

# Jersey City Redevelopment Agency Request For Expressions of Interest Jackson Hill Redevelopment Area

## The Jersey City Redevelopment Agency Is Seeking Market Interest in a Jackson Hill Redevelopment Area Redevelopment Opportunity

The Jersey City Redevelopment Agency (the “Agency”) seeks qualified developers or redevelopment teams (“Respondents”) to respond to this Request for Expressions of Interest (“RFEI”) with submissions for conceptual redevelopment proposals and statements of their qualifications to redevelop properties within the City of Jersey City (the “City”) that are identified on the tax maps of the City as:

| <b>Block</b> | <b>Lot</b> | <b>Street Address</b> |
|--------------|------------|-----------------------|
| 17905        | 18         | 616 Communipaw Avenue |
| 17905        | 19         | 93 Harrison Avenue    |
| 17905        | 20         | 614 Communipaw Avenue |
| 17905        | 21         | 612 Communipaw Avenue |
| 17905        | 22         | 91 Harrison Avenue    |
| 18602        | 3          | 574 Communipaw Avenue |
| 18602        | 8          | 558 Communipaw Avenue |

(the “Redevelopment Site”). The Redevelopment Site is within the Jackson Hill Redevelopment Area and is generally bounded by Communipaw Avenue, Bergen Avenue, Harrison Avenue and Crescent Avenue.

The Agency is seeking submissions for conceptual redevelopment proposals for the Redevelopment Site that will allow development of the subject properties and construction of a firehouse.

The Agency seeks to identify Respondents with the ability and capacity to commence redevelopment of the area and construct a firehouse on a portion of the Redevelopment Site to be used by the Jersey City Fire Department. Respondents should demonstrate a broad 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 Agency 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

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to Ordinance No. 08-128 of the City of Jersey City, “Contractor Pay-To-Play Reform Ordinance,” adopted September 3, 2008 and Ordinance No. 09-096 of the City of Jersey City, “Redevelopment Pay-To-Play Reform Ordinance,” adopted September 9, 2009.

This RFEI constitutes an invitation for responsive submissions to the Agency, and does not represent an offer, obligation or agreement on the part of the Agency. The Agency reserves the right to protect the best interests of the Agency and 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 Agency reserves the right at any time to withdraw this RFEI or modify the schedule or requirements set forth herein.

Questions regarding this RFEI or the Redevelopment Site should be submitted via email to: Victoria Bonners at [vbonners@jcnj.org](mailto:vbonners@jcnj.org) with a copy to Shoshana Schiff, Esq. at [sschiff@msbnj.com](mailto:sschiff@msbnj.com) no later than 4:00 pm on MARCH 5, 2020. Responses to questions will be posted on the Agency website on MARCH 12, 2020. **Respondents should check the Agency’s website periodically for updates to this RFEI as well as any responses to questions (<https://thejcra.org>).**

If Respondents would like to request a site visit, please contact the Agency, Victoria Bonners at [vbonners@jcnj.org](mailto:vbonners@jcnj.org).

The Agency 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 Agency 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 Jackson Hill Redevelopment Area, including the Redevelopment Site, the Agency is not bound by any of the statements or assumptions set forth herein.

## **1. City of Jersey City**

The City of Jersey City is an ethnically diverse community comprised of approximately 270,000 residents. The second most populous city in New Jersey, at only 16 square miles, it is also the most densely populated in the state. Rich in history, it can trace its roots back to colonial days. Once a shipping and warehousing powerhouse, its industrial prominence has long diminished. Today, it is a vibrant and thriving city, where rail yards have been transformed into parks and factories and warehouses into loft apartments. Known as “Wall Street West,” the City has a thriving business community, four of the tallest buildings in the state, and the largest office market in the state (19 million square feet) which is the 12<sup>th</sup> largest in the country.

The Hudson River waterfront of the City of Jersey City has undergone a dramatic transformation within the past two decades. Once a transportation gateway to the nation, it has been transformed into luxury housing, office space, and the inspiring 1,122 acre

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Liberty State Park. The park, along with the rest of the Jersey City waterfront, has dramatic and sweeping views of The Statue of Liberty, Ellis Island, and the New York City skyline.

Jersey City's proximity to New York City, its viewscales and numerous amenities, coupled with its rich history, diversity and culture, make it one of the most exciting places in the country for redevelopment opportunities.

