CITY OF TRENTON
REQUEST FOR PROPOSALS

OLD EAGLE TAVERN
429 - 431 SOUTH BROAD STREET, TRENTON, NJ 08608

CELEBRATE AMERICA’S SEMIQUINCENTENNIAL
1776 - 2026

SEEKING DEVELOPER FOR HISTORIC PROPERTY

- Rolling Basis for Submission
- Revitalize Historic Property
- Major Transit & Road Access
The City of Trenton ("City") seeks one or more qualified developer(s) or redevelopment team(s) ("Respondents") to respond to this Request for Proposals ("RFP") with submissions of redevelopment proposals and statements of their qualifications to redevelop the following property:

<table>
<thead>
<tr>
<th>Property</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Eagle Tavern</td>
<td>429 – 431 South Broad Street</td>
</tr>
<tr>
<td>Block</td>
<td>Lot</td>
</tr>
<tr>
<td>9902</td>
<td>1</td>
</tr>
</tbody>
</table>

The City seeks to identify Respondents with the ability and capacity to lease, design, permit and commence redevelopment of the Old Eagle Tavern. The City is seeking proposals that incorporate any available use of the site with preference toward redevelopment as a Tavern/Brew Pub. The property is a historical site that served as a cornerstone of civic and economic life in the 18th and 19th centuries while operated as a restaurant, tavern, and hotel. The City seeks to lease the property based on a redevelopment plan that incorporates the preservation philosophy of rehabilitation and incorporates the recommendations of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Respondents may be eligible to receive tax credits in exchange for rehabilitating this historic property as made available through the New Jersey Historic Property Reinvestment Program. Please refer to the Historic Property Reinvestment Act of the New Jersey Economic Recovery Act of 2020, P.L. 2020, c. 156 and amendment P.L. 2021, c. 160 for more information. Respondents may also be eligible for funding through programs provided by the New Jersey Economic Development Authority and the New Jersey Redevelopment Authority.

Proposals must include a proposed lease price for the Site. Respondents should not rely on the information contained in this RFP, but instead should conduct their own investigation and inquiry regarding the Site and independently assure themselves of the conditions and regulations affecting the Site. The City will consider proposals that include financial incentives, but the City does not guarantee that such financial incentives will be awarded.

The City issues this RFP pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”). Any successful Respondent is required to develop the Site in accordance with the Redevelopment Law and as set forth in a Redevelopment Agreement with the City.

Respondent and its contractors and subcontractors must always 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.

This RFP 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 request clarification of any submission, to reject any
submission (or any part thereof) for any reason whatsoever, or to reject all submissions for any reason whatsoever.

The City reserves the right at any time to withdraw this RFP or modify the schedule or requirements set forth herein. 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 reissue a request for proposals in order to advance the planning and disposition process. This RFP does not commit the City to any disposition processor to enter negotiations with any Respondent. While every effort has been made to provide accurate information within this RFP regarding the Redevelopment Area, including the Site, the City is not bound by any of the statements or assumptions set forth herein.

<table>
<thead>
<tr>
<th>Redevelopment Site</th>
<th>Old Eagle Tavern, a 2,000 sq. ft. building with 2 ½ floors on approx. 0.107 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Features</td>
<td>• Front &amp; rear porch&lt;br&gt;• Commercial kitchen, bar &amp; dumbwaiter&lt;br&gt;• HC access ramp&lt;br&gt;• Across from CURE Insurance Arena&lt;br&gt;• 0.8 mile from Downtown Trenton&lt;br&gt;• Easy access to the Trenton Transit Center (Amtrack, SEPTA, NJ Transit, and the RiverLine tram-train)&lt;br&gt;• Proximity to I-195, I-295, I-95, US 1, and the New Jersey Turnpike</td>
</tr>
<tr>
<td>Rolling Solicitation</td>
<td>Proposals will be accepted on a rolling basis.</td>
</tr>
</tbody>
</table>

QUESTIONS
Please direct any questions regarding Old Eagle Tavern or the contents of this RFP to Julie Murray at jmurray@trentonnj.org.

