



**REQUEST FOR EXPRESSIONS OF INTEREST (“RFEOI”)
RFEOI-0000081
FOR DEVELOPMENT PROPOSALS AT A PORTION OF THE
FORMER RIVERFRONT PRISON SITE
AND A PORTION OF THE FORMER WEEKS MARINE SITE
CITY OF CAMDEN, NEW JERSEY**

1.0 PURPOSE AND INTENT OF THE RFEOI

1.1 PURPOSE AND INTENT

The New Jersey Economic Development Authority (“NJEDA” or “Authority”), an independent Authority of the State of New Jersey, in cooperation with the New Jersey Department of Environmental Protection (“NJDEP”), and the City of Camden (“City”), is issuing this RFEOI soliciting proposals for the redevelopment of a portion of the former Riverfront Prison Site (“former Prison Site”) and a portion of the former Weeks Marine property (“former Weeks Marine Site”) within the City. In this RFEOI, the former Prison Site and the former Weeks Marine Site will be referred to jointly as the “Property.”

As described below in Section 2.2.3, the approximately 7-acre former Weeks Marine Site, which is adjacent to the former Prison Site, may be made available to purchase, either by the City or NJDEP, subject to the conditions of an equitable land exchange in accordance with N.J.S.A. 13:1D-51 et seq (see Exhibit F). Such a purchase would create a larger redevelopment parcel on the North Camden Waterfront.

The Authority seeks proposals for the former Prison Site’s or Property’s redevelopment that may include, but not be limited to:

- 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.
- Purchase of the former Prison Site by itself or the Property (former Prison Site and former Weeks Marine Site).
- 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).

All proposed redevelopment must create or retain employment in New Jersey either directly or through businesses at the site; assist and encourage economic development in the City; increase the City's tax base; result in cultural, recreational, or tourism facilities; be mixed use projects consisting of market rate housing and commercial development; or in any other manner qualify as a "project" under the Authority's enabling act as defined at N.J.S.A 34:1B-3. In no instance will redevelopment be comprised solely of housing. In all instances, NJEDA will include redevelopment requirements, including, but not limited to, completion of the redevelopment project within a certain period.

As described below in Section 2.2.1, the Property was entirely within The North Camden Waterfront Study Area Redevelopment Plan ("Redevelopment Plan"), however the former Weeks Marine Site was later removed from the Plan. As noted in Section 6.1 of this RFEOI, responses to this RFEOI may include uses that are not included in the Redevelopment Plan or the land use and zoning applicable to the former Weeks Marine Site.

1.2 RESPONSES TO THE RFEOI

Responses to this RFEOI may include development proposals for one or both of the following:

1. The former Prison Site, solely
2. The redevelopment of the Property in its entirety,

NJEDA will not review or consider any responses that do not include the former Prison Site. By issuing this RFEOI, the Authority is not committing to or providing any assurances of any subsequent Request for Qualifications ("RFQ"), Request for Proposal ("RFP") (jointly "RFQ/P"), or further action by the Authority.

2.0 BACKGROUND

2.1.1 THE NJEDA

NJEDA is an independent instrumentality of the State of New Jersey and is dedicated to broadening New Jersey's economic base by building vibrant, diverse communities, creating and maintaining jobs and providing financing and technical assistance to help businesses and nonprofits flourish. NJEDA assists in revitalizing communities through supporting and fostering redevelopment initiatives and promoting job creation in strategic locations.

With a history of promoting redevelopment efforts in Camden over the past 30 years, NJEDA has facilitated or directly developed transformative projects in downtown Camden and on its waterfront, including completing six major Camden real estate projects. The Authority has also overseen nearly 150 other projects throughout the State.

Under P.L. 2025 c. 30, NJEDA will acquire portions of the former Prison Site from the Department of the Treasury and the City of Camden.

2.1.2. NJDEP

NJDEP is the entity of the State of New Jersey dedicated to protecting New Jersey's environment and public health by safeguarding its air, water, and land resources through pollution prevention, resource management, and enforcement of environmental laws.

