

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**  
**REQUEST FOR EXPRESSIONS OF INTEREST**  
**FOR**  
**DEVELOPMENT PROPOSALS AT A PORTION OF THE**  
**FORMER RIVERFRONT PRISON SITE**  
**AND A PORTION OF THE FORMER WEEKS MARINE SITE**  
**(Reference #RFEOI-0000081)**  
**ADDENDUM #1**

The following constitutes an Addendum, which can be a Clarification and/or Modification to the above-referenced solicitation. This Addendum is divided as follows:

- Part 1: Answers to Questions Submitted
- Part 2: Additions, Deletions, Clarifications and Modifications to the RFEOI

<b>Part 1: Answers to Questions Submitted</b>		
<b>No.</b>	<b>Question</b>	<b>Answer</b>
1.	Is there a site plan of the entire project being considered for RFP? Anything that you can provide as it relates to the boundaries of what you want us to engage in redeveloping?	<p>Currently, there is no formal site plan for the Property. The RFEOI includes the following:</p> <p>Exhibit A: Depicts the estimated development areas on the Former Prison Site (purple) and the Former Weeks Marine Site (yellow). The estimated total acreage available for development, as depicted in Exhibits B through E, is 15.75 acres.</p> <p>Exhibits B, C and D: These exhibits depict the 4 parcels that will be deeded from the State (2 to the City, and 2 to the Authority for future development). The development parcels are approximately 8.75 acres.</p> <p>Exhibit E: This exhibit depicts (in yellow) the estimated acreage available for development on the Former Weeks Marine site, which is 7 acres.</p>
2.	<b>Site Conditions &amp; Environmental Remediation:</b> Can we receive the most recent geotechnical data, including any bearing-capacity limits tied to remaining pile caps and timber piles?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Former Prison Site
3.	<b>Site Conditions &amp; Environmental Remediation:</b> What parts of the former Prison Site are capped, and what are the constraints on disturbing that cap?	Please refer to the Site deed notice in the Remedial Action Permit for the restricted area. Redevelopment will incorporate a protective barrier to the historic fill, as confirmed by a Licensed site Remediation Professional (LSRP).
4.	<b>Site Conditions &amp; Environmental Remediation:</b> Are there areas with historic fill restrictions, and what mitigation/engineering	There are historic fill restrictions at the former Riverfront State Prison site (SRP PI# 015986) and the Weeks Marine site (SRP PI #004962). NJDEP

	<p>controls does NJDEP require for new open space or public realm?</p>	<p>requires engineering controls, such as caps of clean soil, asphalt, concrete, and crushed stone, or remediation to address historic fill contamination. It should be noted that the former Riverfront State Prison site does currently have caps in place.</p> <p>At the former Riverfront State Prison site, ensuring compliance with the Soil Remedial Action Permit (#RAP180001, dated April 4, 2018) and the Remedial Action Report (dated February 2018) is necessary. As stated within the RAP, monitoring and maintenance of the caps are required biennially to ensure continued protectiveness for various land uses. Any land use or planting changes to the site would require either installing a deeper cap or sampling per the <i>Historic Fill Material Technical Guidance</i> (<a href="https://dep.nj.gov/wp-content/uploads/srp/historic_fill_guidance.pdf">https://dep.nj.gov/wp-content/uploads/srp/historic_fill_guidance.pdf</a>) for deep rooted plants.</p> <p>For the former Weeks Marine Site, historic fill has not been delineated or remediated. Options include implementing a site-wide cap or conducting sampling per NJDEP's Historic Fill Material Technical Guidance (<a href="https://dep.nj.gov/wp-content/uploads/srp/historic_fill_guidance.pdf">https://dep.nj.gov/wp-content/uploads/srp/historic_fill_guidance.pdf</a>). Additionally, non-historic-fill issues, such as PCBs contamination, will need investigation and delineation.</p> <p>Ultimately, it is the responsibility of the potential selected respondent to complete their due diligence in accordance with site remediation standards and the Spill Compensation and Control Act to ensure compliance and address any outstanding environmental issues.</p>
5.	<p><b>Site Conditions &amp; Environmental Remediation:</b> For the Weeks Marine parcel, what are the tideland boundaries, and how might they shift with sea-level rise or future FEMA mapping?</p>	<p>The tideland boundaries for the Weeks Marine parcel are defined by specific grants and the current mean high-water line. Determining these boundaries accurately requires the property owner to conduct a survey and title work. State-owned tidelands encompass lands that are currently or formerly flowed by the tide, unless these lands have already been conveyed through a Tidelands grant. The Bureau of the Tidelands website provides tidelands maps for informational purposes. For the Weeks Marine parcel, much of the area appears to be covered by various grants, which means that the boundaries may be influenced by these existing legal agreements, on the website, there is a yellow line indicating the mapped Tidelands claim line, which is subject to change over time due to natural processes such as erosion or accretion.</p>

