SALEM COUNTY
BOARD OF CHOSEN FREEHOLDERS

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LEE R. WARE
DALE A. CROSS
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MELISSA L. DECASTRO
R. SCOTT GRISCOM

VISIT THE FOLLOWING SITES FOR MORE INFORMATION ABOUT SALEM COUNTY:

www.salemcountynj.gov
www.visitsalemcounty.com
www.economicdevsalemco.com

NEW JERSEY

On behalf of the Salem County Board of Chosen Freeholders, I appreciate the opportunity to present this RFP to Amazon for the Amazon HQ2 Plan. Please call me with any questions or if you would like to send members of your team for a tour.

Sincerely,
Kathleen Mills
Salem County
Director of Cultural Affairs & Tourism
856-937-7510 x8384
kathleen.mills@salemcounty.nj.gov
WHY SALEM COUNTY, NJ?

Amazon can utilize the majority of the 300 square miles of Salem County to complete the entire three-phase plan of the Amazon HQ2 project. Salem County provides enough sites, open land and buildings to allow Amazon to build its corporate offices, warehouses and employee housing all within a 15 minute drive.

Salem County could be an entire County dedicated to the Amazon HQ2 three-phase plan. A place where Amazon employees of all levels can live, work and play.

Salem County has a diverse workforce of all educational and skill levels. With a variety of sites to choose from, Salem County has immediate access to rail, air, ports, highways and local/regional transportation.

CULTURAL COMMUNITY/ QUALITY OF LIFE

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>63,436</th>
<th>6.07 M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salem County</td>
<td>Delaware Valley</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLD INCOME</th>
<th>$61,831</th>
<th>24,347</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household Income</td>
<td>Number of households</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY VALUE</th>
<th>$187,800</th>
<th>$189,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Median</td>
<td>2014 Median</td>
<td></td>
</tr>
</tbody>
</table>

In Salem County, the largest share of households have a property value in the $200K - $250K range.

<table>
<thead>
<tr>
<th>PROPERTY TAXES</th>
<th>$3K</th>
<th>$3K</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Range</td>
<td>New Jersey</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RENT VS. OWN</th>
<th>72.4%</th>
<th>70.9%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Homeownership</td>
<td>2014 Homeownership</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CAR OWNERSHIP</th>
<th>2 CARS</th>
<th>2 CARS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average #</td>
<td>New Jersey</td>
<td></td>
</tr>
</tbody>
</table>

Amazon can utilize the majority of the 300 square miles of Salem County to complete the entire three-phase plan of the Amazon HQ2 project, Salem County provides enough sites, open land and buildings to allow Amazon to build its corporate offices, warehouses and employee housing all within a 15 minute drive.
WINERIES
- Auburn Road Vineyards
- Chestnut Run Farm
- Monroeville Vineyard & Winery
- Salem Oak Vineyards, LLC

DISTILLERIES
- Pine Tavern Whiskey Distillery

GOLF
- Centerton Golf Club
- Running Deer Golf Club
- Sakima Country Club
- Town & Country Golf Links
- Wild Oaks Country Club

DISC GOLF COURSES
- Riverview Disc Golf Course

CONCERT VENUES
- Salem Fair Grounds
- BBT Pavillion, Camden, NJ
- Tweeter Center at the Waterfront, Camden, NJ
- Wells Fargo Center, Philadelphia, PA
- Lincoln Financial Field, Philadelphia, PA
- The Tower Theater, Philadelphia, PA
- Kimmel Center, Philadelphia, PA
- Trocadero Theater, Philadelphia, PA
- Electric Factory, Philadelphia, PA

MUNICIPALITIES
- Alloway
- Carney’s Point
- Evesboro
- Elmer
- Lower Alloway Creek
- Mannington
- Oldmans
- Penns Grove
- Pennsville
- Pilesgrove
- Quinton
- Salem
- Upper Pittsgrove
- Woodstown

