

Tiffany Cuiello

From: Dave Goddard [dgoddard@olehansen.com]
Sent: Thursday, September 21, 2017 12:02 PM
To: Tiffany Cuiello
Cc: Dan Galletta; Max Slusher - ACIA; Terry Combs; Ron Curcio; John Helbig; Roger Hansen; dpurdy@gtnj.org
Subject: Re: Amazon RFP

Will do. We will review and offer comments accordingly

Sent from my iPhone
David Goddard
609-226-4209
Please excuse any grammar or spelling errors in this message

On Sep 21, 2017, at 11:49 AM, Tiffany Cuiello <TCuiello@gtnj.org> wrote:

Dave,

I already started this and just sent a copy to Max. Take a look and I will keep elaborating.

Tiffany

Tiffany A. Cuiello, PP, AICP
Township Planner
Galloway Township
300 E. Jimmie Leeds Road
Galloway, NJ 08205
(609) 652-3700 ext. 246
tcuiello@gtnj.org

From: Dave Goddard [<mailto:dgoddard@olehansen.com>]
Sent: Thursday, September 21, 2017 11:17 AM
To: Tiffany Cuiello
Cc: Dan Galletta; Max Slusher - ACIA (msslusher@aceanj.com); Terry Combs; Ron Curcio (rcurc@arh-us.com); 'John Helbig'; Roger Hansen; dpurdy@gtnj.org
Subject: FW: Amazon RFP

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609-965-3700 Office
609-965-4666 Fax
609-226-4209 Cell
dgoddard@olehansen.com

From: Max Slusher [<mailto:mslusher@aceanj.com>]
Sent: Thursday, September 21, 2017 10:20 AM
To: Dave Goddard <dgoddard@olehansen.com>
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 Director of Business Development
Atlantic County Economic Alliance
 2009-B Hamilton Mall
 4403 E. Black Horse Pike
 Mays Landing, NJ 08330
 609-245-0019
MSlusher@aceanj.com

<image001.png>

Atlantic County is home to the FAA William J. Hughes Technical Center
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<Amazon RFP.docx>

Tiffany CuvIELlo

From: Dan Galletta [dgalletta@olehansen.com]
Sent: Thursday, September 21, 2017 1:34 PM
To: Tiffany CuvIELlo
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Attachments: Amazon RFP - DG Mark-up.docx

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The acreage has been increased and includes properties adjacent and near BHPE, which are available. An exhibit is being prepared to show the approximate 425 acres.

Dan

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Amazon RFP

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The site has received development approvals from the Pinelands Commission and local land use boards. ~~The site has sanitary sewer, public water, gas and electric infrastructure.~~ The site was designated as Redevelopment Area under New Jersey Law allowing for the local community to offer development incentives including long-term tax abatements (up to 30 years), customized zoning and other development incentives. ~~The site has cellular coverage with the closest antenna located on the abutting property.~~

The following addresses each of the "Key Preferences and Decision Drivers" identified in the RFP:

Site/Building- The subject parcels ~~have is~~ 398 425 + acres and located within a designated Redevelopment Area. The site was a former 18-hole golf course and has land development approvals in place for a major development. The site has abundant frontage on Atlantic County roads. The land development approvals would require amendment to accommodate the proposed Amazon HQ2. The Township is an active party encouraging long-term tax abatements (up to 30 years), expedited permitting and development approvals, public-private partnerships and any other similar incentives. The Township recently worked to incentivize the redevelopment of the abutting parcel resulting in the new Barrette Headquarters on an existing industrial property with direct rail access.

The properties are under private ownership and are ready and available for development. The current zoning is Industrial with a multitude of permitted commercial uses. With the designation as a Redevelopment Area, a Redeveloper can establish guidelines and standards to suit the proposed development.

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Incentives-

Labor Force- The Township of Galloway is home to Stockton University. The University has programs with Rutgers University, Rowan University and is expanding and growing with new campus improvements throughout Atlantic County. Also located within the local region is Atlantic Cape Community College, which also has programs in connection with Rutgers University and Rider College. With a new STEM (Science, Technology, Energy & Math) facility, there are many technical programs available.

