

June 7, 2019

To: All Interested Respondents

Re: Proposal Retail Grocery Store Developer & Operator RFP

Addendum 1

This Addendum sets forth the Pre-submission meeting questions received by the CRDA at the June 5, 2019 at 12:00 pm Pre-submission meeting pursuant to section 1.08 of the RFP documents.

Q1 Developer asked if site had Environmental issues?

A1 Refer to RFP section article 1.10-3 and 1.11

- o All environmental information that the CRDA has is available in a data room in the Authorities office.

Q2 Developer asked about the Disposition of property?

A2 Disposition of the property is discussed in Section 1.03 of the RFP. The CRDA is willing to consider a sale or long term ground lease, as part of a potential financial package.

Q3 Developer asked what Type of store?

A3 See Section 1.02 of the RFP for a description of the type of store the CRDA is seeking to develop.

Q4 Developer asked about Financial Incentives?

A4 The CRDA is open to various potential financial incentives in support of the development project. See Section 1.14 of the RFP.

Q5 Developer asked if other developers interested?

A5 We will not know the number until all potential developers or operators are registered or until the date of RFP submission.

Q6 Developer asked what were the pitfalls of other supermarkets in AC?

A6 Atlantic City is a dynamic urban marketplace with several small-scale grocery store establishments.

- Q7 Developer asked about Police Security as part of deal?
- A7 To the extent that a developer determines that it needs or wants enhanced public safety support, it should outline this anticipated costs as part of its financial presentation.
- Q8 Developer asked about Transportation options?
- A8 The CRDA has had discussions with the AC Jitney Association and NJ Transit for a possible transit stop at or near the proposed site of the grocery store. At this time, such a stop has not been determined.
- Q9 Developer asked about mixed-use development opportunities?
- A9 See Section 1.03 of the RFP outlining the purpose of the RFP. The CRDA may consider potential complementary development proposals, provided each component of the proposal has an associated financial presentation.
- Q10 Developer asked what is the Zoning of the site?
- A10 Commercial Business District (CBD)
- Q11 Developer asked how active is convention Center?
- A11 The Convention Center has many large, medium and small events (and consumer shows) during the year, including, the Boat Show, RV Show. League of Municipalities, and the NJEA.
- Q12 Developer asked how many Residents in AC?
- A12 Approximately 39,000
- Q13 Developer ask if there had been Interest in Opportunity Zones in AC?
- A13 Information about opportunity zones in New Jersey may be found at <https://nj.gov/governor/njopportunityzones/>

The respondent is responsible to ensure that all changes necessitated by Addenda are accounted for and incorporated into the respondent's response to the Solicitation. All instructions, terms and conditions of the Contract documents shall remain unchanged, unless expressly modified by the Authority.