		As sea levels rise, the mean high-water line could move further inland, potentially altering the tideland boundaries. In such cases, the State's ownership would extend to this shifting line, unless the area has been previously conveyed via a grant. It's important to note that FEMA floodplain mapping, which assesses flood risk, does not directly affect tideland boundaries since it pertains to flood risk rather than land ownership. For additional details consider accessing resources available on the Tidelands website: <a href="https://dep.nj.gov/wlm/njdep-tidelands-101-webinar-common-questions-about-the-tidelands/">https://dep.nj.gov/wlm/njdep-tidelands-101-webinar-common-questions-about-the-tidelands/</a> , which offers mapping tools and webinars for further guidance.
6.	<b>Site Conditions &amp; Environmental Remediation:</b> Do either site's RAOs impose use restrictions on planting depth, stormwater infiltration, or tree species?	Please review the environmental information posted with this RFEOI and response to #4 above.
7.	<b>Public Realm Expectations:</b> How much open space is the Authority expecting as part of redevelopment? Is there a target percentage or minimum area?	NJEDA will review and consider all responses to the RFEOI.  The available conceptual guidance for development is provided in the following Exhibits:  Exhibit B: Property Disposition Plan Exhibit C: Map of Prison Site Exhibit D: Map of Camden Prison Subdivision Exhibit E: Map of Weeks Marine Site Exhibit F: NJDEP Land Exchange Requirements
8.	<b>Public Realm Expectations:</b> What types of cultural, recreational, or tourism facilities are envisioned, and is NJEDA looking for riverfront parks, promenades, habitat restoration, or plazas?	NJEDA will review and consider all responses to the RFEOI.  Refer to Map 6 Conceptual in the Redevelopment Plan at page 21. As noted in Section 2.2.1 of the RFEOI, Respondents may propose alternatives to the Redevelopment Conceptual Site Plan uses.
9.	<b>Public Realm Expectations:</b> Are there precedents they admire along the Camden or Philadelphia waterfront that should shape the proposal's tone?	NJEDA will review and consider all responses to the RFEOI.
10.	<b>Community Engagement &amp; Public Process:</b> What level of community engagement does NJEDA expect for the design team? Will the City or local partners coordinate outreach, or must we lead?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
11.	<b>Community Engagement &amp; Public Process:</b> How should we respond if the community	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent

	desires more open space than the allowable development envelope?	may negotiate these items with all potential stakeholders of the project.
12.	<b>Community Engagement &amp; Public Process:</b> Are there existing community coalitions (e.g., North Camden Neighborhood Plan stakeholders) we must integrate?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
13.	<b>Resilience, Waterfront, And Ecology:</b> What are the required standards for coastal resilience, storm surge modeling, or Delaware River flood performance?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
14.	<b>Resilience, Waterfront, And Ecology:</b> Are nature-based solutions such as living shorelines, marsh benches, or riparian restoration encouraged?	NJEDA will review and consider all responses to the RFEOI.
15.	<b>Resilience, Waterfront, And Ecology:</b> Should the redevelopment include public access to the river, such as a riverwalk, overlooks, or water-dependent recreation?	<p>NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p> <p>The County of Camden, in conjunction with NJDEP, is working on a walkway project. See link for information in that regard:  <a href="#">Design of Bridge from Waterfront to Cooper's Poynt Park Set to Begin   Camden, NJ News TAPinto   TAPinto</a></p>
16.	<b>Resilience, Waterfront, And Ecology:</b> How should we incorporate Green Acres compensation or replacement due to the equitable land exchange?	All necessary costs to acquire property and develop the public and private components of the proposed project should be included in the response to the RFEOI.
17.	<b>Circulation, Mobility, And Access:</b> How is the design expected to link with the Loop last-mile solution, River Line, PATCO, regional trails, or Wiggins Waterfront Park?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
18.	<b>Circulation, Mobility, And Access:</b> Are new street alignments or extensions required to reconnect the grid, especially if the Weeks Marine parcel is included?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
19.	<b>Circulation, Mobility, And Access:</b> Should the project provide micro-mobility hubs, bike infrastructure, or riverfront multi-use trails?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
20.	<b>Circulation, Mobility, And Access:</b> Are there already plans to connect a bike route underneath the Ben Franklin bridge between	There is a plan being implemented by the County of Camden. See link below.

