

BOROUGH OF MOUNT EPHRAIM
CAMDEN COUNTY, NEW JERSEY



NOTICE TO DEVELOPERS
REQUEST FOR PROPOSAL (RFP)

REDEVELOPER FOR THE

SACRED HEART REDEVELOPMENT

MOUNT EPHRAIM, NEW JERSEY

**BLOCK 34, LOTS 5, 6, 7, 9.02, 10, 11 & 12
LOCATED AT OR NEAR THE INTERSECTION OF KINGS
HIGHWAY AND THE BLACK HORSE PIKE**

NOTICE IS HEREBY GIVEN that sealed Proposals will be received by the Borough of Mount Ephraim, 121 S. Black Horse Pike, Borough of Mount Ephraim, Camden County, State of New Jersey, at **3:00pm on April 4, 2025**, from qualified redevelopers for the Sacred Heart Redevelopment Area in accordance with the specifications herein or Borough approved equivalent. Proposals shall be addressed to:

Terry Shannon, RMC, Borough Clerk
Borough of Mount Ephraim
121 S. Black Horse Pike
Mt. Ephraim, New Jersey 08059

Proposals shall be clearly marked **“Proposal: Mount Ephraim Sacred Heart Redevelopment Area”** and bear the name of the responding entity. Respondents shall be required to submit:

- One (1) Original; and
- One (1) Electronic copy submitted via CD or thumb drive of their Proposal.

RFP specifications and information may be obtained at the Borough municipal offices during regular business hours, 8:30a.m. - 4:30p.m. Monday - Thursday and 8:30a.m. - 12:00p.m. on Friday. The full RFP information is also available on the home page of the Borough website at www.mountephrain-nj.com.

Any questions regarding this Request for Proposal must be **made in writing** to Terry Shannon, RMC, Borough Clerk. On **January 24, 2025, at 1:00 p.m.**, the Borough shall hold a **non-mandatory pre-proposal conference** at the Mount Ephraim Borough offices located at the address below, followed by a walk-through of the subject property:

Borough of Mount Ephraim
121 S. Black Horse Pike
Mt. Ephraim, New Jersey 08059

Terry Shannon
Borough Clerk

SECTION 1: INTRODUCTION AND GENERAL INFORMATION

1.1 INTRODUCTION AND PURPOSE

The Borough is seeking qualified redevelopers for the redevelopment of all or portions of the individually owned property commonly known as:

SACRED HEART REDEVELOPMENT

BLOCK 34, LOTS 5, 6, 7, 9.02, 10, 11 & 12

LOCATED AT OR NEAR THE INTERSECTION OF KINGS HIGHWAY AND THE BLACK HORSE PIKE

The Borough will consider viable proposal to redevelop the existing property consistent with the goals and vision of the adopted Redevelopment Plan for the site which contemplates the development of a mixed-use development with commercial/retail on the ground floor and residential on the upper floors or any plan which a proposer wants to make with respect to the property. Alternative Information with varying real estate development options may also be considered, respective of the permitted uses of the area.

The successful redeveloper shall have experience in adaptive development, industrial, commercial, mixed-use development, recreational, market-rate housing, and residential multi-family housing development and will be responsible for all aspects of the proposed development including utilities, water, sewerage, and other necessary infrastructure.

After award, the redeveloper shall be required to maintain ownership of the site for a minimum of one year from the issuance of the final certification of occupancy, during which time the property may not be transferred or sold.

1.2 REDEVELOPMENT VISION

As it is outlined in the Sacred Heart Redevelopment Plan adopted by the Borough.

VISION PLAN- GUIDING PRINCIPLES:

- A. The Borough has created a Redevelopment Overlay Zone and has prepared and authorized use and design standards for a mixed use development with commercial/retail on the ground floor and residential on the upper floors and related development plans and encourage innovative design and planning in order to promote a revitalization of the area while at the same time, provide the necessary safeguards and buffer to lessen the impact on the surrounding residential developments.
- B. Within the mixed-use environment, emphasis will be on improved pedestrian circulation, attractive civic bases, squares, greens and a special sense of community and identity.