Since the mid-1970's, NJDEP has been working on the redevelopment of the Camden waterfront with the acquisition of land that would ultimately become Wiggins Waterfront Park. NJDEP is the current owner of the former Weeks Marine Site and will support an equitable land exchange to further a vision for Camden's waterfront that reflects a strategic alignment between urban development and environmental stewardship. This equitable land exchange aims to enhance community engagement and connectivity, improving quality of life, and fostering a sustainable urban environment. Through the Green Acres program, NJDEP has preserved over 40 acres of land in Camden City and invested over \$30 million to develop parks and recreational facilities in the City, significantly expanding community access to open spaces and recreational opportunities.

2.1.3 THE CITY

The City was formally incorporated on February 13, 1828. The City later became the county seat of the then newly formed Camden County in 1844. Currently, the City serves as the home to:

- Campbell's Soup corporate headquarters
- Subaru of America corporate headquarters
- Cooper University Hospital
- Cooper Medical School – Rowan University
- Rutgers University Camden Campus
- Camden County College
- The Adventure Aquarium
- The Freedom Mortgage Pavillion
- American Water Headquarters

Under P.L. 2025 c. 30, the City will acquire from the Department of the Treasury the public park and the right of way (developed and undeveloped portion) as shown on Exhibit B. The City also will convey to NJEDA a portion of the development parcel within the former Prison Site, as shown on Exhibit D.

2.2 PROPERTY INFORMATION

The Property presents a unique, transformational opportunity within the Greater Camden and Philadelphia Region, providing potential to create a new landmark neighborhood with waterfront amenities in a City on the rise. It is ideally located, connecting the Delaware river to existing walkable neighborhoods and downtown Camden.

The Property is well situated with easy access to waterfront recreation and entertainment venues like the Freedom Mortgage Pavilion, Wiggins Riverfront Stage, the Adventure Aquarium, and the Hilton Garden Inn Camden Waterfront. Also nearby are historic sites, including Walt Whitman House, the Battleship New Jersey, and the Benjamin Franklin Bridge. Adjacent to the Property is the 17th century Benjamin Cooper Tavern, which is the subject of an ongoing restoration project.

With interstate-highway access, the PATCO High Speedline, the New Jersey Transit River Line light-rail , expanding trail networks, and the innovative Loop last-mile solution, mobility throughout the area is on par with most major cities, and is only minutes from Center City Philadelphia and the resources that accompany a world-class city.

Exhibit A includes a map of the Property.

2.2.1 LAND USE

The City's North Camden Waterfront Study Area Redevelopment Plan ("Redevelopment Plan"), adopted in 2014, established a framework to guide future development of the 54 acres waterfront area North of the Ben Franklin Bridge. The former Prison Site is currently included in the Redevelopment Plan; however, the former Weeks Marine Site is not (see Reference Document No. 5).

The Redevelopment Plan is built upon several city and neighborhood plans produced over the proceeding 20+ years, and the shared vision developed through community engagement. That vision entails a vibrant, pedestrian friendly, mixed-use district, landmark public spaces which emphasize access and views of the river, and improved connectivity to the rest of Camden and the greater Philadelphia region. The zoning and design standards laid out in the Redevelopment Plan supersede the City's base zoning for the area subject to the Redevelopment Plan.

Recommendations for land use, traffic circulation, active and passive recreational facilities, and building scale and massing are provided in the Redevelopment Plan and illustrate the Redevelopment Plan's vision.

The Redevelopment Plan's implementation strategy includes phased development over 10-20 years, leveraging public-private partnerships, and securing funding through various sources, such as grants and investments. The strategy suggests incentives to attract developers, a streamlined approval process, and assurances for community benefits.

The former Weeks Marine Site was removed from the Redevelopment Plan area after adoption, and therefore the City's base zoning and other preceding plans are in effect. The 2002 Master Plan Land Use element recommended Light Industrial Use for the area, and the Cities General Industrial Zone (GI-1) currently applies to the former Weeks Marine property. This zone permits manufacturing, wholesale, offices, labs, restaurants, parks, and other similar uses, with minimum lot size set at 40,000 square feet, and maximum building heights of 45 feet. The GI-1

zone also prohibits residential uses without a variance. However, the 2008 North Camden Neighborhood Plan Update, which informed much of the Redevelopment Plan vision, is still applicable for guidance without the enhanced redevelopment mechanisms. Recommendations from that plan for the former Weeks Marine Site envision mixed-use development along a newly expanded street grid, with waterfront open space amenities and habitat restoration along the river.