RESOURCES

- Feasibility Study for the Preservation & Reuse of the Old Eagle Tavern – Mercer County Improvement Authority (issued September 25, 2020)
- Eagle Tavern Recommendations for Restoration and Reuse (dated February 9, 2001)

ACKNOWLEDGEMENTS
The information provided in this RFP was derived in large part from the Feasibility Study for the Preservation & Reuse of the Old Eagle Tavern published on September 25, 2020. The Feasibility Study was funded by the Mercer County Improvement Authority under the guidance of Executive Director Philip Miller. Please see the full report for more information on the Old Eagle Tavern.
Invitation to Submit Proposals

The City of Trenton is excited to offer the opportunity for interested developers to invest in and restore one of our most historic and significant properties. The Old Eagle Tavern, built in 1765, was formerly operated as a restaurant and hotel and served as a cornerstone for Trenton’s civic and economic life prior to the 20th century. Now, the City seeks proposals to rehabilitate and reopen the Old Eagle Tavern as part of our celebration of the 250th anniversary of the American Revolution. If you are interested in joining the celebration and making a noteworthy investment in this charming, historic site, we encourage you to submit a plan for consideration. Thank you, and welcome to Trenton. We look forward to a bright future together.

– Mayor W. Reed Gusciora
HISTORY / BACKGROUND

The Old Eagle Tavern, located on South Broad Street at the corner of Ferry Street, is likely the oldest commercial structure remaining in the City of Trenton. Built in 1765, the property played a significant role in Trenton’s civic and economic life throughout the 18th and 19th centuries. The Tavern originally served as a home for Robert Waln, a U.S. Representative and early business-owner and industrialist in Trenton, until its conversion into a tavern in 1817. Since then, the property has gone through multiple renovations, serving as a restaurant, hotel, office space, and apartment space throughout its historic legacy.

The property went largely underutilized throughout the 20th century. In 1965, the property was purchased by the City of Trenton and leased to the Trenton Historical Society. Numerous archaeological studies were conducted at the site during this period. In the 1980s, the property was renovated once again as a restaurant with a commercial kitchen and bar added to its lower and first floors, respectively. The Site was operated as a Tavern until the early 1990s. The property has remained vacant since then.

The Old Eagle Tavern is a two and a half story structure, seven bays wide, with a porch running along the front and back of the building. The building’s main façade reflects its two major periods of construction with two doors and two chimneys. The main body is brick with a standing seam metal roof. The building sits at a busy intersection near the CURE Insurance Arena with routes to Princeton and Bordentown, providing the site immense potential for commercial success. The Old Eagle Tavern is a simple, charming, Georgian-styled building with a lasting legacy and impressive potential.
THE OLD EAGLE TAVERN

View of the Old Eagle Tavern from South Broad Street

Rear view of the Old Eagle Tavern

Side view from Ferry Street
THE REDEVELOPMENT OPPORTUNITY

Site Details

<table>
<thead>
<tr>
<th>Site Owner:</th>
<th>City of Trenton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size:</td>
<td>Building Footprint: 2,000 sq. ft. (2 ½ floors) Site Area: Approx. 0.107 acres</td>
</tr>
<tr>
<td>Known Conditions:</td>
<td>Fair to Good conditions (see following chart for details)</td>
</tr>
<tr>
<td>Terms of Lease:</td>
<td>To be negotiated with a Redeveloper’s Agreement</td>
</tr>
<tr>
<td>Existing Use Group:</td>
<td>A-2, Restaurant: 1st floor and 2nd floors, basement is food prep</td>
</tr>
<tr>
<td>Proposed Use Group:</td>
<td>A-2, Restaurant: 1st floor; B, Office: 2nd Floor</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Assume all utilities will have to be newly installed/replaced; needs full coverage sprinkler system</td>
</tr>
</tbody>
</table>

