

## MONTHLY UPDATE

### COMMUNITY BUS TOUR SCHEDULED FOR JANUARY 30TH

FNERA announced at its monthly Board meeting that its inaugural Community Bus Tour is scheduled for Wednesday, January 30, 2013. Originally planned for early November, FNERA had to postpone the tour in the aftermath of Superstorm Sandy.

The Community Bus Tour will allow members of the public to visit the former military installation and hear from FNERA staff about the redevelopment effort. The bus will leave from the Visitor Center on Oceanport Avenue at 10:00 a.m.

Due to the capacity of the buses, tours are limited to 60 members of the public, and seats will be reserved on a first come, first serve basis.



Members of the public interested in participating should email [FNERAINFO@njeda.com](mailto:FNERAINFO@njeda.com). You will receive a response from the FNERA office confirming your attendance. **Reservations made for the November 1, 2012 tour will not be transferred.** FNERA expects this to be the first of several tours to be scheduled in 2013.

### FNERA ISSUES REQUESTS TO BRING HOUSING, BUSINESS TO FORT

On December 14, 2012, FNERA issued an RFOTP for the **Howard Commons** area in Eatontown. Consistent with the Fort Monmouth Reuse and Redevelopment Plan, the approximately 64-acre parcel is intended to be developed into 275 units of housing. Proposals are due by noon on January 28, 2013.

On January 11, 2013, FNERA issued an RFP for an operator of the **Suneagles Golf Course**. Responses are due by noon on February 11, 2013. A mandatory pre-proposal conference will be held at 10 a.m. on January 18, 2013 at Gibbs Hall/Suneagles Golf Course.

On January 16, 2013, FNERA issued an RFOTP for the **Officers Housing** in the Main Post Historic Area in Oceanport. The Reuse and Redevelopment Plan calls for 110 units of housing on this parcel. Proposals are due by 3 p.m. on March 1, 2013.

For more information on the RFOTPs and the RFP, please contact Rick Harrison at 732-720-6343 or [rharrison@njeda.com](mailto:rharrison@njeda.com).

In accordance with the Reuse and Redevelopment Plan, FNERA is seeking to expand permanent housing opportunities through the Howard Commons and Officers Housing

RFOTPs. The Federal Emergency Management Agency (FEMA) has been working with the New Jersey Department of Community Affairs to establish temporary housing at the property for residents displaced by Superstorm Sandy. These families moved into Building #365 on the former Fort prior to Christmas. FEMA is in the process of retrofitting the balance of the Lodging Area on the Main Post, and the Megill Housing area on the Suneagles Golf Course for use by storm victims. It is expected that FEMA will accommodate a total of 115 families at the property.

## FMERA BOARD TAKES ACTION TO ADVANCE SALE OF PARCELS B, C AND CI

At its January meeting, the FMERA Board voted to authorize FMERA to make Parcel B on the Main Post available through the Offer to Purchase process. Parcel B is designated as a Phase One property in FMERA's Economic Development Conveyance with the Army, finalized in June 2012.

Parcel B is a 53-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The property currently includes six 80,000-square-foot, World War II-era buildings that were last used as administrative facilities and as the home of West Point Prep.

The Fort Monmouth Reuse and Redevelopment Plan calls for Parcel B to be developed as a lifestyle center, containing approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments. The Plan envisions that the housing would take several forms, including above-retail small apartments and three-story apartment buildings.

At the October 2011 meeting, the FMERA Board approved the issuance of RFOTPs for four other Phase One parcels: Howard Commons, the Golf Course, and Parcels C and CI. It is expected that FMERA will release RFOTPs for Parcels C and CI simultaneously with Parcel B. The 40-acre Parcel C is planned for mixed-use development, in a town center format, including 239 apartments, townhouses and detached homes and up to 80,000 square feet of retail and other commercial uses. Parcel CI is a 12-acre tract planned for development of 49 detached homes and townhouses.

"Early sales are essential to our ability to reinvest proceeds and further advance the redevelopment process. With the counsel of FMERA's experienced staff and master broker, we believe that issuing these two parcels together may serve to attract larger, regional developments and/or create economies of scale that would increase the value of the properties and our ability to help create jobs," said FMERA Executive Director Bruce Steadman.

Steadman also announced to the Board that FMERA intends to issue separate RFPs to lease, with an obligation to buy, the Marina and Building 2705 in the first quarter of 2013. Located east of Oceanport Avenue in the Oceanport Reuse Area, the Marina is situated on a 4.3-

acre parcel that can accommodate additional commercial development, such as a waterfront restaurant.

"Our goal is to identify a party to lease the 70-slip marina, repair damage caused by Superstorm Sandy, and open the facility in time for the 2013 boating season," Steadman said.

In the aftermath of the storm, the Army reprioritized its environmental clearance process to expedite FEMA's rehabilitation of existing Fort housing for displaced families. The RFP process will allow FMERA to lease the Marina for reuse while the Army finalizes a Finding of Suitability to Transfer (FOST).

Building 2705, a 47,500-square-foot data center constructed in 1971, is located on Pearl Harbor Avenue in the Tinton Falls Reuse Area.

Steadman noted that FMERA's staff and master broker have shown the building to several interested parties.

"By issuing an RFP at this time, our goal is to facilitate the attraction or retention of one or more information and communications technology companies, allowing us to pursue our central goals of job creation and reinvestment," Steadman said.

**FMERA's Monthly Newsletter is available online at [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com) following each Board meeting. To be added to the email distribution list, please send a request, with contact information, to Rachel Hartman at [rhartman@njeda.com](mailto:rhartman@njeda.com).**

**FMERA's Mission:**

***To create an atmosphere in which employers will employ and investors will invest, to maximize the jobs created and the value of the property.***

Note: FMERA Board action is subject to a ten (10) day veto period by the Governor.