	the former prison site and the trail to the south of the bridge?	<a href="#">Design of Bridge from Waterfront to Cooper's Poynt Park Set to Begin   Camden, NJ News TAPinto   TAPinto</a>
21.	<b>Design Standards &amp; Redevelopment Plan Flexibility:</b> Will the city entertain variances or Redevelopment Plan amendments if we propose mixed-use or residential on Weeks Marine?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
22.	<b>Design Standards &amp; Redevelopment Plan Flexibility:</b> Which elements of the 2014 North Camden Waterfront Study Area Plan are fixed versus open for creative interpretation?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
23.	<b>Design Standards &amp; Redevelopment Plan Flexibility:</b> Should our design show phased public realm build-out consistent with the 10-20 year vision?	NJEDA will review and consider all responses to the RFEOI. The design should be consistent with the proposed use.
24.	<b>Cultural Heritage &amp; Historic Context:</b> What is the desired relationship between the new public realm and nearby landmarks (Benjamin Cooper Tavern, Battleship NJ, Walt Whitman House)?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
25.	<b>Cultural Heritage &amp; Historic Context:</b> Should interpretation or cultural storytelling be integrated into the landscape?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
26.	<b>Infrastructure, Utilities, And Budget:</b> What sitewide stormwater requirements must we meet (NJDEP, Camden, EPA MS4)?	It will be the responsibility of the potential selected respondent to obtain the required approvals for the proposed development, and as such, the applicable standards will be the potential selected respondent's responsibility to determine.
27.	<b>Infrastructure, Utilities, And Budget:</b> Are there existing utilities under the capped portions that constrain planting or grading?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.  It will be the responsibility of the potential selected respondent to obtain the required approvals for the proposed development, and as such, the applicable standards will be the potential selected respondent's responsibility to determine.
28.	<b>Infrastructure, Utilities, And Budget:</b> What is the Authority's expectation for cost modeling of public realm components in the Expression of Interest stage?	All necessary costs to develop the public and private portions of the proposed project should be included.

29.	<b>Project Delivery, Timeline &amp; Phasing:</b> What is the expected delivery method? Will NJEDA be a development partner, co-investor, or land seller?	NJEDA will review and consider all responses to the RFEOI.
30.	<b>Project Delivery, Timeline &amp; Phasing:</b> What timeline is envisioned for entitlement, design, and construction of open space portions?	NJEDA will review and consider all responses to the RFEOI.
31.	<b>Project Delivery, Timeline &amp; Phasing:</b> Will NJEDA require early public-realm delivery to catalyze adjacent development?	NJEDA will review and consider all responses to the RFEOI.
32.	<b>Partnerships And Responsibilities:</b> Will NJEDA or the City take the lead on environmental permitting, or is that the consultant team's responsibility?	<p>NJEDA sale of the former Prison Site will be an "as is, where is" and with all faults. The potential selected respondent will be responsible for any further environmental remediation and/or approvals.</p> <p>NJEDA will not make any representation or warranty regarding the former Prison Site's condition.</p> <p>The potential selected respondent will be required to obtain all federal, state, county and municipal permits and approvals in order to complete the project.</p>
33.	<b>Partnerships And Responsibilities:</b> How will responsibilities be divided among NJEDA, NJDEP, and the City for approvals affecting the waterfront edge?	See response to Question to #32.
34.	<b>Partnerships And Responsibilities:</b> Is there an expectation for long-term maintenance strategies (e.g., Business Improvement District, City Parks Dept., or a new public-private stewardship organization)?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
35.	<b>Equitable Development &amp; Social Impact:</b> Does NJEDA have specific goals for equitable access, local hiring, or Camden-based workforce training within the landscape contract?	<p>NJEDA requirements include those outlined in Section 2.2.3 of the RFEOI as to Affirmative Action and Prevailing Wage. A Project Labor Agreement may also be required. Current Prevailing Wage rates can be found via this link:</p> <p><a href="https://www.nj.gov/labor/wageandhour/prevailing-rates/public-works/currentprevailingwage.shtml">https://www.nj.gov/labor/wageandhour/prevailing-rates/public-works/currentprevailingwage.shtml</a></p> <p>The City and NJDEP may have additional requirements.</p>
36.	<b>Equitable Development &amp; Social Impact:</b> How can the public realm support community health, climate justice, and environmental education?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.