Exterior:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Period</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fieldstone</td>
<td>Fieldstone</td>
<td>Original</td>
<td>Generally excellent</td>
</tr>
<tr>
<td>Brick Walls</td>
<td>Brick with two different patterns depending on the date of construction. Paint and limewash has been partially removed</td>
<td>Original</td>
<td>Fair to good</td>
</tr>
<tr>
<td>Windows</td>
<td>Six-over-six at dormers, and nine-over-nine wood double hung windows that have been repaired/restored</td>
<td>Early or reproduction</td>
<td>Fair</td>
</tr>
<tr>
<td>Shutters</td>
<td>Painted wood panel shutters on the lower floor and painted wood louvered shutters on the upper floor with painted iron hardware</td>
<td>Early or reproduction</td>
<td>Fair to good</td>
</tr>
<tr>
<td>Doors</td>
<td>Paneled wood doors and iron/brass hardware. Front door has been boarded over.</td>
<td>Early or reproduction</td>
<td>Fair to good</td>
</tr>
<tr>
<td>Eaves and Cornices</td>
<td>Painted wood</td>
<td>Original or early</td>
<td>Fair to good</td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Period</td>
<td>Condition</td>
</tr>
<tr>
<td>-------------</td>
<td>------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Roof</td>
<td>Standing seam metal</td>
<td>Replacement from the early 2000's</td>
<td>Good</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Painted wood porch that extends across the front of the building. Repaired and reconstructed during the exterior renovation, recently damaged</td>
<td>Original and reconstructed</td>
<td>Poor due to damage from car crash</td>
</tr>
<tr>
<td>Rear Porch</td>
<td>Painted wood porch that extends across the rear of the building. Repaired and reconstructed during the exterior renovation project.</td>
<td>Original and reconstructed</td>
<td>Fair</td>
</tr>
<tr>
<td>HC Access Ramp</td>
<td>Painted wood ramp constructed during exterior renovation</td>
<td>2000's</td>
<td>Fair</td>
</tr>
<tr>
<td>Site</td>
<td>Rear year is grass over gravel</td>
<td>NA</td>
<td>Fair</td>
</tr>
</tbody>
</table>

### Interior:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Period</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plaster Ceilings</td>
<td>Smooth plaster ceilings, infilled in certain areas with drywall</td>
<td>Original, with some later changes and infill</td>
<td>Fair to poor</td>
</tr>
<tr>
<td>Plaster Walls</td>
<td>Smooth plaster walls, painted, infilled or replaced in certain places with drywall</td>
<td>Original, with later changes and infill</td>
<td>Good to fair</td>
</tr>
<tr>
<td>Wide Board Floors</td>
<td>Wide wood planks on the first and second floors</td>
<td>Original and later infill and repairs</td>
<td>Fair</td>
</tr>
<tr>
<td>Wood Window Trim</td>
<td>Interior wood moldings around the windows; original and reproduction</td>
<td>Original and later renovations</td>
<td>Good</td>
</tr>
<tr>
<td>Wood Door Trim</td>
<td>Interior wood moldings around the doors; original and reproduction</td>
<td>Original and later renovations</td>
<td>Good</td>
</tr>
<tr>
<td>Baseboards</td>
<td>New and historic wood trim on most of first and second floors</td>
<td>Original and later renovations</td>
<td>Good</td>
</tr>
<tr>
<td>Chair Rail</td>
<td>Wood chair rail, likely largely original or early</td>
<td>Original and later renovations</td>
<td>Good</td>
</tr>
<tr>
<td>Front Stair</td>
<td>Simple wood stair with wood handrail and square wood balusters</td>
<td>Likely early</td>
<td>Good</td>
</tr>
<tr>
<td>Second Stair</td>
<td>Simple wood stair with wood handrail and square wood balusters</td>
<td>Unknown</td>
<td>Good</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>---------------------------------------------------------------</td>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>Interior Doors</td>
<td>Generally, six panel wood doors</td>
<td>Original and replacement</td>
<td>Fair to good</td>
</tr>
<tr>
<td>Fireplace Mantles and Surrounds</td>
<td>Three mantles on the first floor, two on the second. Wood, variety of panel configurations</td>
<td>Likely original</td>
<td>Good</td>
</tr>
<tr>
<td>Restroom Fixtures</td>
<td>Variety of 1980’s fixtures</td>
<td>1980’s</td>
<td>Fair to poor</td>
</tr>
<tr>
<td>Restroom Finishes</td>
<td>Tile, bathroom stalls, flooring</td>
<td>1980’s</td>
<td>Fair to poor</td>
</tr>
<tr>
<td>Commercial Kitchen</td>
<td>Kitchen equipment, some of which can be reused, much needs to be replaced</td>
<td>1980’s</td>
<td>Fair to poor</td>
</tr>
<tr>
<td>Dumbwaiter</td>
<td>Provides food service from kitchen to upper floors</td>
<td>1980’s</td>
<td>Fair to poor</td>
</tr>
<tr>
<td>Bar</td>
<td>Serving area on the first floor; stained wood with brass details</td>
<td>1980’s</td>
<td>Good to fair</td>
</tr>
<tr>
<td>Attic</td>
<td>Space below the roof rafters with dormers, some plaster walls, plank flooring, low ceilings, etc.</td>
<td>Original with later additions and changes</td>
<td>Poor</td>
</tr>
</tbody>
</table>