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To: Dan Galletta
Cc: Tiffany Cuiello; Dave Goddard; Max Slusher - ACIA; Terry Combs; Ron Curcio; John Helbig; Roger Hansen
Subject: Re: Amazon RFP

Good afternoon, I believe it would probably be beneficial to also include the distance that this site is to the Garden State Parkway that currently goes from Cape May to the top of New Jersey. Probably would not hurt to talk about Atlanticare mainly in the vision also located next to the university. Again thank you all for your help.

Mayor Don Purdy

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609-965-4666 Fax
609-226-4209 Cell
dgoddard@olehansen.com

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<image001.png>

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<Amazon RFP - DG Mark-up.docx>

Tiffany CuvIELlo

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Sent: Friday, September 22, 2017 9:26 AM
To: Dan Galletta; Tiffany CuvIELlo
Cc: 'Max Slusher - ACIA'; 'Terry Combs'; 'Ron Curcio'; 'John Helbig'; Roger Hansen; dpurdy@gtnj.org
Subject: RE: Amazon RFP
Attachments: Amazon RFP - DG Mark-up 9-22-17.docx

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Amazon RFP

The Township of Galloway has identified a parcel of land consisting of ~~398~~ up to 425 acres along County Route 563 (Tilton Road), County Route 575 (Pomona Road), Genoa Avenue and Aloe Street. The property is located within a Pinelands Regional Growth Area and the Townships Industrial zoning district. The site is adjacent to the Atlantic City Rail Line and direct access to the rail line is achievable available. The site is within one mile of the Atlantic City International Airport. The site is within two miles of the Atlantic City Expressway along County Route 575 interchange along County Route 575 which provides access to ~~the Garden State Parkway to the south and bridges to Philadelphia and the New Jersey Turnpike to the west.~~ The site is within 6 miles of the Garden State Parkway which runs the full length of New Jersey from Cape May to the south and New York City to the north. New Jersey Transit bus services runs along County Route 563 and passenger rail access is currently available at the nearby Egg Harbor City station. A rail stop in the immediate vicinity of the site is proposed which will link the site to rail transportation via pedestrian and vehicle traffic. Atlantic County's bike lanes run along County Route 563 on the property line.

The site has received development approvals from the Pinelands Commission and local land use boards. ~~The site has sanitary sewer, public water, gas and electric infrastructure.~~ The site was designated as Redevelopment Area under New Jersey Law allowing for the local community to offer development incentives including long-term tax abatements (up to 30 years), customized zoning and other development incentives. ~~The site has cellular coverage with the closest antenna located on the abutting property.~~

The following addresses each of the "Key Preferences and Decision Drivers" ~~identified~~ identified in the RFP:

Site/Building- The subject parcels ~~have is~~ 398 425 + acres and are located within a designated Redevelopment Area. The site was a former 18-hole golf course and has land development approvals in place for a major development. The site has abundant frontage on Atlantic County roads. The land development approvals would require amendment to accommodate the proposed Amazon HQ2. The Township is an active party encouraging long-term tax abatements (up to 30 years), expedited permitting and development approvals, public-private partnerships and any other similar incentives. The Township recently worked to incentivize the redevelopment of the abutting parcel resulting in the new Barrette Outdoor Living Headquarters on an existing industrial property with direct rail access.

The properties are under private ownership and are ready and available for development. The current zoning is Industrial with a multitude of permitted commercial uses. With the designation as a Redevelopment Area, a Redeveloper can establish guidelines and standards to suit the proposed development.

The site has sanitary sewer, public water, natural gas and electric infrastructure to serve the project's needs. ~~The site has cellular coverage with the closest antenna located on the abutting property. Fiber optic connectivity would need to be established at the site.~~

There are multiple wireline and wireless communication providers available in the area to serve the needs of the upcoming Amazon project. The property provides path redundancy, provider diversification, medium diversity, etc. to ensure optimal connections. Lighttower, Comcast, and Verizon are some of the largest fiber technology providers available and a multitude of third parties such as Level 3, Windstream, and Spectrotel. Cellular communication providers such as Verizon, AT&T, T-Mobile, and Sprint have excellent coverage. The area has 4G LTE coverage with a growing build out of future cellular technologies. Comcast is currently expanding on their public and private WiFi networks across the region. A cellular coverage map can be found with this link. <https://opensignal.com/networks>. An example of a fiber coverage map can be accessed with this link. <http://www.lighttower.com/network-map/>.

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Capital and Operating Costs – The Township will cooperate with the County, State and Amazon to create a favorable economic incentive package enabling the proposed development. The Township designated the site as a Redevelopment Area opening development incentives in terms of tax breaks, financing, zoning and expedited approval processes.