This summary of the Redevelopment Plan and zoning and land use applicable to the former Weeks Marine Site is provided as a courtesy for Respondents to this RFEOI. Respondents are responsible for reviewing the Redevelopment Plan and the applicable zoning and land use, which can be found here:

<http://camdenredevelopment.org/getattachment/a5c250d3-d3ae-43ee-974e-16b91fb7e297/North-Camden-Redevelopment-Plan.aspx>

<https://ecode360.com/28223260#28224089>

https://www.camdennj.gov/wp-content/uploads/2020/08/zoning_map.pdf

<http://camdenreparkdevelopment.org/getattachment/9e368c03-7aa0-46a0-8da6-c1746a8db302/North-Camden-Neighborhood-Plan.aspx>

<http://camdenredevelopment.org/getattachment/0ea4ce8e-c898-4ca9-b952-896de135cc8c/Pending-North-Camden-Neighborhood-Plan-Update.aspx>

Responses to this RFEOI may include uses that are not included in the Redevelopment Plan or in the zoning and land use ordinances applicable to the former Weeks Marine Site. If alternative uses not included in the Redevelopment Plan or the zoning and land use ordinances applicable to the former Weeks Marine Site are included in a response to this RFEOI, the response should include required variances and/or amendments to the Redevelopment Plan that will be required to develop the project included in response to this RFEOI. The Authority may seek further information from any Respondent regarding the proposed uses at the former Prison Site or Property, including any required variances and/or Redevelopment Plan amendments.

Ordinances Nos. MC-4824, MC-14-3973 and MC-4892 were passed evidencing the City's approval of the Redevelopment Plan (see Reference Document No. 5).

2.2.2 FORMER PRISON SITE

The former Prison Site is located at the northwest corner of Delaware Avenue and Elm Street in the City of Camden, on Tax Block 79, Lot 13. Under P.L. 2025, c. 30, the former Prison Site (Lots 1 and 2, totaling ±8.75 acres, in **Exhibit B**) will be conveyed to NJEDA from the State of New Jersey (the current owner) without the need for any approval by the State House Commission or further approval of the New Jersey Legislature. The former Prison Site is located north of the

Benjamin Franklin Bridge on Camden's waterfront with Delaware Avenue as the Property's eastern border. The former Weeks Marine property borders the former Prison Site to the north, and F.W. Winters, Inc. property borders the former Prison Site to the south. The former Prison Site will be divided into four lots as illustrated in the former Riverfront Prison site Property Disposition Plan attached as **Exhibit B**.

The balance of the former Prison Site, approximately 15.15 acres, including 9 acres of land currently or formerly under water, riparian and littoral rights, and subject to natural boundary changes, will be conveyed to the City of Camden by the State of New Jersey.

During 2009 and 2010, NJEDA, on behalf of State of New Jersey, Department of the Treasury, Division of Property Management and Construction ("DPMC"), demolished the Prison. The demolition included the off-site removal of all buildings and structures associated with the Prison with the exception of the concrete pile caps and timber pile foundations. The remaining pile caps and timber pile foundations may need to be removed to facilitate further development of the former Prison Site.

As part of the 2010 demolition scope of work, a portion of the former Prison Site was capped with clean fill, topsoil, and vegetative growth.

Constructed in July 2014, approximately 5 acres of the former Prison Site consist of a parking lot made of quarry processed crushed stone. Pursuant to an annual License Agreement, the parking lot is maintained and operated by the Parking Authority of the City of Camden ("PACC").

The acreage set forth in **Exhibit C** is approximate and will be finalized in the actual deed provided the Department of the Treasury to NJEDA.