The 2020 Feasibility Study reported the following recommendations and cost estimates. Please note that the following cost estimates represent information collected in 2020 and actual estimates may be significantly higher due to recent economic conditions.

**Immediate Recommendations** – $870,000 total estimate of costs

**Exterior**
- Repair the front porch
- Install missing downspout
- Repoint brick where required
- Repair/replace downspouts where missing or damaged
- Repaint exterior; repair wood trim and sills where required

**Interior**
- Clear out interior of building, removing all broken or outdated equipment, storage and carpeting
- Repair damaged plaster walls and ceilings
- Install interior storm windows to help reduce energy consumption
- Install new HVAC system; it is important to keep the building tempered to help preserve its historic fabric
Short Term Recommendations – $49,000 total estimate of costs

Exterior
- Install new building sign and interpretative signage

Interior
- Repaint the interior
- Carefully repair, clean and refinish the flooring
- Install new, appropriate LED lighting through the building
- Construct new HC accessible restrooms
- Install elevator
- Install sprinkler system

Long Term Recommendations – $1,769,000 total estimate of costs

On-going, careful maintenance that addresses the building’s overall concerns and particular concerns of the historic fabric of the Old Eagle Tavern is necessary. Areas of long-term concern include regular inspections and repairs to the roofs, downspouts and gutters; repair and repainting of exterior woodwork, etc.

Preferred Development & Design

The City is seeking parties interested in creating development plans for the Old Eagle Tavern that reflect the preservation philosophy of rehabilitation. Redevelopment plans should be designed and executed in as close compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties as possible (see the following section). Rehabilitation is defined in the Standards as, “...the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character.”

Proposals should reflect rehabilitation through redevelopment that is compatible with the building’s historic fabric while promoting new, sustainable uses. The City will consider innovative proposals that include one or a mix of allowable uses with a particular interest in a Tavern/Brew Pub. With this interest in mind, proposals should reflect the Respondent’s demonstrated experience related to the proposed use of the site, such as knowledge of restaurant/bar operations, including but not limited to, financing, marketing, design, leasing, management, and oversight. The developer shall take full consideration of using local contractors and labor to help strengthen the skills of the Trenton community. A desired outcome of the project is the creation of new jobs, adaptive re-use of the historic structure, and the establishment of a unique social experience in the City; it is also desired that the successful redevelopment plans will make ample use of sustainable building principles and practices utilizing LEED standards.
Secretary of the Interior’s Standards for the Treatment of Historic Properties

1. A property will be used as it was historically, or be given a new use that retains the property’s distinctive materials and features.

