

2025.02.09

**A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT
AGENCY APPROVING SUB-PROJECT ALLOCATION FORM FOR BASS PRO
SHOPS OUTDOOR WORLD, BLOCK 257.02, LOT 7**

WHEREAS, Sayreville Seaport Associates Urban Renewal, L.P. ("SSA") is the designated Redeveloper for a designated portion of the Sayreville Waterfront Redevelopment Area ("Site"); and

WHEREAS, the Sayreville Economic and Redevelopment Agency (the "Agency") and SSA are parties to an Amended and Restated Master Redevelopment Agreement dated June 10, 2021 (the "RDA"); and

WHEREAS, Article IX of the RDA permits the SSA to develop the Riverton project in Sub-Projects, provided that SSA submits and SERA approves a Sub-Project Allocations Form; and

WHEREAS, the first such Sub-Project at Riverton is the development of the Bass Pro Shops Outdoor World facility; and

WHEREAS, SSA has submitted and the Agency professionals have reviewed a certain Sub-Project Allocations Form, attached hereto as Exhibit A, which they find acceptable for the Agency's approval; and

NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency that the Agency hereby (i) approves the Sub-Project Allocations Form annexed hereto as Exhibit A and (ii) authorizes the Executive Director and/or Chairman to execute said Form subject to such final changes as the Executive Director and/or Chairman may approve on the advice of the Agency professionals; and

IT IS FURTHER RESOLVED that the Executive Director and/or Chairperson are hereby authorized and directed to take any further action and to execute any documents as may be necessary to effectuate this Resolution.

OFFERED BY: Kenneth Scott

SECONDED BY: Donna Roberts

Governing Body Recorded Vote:

Members:

	Aye	Nay	Abstain	Absent
1. Robert Davis	<u>X</u>	—	—	—
2. Robert DeWise	<u>X</u>	—	—	—
3. Rosetta Fisher	<u>X</u>	—	—	—
4. Steve Grillo	<u>X</u>	—	—	—
5. Trushar Parikh	<u>X</u>	—	—	—
6. Donna Roberts	<u>X</u>	—	—	—
7. Ken Scott	<u>X</u>	—	—	—
8. John Zebrowski	<u>X</u>	—	—	—

I, Zachariah Schlichte, Assistant Executor Director of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Agency held on February 13, 2025.



Zachariah Schlichte
Assistant Executor Director

Exhibit A

RIVERTON (Block 1A)
Sub-Project Allocations Form
January 28, 2025

1. **Location of Sub-Project Site:** Block 257.02, Lot 7
2. **Description of Sub-Project:** Bass Pro Shops Outdoor World (approx. 198,500 SF)
3. **Components of the Redeveloper Contributions (Section 12.15) to Be Completed Contemporaneously with the Sub-Project:**

Section 12.15(k) – Acquisition Funds for Parcel A
4. **Amount of Water Facilities Charges to be Paid Prior to Certificate of Occupancy:**

\$238,200 (198,000 SF x \$1.20 PSF); this amount is subject to full offset by a credit to the Redeveloper for municipal water system improvements [Section 12.15(g)]
5. **Components of the Project Site Infrastructure to be Completed Contemporaneously with the Sub-Project:**
 - a) Riverton Boulevard roadway segment from western edge of Main Street Extension intersection to western edge of Riverton Crossing intersection.
 - b) Riverton Crossing roadway segment from southern edge of Riverton Boulevard intersection to northern edge of Bass Pro Drive intersection.
 - c) Storm drainage for subject premises and associated piping and outfall to wet pond stormwater basin.
 - d) All other utility mains and laterals necessary for completion and opening of the Bass Pro Shops Outdoor World retail facility.
6. **Anticipated Scheduled Completion Dates for:**

Sub-Project Vertical Construction:	<u>March 26, 2026</u>
Sub-Project Redeveloper Contributions	<u>Prior to commencement</u>
Sub-Project Project Site Infrastructure	<u>March 26, 2026</u>
7. **Requirements for Issuance of a Certificate of Completion (Pursuant to Section 10.02)**
 - i. Issuance of a Certificate of Occupancy for the Sub-Project, including the payment of all customary fees required by the Borough, including water and sewer connection fees, inspection fees, escrows, and the Non-Residential Development Fees for Affordable Housing (for non-residential development only).
 - ii. Issuance of the Response Action Outcome by the LSRP of Record.
 - iii. Documentation of Redeveloper Municipal Water Improvement costs in excess of Water Facilities Charges referenced in No. 4 above.
 - iv. Completion of the Redeveloper Contributions Identified in No. 3 above (note: complete).
 - v. Release of Any Performance Guarantees Required by the Planning Board or Borough in connection with this Sub-Project.

Prepared by: _____
Kevin Polston, Project Executive