- C. Facilitate better utilization of the Sacred Heart Redevelopment Area. Additional infrastructure may be required such as public water and sanitary sewer facilities.
- D. Improve the health and welfare and economic well-being of the residents of Mount Ephraim and the surrounding region by providing additional tax revenues and other benefits which will lead to improved municipal services and tax stability.
- E. Increase employment opportunities in Mount Ephraim and the surrounding communities.

Recommended actions necessary to achieve the Goals and Objectives. Develop an ongoing institutional framework to maintain and promote Sacred Heart Redevelopment project, including public private partnership, community partnership to continue the dialogue and realize the vision.

1.3 **PROPOSAL TIMELINE**

Instructions for the mandatory pre-Proposal conference, site tour and final Proposal submissions are specified in the Notice to Redevelopers. A complete calendar of dates associated with this RFP is provided below:

DATE/TIME	EVENT
January 24, 2025 1:00pm	PRE-PROPOSAL CONFERENCE & SITE WALK-THROUGH
February 28, 2025	DEADLINE FOR RESPONDENT QUESTIONS
April 4, 2025 3:00pm	REQUEST FOR PROPOSAL DUE
60 days	COMMISSIONERS REVIEW PERIOD
July 2, 2025	BOROUGH REDEVELOPER SELECTION

Contract award by Borough through Resolution

*Interviews and respondent presentation to be scheduled at the sole discretion of the Borough.

** Dates and times are subject to change

1.4 **BACKGROUND**

By virtue of Resolution 21-90, adopted on November 4, 2021, the Borough of Mount Ephraim designated **Block 34, Lots 5, 6, 7, 9.02, 10, 11 & 12** as an area in need of condemnation redevelopment pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL).

1.5 SITE DESCRIPTION

The Redevelopment Area represents 1.74 acres located at or near the intersection of Kings Highway and the Black Horse Pike.

The accompanying link to the aerial image provides a general view of the subject site (Exhibit A).

1.6 PROJECT SCOPE

The successful Redeveloper shall submit a Proposal of a Redevelopment Program for the subject site consistent with the goals, objectives and regulations set forth in the Redevelopment Plan for the property.

Upon execution of a Redevelopment Agreement between the Borough and designated Redeveloper, the Redevelopment Team will work with the property owner(s) to secure the needed parcels for the project, as the Borough does not currently own some of the parcels in the redevelopment area but will consider purchasing from current owner then reselling to future redeveloper.

As provided in the Redevelopment Plan, Proposals shall include mixed use development with commercial/retail on the ground floor and residential on the upper floors or any plan which a proposer wants to make with respect to the property.

The Borough will be available to assist with Borough, County and State approvals that may be required. The Borough will assist the Redeveloper through an “expedited review process” presently in place. The Redeveloper shall be responsible for obtaining all permits and approvals necessary for the completion of the Redevelopment and is responsible for compliance with the Borough, County and Federal codes and regulations.

SECTION 2: SCOPE OF SERVICES / ROLES & RESPONSIBILITIES

2.1 REDEVELOPER RESPONSIBILITIES – CONTRACT DELIVERABLES

Proposals will be received by the Borough for a Redeveloper to create a strategic design and development plan for the creation of a project containing a mixed-use development with commercial/retail on the ground floor and residential on the upper floors to be incorporated into the Redevelopment Plan.

By way of example, and not limitation, the selected Redeveloper will be responsible for the following activities consistent with the Mount Ephraim Sacred Heart Redevelopment Plan:

- a) Negotiation and execution of a redevelopment agreement with the Borough which includes, at minimum, the statutory requirements set forth at N.J.S.A. 40A:12A-9;
- b) Conducting environmental due diligence and performing any necessary environmental cleanup. The selected Redeveloper is not precluded from reaching any agreement with any

responsible party for environmental liability or cleanup, subject to the approval of the New Jersey Department of Environmental Protection;

- c) Preparation of site conceptual plan and building design;
- d) Applying for and securing all necessary permits and approvals for the project;
- e) Providing for all capital improvements and infrastructure improvements necessitated by the proposed project;
- f) Coordination and completion of all construction activities with all end-users;
- g) Marketing, Sales and/or lease negotiations with all end-users and
- h) Ongoing property management, if applicable.