## **2. Environmental**

**The Agency does not make any representations or warranties regarding the condition of the Redevelopment Site, its suitability for any particular use, or the legal ability of the Redevelopment 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 inquiry regarding the Redevelopment Site, and independently assure themselves of the environmental conditions and regulations affecting the Redevelopment Site.**

## **3. Documents Regarding Redevelopment Site**

The following documents are attached as exhibits to this RFEI:

1. Jackson Hill Redevelopment Plan
2. Specifications for the firehouse (“**Firehouse**”)

**The redevelopment plan is provided for informational purposes only. The Agency will entertain submissions that would require amendments to the plan.**

## **4. Development Program Goals**

The Agency seeks development submissions which maximize the Redevelopment Site's potential and benefit and complement the surrounding area. Specifically, the Agency seeks proposals for the Redevelopment 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 Agency and the City,
- Redevelopment of the site in accordance with the goals and objectives of the Jackson Hill Plan, and
- Construction and dedication of the Firehouse for the City.

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The Agency will only consider a project that includes the construction of a Firehouse. If the proposed project includes a residential component, the Respondent should include either some affordable housing or some senior housing. Respondents should otherwise consider the Redevelopment Site a “blank slate.”

If the Respondent is selected as the Redeveloper, the Redeveloper or its designee will be expected to execute a project labor agreement (the “PLA”) prior to or concurrent with the execution of the Redevelopment Agreement. In addition, the Redeveloper and all agents and contractors associated with same will, if required by ordinance of the City, be expected to enter into contracts with the City and comply with the project employment and contracting agreement (“PECA”).

The Agency will consider a submission that includes financial incentives and a contribution of Agency-owned land, but the Agency does not guaranty that such financial incentives will be awarded or that the Agency will contribute Agency owned land.

## **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 MARCH 26, 2020**, Jersey City Redevelopment Agency, 66 York Street, 3<sup>rd</sup> floor, Jersey City, New Jersey 07302. Submissions may be submitted in person or may be sent by U.S. certified mail return receipt requested, or by private courier service. The AGENCY 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.

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

For further information, contact Victoria Bonners at [vbonners@jcnj.org](mailto:vbonners@jcnj.org).

The following dates shall apply to the RFEI response process.

|   |                               |
|---|-------------------------------|
| Issuance of RFEI  | February 3, 2020              |
| RFEI Questions Due  | March 5, 2020 at 4:00 pm EST  |
| Agency Responses to RFEI Questions Posted on Agency Website | March 12, 2020                |
| RFEI Submission Due to the Agency                           | March 26, 2020 at 4:00 pm EST |

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## 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 urban 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.
- 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 Redevelopment Site.

- Concept Plan:* Respondents must provide a concept plan and diagram and a narrative that describes the Respondent’s overall vision for the Redevelopment Site. All submissions should meet all the zoning and planning requirements of the Jackson Hill Redevelopment Plan, however, as previously stated the Agency will entertain concept plans that will require amendments to the existing Redevelopment Plan.

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- *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 Agency and/or the City throughout the life of the proposed project.

## ***D. Financial Feasibility***

Respondents should provide a preliminary project financial framework plan for the redevelopment 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, residential, office, parking, etc.). The financial framework must include the projected costs for construction of the Firehouse. Sufficient preliminary information should be provided for the Agency to determine the proposed project's financial underpinnings and ability to be self-sustaining. Respondents should indicate whether they anticipate the feasibility of their proposal will be dependent upon the contribution of Agency-owned land and/or financial incentives.

## **6. RFEI Selection Process:**

### Evaluation Process

The Agency 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.

The Agency 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 Including the Construction of the Firehouse
- Financial Feasibility and Capacity
- Implementation Strategy

The Agency reserves the right to:

- Select a short list of Respondents
- Enter into exclusive negotiations with selected Respondent with the intent of entering into a redevelopment agreement

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- 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 Agency.
- C. In an effort to foster the timely redevelopment of the Redevelopment 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 Agency pursuant to this RFEI.
- D. The successful Respondent must have sufficient monetary resources to provide for all predevelopment costs associated with the proposed project. The Agency 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.
- 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 Agency of a redevelopment agreement, if any.
- F. The Agency in its sole discretion will have the option to terminate negotiations at any time if not satisfied with the progress of negotiations.
- G. The Agency reserves the right to reject all submissions.