Incentives-

Labor Force—~~The~~ The Township of Galloway is home to Stockton University. The University has programs with Rutgers University, Rowan University and is expanding and growing with new campus improvements throughout Atlantic County. Also located within the local region is Atlantic Cape Community College, which also has programs in connection with Rutgers University and Rider College. With a new STEM (Science, Technology, Energy & Math) facility, there are many technical programs available.

Logistics—~~The~~ The site is located less than one mile from the Atlantic City International Airport. The site has a direct route to the Atlantic City Expressway which provides access to Philadelphia and its surrounding population centers. The site is located in the Philadelphia MSA (Metropolitan Statistical Area).

Time to Operations—~~The~~ The site has access to all major utilities and infrastructure. The Township has designated the site as a Redevelopment Area and has customized the required zoning to allow the development of the property. The Township will expedite all local approvals. The site requires approvals from the local Planning Board and the Pinelands Commission. The Township will be a partner in the Pinelands Development approval process. The site previously received Pinelands approvals and local land use approvals for major development and any new approval would be an amendment to the plans and not a new submission. The State of New Jersey has a “One-Stop” central application coordination office to expedite any land use or infrastructure permitting at the State level. County permitting would occur simultaneously with other approvals. The expedited approval process could be achieved in nine (9) to twelve (12) months.

Cultural Community Fit- The Township is an avid supporter of economic development and has taken proactive steps throughout the community to encourage new development. The most recent action was the Township’s proactive approach to the new Barrette manufacturing facility adjacent to this site. The Township offered competitive incentives in partnership with the

County and State to encourage the project. Barrette is currently looking to expand its operations and footprint which is a demonstration of how cooperative and inviting the Township of Galloway has been in their development process.

The geographic location of the site provides easy access to regional shopping, local businesses and services, a variety of food service establishments and recreational facilities.

Community/Quality of Life- The Township of Galloway has a little bit of everything! We are home to Stockton University and AtlantiCare Regional Medical Center, both of which are located within 5 miles of the property. The Historic Village of Smithville is located within the Township and offers unique shops and festivals all year long.

The US Fish and Wildlife Service owns and maintains the Edwin B. Forsythe National Wildlife Refuge, a 47,000-acre preserve in Southern New Jersey Coastal areas. The main access to the public use facilities of the Refuge is located off of Route 9 in Galloway Township. This area includes an eight-mile wildlife drive and nature trails. The Edwin B. Forsythe National Wildlife Refuge is the "go to" place for bird watching.

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Sent: Thursday, September 21, 2017 10:20 AM

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Subject: RE: Amazon RFP - Hansen Galloway property
Attachments: Response to Amazon HQ2 RFP - 9-22-17.docx

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From: Tiffany Cuiello [<mailto:TCuiello@gtnj.org>]
Sent: Thursday, September 21, 2017 11:50 AM
To: Dave Goddard <dgoddard@olehansen.com>
Cc: Dan Galletta <dgalletta@olehansen.com>; 'Max Slusher - ACIA' <msslusher@aceanj.com>; 'Terry Combs' <TCOMB@arh-us.com>; 'Ron Curcio' <rcurc@arh-us.com>; 'John Helbig' <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org
Subject: RE: Amazon RFP

Dave,

I already started this and just sent a copy to Max. Take a look and I will keep elaborating.

Tiffany

Tiffany A. Cuiello, PP, AICP
Township Planner
Galloway Township
300 E. Jimmie Leeds Road
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(609) 652-3700 ext. 246
tcuiello@gtnj.org

From: Dave Goddard [<mailto:dgoddard@olehansen.com>]
Sent: Thursday, September 21, 2017 11:17 AM
To: Tiffany Cuiello
Cc: Dan Galletta; Max Slusher - ACIA (msslusher@aceanj.com); Terry Combs; Ron Curcio (rcurc@arh-us.com); 'John Helbig'; Roger Hansen; dpurdy@gtnj.org
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I will copy you on communications and submissions we prepare for your review and comment to get the most complete submission possible.

Give me a call with questions/comments.

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- I. **Site/Building** – As described in the RFP, finding suitable buildings/sites is of paramount importance. As described by Amazon, “Amazon HQ2 is a transformational Project, and we must ensure we have the best real estate options available whether this be a redevelopment opportunity, a partnership with the state, local government, or new buildings. All options are under consideration.”