37.	<b>Equitable Development &amp; Social Impact:</b> Are there requirements for public-facing amenities: playgrounds, flexible lawns, shade groves, markets, or arts programming?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project. Refer to the Redevelopment Plan.
38.	Are there any specific access points to the subject property or extensions of existing streets that must be assumed or, for whatever reason, cannot be considered? Or is it at the discretion of the development team to determine?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
39.	Is their recent (last two years) traffic data available in this area that can be used for our analysis?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.
40.	Is there a geotechnical report that can be shared?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.
41.	What is the projected timeline around the landswap? Could you give some further detail around the process and schedule to accomplish this task?	Refer to Exhibit F.
42.	In the Redevelopment Plan, there is mention of a multi-use sports field. Can you expand on that concept around who would use that field and if it's still a primary desire for the area?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
43.	Do we have any additional utility information available for both the prison and weeks marine sites?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.
44.	Is there any plan and/or discussion about the relocation of the existing substation adjacent to the site? If not, could this be an option to consider to help facilitate more economically viable development?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
45.	Is the alignment of the proposed ROW in the prison site aligned to an existing utility corridor or is the alignment negotiable to facilitate a more flexible development approach?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
46.	Does the EDA have a design flood elevation identified for this site(s) or other technical	NJEDA does not have this documentation. Respondents can use the Flood Risk Notification Tool to review preliminary site data.



	expectations / requirements for new construction to address flood mitigation?	<a href="https://dep.nj.gov/flooddisclosure/">https://dep.nj.gov/flooddisclosure/</a>
47.	<b>Open Space Boundary:</b> Is it possible to slightly alter the boundary of the Developable and Open Space areas within the Former Prison parcel as long as we balance the Open Space overall area?	NJEDA will review and consider all responses to the RFEOI. Parcels as described on maps in Exhibits A, B, C and D and will be conveyed as is.
48.	<b>Lot 4 Clarification:</b> Lot 4 of the former prison site is labeled as Road A & Road B in the Property Disposition Plan (Exhibit B), and as proposed ROW in Exhibit C. Is the City proposing that as a new public road to connect Elm Street and State Street? Or is it an easement within a private development if the proposed Parcels B & C on Exhibit C are connected and developed as one development?	NJEDA will review and consider all responses to the RFEOI. Parcels as described on maps in Exhibits A, B, C and D and will be conveyed as is.  The potential selected respondent may negotiate these items with all potential stakeholders of the project.
49.	<b>Lot 4 Relocation:</b> Is it possible to relocate the Lot 4 public greenbelt access in the proposed Prison site to the Weeks Marine site to create a more contiguous Prison site? Specifically, if the greenbelt access is moved from State Street to York Street, will the City reconsider moving the location of the proposed ROW, access, and utility easements from the former Prison Site to Weeks Marine Site?	NJEDA will review and consider all responses to the RFEOI. Parcels as described on maps in Exhibits A, B, C and D and will be conveyed as is.  The potential selected respondent may negotiate these items with all potential stakeholders of the project.
50.	<b>Weeks Marine Site Zoning:</b> Can the site be re-zoned to allow increased mixed-use development and increased density on the Weeks Marine site? Current zoning is G1 Industrial with a maximum height of 45ft.	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
51.	<b>Transit Opportunities:</b> Is there an opportunity to work with the City to develop transit solutions to increase connectivity to Philadelphia (such as a new ferry line)?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.
52.	<b>Waterfront Greenway:</b> Based on the text in section 2.1.3 of the RFP, our understanding is that the City will own and operate the waterfront greenway - is the design of this park also under the City's control or are they expecting some sort of public-private partnership for the design and construction of the park?	The park has already been constructed and is in use and under control by the City. The public right of way as shown as Parcel C on Exhibit D is a partially completed road. The trails on the Greenway walkways will be developed and maintained by the County of Camden.
53.	<b>Adjacent parcels:</b> Would the City and the redevelopment authority consider the inclusion of the adjacent parcels bounded by State Street, Delaware Avenue and York Street into a redevelopment proposal for the former prison site and Weeks Marine site?	NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.