2.2 BOROUGH OF MOUNT EPHRAIM RESPONSIBILITY

The Borough will be responsible for:

- a) Arranging, scheduling, and providing facility space for meetings
- b) Providing the Redeveloper with comprehensive geographic information for the project area as required, either in hard copy maps at scale, or, as GIS digital data, based on aerial photography and tax data.
- c) Providing the Redeveloper with copies of relevant Borough plans, ordinances, design guidelines and special plans related to the Redevelopment Site and surrounding sites that relate to or impact the Redevelopment.
- d) Providing the necessary project oversight and management.
- e) The Borough can assist with property acquisition if needed using all powers of the Authority as needed.
- f) Negotiate a “PILOT” program with the selected Redeveloper.

2.3 BOROUGH RESPONSIBILITY

The Borough makes no warranties as to the environmental condition of the redevelopment site. Further, the Borough makes no warranties as to the location, capacity and condition of utility services at the Redevelopment Site. Any replacements, repairs, modifications, or upgrades, to existing utility services or installation of new equipment or facilities (both on and off the Redevelopment Site) will be sole responsibility of the selected Redeveloper and all end-users.

SECTION 3: PROPOSAL REQUIREMENTS

Individuals and entities desiring to respond to this RFP (“Respondent”) shall submit a Proposal in accordance with the requirements set forth herein. The Proposal should be divided into the individual sections listed below. Respondents are urged to include only information that is relevant to this specific project so as to provide a straightforward, concise submission consistent with the requirements of this RFP. Proposals containing irrelevant material, or an abundance of excessively vague language may be penalized in the screening process.

Anyone desiring to respond to this RFP shall submit their Proposal in sufficient detail to allow for a thorough evaluation and comparative analysis.

All requirements and questions should be addressed, and all requested data should be supplied. The Borough reserves the right to request additional information which, in its opinion, is necessary to ensure that the Respondent’s competence, number of qualified employees, business organization and financial resources are adequate to perform the contract deliverables identified in **Section 2** above.

The issuance of this RFP does not, under any circumstances, commit the Borough to pay costs incurred by any Respondent in the preparation and submission of their Proposal. The Respondents are responsible for all costs associated with their response to this RFP.

There shall be no claims whatsoever against the Borough, its staff, or its consultants for reimbursement or payment of costs or expenses incurred in the preparation of the Proposal or other information required by the RFP.

To be responsive, all Proposals and required documents must provide all requested information and be in strict conformance with the instructions set forth in this RFP. All Proposals submitted shall comply with the following requirements:

3.1 COVER LETTER

Each Proposal shall contain a cover letter. The cover letter must designate the officer, employee, or agent who will be the Respondent’s contact for all communications regarding this RFP. Cover Letter shall also include:

- The names, titles, addresses and telephone number of the individuals who are authorized to make representation on behalf of the Proposer.
- Statement that the person signing the letter of transmittal is authorized to legally binding the Proposer and that Proposer will comply with the requirement, terms and conditions as outlined in this RFP.

3.2 EXECUTIVE SUMMARY

Each Proposal shall contain an executive summary of the Proposal. The executive summary must include all of the following:

- a) Respondent's understanding of the project.
- b) Identification of the Proposal's solution highlights key benefits and cost considerations to the Borough.
- c) A statement of what respondent believes to be the Borough's primary objectives for redevelopment of the project site.
- d) Articulation of a clear and cohesive vision for the project site, and a description of how respondent's Proposal meets those objectives.
- e) Identification of any special benefits to Mount Ephraim Borough and/or the community that will be provided as part of respondent's Proposal.
- f) Respondent agrees to use its best efforts to hire qualified local residents for the Project. Respondent shall also use its best efforts to retain the services of qualified local artisans, contractors and suppliers for the Project. The respondent shall make a good faith effort to advertise jobs and Project announcements through social media, public agencies and organizations and such other local media outlets to fulfill its best efforts hereunder.