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Max

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Amazon HQ2 RFP

The Township of Galloway has identified a parcel of land consisting of up to 425 acres along County Route 563 (Tilton Road), County Route 575 (Pomona Road), Genoa Avenue and Aloe Street. The property is located within a Pinelands Regional Growth Area and the Township's Industrial zoning district. The site is adjacent to the Atlantic City Rail Line and direct access to the rail line is available. The site is within one mile of the Atlantic City International Airport. The site is within two miles of the Atlantic City Expressway along County Route 575 which provides access to Philadelphia and the New Jersey Turnpike to the west. The site is within 6 miles of the Garden State Parkway which runs the full length of New Jersey from Cape May to the south and New York City to the north. New Jersey Transit bus services runs along County Route 563 and passenger rail access is currently available at the nearby Egg Harbor City station. A rail stop in the immediate vicinity of the site is proposed which will link the site to rail transportation via pedestrian and vehicle traffic. Atlantic County's bike lanes run along County Route 563 on the property line.

The site has received many past development approvals from the Pinelands Commission and local land use boards. The site was designated as Redevelopment Area under New Jersey Law allowing for the local community to offer development incentives including long-term tax abatements (up to 30 years), customized zoning and other development incentives.

The following addresses each of the "Key Preferences and Decision Drivers" identified in the RFP:

Site/Building- The subject parcels have 425 ± acres and are located within a designated Redevelopment Area. See the attached exhibit. The site was a former 18-hole golf course and has past and active land development approvals in place for major development which included at one time a complex of light industrial buildings, a hotel/conference center, and a Continuing Care Retirement Community and most recently a subdivision of 994 residential homes. The site has abundant frontage on Atlantic County roads. The land development approvals would require amendment to accommodate the proposed Amazon HQ2. The Township is an active party encouraging long-term tax abatements (up to 30 years), expedited permitting and development approvals, public-private partnerships and any other similar incentives. The Township recently worked to incentivize the redevelopment of the abutting parcel resulting in the new Barrette Outdoor Living Headquarters on an existing industrial property with direct rail access.

The properties are under private ownership and are ready and available for development. The current zoning is Industrial with a multitude of permitted commercial uses. With the designation as a Redevelopment Area, a Redeveloper can establish guidelines and standards to suit the proposed development.

The site has sanitary sewer, public water, natural gas and electric infrastructure to serve the project's needs.

There are multiple wireline and wireless communication providers available in the area to serve the needs of the upcoming Amazon project. The property provides path redundancy, provider diversification, medium diversity, etc. to ensure optimal connections. Lighttower, Comcast, and Verizon are some of the largest fiber technology providers available and a multitude of third parties such as Level 3, Windstream, and Spectrotel. Cellular communication providers such as Verizon, AT&T, T-Mobile, and Sprint have excellent coverage. The area has 4G LTE coverage with a growing build out of future cellular technologies. Comcast is currently expanding on their public and private WiFi networks across the region. A cellular coverage map can be found with this link. <https://opensignal.com/networks>. An example of a fiber coverage map can be accessed with this link. <http://www.lighttower.com/network-map/>

Capital and Operating Costs – The Township will cooperate with the County, State and Amazon to create a favorable economic incentive package enabling the proposed development. The Township designated the site as a Redevelopment Area opening development incentives in terms of tax breaks, financing, zoning and expedited approval processes.

Incentives-

Labor Force- the Township of Galloway is home to Stockton University. The University has programs with Rutgers University, Rowan University and is expanding and growing with new campus improvements throughout Atlantic County. Also located within the local region is Atlantic Cape Community College, which also has programs in connection with Rutgers University and Rider College. With a new STEM (Science, Technology, Energy & Math) facility, there are many technical programs available.

Logistics- The site is located less than one mile from the Atlantic City International Airport. The site has a direct route to the Atlantic City Expressway which provides access to Philadelphia and its surrounding population centers. The site is located in the Philadelphia MSA (Metropolitan Statistical Area).