54.	Has the site been fully remediated of any environmental contamination from the former prison or industrial use?	Please see environmental reference documents included with this RFEOI.
55.	If remediation is ongoing, who is financially responsible for completion — NJEDA, NJDEP, or the selected developer?	<p>Former Prison Site: NJEDA sale of the former Prison Site will be an “as is, where is” and with all faults. The purchaser of the former Prison Site will be responsible for any further environmental remediation and/or approvals. NJEDA will not make any representation or warranty regarding the former Prison Site’s condition.</p> <p>The potential selected respondent is responsible for any further environmental remediation and approvals and assumes financial responsibility. Under the Spill Compensation &amp; Control Act, both the individual responsible for the discharge and the property owner are liable for remediation. Contracts between parties do not absolve them from liabilities under the Spill Act.</p>
56.	Are there any zoning overlays, easements, or floodplain restrictions that limit development density or building types?	<p>Please refer to Section 2.2.1 of the RFEOI regarding Redevelopment Plan and/or local zoning code, as applicable.</p> <p>Please refer to applicable NJDEP laws and/or regulations regarding the required waterfront development permit and flood plain restrictions.</p>
57.	Will the selected developer receive clear title to the property, or will NJEDA retain ownership under a long-term ground lease?	<p>NJEDA will review and consider all proposals.</p> <p>NJEDA sale of the former Prison Site will be an “as is, where is” and with all faults. The purchaser of the former Prison Site will be responsible for any further environmental remediation and/or approvals.</p> <p>NJEDA may consider a ground lease in which the Lessee will be responsible for any further environmental remedial and/or approvals required for the proposed development.</p> <p>NJEDA will not make any representation or warranty regarding the former Prison Site’s condition</p>
58.	Are there public access easements required along the waterfront or other portions of the site?	Public access easement will be required for a County project.
59.	<b>Financial Terms, Incentives &amp; Evaluation:</b> Will NJEDA consider public–private partnership (P3) or joint-venture models for financing?	NJEDA will review and consider all responses to the RFEOI.