3.3 DEVELOPMENT ENTITY

The respondent shall submit information detailing the proposed development team including the individuals and/or firms involved. Preference is for teams with related development experience as noted above. The following information is required:

- A description of the type of legal entity (i.e. corporation, joint-venture, LLC, etc.) that would serve as the designated Redeveloper of the proposed project and would be party to the redevelopment agreement with the Borough. If the entity is a subsidiary of, or otherwise affiliated with, another organization, the respondent shall indicate such a relationship.
- A description of all participants in the respondent's redevelopment team, including those members responsible for architecture, landscape and site design, land use planning, civil and environmental engineering, permitting, legal and financial analysis, and community relations, as well as investors and proposed lending institutions. This information should include, but not limited to, company profiles of firms on the proposed team and individual resumes of key personnel who would be assigned to the project. Brochures detailing the individual team members' qualifications may be included as a separate appendix.

- Submit an organizational chart showing all team members, the tasks to be performed of each team member, and the proposed interrelationships of the team with the Borough during the design, development and operation of the project. Similarly, the respondent should elaborate on measures to ensure quality control including leadership and tasks to be performed during each project phase.
- For each company/individual involved in the proposed project, identify the company or individual involved, including the name, address, telephone and fax numbers, e-mail addresses and primary contact person for each listing. The list of companies/individuals shall include the following if available at the time:
 - A. Redeveloper
 - B. Architect(s)
 - C. Land Use Planner
 - D. Civil Engineer – Environmental Engineer
 - E. Traffic Engineer
 - F. Attorney – Land Use
 - G. Lender – Financial Institution
 - H. Other

In addition, the Proposals should identify any potential conflicts that the individual team members or firms may have because of current or prior relations with the Borough, Borough Boards and individuals, or its consultants. The Borough reserves the right, in its sole discretion, to request additional information on potential conflicts of interest and to limit or prohibit the participation of any team members or firm due to any such conflict of interest.

3.4 PROJECT EXPERIENCE

The respondent shall provide at least two (2) examples within the last ten (10) years detailing the development team's experience in projects of similar scope and complexity where the development team and/or consultants participated in a substantial role. The Proposal should demonstrate that all the team members have experience in the redevelopment of similar size and scope projects in comparable community setting.

3.5 REFERENCES

The respondent shall provide at least five (5) professional references for individuals with whom the respondent has participated in development activities related in scope to this redevelopment project and whom the Borough may communicate with concerning the respondent's relevant experience.

3.6 UNDERSTANDING OF THE REDEVELOPMENT PROCESS

The Proposals should clearly demonstrate the respondent's understanding of the scope and tasks required for the design, financing, and construction of the proposed redevelopment project and the challenges to successful completion of such a project in accordance with the project schedule. In particular, respondents should be mindful of the covenant required by N.J.S.A 40A:12A-9.

3.7 THE PROPOSED PROJECT

Each Proposal shall include a detailed description of respondent's proposed project. The Project description must include the following:

- a) **Proposed Land Uses:** Consistent with the **Mount Ephraim Sacred Heart Redevelopment Plan**, identification of the proposed land uses, including the number of residential units, and amount of square footage for commercial/retail space, amount of public open space, amount of community space, and access to public transportation.
- b) **Design:** A description of design for the proposed project, which must reflect an implementable plan based on budget considerations and the revenue generation potential of the design. It is requested that respondents provide any necessary plans, picture, drawings, schematics, models and/or videos or any other demonstrable tool to demonstrate the novel approach to development proposed therein. At minimum, respondents shall submit:
- c) A conceptual site layout for the project site, setting forth location and height of proposed buildings, internal pedestrian and vehicular circulation, onsite parking, connectivity to adjacent parcels and street system, any internal recreation areas (whether private or open to public) such as plazas, courtyards, play/open space areas and any additional site features or amenities proposed. Structures should be designed so as to be sensitive to the pedestrian environment. Building size and scale should be designed to enhance walkability.

