

**- City of Vineland -
Center City Redevelopment Area**

Request for Proposals

**For 9 S. Seventh St.
(Block 4003, Lot 20)**

Issued

July 14, 2021

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A. Overview

In May 2004, the City of Vineland adopted a Redevelopment Plan for its Center City Redevelopment Area. The Plan provides a guide to a future Center City area of businesses, residences, institutions and green space working in concert to provide a thriving area for commerce, culture, habitation and recreation. One of the strategies for bringing that vision to life is to turn unused or underused properties into productive strands of the Center City fabric.

In keeping with that strategy, the City of Vineland is issuing this Request for Proposals (RFP) for the redevelopment of the property located on a vacant lot on 9 S. Seventh Street in the Main Street District of our downtown redevelopment area. It is the City's intention to identify and select a qualified and experienced redeveloper that transforms the crucial property in the heart of our Main Street into an attractive, functional property that would also complement the downtown shopping area.

B. The Redevelopment Property

The property to be redeveloped is Block 4003, lots 20. The lot has a 75' frontage on S. Seventh St., and is 150' deep and also has 50' frontage on E. Elmer St. and is 75' deep. The property is a vacant lot.

There is an underground 5500 gallon storage tank that went through the Closure of an Underground Storage Tank process with DEP on the adjacent property, lot 23, which at one time had a building sitting on both lots. An RAO was completed with no restricted use. The RAO did not give any mention of lot 23.

C. Redevelopment Uses

The property to be redeveloped is located in the Main Street District of the Center City Redevelopment Area. As such, the primary permitted uses on the first floor within the Main Street District are:

- Retail Sales and Service
- Business and Professional Offices
- Restaurants
- Banks

The permitted uses on the second floor are:

- Offices
- Residential

Prohibited uses include:

- Drug Treatment Center
- Substance Abuse Center
- Laundromat
- Tattoo Parlor

Although the Main Street District does not permit residential use on the first floor, Vineland City Council is empowered to amend the Redevelopment Plan. Because this property is located on a side street and not the Main Street proper, the City Council will consider proposals with residential on the first floor as well as upper floors.

D. Project Requirements

By responding to this RFP, the successful applicant acknowledges its obligation to comply with all of the requirements set forth in this section.

1. Project site transfer

The project site is currently owned by the City of Vineland. The city will sell the site to the selected redeveloper at a price to be negotiated. The Financial Plan submitted as part of the response to this RFP should include the applicant's proposed price for purchasing the site.

2. Governmental approvals and environmental conditions

The selected redeveloper will be required to plan the entire project site and obtain site plan and all other required permits and approvals from city, county, state, federal and other public agencies.

Aside from information provided in the property description above, a copy of the environmental RAO for the adjacent lot is included in the appendix. Although the owner of the property that obtained the RAO owned both lots 20 and 23, which had a commercial building on the property at the time, the RAO only mentions lot 23. This would be part of the redeveloper's due diligence.

3. Planning and Zoning

All proposals must be consistent with the Center City Vineland Redevelopment Plan or indicate the justification for proposed deviations from the Redevelopment Plan, such as those noted in the "Redevelopment Uses" section above.