Time to Operations- The site has access to all major utilities and infrastructure. The Township has designated the site as a Redevelopment Area and has customized the required zoning to allow the development of the property. The Township will expedite all local approvals. The site requires approvals from the local Planning Board and the NJ Pinelands Commission. The Township will be a partner in the Pinelands Development approval process. The site previously received Pinelands approvals and local land use approvals for major development and any new approval would be an amendment to the plans and not a new submission. The State of New Jersey has a "One-Stop" central application coordination office to expedite any land use or infrastructure permitting at the State level. County permitting would occur simultaneously with

other approvals. The expedited approval process could be achieved in nine (9) to twelve (12) months.

Cultural Community Fit- the Township is an avid supporter of economic development and has taken proactive steps throughout the community to encourage new development. The most recent action was the Township's proactive approach to the new Barrette manufacturing facility adjacent to this site. The Township offered competitive incentives in partnership with the County and State to encourage the project. Barrette is currently looking to expand its operations and footprint which is a demonstration of how cooperative and inviting the Township of Galloway has been in their development process.

The geographic location of the site provides easy access to regional shopping, local businesses and services, a variety of food service establishments and recreational facilities.

Community/Quality of Life- the Township of Galloway has a little bit of everything! We are home to Stockton University and AtlantiCare Regional Medical Center, both of which are located within 5 miles of the property. AtlantiCare is a major health system recently named in the Top 5 of all health systems in NJ. The Historic Village of Smithville is located within the Township and offers unique shops and festivals all year long.

The US Fish and Wildlife Service owns and maintains the Edwin B. Forsythe National Wildlife Refuge, a 47,000-acre preserve in Southern New Jersey Coastal areas. The main access to the public use facilities of the Refuge is located off of Route 9 in Galloway Township. This area includes an eight-mile wildlife drive and nature trails. The Edwin B. Forsythe National Wildlife Refuge is the "go to" place for bird watching.

Tiffany CuvIELlo

From: John Helbig [jhelb@arh-us.com]
Sent: Friday, September 22, 2017 12:19 PM
To: Max Slusher; Dave Goddard; Dan Galletta; Tiffany CuvIELlo
Cc: Terry Combs; Ron Curcio; Roger Hansen; dpurdy@gtnj.org
Subject: RE: Amazon RFP

Max, our original graphic depicting the subject tract is a 400 scale 24"X 36" image. Our GIS Department is cleaning it up now and I'll send out a PDF this afternoon. What size hard copies do you want for integration into the County submittal? Thanks, JH

From: Max Slusher [mailto:msslusher@aceanj.com]
Sent: Friday, September 22, 2017 11:42 AM
To: Dave Goddard <dgdoddard@olehansen.com>; Dan Galletta <dgdalletta@olehansen.com>; Tiffany CuvIELlo <TCuvIELlo@gtnj.org>
Cc: Terry Combs <TCOMB@arh-us.com>; Ron Curcio <rurc@arh-us.com>; John Helbig <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org
Subject: RE: Amazon RFP

Dave,

Great! Please don't forget the overheads with delineations. 6 copies and in electronic format would be greatly appreciated.

No later than this Monday, please!

Best,

Max

Max Slusher
Director of Business Development
Atlantic County Economic Alliance
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Mays Landing, NJ 08330
609-245-0019
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From: Dave Goddard [<mailto:dgoddard@olehansen.com>]

Sent: Friday, September 22, 2017 11:40 AM

To: Max Slusher <msslusher@aceanj.com>; Dan Galletta <dgalletta@olehansen.com>; Tiffany CuvIELlo <TCuviello@gtnj.org>

Cc: 'Terry Combs' <TCOMB@arh-us.com>; 'Ron Curcio' <rurc@arh-us.com>; 'John Helbig' <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org

Subject: RE: Amazon RFP

Ok,, we will clean it up with final edits and send out clean copies with the exhibit later for your integration into the County formal response.

David M. Goddard
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From: Max Slusher [<mailto:msslusher@aceanj.com>]

Sent: Friday, September 22, 2017 11:29 AM

To: Dave Goddard <dgoddard@olehansen.com>; Dan Galletta <dgalletta@olehansen.com>; Tiffany CuvIELlo <TCuviello@gtnj.org>

Cc: 'Terry Combs' <TCOMB@arh-us.com>; 'Ron Curcio' <rurc@arh-us.com>; 'John Helbig' <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org

Subject: RE: Amazon RFP

This is great! Made a couple of changes, but the content is solid.

Thanks David, et al.