3.8 FINANCIAL CAPACITY

Describe with sufficient detail the key financial components of the respondent's Proposal, including price point projections, revenue projections, and the respondent's financial strategy. At a minimum, the respondent's financial plan, which is encouraged to include a draft development Pro forma, should include the following to demonstrate the expected financial viability of the project as proposed:

- A. Respondents should describe their plans for funding all required improvements, including identifying sources of funds. Such description should include the proportion of equity to debt financing, and identify any special restrictions or conditions associated with the financial plan. Respondents should also include a current financial statement; evidence of financial statements should be for the past three (3) years. The statements must be audited.

- B. Provide certified audited financial statements for the past three years for all business entities to be involved in the project. Said certified financial statements shall show the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted standard accounting practices and based on prior audit., If the date of the certified audited financial statements precedes the date of this submission by more than six (6) months, attach an interim balance sheet not more than sixty (60) days old. Also, provide the name and address of the auditor and/or certified accountant who prepared the certified audited financial statements and the audit upon which said certified financial statements are based.
- C. Identify any local, state or federal financial assistance that will be required, or is being considered to fund the redevelopment. Although it is recognized that public funding may be sought to bring this project to completion, Proposals not relying on public subsidies will be received more favorably. To the extent, the respondent intends to utilize grant or other public funds, describe the source of such funds and the status of any commitments from the granting agency, and the respondent’s experience in obtaining such funds.
- D. Respondents are expected to conduct their own market research/study to identify potential demand along with any other research necessary to justify any assumptions and projections.
- E. Provide evidence of sufficient insurance coverage, including Workers Compensation, General Liability, and Excess Liability.
- F. Provide a list of banking references, along with the name of a contact person, mailing address and phone number. Include financial institutions that have provided funding/financing for previous projects, Indicate the particular project that the financial institution was involved with, and the level of financing provided.
- G. Provide information relative to the proposed development entities experience in using alternative funding mechanisms, such as government programs, if relevant to the development entities approach to the redevelopment of **Mount Ephraim Sacred Heart Redevelopment Area**.

3.9 LITIGATION HISTORY

Submit a list outlining all lawsuits filed against the proposer for the past ten (10) years. This list shall include, but not limited to, any counterclaims or third-party complaint.

3.10 PENALTY HISTORY

Submit a list of all penalties and fines assessed against the proposer for the past (10) years including any penalties and fines assessed by any and all federal agencies, any and all state agencies and any and all regulatory agencies.

3.11 PROPOSED SOLUTION AND APPROACH

Each vendor must address the following detailed information:

- Identify similar projects relevant to the proposed project.
- Include any information that might demonstrate experience in, and/or a knowledge of the local area and marketplace. You may include completed projects and projects currently underway. For each project, please include, Project name and Location, Type of Project (Commercial, Residential, Mixed-Use, etc.), Size and Dollar Value of Project. All services performed, Duration of Project, Reference Contact for Project.
- Provide information on how the project will be marketed, who will be assigned, where they will be stationed, and their experience in marketing urban redevelopment projects.
- List percentage of ownership of project and the role played (i.e. Redeveloper, Builder, Investor).
- Describe your marketing strategy.

3.12 ORGANIZATION AND TEAM

Each proposer shall identify the personnel and positions which shall perform services pursuant to this contract. Proposers must include a detailed summary of each employee's background relative to similar contract. Each proposer shall also designate a Project Executive who shall directly work with the Borough on any and all issues that may arise with the services. The Borough expects that the Project Executive shall be available by telephone on all occasions for discussion with the Borough's staff and shall be available for meeting either by locally or by teleconference.

- **Development Entity:** Each Proposer shall submit the names and qualifications for all key personnel to be assigned to this RFP.
- Each Proposer shall identify, if applicable, any and all subcontractors and subcontractor's personnel, their roles and what tasks are to be assigned.

3.13 BUSINESS ENTITY

Provide information as to the structure of the business entity (individual, partnership, corporation, joint venture, etc.); including evidence of any business or operating licenses or certificates, if any necessary for each business entity to conduct business in the various parties involved. If a partnership, identify all partners. If a corporation, identify all parties having a 10% interest or more in the corporation. Please complete Redeveloper's Statement of Ownership/Stockholders disclosure Certification attached hereto. (Appendix C).

