

**NOTICE TO SUBLEASE Q&A – ADDENDUM 2<sup>1 2</sup>**

Question No.	Questions	Answers
16	Are there any indicative plans showing both access roads to manufacturing sites and access roads to the port entrance from site B1? If so, can NJ EDA please share them?	Parcel B1 will be connected to the main site entrance via a public access road, as well as to manufacturing parcels via heavy-haul road corridors. Other than Figure 1 in the Notice NJEDA does not yet have plans showing actual road alignment/placement. NJEDA will work with the successful offeror on Parcel B1, alongside its designer-of-record Moffatt & Nichol (M&N) and technical advisor (WSP USA), to determine optimal road placement/alignment.
17	Could you please confirm if all answers will be published at the same time and when as some may be critical for the development of the responses due by 3PM U.S. Eastern Time, October 20, 2021?	Answers will be provided through issuance of addenda on a rolling basis. The order in which questions are answered will depend on the timing of their submission as well as the volume and/or complexity of information requested.
20	Could you please provide updated layout including CAD files for each of the parcels?	<p>Surveys and CAD files for parcels A, C, and G have been uploaded to the data room – <a href="#">NJEDA Extranet - Notice to Sublease Data Room - All Documents</a> (sharepoint.com). CAD files for Parcel B1 are not yet available.</p> <p>Parties are reminded that survey and CAD acreages reflect total leased acreages from PSEG Nuclear to NJEDA (via the Ground Lease) and do not necessarily reflect sub-leaseable acreages. Entities should refer to Figure 2 (p.9) in the Notice for approximate subleaseable acreage by parcel, as well as exhibits G (Parcel A), H (Parcel G), I (Parcel B1) and J (Parcel C) for further information on each parcel.</p>
24	Do you expect Parcel B1 to be a lease from NJEDA (not a sublease as stated on page 5)?	Correct. NJEDA’s intention is to lease out Parcel B1 following the purchase of Parcel B from PSEG Nuclear. NJEDA anticipates the purchase will complete by the end of 2022.
25	When will NJEDA issue RFP for third party port operator?	Timing for the issuance of an RFQ/P for port operations has still to be determined. NJEDA’s Board recently approved the award of a contract to Moffatt & Nichol (M&N) to advise on potential port operating models and procurement approaches. This work will feed-in to NJEDA’s decision on how and when to procure a port operator.

<sup>1</sup> Questions numbers are allocated by NJEDA on the basis of when questions are received and to help track with answer preparation.

<sup>2</sup> To gain access to the data room, parties must first execute NJEDA’s form of non-disclosure agreement (NDA). Please request an NDA by emailing njwindport@njeda.com. If a party already has an NDA please forward a copy to njwindport@njeda.com alongside your request for access.

26	Would NJEDA be willing to offer a “right of first refusal” for the lease of Parcel B2 to the successful lease of Parcel B1?	NJEDA will not offer the lessee of Parcel B1 a right of first refusal for Parcel B2. Tenant selection for Parcel B2 will be via a separate notice to lease, the timing of which remains to be determined.
27	In Phase 1: Does the technical information provide location and dimensions of “wide turning basin”?	A design drawing of the Phase 1 turning basin (diameter of 1,050 feet) has been uploaded to the data room – <a href="#">NJEDA Extranet - Notice to Sublease Data Room - All Documents</a> (sharepoint.com). See PDF entitled “NJWP Parcel A Terminal Package 90% Design Drawings-2 Turning Basin”
28	In Phase 2: Does the technical information Provide location and dimensions of “expanded turning basin”?	NJEDA does not yet have detailed design drawings for Phase 2. Parcel B1 detailed design, including dredging and berth access, will commence in 2022 and is targeted to complete Q2 2023. Entities should assume the turning basin dimensions for Parcel B1/Phase 2 will be sized the same as for Phase 1/Parcel A, or may be expanded as necessary to accommodate developer needs and OSW industry trends.
29	Will NJEDA provide fendering system? If so, provide details.	Yes, NJEDA will provide a fendering system. Design drawings showing the fendering system have been uploaded to the data room – <a href="#">NJEDA Extranet - Notice to Sublease Data Room - All Documents</a> (sharepoint.com). See PDF entitled “NJWP Parcel A Terminal Package 90% Design Drawings-Fender System Dwg”.
30	Please provide updated New Jersey Wind Port site drawings (.dwg file type) that accurately reflect the intended boundaries for all land parcels as presented in the “Notice for Sublease of Property at the New Jersey Wind Port”. The accuracy of this information is critical to our ability to fully assess each parcel’s potential utilization.	<p>Surveys for parcels A, C, G and B1, as well as CAD files for parcels A, C and G have been uploaded to the data room – <a href="#">NJEDA Extranet - Notice to Sublease Data Room - All Documents</a> (sharepoint.com). CAD files for Parcel B1 are not yet available. CAD files for Parcel B1 are not yet available.</p> <p>Parties are reminded that survey and CAD acreages reflect total leased acreages from PSEG Nuclear to NJEDA (via the Ground Lease) and do not necessarily reflect sub-leasable acreages. Entities should refer to Figure 2 (p.9) in the Notice for approximate subleasable acreage by parcel, as well as exhibits G (Parcel A), H (Parcel G), I (Parcel B1) and J (Parcel C) for further information on each parcel.</p>
32	Please clarify whether “All major equipment” is intended to include just specialized equipment such as cranes and SPMTs or if large forklifts and other less specialized equipment should also be listed.	Offerors are encouraged to provide as much detail as possible, to the extent that equipment needs are known at this time. However, NJEDA is not requesting a full inventory of all equipment, rather it is seeking to understand which types of high capital cost and/or fixed equipment will be required for a subtenant’s operations (outside of its manufacturing facility, if applicable) in order to ascertain implications for ground conditioning/improvements, as well as offeror expectations regarding who (Landlord or subtenant) will be responsible for acquiring and/or installing any major equipment.