Any sale, transfer, contribution, or other use by the Authority of the former Prison Site as part of redevelopment project will be on as-is, where-is condition, and with all faults. NJEDA does not make any representation or warranty regarding the former Prison Site's condition.

2.2.3 FORMER WEEKS MARINE SITE

NJDEP is the current owner of the 30-acre former Weeks Marine property (including uplands and tidelands) located at Block 78, Lots 1 and 2 and Block 79, part of Lot 10. See **Exhibit E**. The property is adjacent to the former Riverfront Prison Site in North Camden and is a level waterfront site, largely clear of buildings, debris, and overgrowth.

Recognizing the interconnected nature of access to recreation and open space amenities, and economic development potential, the State has identified an approximately 7 acres at the former Weeks Marine Site that could be utilized for redevelopment along with the former Prison Site. As the former Weeks Marine property has been preserved for conservation and open space under N.J.S.A. 13:1D-51 et seq, the removal of a portion of these encumbrances will be required for the former Weeks Marine Site to be developed. The final boundaries and acreage of the

former Weeks Marine Site to be utilized for development will be finalized during the release of the restrictions set forth in N.J.S.A. 13:1D-51 et seq. For more detail regarding the removal of encumbrances and equitable land exchange requirements see **Exhibit F**.

If permitted by N.J.S.A. 13:1D-51 et seq., the City and/or NJDEP's sale of the former Weeks Marine Site will be on as-is, where-is condition, and with all faults. The City, NJDEP, and the Authority do not make any representation or warranty regarding the former Weeks Marine Site. Any equitable land exchange or any sale may require other approvals, such as from the State House Commission.

2.2.2.4 ENVIRONMENTAL INFORMATION

2.2.2.4.1 Former Prison Site

Commencing in 2009, NJEDA, on behalf of DPMC, retained a Licensed Site Remediation Professional ("LSRP") to perform a Preliminary Site Assessment, Site Investigation, Remedial Investigation and Remedial Action Work Plan in accordance with NJDEP Technical Requirements. The former Prison property is tracked under NJDEP Site Remediation Program(SRP) Program Interest (PI) Number 015986. Environmental investigations and remedial actions have been completed, including the capping of Historic Fill, and culminating in the submittal of the Remedial Action Report, Response Action Outcome ("RAO"), Classification Exemption Area ("CEA") and Deed Notice to NJDEP during April 2018.

The following documents will be posted with the RFEOI on the NJEDA website as **"Reference Material"**:

- RAO
- Amendment to RAO
- CEA
- NJDEP Site Remediation Cover – Certification Form
- NJDEP Soil Remediation Action Permit
- Remedial Action Work Plan
- NJDEP Dataminer List of Documents

2.2.2.4.2 FORMER WEEKS MARINE SITE

The former Weeks Marine property is identified in NJDEP records as 901 Beach Street, Camden and tracked under NJDEP PI Number 004962. No current activities are identified in the NJDEP Site Remediation Program database associated with this property. A Preliminary Assessment / Site Investigation Report and a Remedial Action Report were submitted to the NJDEP by the ELM Group on behalf of 901 Beach Street, LLC in June 2023. Two contaminated areas were addressed by soil excavation, and an Area of Concern Unrestricted-Use Response Action Outcome was issued on June 23, 2023 for Block: 78, Lots: 1 and 2 and Block: 79, Lot: 10. The June 2023 RAO includes the standard NJDEP Notice stating that the RAO does not address historic fill

contamination at the former Weeks Marine property.

The following document will be posted with the RFEOI on the NJEDA website as **“Reference Material:**

- NJDEP Dataminer List of Documents

2.2.3 PREVAILING WAGE AND AFFIRMATIVE ACTION

Generally, NJEDA’s prevailing wage requirements, N.J.A.C. 19:30-4.1 et seq., and affirmative action requirements, N.J.A.C. 19:30-3.1 et seq., apply to projects undertaken in part or in whole by NJEDA or are financed in part or in whole by NJEDA. Additionally, the New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.25 et seq., applies to construction work on property owned by the State (including, but not limited to, NJDEP and NJEDA).