ATTRACTIONS
- Cowtown Rodeo
- Cowtown Farm Market
- Appel Farms Art & Music Center
- The Nanticoke Lenni-Lenape Indian Annual Pow Wow at Salem Fair Grounds
- Annual Delaware Valley Blue Grass Festival
- Coombs Barnyard
- Halter Farm Market
- Marlboro Farm Market
- Scarecrow Hollow Cornfield Maze
- Stimpson Tree Farm
- Sweet Haven Farm
- Parvin State Park
CORPORATION &
BUSINESSES
• PSE&G / utility
• McLane / logistics
  trucking
• E.I. DuPONT / manufacturing
• Mannington Mills / manufacturing
• Five Below / warehousing
• Salem Memorial Hospital / medical
• Thomas Corbett Associates / trucking company
• Salem Botanicals / manufacturing
• Country Metals / metal fabricator
• Salem County College / Education
• Penrose Scudder Homes / home builder
• South Jersey Medical Transportation / Ambulance-Medical
• Ora Shipping LTD / freight forwarding service
• Salem Chamber of Commerce
• National Freight / trucking company

PARKS & CAMPGROUNDS
• Alloway Creek Watershed
• Camp Crockett County Park
• Deer Run Park
• Dunn’s Park
• Elmer Lake Wildlife Management Area
• Fenwick Grove Park
• Fort Mott State Park
• Green Branch Park
• Mad Horse Creek Wildlife
• Salem County Park
• Salem River Wildlife Management Area
• Marlton Recreation Area
• Maskell Mill Wildlife Management Area
• Parvin State Park
• Reviewview Beach Park
• Four Season Family Campground
• Holly Green Campground
• Meadow View Acres Campground
• Old Cedar Campground
• Yogi Bear Jellystone Park Camp Resort
SITE SELECTION

There are several sites that would accommodate the Amazon HQ2 project starting with:

Chemours-Pennsville Twp.
- 170+/- acres available
- Potential for new private port
- Direct access to ports of Philadelphia, Baltimore, Paulsboro and Elizabeth all by rail and Wilmington barge and roadway.
- Pre-existing rail network
- Existing cyberoptic ring
- 4G connection
- Excellent highway access

ADDITIONAL SITES INCLUDE:

Gateway Business Park & Land
Oldmans Township
99,000 sf of new construction available

Salem City
Designated FTZ and Urban Transit Hub
Foreign Trade Zone/Direct Port Access
Several parcels immediately available including the former Ardagh Glass facility.

331 N. Virginia Avenue
Carney's Point
185 acres

LOGISTICS

HIGHWAYS
Direct access to:
- NJ Turnpike
- Interstates 295 & 95

AIRPORTS
- Philadelphia International
  43 minutes
- Atlantic City International
  70 minutes
- Millville Municipal
  44 minutes

PORTS
- Salem, NJ
- Paulsboro, NJ
- Camden, NJ
- Philadelphia, PA
- Wilmington, DE
- Elizabeth, NJ
- Baltimore, MD

There is rail access to all the ports.

SOUTH JERSEY TECHNOLOGY PARK
@ Rowan University (SJTP) is the premiere center for technology company development in the southern New Jersey region. It combines the expertise of renowned Rowan University engineering, science and business faculty with a broad range of University facilities' and resources to create a technology center that addresses the needs of growing technology businesses. In partnership with Rowan's Rohrer College of Business, the Technology Park offers collaboration and consulting services, product feasibility, development and commercialization services, training seminars and continuing education courses.

DELTAEREL VALEY REGION

MSAs
Salem County is the 7th largest metropolitan statistical area in the US and is within a 45 minute drive to:

PHILADELPHIA, PA
1,567,872

WILMINGTON, DE
71,442

CAMDEN, NJ
77,344

BRIDGETON, NJ
25,349

MILLVILLE, NJ
28,400

VINELAND, NJ
60,724

ADDITIONAL SITES
INCLUDE:

Gateway Business Park & Land
Oldmans Township
99,000 sf of new construction available

Salem City
Designated FTZ and Urban Transit Hub
Foreign Trade Zone/Direct Port Access
Several parcels immediately available including the former Ardagh Glass facility.