2. The historic character of a property will be retained and preserved.

3. New construction on, and redevelopment of, a property will be compatible with its existing historic materials and features.

4. Past changes to a property will be preserved if considered historically significant.

5. Distinctive materials, features, and historical craftsmanship will be preserved.

6. The existing condition of historic features will be evaluated to determine the need for repair or replacement in line with the property’s historic character.

7. Chemical of physical treatments will not be used if they could damage historical materials; all treatments will be as gentle as possible.

8. Archeological resources will be protected and preserved in place.

9. New construction will not destroy historic materials and will be compatible with a property’s historic features.

10. New construction will be undertaken so that, if removed in the future, a historic property’s form is unimpaired.
The above Standards are paraphrased and should serve as recommendations for developers when creating a Redevelopment Plan for the Old Eagle Tavern. To read the Standards in full, visit: https://www.nps.gov/tps/standards/four-treatments/36cfr68.pdf
Demographics

<table>
<thead>
<tr>
<th></th>
<th>Mercer County, NJ</th>
<th>Bucks County, PA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>387,350</td>
<td>646,538</td>
</tr>
<tr>
<td>Median household income</td>
<td>$81,057</td>
<td>$89,139</td>
</tr>
<tr>
<td>Per capita income</td>
<td>$43,086</td>
<td>$45,849</td>
</tr>
<tr>
<td>Owner-occupied housing rate</td>
<td>63%</td>
<td>77%</td>
</tr>
</tbody>
</table>

Site Location Map

Points of Interest

Transportation

Air
- Trenton-Mercer Airport (6.3 mi)
- Philadelphia International Airport (41 mi)
- Newark Liberty International Airport (53.7 mi)

Rail
- Trenton Transit Center (0.7 mi)
  - Amtrak
  - New Jersey Transit
  - SEPTA
- Hamilton Ave. Station – RiverLine (0.3 mi)

Road
- New Jersey Turnpike (9 mi)
- US Route 1 (2.5 mi)
- I-195 (3.7 mi)
- I-295 (3.6 mi)
Tourism/Cultural

- CURE Insurance Arena (<0.1 mi)
- Trenton Battle Monument (1 mi)
- Old Barrack Museum (0.7 mi)
- 1719 William Trent House (1 mi)
- New Jersey State Museum (1.1 mi)
- Patriots Theater (0.7 mi)
- Trenton City Museum (2.9 mi)

Higher Education

- Mercer County Comm Coll - Kearny (0.7 mi)
- Thomas Edison State Univ. (1.3 mi)
- The College of New Jersey (4.2 mi)
- University of Pennsylvania (34.9 mi)
- Rider University (5.3 mi)
- Rutgers University–New Brunswick (38.6 mi)
- Mercer County Comm Coll - Main (7.6 mi)
- Princeton University (11.4 mi)
- Temple University (32.3 mi)
- Drexel University (34.4 mi)
RFP SUBMISSION REQUIREMENTS

General Requirement & Deadlines

This is a rolling solicitation. The City will continue to accept responses to this RFP until the property is leased or the City discontinues this solicitation. Submissions must be by either courier service or registered U.S. Mail to Trenton City Hall, Department of Housing and Economic Development (HED), Julie Murray, 319 East State Street, Trenton, NJ 08608. Proposals must include ten (10) paper copies and one (1) electronic copy (USB drive format).

The City shall not be responsible for the loss, non-delivery, or physical condition of submissions sent by mail or courier service. All submissions will become the property of the City and will not be returned to the Respondent.

Any and all questions must be submitted in writing, via email to Julie Murray at jmurray@trentonnj.org. The following dates shall apply to the RFP response process.