Max

Max Slusher

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Sent: Friday, September 22, 2017 9:26 AM
To: Dan Galletta <dgalletta@olehansen.com>; Tiffany CuvIELlo <TCuvIELlo@gtnj.org>
Cc: Max Slusher <mSlusher@aceanj.com>; 'Terry Combs' <TCOMB@arh-us.com>; 'Ron Curcio' <rcurc@arh-us.com>; 'John Helbig' <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org
Subject: RE: Amazon RFP

I added fiber and cellular and made a few more edits to the narrative as suggested. See attached, with track changes. ARH is providing the exhibit this morning defining the property limits.

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From: Dan Galletta
Sent: Thursday, September 21, 2017 2:25 PM
To: Tiffany CuvIELlo <TCuvIELlo@gtnj.org>; Dave Goddard <dgoddard@olehansen.com>

Cc: 'Max Slusher - ACIA' <mlsruher@aceanj.com>; 'Terry Combs' <TCOMB@arh-us.com>; 'Ron Curcio' <rcurc@arh-us.com>; 'John Helbig' <jhelb@arh-us.com>; Roger Hansen <rbhansen@olehansen.com>; dpurdy@gtnj.org
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Subject: RE: Amazon RFP
Attachments: Amazon RFP.docx

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Amazon RFP

The Township of Galloway has identified a parcel of land consisting of 398 acres along County Route 563 (Tilton Road), County Route 575 (Pomona Road), Genoa Avenue and Aloe Street. The property is located within a Pinelands Regional Growth Area and the Townships Industrial zoning district. The site is adjacent to the Atlantic City Rail Line and direct access to the rail line is achievable. The site is within one mile of the Atlantic City International Airport. The site is within two miles of the Atlantic City Expressway interchange along County Route 575 which provides access to the Garden State Parkway. New Jersey Transit bus services runs along County Route 563 and passenger rail access is available at the nearby Egg Harbor City station. Atlantic County's bike lanes run along County Route 563 on the property line.

The site has received development approvals from the Pinelands Commission and local land use boards. The site has sanitary sewer, public water, gas and electric infrastructure. The site was designated as Redevelopment Area under New Jersey Law allowing for the local community to offer development incentives including long-term tax abatements (up to 30 years), customized zoning and other development incentives. The site has cellular coverage with the closest antenna located on the abutting property.

The following addresses each of the "Key Preferences and Decision Drivers" identified in the RFP:

Site/Building- The subject parcel is 398 acres and located within a designated Redevelopment Area. The site was a former 18-hole golf course and has land development approvals in place for a major development. The land development approvals would require amendment to accommodate the proposed Amazon HQ2. The Township is an active party encouraging long-term tax abatements (up to 30 years), expedited permitting and development approvals, public-private partnerships and any other similar incentives. The Township recently worked to incentivize the redevelopment of the abutting parcel resulting in the new Barrette Headquarters on an existing industrial property with direct rail access.

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Tiffany Cuiello

From: Tiffany Cuiello [TCuiello@gtnj.org]
Sent: Thursday, September 21, 2017 11:35 AM
To: 'Max Slusher'
Subject: RE: Amazon RFP
Attachments: Amazon RFP.docx

Max,

I started on this already – see attached. I will elaborate but some of this may be from you as well.

Tiffany

Tiffany A. Cuiello, PP, AICP
Township Planner
Galloway Township
300 E. Jimmie Leeds Road
Galloway, NJ 08205
(609) 652-3700 ext. 246
tcuiello@gtnj.org

From: Max Slusher [<mailto:msslusher@aceanj.com>]
Sent: Thursday, September 21, 2017 10:22 AM
To: tcuiello@gtnj.org
Subject: FW: Amazon RFP

Tiffany....per Dave's request.

Max

Dave;

Need your teams input on these five points of submission to the state of New Jersey. I need your help on sections I and II especially!

- I. **Site/Building** – As described in the RFP, finding suitable buildings/sites is of paramount importance. As described by Amazon, "Amazon HQ2 is a transformational Project, and we must ensure we have the best real estate options available whether this be a redevelopment opportunity, a partnership with the state, local government, or new buildings. All options are under consideration."

Specifically, the materials submitted by the interested party must include:

- General site information
- Current ownership structure of the property
- Whether the state or local government controls the property
- Current zoning of the site
- Utility infrastructure at the site
- Opportunities to cultivate local culture and creativity into the Amazon HQ2 site
- Connectivity options: sidewalks, bike lanes, trams, metro, bus, light rail, train, and additional creative options to foster connectivity between buildings/facilities.