331 N. Virginia Avenue
Carney's Point
185 acres

DISTANCE FROM
SALEM COUNTY, NJ

PHILADELPHIA, PA
DRIVING: 30 MILES / 30 MINUTES

WILMINGTON, DE
DRIVING: 15.9 MILES / 27 MINUTES

CAMDEN, NJ
DRIVING: 60 MILES / 70 MINUTES

ATLANTIC CITY, NJ
DRIVING: 60 MILES / 70 MINUTES

NEW YORK, NY
DRIVING: 124 MILES / 2 hrs 2 mins
FLYING / PHL-JFK: 30 MINUTES

WASHINGTON, DC
DRIVING: 119 MILES / 2 hrs 8 mins
FLYING PHL-WAS: 30 MINUTES

SEATTLE, WA
FLYING PHL-SEA: 5 hrs 22 mins

POPULATIONS

PHILADELPHIA, PA
1,567,872

WILMINGTON, DE
71,442

CAMDEN, NJ
77,344

BRIDGETON, NJ
25,349

MILLVILLE, NJ
28,400

VINELAND, NJ
60,724
INCENTIVES / WORKFORCE

**NEW JERSEY**

New Jersey’s Economic Development Authority, (NJEDA), provides several incentive programs for corporations moving to New Jersey.

**GROW NJ ASSISTANCE PROGRAM**

Provides tax credits to companies that either build new facilities or renovate existing facilities for manufacturing, industrial or technology based businesses. They also offer tax credits for the creation of jobs.

**URBAN TRANSIT HUB**

Special tax credits are offered to companies making over a $50 million capital investment in a single business facility with at least 250 full-time employees.

**FTZ FOREIGN TRADE ZONE**

Foreign merchandise can be imported and warehoused. Benefits include: delayed or reduced payment of duty rates, no duties on imported goods that are later re-exported, reductions in merchandise processing fees, elimination of duties on waste, scrap and rejected or defective parts, manufacturing specific benefits and special entry procedures.

Additional incentives are offered through the Small Business Administration.

**SALEM COUNTY**

Salem County works in partnership with the County Workforce Development Board and local employers to create free training programs to develop a highly skilled workforce. Educational partners include:

- Salem County College
  - Distance: 5 minutes
- Cumberland County College
  - Distance: 15 minutes
- Rowan College of Gloucester County / Distance: 25 minutes
- Rowan University
  - Distance: 25 minutes
- Wilmington University
  - Distance: 25 minutes
- Rutgers University, Camden, NJ
  - Distance: 35 minutes

**REGIONAL UNIVERSITIES OFFERING COMPUTER SOFTWARE ENGINEERING PROGRAMS:**

- Rowan University - NJ
- Wilmington University - DE
- Rutgers University, Camden - NJ
- University of Delaware - DE
- Villanova - PA
- Drexel - PA

All regional universities offer internship opportunities between their students and regional corporations/businesses.

Incentives and grants are also provided through:

- NJ BPU’s Direct Install program to help reduce energy costs.
- NJ Green Acres program for open space preservation.
- NJ and Salem’s Workforce Development Board for free training initiatives and purchasing equipment.

**EMPLOYMENT BY INDUSTRY IN SALEM COUNTY**

<table>
<thead>
<tr>
<th>Industry</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthcare &amp; Social Assistance</td>
<td>13.7%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>21.9%</td>
</tr>
<tr>
<td>Professional, Scientific, Tech.</td>
<td>10.2%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Service</td>
<td>5.1%</td>
</tr>
<tr>
<td>Transportation</td>
<td>6.2%</td>
</tr>
<tr>
<td>Utilities</td>
<td>4.2%</td>
</tr>
<tr>
<td>Finance</td>
<td>4.1%</td>
</tr>
<tr>
<td>Public</td>
<td>4.8%</td>
</tr>
<tr>
<td>Construction</td>
<td>7.7%</td>
</tr>
<tr>
<td>Wholesales</td>
<td>4.7%</td>
</tr>
<tr>
<td>Retail</td>
<td>9.4%</td>
</tr>
<tr>
<td>Wholesale</td>
<td>3.7%</td>
</tr>
<tr>
<td>Other Services, Govt. Administration</td>
<td>2.2%</td>
</tr>
</tbody>
</table>

**Most Common ASC Industries in Salem County**

- Healthcare & Social Assistance: 32.93%
- Manufacturing: 21.93%
- Educational Services: 10.2%
- Wholesale Trade: 5.1%
- Construction: 7.7%
- Transportation & Warehousing: 6.2%

**Most Specialized ASC Industries in Salem County**

- Utilities: 4.2%
- Agriculture, Forestry, Fishing, Hunting: 5.1%
- Healthcare & Social Assistance: 13.7%
- Manufacturing: 21.9%
- Retail Trade: 9.4%