		Note: Proposals to purchase, lease, a joint venture or partnership (or similar proposals), or a proposed project under NJEDA's enabling act cannot be conditioned upon receiving a loan, grant, and/or incentive from the State and/or NJEDA.
60.	<b>Financial Terms, Incentives &amp; Evaluation:</b> Are there state or city tax incentives (e.g., ERG, Aspire, Grow NJ, or Camden-specific redevelopment incentives) available to the selected team?	Please see Section 3.0 of the RFEOI for NJEDA programs.  Note: Proposals to purchase, lease, a joint venture or partnership (or similar proposals), or a proposed project under NJEDA's enabling act cannot be conditioned upon receiving a loan, grant, and/or incentive from the State and/or NJEDA.
61.	<b>Financial Terms, Incentives &amp; Evaluation:</b> What level of capital investment is NJEDA seeking — is there a minimum threshold?	NJEDA will review and consider all responses to the RFEOI.
62.	<b>Financial Terms, Incentives &amp; Evaluation:</b> Will the Authority provide infrastructure improvements (roads, utilities, bulkheads) before handoff, or must developers include those in their budgets?	All costs associated with the proposal will be the responsibility of the potential selected respondent. Potential site improvements should be included in proposal's sources and uses statement.
63.	<b>Financial Terms, Incentives &amp; Evaluation:</b> How will proposals be scored and evaluated — by financial strength, design vision, community impact, or other weighted criteria?	This is a Request for Expressions of Interest. Proposals will be considered for:  <ul style="list-style-type: none"> <li>• Including the former Prison Site by itself or the Property (former Prison Site and former Weeks Marine Site) in a redevelopment project in which NJEDA is involved in the redevelopment or has an equity stake.</li> <li>• Purchase of the former Prison Site by itself or the Property (former Prison Site and former Weeks Marine Site).</li> <li>• Entering into a ground lease for the redevelopment of the former Prison Site by itself or the Property (former Prison Site and former Weeks Marine Site).</li> </ul> <p>If NJEDA determines to sell or ground lease the former Prison site by itself or the entire Property, NJEDA may issue a subsequent RFQ/P. If a subsequent RFQ or RFP is issued, the scoring criteria applicable to the sale or ground lease will be listed in the RFP.</p> <p>Alternatively, NJEDA may negotiate directly with a Respondent regarding a proposal for a redevelopment project in which NJEDA is involved in the redevelopment or will have an</p>

		<p>equity stake. Any such negotiation will be based on the best interests of the NJEDA and the State.</p> <p>Respondents wishing to express flexibility in their concept plan may include multiple concept plans in the same proposal.</p>
64.	<b>Vision, Land Use &amp; Community Alignment:</b> What are the preferred land uses envisioned for the site (e.g., mixed-use, commercial, housing, recreation, institutional)?	<p>Please refer to page 6 of Redevelopment Plan.</p> <p>The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
65.	<b>Vision, Land Use &amp; Community Alignment:</b> Are there any height or density limits in the City of Camden's Redevelopment Plan for this district?	<p>Please refer to page 27 of Redevelopment Plan.</p> <p>The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
66.	<b>Vision, Land Use &amp; Community Alignment:</b> Is NJEDA open to phased development (allowing smaller developers or multiple investors to collaborate)?	<p>NJEDA will review and consider all proposals. The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
67.	<b>Vision, Land Use &amp; Community Alignment:</b> How much community engagement is required in the planning process?	<p>The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
68.	<b>Vision, Land Use &amp; Community Alignment:</b> Are there existing master plans, renderings, or design guidelines we should align with?	<p>See Section 2.2.1 of the RFEOI. Respondents may consult the City's land use requirements for further guidance.</p>
69.	<b>Partnership &amp; Procurement Opportunities:</b> Can individual investors or smaller developers partner with larger prime developers under this RFEOI?	<p>NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
70.	<b>Partnership &amp; Procurement Opportunities:</b> Will NJEDA publish a list of interested respondents to facilitate collaboration?	<p>Should EDA determine it will issue a subsequent RFQ or RFP, EDA may publish a list of the names of respondents to the RFEOI.</p>
71.	<b>Partnership &amp; Procurement Opportunities:</b> Are there opportunities for small business participation or local investment funds within the redevelopment?	<p>NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
72.	<b>Partnership &amp; Procurement Opportunities:</b> Will NJEDA consider proposals that include nontraditional components, such as beauty, film/creative studios, wellness, or retail incubators that serve the community?	<p>NJEDA will review and consider all responses to the RFEOI. The potential selected respondent may negotiate these items with all potential stakeholders of the project.</p>
73.	<b>Partnership &amp; Procurement Opportunities:</b> If selected developers include community	<p>Proposals to purchase, lease, a joint venture or partnership (or similar proposals), or a proposed project under NJEDA's enabling act cannot be</p>

