

REQUEST FOR QUALIFICATIONS AND PROPOSALS

**CITY OF PORT REPUBLIC
143 Main Street
Port Republic, New Jersey 08241
(609) 652-1501**

PLEASE TAKE NOTICE that the City of Port Republic, in Atlantic County, New Jersey, is requesting qualifications and proposals, pursuant to a fair and open process, from individuals and/or from firms (“Respondent(s)”) who have an interest in developing a principal solar energy production facility as a redevelopment project with the immediate intention of providing a community solar project as the named Redeveloper for a property which has been designated as an area in need of redevelopment. The area in need of redevelopment is a single parcel, approximately 27.55 acres in size, located at 400 English Creek Road in the City of Port Republic and is designated on the tax map as Block 24, Lot 34 (the “Property”). The Property previously was leased by the City to a firm that utilized it for gravel mining purposes. The adopted Redevelopment Plan for the Property anticipates redevelopment of the Property with a “solar array with the immediate intention of providing a community solar project.” “Principal Solar Energy Production Facility” is defined in the Redevelopment Plan as: “An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one or more free-standing ground mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.” The City is the fee simple owner of the Property and has no intention of relinquishing that ownership. Therefore, development of a principal solar energy production facility will be pursuant to a Redevelopment Agreement and Lease of the Property. It is anticipated that the Lease of the Property will be for a term of up to twenty (20) years, with four (4) renewal options of five (5) years each. The terms and conditions of the Redevelopment Agreement and Lease will be negotiable. It is anticipated that upon execution of the Redevelopment Agreement and the Lease, the Redeveloper will have up to twenty-four (24 months) to secure all final, non-appealable governmental approvals that are necessary to develop the project upon the Property.

Sealed qualifications and proposals (“RFQ/RFP”) will be received by the City Clerk, City of Port Republic, 143 Main Street, Port Republic, NJ 08241 on June 23, 2026 at 10:00 a.m., prevailing time.

The General Information for Prospective Redevelopers, draft Redevelopment Agreement, draft Lease and other proposal documents have been filed in the office of the City Clerk and may be obtained therefrom between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. The proposal documentation also is available by clicking on the link provided at www.portrepublicnj.org.

Proposals must be enclosed in a sealed envelope and plainly marked “Proposal for Redevelopment of 400 English Creek Road.” The envelope shall contain the name and address of the Respondent.

The City of Port Republic anticipates selecting a Redeveloper that demonstrates the greatest potential for achieving the objectives that are set forth in the approved Redevelopment Plan and which best meets the evaluation criteria that is set forth in the General Information for Proposed Redevelopers. The City of Port Republic reserves the right to waive any irregularity in a submission and/or to reject any and all submissions. The City of Port Republic will consider as “non-responsive” any submission which is lacking critical information, or any submission that represents a major deviation from the in the General Information for Proposed Redevelopers. Minor omissions may, at the sole option and discretion of the City, be corrected within five (5) business days of notification of the deficiency issued by the City.

The City will evaluate the responses utilizing the evaluation criteria listed in the General Information for Prospective Redevelopers.

Personal interviews with Respondents may be conducted. The fact that a personal interview is requested shall not be deemed to suggest that the City intends to designate the Respondent being interviewed as the Redeveloper.

When the successful Respondent is one of the following types, the following persons shall individually guarantee the payment of the rents: (a) In case of a partnership, all general partners owning 10% or more of the partnership; (b) In case of a corporation, the shareholders owning 10% or more of the stock of the corporation; (c) In case of an individual, the individual; (d) In the case of a limited liability company, all members owning 10% or more of the company. The Respondent shall supply these names with its submission.

Respondents are required to comply with the requirements of N.J.S.A. 19:44A-20.27. Business entities are advised of their responsibility to file an annual disclosure statement of political contributions with the New Jersey Election Law Enforcement Commission (ELEC), if they receive contracts in excess of \$50,000 from public entities in a calendar year. Business entities are responsible for determining if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

The City reserves the right to reject any or all responses to this RFQ/RFP, to not select a Redeveloper, and to re-advertise this RFQ/RFP or another RFQ/RFP for the Property. Selection of a Respondent as the prospective Redeveloper does not guarantee that the City will enter into a Redevelopment Agreement and Lease with the Respondent or that the project will proceed in the manner described in this RFQ/RFP. Respondents hereby are notified that all information submitted as part of or in support of their responses to this RFQ/RFP will be made available for public inspection. All costs associated with responding to this RFQ/RFP shall be borne by the Respondent.

Dated: June 8, 2026

BY ORDER OF
THE MAYOR AND CITY COUNCIL

s/ *Brandy M. Blevin*

Brandy M Blevin, CMC, CMR, City
Clerk