site.

- *Concept Plan:* Respondents must provide a concept plan and diagram and a narrative that describes the Respondent's overall vision for the Site. All submissions should meet all the zoning and planning requirements of the Closson Tract Redevelopment Plan, however, as previously stated the City will entertain concept plans that will require amendments to the existing Redevelopment Plan.
- *Project Phasing Plan:* Respondents must outline their implementation strategy, including a description of the phasing plan for the overall project.
- *Government Responsibilities:* The Respondent should specifically describe the expectations relating to the responsibilities and/or commitments the Respondent is expecting of the City throughout the life of the proposed project.

D. Financial Feasibility

Respondents should provide a preliminary project financial framework plan for the proposal. The financial framework plan should consist of order-of-magnitude projections and a description of sources and uses, a hard and soft cost budget and an operating pro forma through project stabilization for each project component (retail, parking, etc.). Sufficient preliminary information should be provided for the City to determine the proposed project's financial underpinnings and ability to be self-sustaining.

6. RFEI Selection Process:

Evaluation Process

The City will evaluate RFEI responses based on their completeness, feasibility, responsiveness to the RFEI requirements and redevelopment goals described herein, the strength of the development approach, innovation of the proposal, and the Respondent's comparable past experience and capacity to successfully complete the proposed project.

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The City will evaluate submissions based on the following key criteria:

- Development Team Qualifications, Comparable Experience and Capacity
- Vision and Quality of Development Approach
- Public Benefits from the proposed Project
- Financial Feasibility and Capacity
- Implementation Strategy

The City reserves the right to:

- Select a short list of Respondents
- Enter into exclusive negotiations with a selected Respondent and any agent or representative thereof with the intent of entering into a redevelopment agreement
- Request more detailed offers leading to final Respondent selection/negotiation
- Request additional information from any Respondent
- Issue a formal request for proposals, or
- Take no action

7. Legal Disclaimers:

- A. Respondents are responsible for ensuring that responses to this RFEI are compliant with all applicable Federal, State, and local laws, regulations and ordinances.
- B. Respondents acknowledge that the preparation and submission of responses is at their own risk and expense, and in no event may they seek reimbursement or contribution from the City.
- C. In an effort to foster the timely redevelopment of the Site, each Respondent acknowledges that by submitting a response to this RFEI, such Respondent waives its right to file or maintain, through itself or any other party with which it is affiliated, any action or proceeding challenging determinations made by the City pursuant to this RFEI.
- D. The City will work cooperatively any broker or agent of a Respondent. The City will not be responsible for any brokerage fees or commissions, and Respondent agrees to indemnify, defend and hold the City harmless for any costs, fees and/or liens that may arise.
- E. The successful Respondent must have sufficient monetary resources to provide for all predevelopment costs associated with the proposed project. The City will not provide any funding to pay for predevelopment costs including, but not limited to, architectural and engineering fees, legal fees, environmental reports or testing, financing and syndication costs, and surveys.

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- F. Designation of a successful Respondent as redeveloper for the proposed project will not create any rights whatsoever in the successful Respondent until the execution by the City of a redevelopment agreement, if any.
- G. The City in its sole discretion will have the option to terminate negotiations at any time if not satisfied with the progress of negotiations.
- H. The City reserves the right to reject all submissions.