	amenities, will there be leasing or ownership incentives for those elements?	<p>conditioned upon receiving a loan, grant, and/or incentive from the State and/or NJEDA.</p> <p>NJEDA does not intend to create program/incentives to support this initiative.</p>
74.	<b>Site-Specific (Prison vs. Weeks Marine):</b> Are the Riverfront Prison site and the Weeks Marine property being offered separately or as one combined redevelopment area?	<p>As outlined in the RFEOI, responses may include development proposals for one or both of the following:</p> <ol style="list-style-type: none"> <li>1. The former Prison Site, solely</li> <li>2. The redevelopment of the Property in its entirety,</li> </ol> <p><b>NJEDA WILL NOT REVIEW OR CONSIDER ANY RESPONSES THAT DO NOT INCLUDE THE FORMER PRISON SITE</b></p>
75.	<b>Site-Specific (Prison vs. Weeks Marine):</b> Will NJEDA accept proposals for just one parcel?	<p>As outlined in the RFEOI, responses may include development proposals for one or both of the following:</p> <ol style="list-style-type: none"> <li>1. The former Prison Site, solely</li> <li>2. The redevelopment of the Property in its entirety,</li> </ol> <p><b>NJEDA WILL NOT REVIEW OR CONSIDER ANY RESPONSES THAT DO NOT INCLUDE THE FORMER PRISON SITE</b></p>
76.	<b>Site-Specific (Prison vs. Weeks Marine):</b> Are there unique infrastructure or zoning differences between the two?	Refer to Section 2.2.1 for the Redevelopment Plan and current zoning. A Respondent will have to do its own due diligence regarding infrastructure.
78.	<b>Site-Specific (Prison vs. Weeks Marine):</b> Is one of the parcels already earmarked for open space or public use (as indicated in prior DEP studies)?	Development parcels are identified on exhibits A and E.
79.	<b>Site-Specific (Prison vs. Weeks Marine):</b> Are there existing structures or foundations that can be reused or must be demolished?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.
80.	<b>Timeline &amp; Next Steps:</b> After responses are submitted (Dec 9), what is the expected review and shortlisting timeline?	NJEDA course of action in response to RFEOI is not yet determined. NJEDA may issue a subsequent RFP, negotiate with one or more respondents to the RFEOI, or do nothing in response to the RFEOI.
81.	<b>Timeline &amp; Next Steps:</b> Will shortlisted respondents be invited to submit full proposals or presentations?	NJEDA course of action in response to RFEOI is not yet determined. NJEDA may issue a subsequent RFP, negotiate with one or more respondents to the RFEOI, or do nothing in response to the RFEOI.

82.	<b>Timeline &amp; Next Steps:</b> When does NJEDA anticipate selecting a development partner?	NJEDA course of action in response to RFEOI is not yet determined. NJEDA may issue a subsequent RFP, negotiate with one or more respondents to the RFEOI, or do nothing in response to the RFEOI.
83.	<b>Timeline &amp; Next Steps:</b> Are there site tours or in-person information sessions planned before final submission?	There are no scheduled site tours or informational sessions for this RFEOI.
84.	<b>Timeline &amp; Next Steps:</b> Who should we contact for follow-up site access or technical drawings (GIS, surveys, etc.)?	Technical information (e.g. environmental, geotechnical) in NJEDA's possession regarding the Former Prison Site will be made available during the due diligence period of the purchase and sale agreement with the purchaser. The purpose of this RFEOI is to solicit ideas for the reuse of the Property.  Refer to the existing information in the RFEOI. Additional information may be provided upon issuance of a subsequent RFQ or RFP.
85	Can you please clarify the deadline for the submission? The EDA's website states it is due by December 9, 2025 at 11:59 am, but the RFEOI PDF states it is due by December 9, 2025 at 11:59 pm.	Apologies for the confusion. The deadline for this submission has been extended to <b>December 19, 2025, at 11:59 PM ET</b> . Please refer to the revised document, <b>RFEOI-0000081 RFEOI for Development Proposals of Former Riverfront Prison (REVISED 12.2.25)</b> , for this modification. The NJEDA's website has also been updated to reflect this.

## Part 2: Additions, Deletions, Clarifications & Modifications to the RFEOI

No.	Description	Clarification/Modification
1.	Deadline Extension	The deadline for submission of Proposals has been extended to <b>December 19, 2025, at 11:59 PM ET</b> . Please refer to the revised document, <b>RFEOI-0000081 RFEOI for Development Proposals of Former Riverfront Prison (REVISED 12.2.25)</b> , for this modification.