33	Please provide the expected alignment for the heavy haul road connecting Parcel B1?	Parcel B1 will be connected to the main site entrance via a public access road, as well as to manufacturing parcels via heavy-haul road corridors. Other than Figure 1 in the Notice NJEDA does not yet have plans showing actual road alignment/placement. NJEDA will work with the successful offeror on Parcel B1, alongside its designer-of-record Moffatt & Nichol (M&N) and technical advisor (WSP USA), to determine optimal road placement/alignment.
34	If a bidder submits an offer with a lease rate that is lower than the indicative rate (manufacturing parcels), are they guaranteed to progress to the later negotiation rounds. Asked another way: Is submitting an offer with a lease rate lower than the indicative rates for manufacturing parcels a potential disqualifier?	The rent guidance for manufacturing parcels (parcels C and G) included in Exhibit K (Indicative Base Rent – Manufacturing Subleases) is indicative only. Bidders will not be disqualified for submitting a rent offer for a manufacturing parcel (C or G) below the manufacturing parcel indicative base rent. However, as outlined in the Notice to sublease, “highest net cash return to NJEDA” is an evaluation criteria against which offers will be scored. NJEDA also reserves the right to reject all non-binding offers for a given parcel or parcels, and to bring that parcel or parcels to market at a later point. Please refer to answer 40 for further information on manufacturing pricing.  The minimum acceptable rents for subleases on Parcels A and B1 (provided in Exhibit B – Key Sublease Terms) are non-negotiable.
35	Can you confirm that there is no fixed weighing of evaluation criteria? If no fixed weighting, can NJEDA provide any indicative weighting?	In-line with its standard land leasing and disposition practices NJEDA has established a weighting for each of the evaluation criteria included in the Notice, however this weighting is not shared with bidders. Following Board approval of a binding offer on a given parcel and rejection of competing offers, or rejection of all offers, NJEDA will publicly disclose the basis for its award or rejection including criteria weighting.
37	Will the final lease agreement include options to extend the term beyond the fixed 10-year term.	The 10-year sublease term applying to parcels G and C is the minimum term length; there is no maximum term for any parcel. Entities are encouraged to propose lease lengths that go beyond the minimum term length and are free to include optional extensions as part of their offer(s). Entities are reminded that the minimum sublease terms by parcel, outlined in Exhibit B (Term – p.2-3), are non-negotiable and are exclusive of options.
41	What was the Use of the site and structure on Parcel G? "A steel-frame building (approx. 30,000 sq. ft.) that is currently located on G3 will be removed during the site’s development. Per the terms of the Ground Lease between PSEG Nuclear and NJEDA, the building will be removed by no later than 12/15/23."	The current facility located on sub-parcel G3 is a maintenance building used by PSEG Nuclear. The building is a pre-fabricated steel-frame building on a concrete slab foundation. In addition, sub-parcel G1 is currently used by PSEG Nuclear as a “safer area” for emergency events. Both the facility and safer area will be relocated elsewhere on PSEG Nuclear’s property.

42	Parcel C indicates "The western two-thirds of the site is currently being utilized as a Confined Disposal Facility (CDF). The eastern portion currently houses a firing range belonging to PSEG Nuclear." Will all Environmental Reports be shared with Sublessee? Please confirm firing range Use as firearms are not permitted on premise.	Yes, NJEDA will share environmental reports with parties with which it is negotiating. For Parcel C, NJEDA is in receipt of a Phase one environmental assesment. A Phase two assesment will be undertaken in the area on which the firing range is located. The Phase two assesment has commenced and is anticipated to be completed in 4-6 weeks. The firing range is currently used by PSEG Nuclear's security forces. Only PSEG's security forces are permitted to carry firearms at the site. The firing range will be relocated elsewhere on PSEG Nuclear's property.
44	The NEIL Policy Premiums are based upon 'reported Value.' Who determines 'reported Value'?	NJEDA will determine reported value. With respect to any subtenant facilities NJEDA will work with subtenants to determine a reported value.