- Demonstration of the fiber connectivity on all submitted sites
- Demonstration of multiple cellular phone coverage maps to ensure optimal service

- II. **Time to Operations** – Please outline the permitting process and estimated timetable to initiate Phase I of Amazon’s operations.
- III. **Cultural Community Fit** – The Project requires a compatible cultural and community environment for its long-term success. This includes the presence and support of a diverse population, excellent institutions of higher education, local government structure and elected officials eager and willing to work with the company, among other attributes. A stable and consistent business climate is important to Amazon. Please demonstrate characteristics of this in the response. Amazon encourages testimonials from other large companies.
- IV. **Community/Quality of Life** – The Project requires a significant number of employees. Amazon wants to invest in a community where its employees will enjoy living, recreational opportunities, educational opportunities, and an overall high quality of life. Tell us what is unique about your community.

Specifically, please include information on your community with respect to daily living, recreational opportunities, diversity of housing options, availability of housing near potential sites for HQ2, and pricing, among other information. Please also include relevant crime data and cost of living data.

- V. In addition, as part of your submission, please use the response as an opportunity to present any additional items and intangible considerations with respect to your county/city/region and community that Amazon should include in its analysis.

Max

Max Slusher
 Director of Business Development
Atlantic County Economic Alliance
 2009-B Hamilton Mall
 4403 E. Black Horse Pike
 Mays Landing, NJ 08330
 609-245-0019
MSlusher@aceani.com



Atlantic County is home to the FAA William J. Hughes Technical Center
 The western hemisphere’s preeminent civilian aviation research and testing facility!

From: Dave Goddard [<mailto:dgoddard@olehansen.com>]

Sent: Thursday, September 21, 2017 10:16 AM

To: Max Slusher <mslusher@aceanj.com>

Subject: Amazon RFP

Max, what is the realistic timeframe you need something from us on our property? I am speaking to our planners and engineers today on how to present the info you need. We should discuss. Can you call me when you have a minute?

David M. Goddard
President/CEO
Ole Hansen and Sons, Inc.
4 Jimmie Leeds Road, Suite 3
Galloway, NJ 08205
609-965-3700 Office
609-965-4666 Fax
609-226-4209 Cell
dgoddard@olehansen.com

Amazon RFP

The Township of Galloway has identified a parcel of land consisting of 398 acres along County Route 563 (Tilton Road), County Route 575 (Pomona Road), Genoa Avenue and Aloe Street. The property is located within a Pinelands Regional Growth Area and the Townships Industrial zoning district. The site is adjacent to the Atlantic City Rail Line and direct access to the rail line is achievable. The site is within one mile of the Atlantic City International Airport. The site is within two miles of the Atlantic City Expressway interchange along County Route 575 which provides access to the Garden State Parkway. New Jersey Transit bus services runs along County Route 563 and passenger rail access is available at the nearby Egg Harbor City station. Atlantic County's bike lanes run along County Route 563 on the property line.

The site has received development approvals from the Pinelands Commission and local land use boards. The site has sanitary sewer, public water, gas and electric infrastructure. The site was designated as Redevelopment Area under New Jersey Law allowing for the local community to offer development incentives including long-term tax abatements (up to 30 years), customized zoning and other development incentives. The site has cellular coverage with the closest antenna located on the abutting property.

The following addresses each of the "Key Preferences and Decision Drivers" identified in the RFP:

Site/Building- The subject parcel is 398 acres and located within a designated Redevelopment Area. The site was a former 18-hole golf course and has land development approvals in place for a major development. The land development approvals would require amendment to accommodate the proposed Amazon HQ2. The Township is an active party encouraging long-term tax abatements (up to 30 years), expedited permitting and development approvals, public-private partnerships and any other similar incentives. The Township recently worked to incentivize the redevelopment of the abutting parcel resulting in the new Barrette Headquarters on an existing industrial property with direct rail access.

Capital and Operating Costs – The Township will cooperate with the County, State and Amazon to create a favorable economic incentive package enabling the proposed development. The Township designated the site as a Redevelopment Area opening development incentives in terms of tax breaks, financing, zoning and expedited approval processes.

Incentives-

Labor Force- The Township of Galloway is home to Stockton University. The University has programs with Rutgers University, Rowan University and is expanding and growing with new campus improvements throughout Atlantic County.

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