<table>
<thead>
<tr>
<th>Issuance of RFP</th>
<th>March 29, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP Questions Due</td>
<td>Rolling Basis</td>
</tr>
<tr>
<td>RFP Submission Due</td>
<td>Rolling Basis</td>
</tr>
</tbody>
</table>

Format of Proposals

The City requires a standard format for all proposals submitted to ensure that clear, concise, and complete statements are available from each Respondent in response to the RFP requirements. It is recommended that Respondents utilize headings, section numbers, and/or page numbers to organize their proposals. The City is not under any obligation to search for clarification through additional or unformatted information submitted as a supplement to the formatted proposal. Where a proposal contains conflicting information, the City at its option may either request clarification or may consider the information submitted unresponsive. Each Proposal submitted must contain, in sequence and with the appropriate heading, each of the following sections:

1. Title Page
2. Table of Contents
3. Executive Summary
4. Background
5. Objectives
6. Project Proposal
7. Project Work Plan
8. Project Financing
9. Government Responsibilities
10. Key Personnel
11. Assumptions

These required sections are further described and defined as follows:
1. Title Page

The Proposal must include a title page, which identifies the proposed project, the Respondent’s firm, name of the Respondent’s primary contact, Respondent’s address, telephone number, fax number, and e-mail address.

2. Table of Contents

List the titles and page numbers for each major topic and sub-topic contained in the proposal, including the 11 required sections.

3. Executive Summary

A summary of the key points and highlights of the proposal should illustrate why the Respondent is best suited for the project.

4. Background

Include a brief history of the Respondent and how its experience is analogous to and qualifies it to meet the requirements of the RFP. The citation of specific projects that are currently being developed or have been completed in the past is strongly encouraged. The Respondent must indicate what type of business organization it is – e.g., corporation, partnership, sole proprietorship, limited liability company, or non-profit organization. If the Respondent is a subsidiary or direct or indirect affiliate of any other organization, it must indicate in its proposal the name of the related organization and the relationship. If Respondent is a partnership, it shall list the names of all partners. If the Respondent is a limited liability company, it shall list the names of all members. If the Respondent is a corporation, it shall list the names of those stockholders holding 10% or more of its outstanding stock.

5. Objectives

State what the Respondent believes to be the primary objectives for redevelopment of the Site. Respondents may choose to offer suggestions for alternative or additional objectives. A description of how to measure the achievement of objectives throughout the life of the project shall be included. The Respondent shall answer the following questions as well:

- Why is the respondent interested in developing the Site?
- What is the respondent’s experience working on a similar project?
- What is the respondent’s previous experience working with public sector partners and types of public-private partnerships? Especially within New Jersey or the Northeastern U.S.

6. Project Proposal

Include a detailed description of the Respondent’s proposed project, including capital improvements, plans, elevations, renderings, CAD files, illustrative materials, etc., and how the
proposed project satisfies the goals and objectives of the City and the Redevelopment Plan, as same may be amended. Respondents should highlight any risks they deem to be significant enough in nature that could delay or stop the proposed project. All proposals shall comply with the zoning and planning requirements of the Redevelopment Plan. Respondents should submit an estimated number of full-time and part-time employees their proposed project will employ, respectively, the positions these employees will fill, and the percentage of these employees that they expect to hire from the local community. The City may view more favorably proposals that will employ members of the community and that contract with local businesses and suppliers to fulfill various project demands.

7. Project Work Plan

Provide a high-level project work plan, describing all proposed phases, activities, and tasks of the successful Respondent. Tasks that the successful Respondent would require of the City to complete the project should also be identified. The work plan should present key activities, milestones, dates, etc. necessary to deliver the proposed project. All assumptions that were made to complete the project work plan should be documented in this section. Respondents should submit a detailed capital/design timetable that clearly outlines proposed improvements and the anticipated commencement and completion date for these improvements (i.e., the expected duration of construction of each improvement).

8. Project Financing

Provide a detailed breakdown of the total of all projected development costs and the sources of all anticipated funds to meet those costs. This should include sufficient financial information to establish the approximate net worth and/or liquid assets available to the Respondent for the proposed project. This information should be in the form of certified financial statements showing assets and liabilities, including contingent liabilities. If equity financing is to be obtained from sources other than the Respondent, a statement should be submitted from such other sources indicating their willingness and ability to provide the necessary funds. The Respondent must clearly identify whether financial incentives are necessary to make the Respondent’s proposal feasible.