The Respondent shall work directly with the NJEDA’s Procurement Division/Labor Compliance staff to ensure compliance by the Respondent and its contractors.

Notwithstanding any sale, any work (including but not limited to demolition, renovation or utility work) performed on the former Prison Site or Property prior to the transfer of title from NJEDA and/or NJDEP to the selected potential Respondent shall be subject to prevailing wage requirements.

2.2.5 NOTICE OF REQUIRED COMPLIANCE (Informational Only)

NJEDA may only enter into agreements with entities, vendors, and contractors that are compliant with applicable laws and regulations. Compliance is evidenced with the submission of specific forms, properly completed. Information regarding the required documents necessary for the NJEDA to enter into an agreement, (e.g., lease, sales contract, partnership document, joint venture, limited liability company) can be found in **Exhibit G**. Please note that the terms “VENDOR” “PROPOSER” “BIDDER” and/or “CONTRACTOR” are synonymous with ‘BUYER’, “SELLER”, ‘LANDLORD” and/or “TENANT”. **Exhibit G** is being provided as informational only; Respondents cannot rely on the list being comprehensive or the final list of required compliance. Compliance documents are not required with the submission of an Expression of Interest. NJEDA will provide the list of required compliance at such time as NJEDA determines to enter into a transaction and the compliance may depend on the type of transaction.

Respondents should be aware that NJDEP and/or the City may have additional compliance and/or requirements applicable to entering into agreements related to the former Weeks Marine site.

3.0 AVAILABLE NJEDA PROGRAMS

The NJEDA has a long history of supporting businesses of all sizes to grow and invest in New Jersey. We offer a broad portfolio of economic development tools such as: jobs-based tax credits, real estate and development tax credits, community development programs, technical assistance, innovation economy programs, clean energy programs, and low-interest business financing (including bonds, loan participations, loan guarantees, and variable/fixed-rate loans).

Governor Phil Murphy signed the New Jersey Economic Recovery Act of 2020 (“ERA”) into law on January 7, 2021 as P.L. 2020, c. 156. The ERA creates a package of tax incentives, financing, and grant programs that address the ongoing economic impacts of the COVID-19 pandemic and build a stronger, fairer New Jersey economy.

Programs in the ERA include:

- Tax credits to incentivize job creation and capital investment;
- Investment tools to support and strengthen New Jersey’s innovation economy;
- Tax credits to strengthen New Jersey’s communities including revitalization of brownfields and preservation of historic properties;
- Support for new supermarkets and healthy food retailers in food desert communities;
- Additional tax credits for film and digital media.

Additionally, NJEDA’s Aspire Program, a gap financing created by the ERA as a tool to support commercial, mixed use, and residential real estate development projects, identifies the City as a Government Restricted Municipality, which may increase the amount of tax credits that an eligible project within the City may be awarded.

See NJEDA website for all open programs and opportunities:

<https://www.njeda.gov/financing-and-incentives/>

Submission of a response to this RFEI does not guarantee the availability or approval of a Respondent’s subsequent application for any State and/or NJEDA loan, grant, investment, tax incentive, or other program or product for the proposed development included in the Respondent’s submission.

Respondents will be required to submit an application in accordance with the rules of the applicable program.

4.0 RESPONSES DUE

To ensure staff’s receipt and review of a proposal, Respondents should submit in writing no later than 11:59 PM EST on **December 19, 2025**, a complete, ELECTRONIC Response, in “read only”

PDF file format using Adobe Acrobat Reader software that must be accessible and viewable by Authority staff. Respondents should ensure the submitted file(s) do not contain password-protection.

The subject line of the RFEOI submission and any attachments should be clearly labeled.

EACH electronically uploaded file (Proposal, Attachment Submittals, etc.) submission, should follow the following format:

“(Respondent’s Company Name) - Response Submission-RFEOI-000081-Camden Prison, and the (file/document title)”

All RFEOI electronic Response documents should be uploaded to the Authority’s ShareFile system via:

<https://njeda.sharefile.com/r-rbe45e226b6bf43d19832f7fb22cc33d0>

It is highly recommended that the Respondent initiate the upload of the Proposal a minimum of four (4) hours prior to the Proposal submission due date/time on the front cover to allow some time to identify and troubleshoot any issues that may arise when using the Sharefile application. Technical inquiries may be directed to QARED@njeda.gov.