3.14 OTHER INFORMATION

If the Respondent believes additional information is necessary, the Proposals may contain a discussion any other factors not mentioned above which Respondent believes are relevant to the Borough's selection of redeveloper. This section of the RFP response shall include additional suggestions that are not specifically requested in this RFP but are considered necessary to ensure the highest degree of information is provided to enable the Borough to accurately and properly evaluate Respondent's Proposal. If the Proposal assumes that the Borough will take certain actions or provide certain facilities, data or information, state these assumptions explicitly.

3.15 FORMAT OF PROPOSAL

To the extent possible, Proposals should be prepared on 8.5" x 11" paper and bound or stapled. Minimum font size should be the equivalent of 12pt Times New Roman. Each Proposal should have a title page and a table of contents. The title page should include the title of the RFP, the name and address of the Respondent, and the date/time the Proposal is due. Foldouts for charts, tables, or spreadsheets will be acceptable. Seven (7) hard copies of the Proposal are required. In addition to the paper copies, please provide one (1) digital copy of the entire Proposal in .pdf format.

3.16 READABILITY OF PROPOSAL

Respondents are advised that the Borough's ability to conduct a thorough evaluation of Proposals is dependent on the Respondent's ability and willingness to submit Proposals that are well ordered, detailed comprehensive and readable. Clarity of language and adequate, accessible documentation is essential, and is the Respondent's responsibility.

3.17 ADDENDA OR AMENDMENTS TO THIS RFP

During the period provided for the preparation of Proposals, addenda or amendments to this RFP may be issued. These addenda/amendments will be numbered consecutively and will be distributed to each of the individuals and entities who received a copy of this RFP. Any addenda/amendments, if issued, will be issued by, or on behalf of, the Borough and will constitute a part of this RFP. Each Respondent is required to acknowledge receipt of all addenda/amendments at the time of submission of the Proposal being submitted by of execution of an Acknowledgement of Addenda, attached hereto as (Appendix) All responses to this RFP shall be prepared with full consideration of any and all addenda/amendments issued prior to the Proposal submission date.

3.18 QUESTIONS & LETTER OF INTEREST

Only the Borough is empowered to speak for the Borough with respect to this Redevelopment Plan. Potential respondents seeking to obtain information, clarification, or interpretation from other individuals are advised that such material is used at the respondent's own risk and the Borough will not be bound by any such representations. Any attempt to bypass this procedure may be deemed grounds for the rejection of the respondent's Proposal.

All questions raised, along with subsequent official Borough responses, will be provided to all recipients of this RFP.

3.19 BOROUGHS USE OF PROPOSAL

Upon submission, all Proposals become the property of the Borough and will not be returned. All Proposals will be made available to the public at the appropriate time, as determined by the Borough (in the exercise of its sole discretion) in accordance with the law. As such, the information contained in the Proposal will be subject to public disclosure. In no event will the Borough assume liability for any loss, damage or injury that may result from any disclosure or use of the Proposal.

SECTION 4: EVALUATION OF RESPONSES

4.1 EVALUATION CRITERIA

Selection of the Redeveloper shall be based on several factors, including the respondent's ability to provide superior development that contributes to the overall development of the Redevelopment Area, and the ability to maximize the financial benefit to the given consideration of both short-term and long-term benefits.

The evaluation criteria are intended to be used to make a recommendation to the Borough who will award the contract, but who is not bound to use these criteria or to award to a respondent on the basis of the recommendation. Furthermore, the Borough reserves the right to vary from this procedure as it determines to be in the Borough's best interest.

4.2 EVALUATION METHOD

- Compliance Check: All Proposals will be reviewed to verify that minimum requirements have been met. Proposals that have not followed the requirements in this RFP or do not meet minimum content and quality standards may be eliminated from further consideration.

- Analysis: The Proposal review team will consist of representatives of the Borough. Members of an evaluation team will independently analyze each Proposal. The evaluation team will analyze how the respondent's qualifications, experience, professional content, and proposed methodology meet the Borough's needs. At the discretion of the Borough, the evaluation team may decide to conduct interviews of a short list of respondents.