The Respondent must state their detailed financial offer for the purchase of the Site (or portion thereof). The acquisition of the Site at the stated amount will be included as a material obligation of the successful Respondent in any Redevelopment Agreement. Financial offers must include: the total proposed acquisition price, proposed deposit amount, any conditions or contingencies to the acquisition, and whether any portion of a deposit is proposed to be refundable. Failure to include an offer to purchase the Site (or portion thereof) may result in rejection of the Respondent’s proposal. The City makes no representation as to the state of remediation of the Redevelopment Area or delivery of environmentally remediated property.

9. 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.
10. Key Personnel

Identify the proposed project team, stating exactly the role that each proposed team member will assume and detailing the qualifications for the role that the team member possesses. This should include the Respondent as well as attorneys, architects, engineers, contractors, builders, and financiers.

11. Assumptions

State any assumptions being made relating to any part of the proposal or project strategy.

Evaluation Process

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

The City will evaluate proposals based on consideration of key criteria, which includes but is not limited to:

- Conformance to RFP format requirements (otherwise disqualified)
- Appropriateness of proposed project to RFP requirements and the Redevelopment Plan
- Timeframe for completion of the proposed project
- Development team qualifications, comparable prior experience, and capacity
- Vision and quality of development approach
- Public benefits from the proposed project
- Commitment to diversity regarding utilization of minority and women-owned business enterprises, and to local contractors/workers
- Aesthetic aspects and functionality (including “green” components) of the proposed project
- Financial feasibility and capacity
- Financial compensation to the City, including the proposed purchase price for the Site
- Anticipated amount and types of jobs created that may be available for Trenton residents
- Implementation strategy

The City shall not be obligated to explain the results of the evaluation process to any Respondent. The City may elect to ask some or all Respondents to give presentations on their proposals. The City reserves the right to:

- Select a shortlist of Respondents;
- Enter into exclusive negotiations with selected Respondent with the intent of entering into a redevelopment agreement;
- Request additional information from any Respondent;
- Take no action; or
- Reject all submissions
**Redevelopment Agreement**

The successful Respondent (the “Redeveloper”) will be required to enter into a Redevelopment Agreement with the City. Upon conditional designation as the Redeveloper, the successful Respondent shall enter into a Predevelopment Funding Agreement with the City to defray the City’s expenses pending execution of the Redevelopment Agreement. The Redeveloper or its designee will be expected to execute a project labor agreement prior to or concurrent with the execution of the Redevelopment Agreement. The Redeveloper and its agents and/or contractors may be required to enter into other agreements if required by ordinance and as may be deemed necessary or desirable by the City to implement the project, including but not limited to a lease agreement.

Neither the City’s acceptance of a proposal nor the City’s conditional designation of successful Respondent as a Redeveloper will create any rights or obligations regarding such Respondent until the full execution of the Redevelopment Agreement. The City will have the option to terminate negotiation of a Redevelopment Agreement at any time without cause, including on the basis that the City is not satisfied with the progress of negotiations. The successful Respondent shall have no cause of action or right to damages arising from the termination of negotiations with the Respondent prior to the City’s execution of a Redevelopment Agreement with the Respondent.

The Redevelopment Agreement is expected to follow the City’s form agreement, including but not limited to the following terms, among others, subject to negotiation in consultation with counsel:

a. The Redeveloper shall adhere to the commencement date and completion date for the project, which the parties will establish in the Redevelopment Agreement.

b. The Redeveloper will be responsible for any costs incurred by the City in negotiating or administering the Redevelopment Agreement, as well as any other costs associated with the project, including, but not limited to, legal fees, engineering fees, architectural fees, fees of professional consultants, etc. This requirement will be included in both a Funding Agreement prior to approval and execution of the Redevelopment Agreement and the Redevelopment Agreement itself.

