

Amendment 1

The purpose of Amendment 1 to the RFP is to simplify the RFP process in an effort to address the concerns of respondents that the number of parcels involved created undue complexity.

By action taken by the Borough Council on March 11, 2019, the following amendments to the Request for Proposal (RFP) were adopted:

1. The Process section of the RFP is amended as follows: the submission date is now extended until May 1, 2019 in paragraph 1, and all of the other dates in the Process section are also extended by one month.
2. The Submission Requirements section, and in particular, the Project Schedule subsection, of the RFP is amended to encourage the phasing of the construction of the project (see page 21 of the RFP). In particular, the Borough Council suggests that the submissions contain 2 phases, the first including all of the parcels to the east of the current Quimby Lane (potentially including Quimby Lane), and the second including the parcels to the west. In the first phase, privately owned parcels in addition to the Post Office parcel owned by the Borough, collectively comprising Block 70 Lots 2-5 (see page 24 of the RFP) should be included in the proposed redevelopment.
3. It is recommended that respondents include in their proposals the amount they would propose to pay to purchase those Lots 2 and 5 as well as the terms of a ground lease from the Borough for the post office site currently owned by the Borough (Lots 3 and 4).
4. Supplementing the Public-Private Partnership section of the RFP (see page 19), it is noted that Open Space funds held by the Borough may be available upon application to be used to acquire and create a park in the second phase of the redevelopment on Lot 71.
5. Supplementing the Public-Private Partnership section of the RFP (see page 19), it is noted that the Borough is undertaking steps to direct the Planning Board to determine if the properties included in the RFP qualify as an Area in Need of Redevelopment.
6. Nothing in this amendment is intended to preclude any submission from including any or all of the Quimby Lane parcels from being proposed to be redeveloped in a single phase.
7. Should a proposal only encompass a portion of the site, the affordable housing requirement for the proposal is based on the pro rata share of the project area relative to the overall Quimby Village area.