4.3 RIGHT TO REJECT

This RFP is not a legally binding document, but merely an invitation to submit Proposals on the terms and conditions described in this RFP. The Borough reserves the right, in its sole judgement, to reject for any reason, any and all responses and components thereof and to eliminate any and all Redevelopers responding to this RFP from further consideration for this RFP. The Borough reserves

the right, in its sole judgment, to reject any Redeveloper whose submission is deemed to be non-responsive. In the event that the Borough rejects any or all Proposals, no costs will be reimbursed for the preparation of the Proposal.

4.4 RESERVATION OF RIGHTS

The Borough reserves, holds, and may exercise, at its sole discretion, the following rights:

- a) To verify the accuracy of all information submitted in any Proposal;
- b) To reject, for any reason, any and all Proposals and components thereof, and to eliminate any and all respondents responding to this RFP from further consideration;
- c) To eliminate any respondent who submits an incomplete, inadequate or non-responsive Proposal;
- d) To waive any technical non-conformance of a Proposal;
- e) To accept the Proposal that, in the judgment of the Borough, best serves the interest of Borough;
- f) To make any and all decisions regarding the selection of the Redeveloper; and
- g) To take any action that the Borough determines, in its sole discretion, to be in the best interest of the Borough.

The Borough shall be under no obligation to complete all or any part of the process described in this RFP. The provisions of this RFP are made for the benefit of the Borough and no right shall be deemed to accrue to any person submitting a statement of qualifications or Proposal by reason of the submission of any statement of qualification or Proposal, or by the waiver or nonenforcement of any provisions or requirements of this RFP or by reason of any term or terms hereof.

4.5 SELECTION OF A REDEVELOPER

If the Borough selects a Proposal, the successful respondent will be required to enter a redevelopment agreement with the Borough. Selection of a respondent's Proposal will not create or confer any legal rights on the respondent whatsoever, other than the opportunity to negotiate terms of the redevelopment agreement with the Borough. The successful respondent will have no legal rights to the project site or the project until a redevelopment agreement is executed. To be valid and enforceable, any redevelopment agreement executed must be properly authorized by the Borough.

SECTION 5: SUBMITTAL DEADLINE AND LOCATION

In order to be considered, one (1) hard copies of the Proposal and one (1) digital .pdf copy of the Proposal must be received by the Borough on or before **April 4, 2025, at 3p.m.** All Proposals

must be delivered in a sealed envelope marked: **Request for Proposals for the Mount Ephraim Sacred Heart Redevelopment.**

Proposals received after the deadline may not be considered. Postmarked Proposal dated on the reception date received after the reception date may be deemed late and rejected. Respondents are solely responsible for ensuring that Proposal are delivered on time.

Delays caused by any delivery service, including the U.S Postal Service, will not be grounds for an extension of the Proposal due date and time. The Borough shall not be responsible for the loss, non-delivery, or physical condition of Proposal sent by mail or courier service. E-mailed or faxed submissions will not be accepted.

Proposals may be mailed or delivered to the Borough:

Terry Shannon, RMC, Borough Clerk
Borough of Mount Ephraim
121 S. Black Horse Pike
Mt. Ephraim, New Jersey 08059
Email: boroclerk@mountephraim-nj.com

SECTION 6: ADDITIONAL PROPOSALS

While every effort has been made to ensure the accuracy of the information contained in this RFP this document is, and shall not be construed to be or constitute, a representation, warranty or guaranty regarding the content, completeness, or accuracy of such information, of the qualifications or expertise of the individual(s) or firms(s) providing or preparing such information. Each respondent shall rely solely on its own inspection, investigation, confirmation and analysis of (a) the redevelopment site, (b) the information contained in or delivered pursuant to this RFP and (c) any other information that such respondent deems necessary or prudent in everlasting and analyzing the feasibility and prudence of acquisition and development of the Redevelopment Site.

Terry Shannon, RMC, Borough Clerk
Borough of Mount Ephraim
121 S. Black Horse Pike
Mt. Ephraim, New Jersey 08059
Email: boroclerk@mountephraim-nj.com

and

Stuart Platt
Redevelopment Counsel
The Platt Law Group, P.C.
40 Berlin Avenue
Stratford, NJ 08084
platt@theplattlawgroup.com