NOTE: NJEDA may not consider any responses received after the date and time specified pursuant to this RFEOI. All Responses, once opened, become the property of the Authority and cannot be returned to the Respondent. If a Respondent uploads multiple documents, the NJEDA may only consider the last version of the document uploaded, provided it is uploaded by the stated deadline.

5.0 QUESTIONS AND ANSWERS REGARDING THE RFEOI

To ensure receipt and answering of questions, questions regarding the RFEOI, including questions from the Property inspections, should be directed **IN WRITING** via e-mail by **11:59 p.m. on November 10, 2025** to: QARED@njeda.gov using the subject line: Questions RFEOI-0000081-Camden Prison.

Answers to questions received through the above email address or, to the extent possible, otherwise received will be publicly posted on the Authority’s website on or about **December 1, 2025** at <https://www.njeda.gov/bidding/#rfei> as Addendum.

NOTE: IT IS THE RESPONDENT’S RESPONSIBILITY TO CHECK THIS URL REGULARLY FOR UPDATES.

6.0 RESPONSE DETAILS

To ensure expedited consideration, Respondents should include all the items listed below. NJEDA may consider responses without all of the following items and may request Respondents to submit any missing items.

6.1 CONCEPTUAL DEVELOPMENT PLAN

Include a conceptual Development Plan, including a schematic site plan, 3-D/artists' rendering or elevations showing typical building design, open space design or other key design improvements, if any, at the former Prison Site or Property, as well as their estimated costs.

Include a description of the manner in which such improvements comply with the requirements of the State, county and City land use laws and/or Redevelopment Plan, as applicable.

In the case of a proposal for an alternative use not included in the Redevelopment Plan or not complying with applicable zoning and land use, include a description of the manner in which such improvements do not comply with the requirements of the State, county and City land use laws. The proposal should include a list of changes to the Redevelopment Plan or variances from zoning and land use requirements that will be required to implement the proposed Development Plan.

6.2 FINANCING PLAN

State the contemplated financial resources to be utilized to complete the proposed Development Plan.

6.3 PROJECT DEVELOPMENT SCHEDULE OF CRITICAL PATHS.

Include a detailed summary of time to reach the initial construction closing (including community outreach, required due diligence and approval periods), construction schedules, and estimated leasing and/or resale timeframe if applicable.

6.4. PROJECT DEVELOPMENT, FINANCING AND MANAGEMENT EXPERIENCE, AND ORGANIZATIONAL PLAN

Provide:

- A detailed summary of management and experience
- A list of completed projects of similar size and scope in an urban area
- Organizational chart, as well as total number of other projects, similar in size to the concept being proposed in response to this RFEOI, completed by the Respondent

- A list of potential planning and design consultants outside the Potential Respondent's organization with specific information documenting the consultants' work on similar projects.

If any individual identified for managerial experience or experience needs to be substituted, the Selected Potential Respondent shall notify NJEDA's CEO, in writing, and provide a detailed justification documenting the need for the substitution.

6.5 JOBS GENERATION

Provide an estimated number of construction jobs and permanent jobs (specifying those new to New Jersey vs. those retained within the State) to be created at the former Prison Site or Property.

The selected Respondent may be held to a minimum permanent jobs creation number. This estimate may be part of any agreement between the Respondent and NJEDA for the former Prison Site or Property. The agreement may provide for liquidated damages should the Selected Respondent fail to meet its permanent job creation estimate.

7.0 REQUESTS FOR CLARIFICATIONS / ADDITIONAL INFORMATION

Respondents may be asked to provide additional information to allow the Authority to better understand the responses or proposed development.