c. As conditions precedent to transfer of the Site (or portion thereof), the Redevelopment Agreement will require that the Redeveloper has submitted to the City, and the City shall have approved, the following: a) engineering surveys; b) final development plans, including Redeveloper specifications and bids (if applicable); and c) the Redeveloper’s commitments for debt and equity capital in an amount sufficient to finance the acquisition of the Site and redevelopment of the Site in accordance with the approved plans.

d. The Redeveloper, upon transfer of the Site (or portion thereof), will pay all taxes and municipal charges (e.g., water and sewer) as and where applicable.

e. The Redeveloper, upon transfer of the Site, will be responsible for securing the Site and maintaining reasonable and necessary security within the Site and the immediate surrounding area.
f. The Redeveloper will be responsible for obtaining any and all necessary approvals, permits, and licenses for the construction and lawful operation of the project. This also includes any government approvals of the City of Trenton and the State of New Jersey.

g. The Redeveloper will affirm that it has sufficient financial resources to undertake the project.

h. During the construction of the project, the Redeveloper will be required to carry at least $5,000,000.00 in general liability insurance coverage and $2,000,000.00 in property damage liability insurance coverage, and replacement value in fire and casualty coverage, or such other insurances at such levels and from providers of such financial strength as are customary for similar projects in the surrounding area. The City shall be named as Additional Insureds on such policies.

i. The Redeveloper must comply with all City, State, and Federal laws relating to access for persons with disabilities.

j. The Redeveloper shall be responsible for obtaining all required land use approvals, including preliminary and final site plan approvals.

k. Inspectors from the City may visit the Site unannounced on business days between the hours of 8:00 a.m. and 5:00 p.m. to inspect operations and determine whether Redeveloper is in compliance with the terms of the Redevelopment Agreement.

l. The Redeveloper shall acknowledge and represent to the City that, except as may be expressly provided in the Redevelopment Agreement to the contrary, the Redeveloper has not and will not rely upon any representations or warranties of the City, its agents, servants or employees, either written or oral, express or implied, as to the Site’s value, use, conditions, quality, environmental condition, fitness for any particular use or any other representation whatsoever, it is agreed and understood that the Redeveloper would acquire the Site in its “AS IS” and “WHERE IS” condition, with all faults, including but not limited to any environmental concerns which may or may not be present within the Redevelopment Area. The City does not make any representations or warranties regarding the legal ability of the Site to be used for any particular use.

m. The Redeveloper or its designee shall execute a project labor agreement (the “PLA”), if required by any applicable Trenton Ordinance, or any other applicable local, State, or Federal law, rule, or regulation. If applicable, a copy of the fully executed PLA shall be provided to the City within fourteen (14) days of the Redeveloper’s receipt of a fully and unconditionally execution of the PLA by all applicable parties. The Redeveloper shall accept and be bound by the PLA and ensure that it has no commitments or agreements that would preclude its full compliance with the PLA.

n. Redeveloper shall be subject to certain transfer restrictions and shall agree to execute and record a Declaration of Covenants and Restrictions upon execution of the Redevelopment Agreement and acquisition of the Site (or portion thereof).

The City reserves the right to add, omit and/or amend the above terms prior to entry into the Redevelopment Agreement with the Redeveloper. Respondents, however, should assume that all of the
above terms will be requirements of the Redevelopment Agreement for purposes of responding to this RFP.

**Disclaimers**

A. Respondents are responsible for ensuring that responses to this RFP are compliant with all applicable Federal, State, and local laws, regulations, and ordinances.

B. Respondents acknowledge that the preparation and submission of responses are 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 RFP, 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 RFP.

D. The successful Respondent must have sufficient monetary resources to provide for all predevelopment costs associated with the proposed project. The City will discuss, but not be obligated to, any additional 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.

E. 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.

F. The City in its sole discretion will have the option to terminate negotiations at any time if not satisfied with the progress of negotiations.

G. The City reserves the right to reject all submissions.