

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.