8.0 PROPRIETARY AND/OR CONFIDENTIAL INFORMATION

The Authority reserves the right to copy any information provided by the Respondents. The Authority reserves the right to use ideas that are provided by Respondents, applicants, stakeholders, or vendors. By submitting a Response, the submitter represents that such copying or use of information will not violate any copyrights, licenses, or other agreements with respect to information submitted or product solutions demonstrated, if applicable. Responses must clearly be marked for any information the Respondent deems proprietary and/or confidential.

9.0 DISCLAIMER/NO OBLIGATION

Based on response to this RFEOI, the Authority may take additional actions, including, but not limited to:

- For the sale or ground lease of the former Prison Site or Property, under its sole and absolute discretion, may issue a subsequent RFQ/P.
- Enter into negotiations with one or more Respondents that propose including the former Prison Site or Property in a transaction in which NJEDA is involved in the redevelopment or has an equity stake.

- Reissue this or a revised RFEOI to solicit additional responses.

NJEDA is not obligated to issue a subsequent RFQ/P or enter into negotiations with a Respondent to the RFEOI.

Interested parties responding to this RFEOI do so at their own expense. There will be no monetary compensation from the Authority for the time and effort spent in preparing the response to this RFEOI. All expenses incurred are the sole responsibility of the Respondent.

Should the Authority decide to move forward and issue an RFQ/P, Respondents need not have submitted a response to this RFEOI in order to be eligible to respond to the future RFQ/P. Should an RFQ/P be issued, responding to this RFEOI will not affect scoring or consideration for that process.

The Authority is under no obligation to contact Respondents to this RFEOI.

10.0 NEW JERSEY OPEN PUBLIC RECORDS ACT

By submitting a response, Respondents acknowledge that responses to this RFEOI are subject to the “New Jersey Open Public Records Act,” N.J.S.A. 47:1A-1 et seq., as amended and including all applicable regulations and policies and applicable case law, including the New Jersey Right-to-Know law. All information submitted in response to the RFEOI is considered public information, notwithstanding any disclaimers to the contrary, except as may be exempted from public disclosure by OPRA and the common law.

Any proprietary and/or confidential information submitted in response to this RFEOI will be redacted by the Authority. A person or entity submitting a response to this RFEOI may designate specific information as not subject to disclosure pursuant to the exceptions to OPRA found at N.J.S.A. 47:1A-1.1, when such person or entity has a good faith legal and/or factual basis for such assertion (i.e. information that may be included in another ongoing public procurement or solicitation). The Authority reserves the right to make the determination as to what is proprietary or confidential and will advise the person or entity accordingly. The Authority will not honor any attempt to designate the entirety of a submission as proprietary, confidential and/or to claim copyright protection for the entire proposal. In the event of any challenge to the Respondent’s assertion of confidentiality with which the Authority does not concur, the Respondent shall be solely responsible for defending its designation.

11.0 RFEOI EXHIBITS

A list of the RFEOI exhibits is attached, along with the exhibits. ***All Reference Material related to this RFEOI can be found on NJEDA’s website at <https://www.njeda.gov/bidding/#rfei>***

EXHIBITS

EXHIBIT A:	Map of Property
EXHIBIT B	Former Riverfront Prison Site Property Disposition Plan to the City of Camden for use as a public park – Lot 1, Lot 2, Lot 3 and Lot 4
EXHIBIT C	Map of Former Prison Site
EXHIBIT D	Plan showing Block 34.01, Lots 1 and 1.01
EXHIBIT E:	Map of Former Weeks Marine Site
EXHIBIT F:	NJDEP Land Exchange Requirements
EXHIBIT G:	Notice of Compliance Requirements

REFERENCE DOCUMENTS

N.J.S.A 34:1B-3

P.L. 2025, c.30

Statement from the Honorable Victor G. Carstarphen, Mayor of the City of Camden

AS TO PRISON SITE:

- CEA - Letter from NJDEP
- NJDEP – Soil Remediation Action Permit
- North Camden Waterfront Study Area Redevelopment Plan Approval and Amendments
- RAO Final
- RAO Amendment dated July 2019
- Remediation Action Work Plan
- NJDEP Dataminer List of Documents

AS TO FORMER WEEKS MARINE SITE:

- NJDEP Dataminer List of Documents