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## ***Fort Monmouth Economic Revitalization Authority Newsletter***

***Issue 23 - June 2014***

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### **MARINA WILL OPEN FOR BUSINESS NEXT MONTH**

Looking for a new place to celebrate July 4<sup>th</sup>? Interim operator AP Development Partners, LLC has announced that the marina at Fort Monmouth will be ready for boat traffic by June 28<sup>th</sup>, with the restaurant and bar set to open on Independence Day.

In October 2013, FMERA issued a Request for Offers to Purchase (RFOTP) for the marina in Oceanport, a 3.9 acre parcel located on Oceanport and Riverside Avenues. The property includes a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600-square-foot boat house, and off-street parking. The Fort Monmouth Reuse and Redevelopment Plan contemplates a marina/public boat ramp/restaurant on the property, with the reuse of the existing marina building. As FMERA continues to evaluate the proposals received in January 2014, a



### **FLAG DAY CEREMONY CONTINUES LONGTIME FORT MONMOUTH TRADITION**

On June 14, FMERA commemorated National Flag Day, as well as the Army's 239<sup>th</sup> birthday, with a flag-raising ceremony. FMERA staff joined with the U.S. Army's

subsequent Request for Proposals (RFP) was issued for an interim marina operator to ensure that the public would have access this summer.

“We are pleased to announce the opening of the marina and excited that area residents and members of the public will be able to enjoy this amenity throughout the summer months,” said FMERA Executive Director Bruce Steadman.

caretaker workforce at the former base to celebrate the occasion. The ceremony was held at 9:30 a.m. and over 50 members of the public attended.



**HISTORICAL  
PHOTO OF  
THE MONTH**

Parading the colors on Greeley Field in front of the World War II Memorial, celebrating Flag Day and the Army's Birthday.

**BOARD APPROVES RFOTP FOR SATELLITE DRIVE PARCEL 1**

Following the Board's authorization in June, FMERA expects to issue an RFOTP for Satellite Drive Parcel 1, located within Parcel F in the Charles Wood Area of the former Fort.

Last month, the Board authorized FMERA to enter into exclusive negotiations and move toward finalizing purchase agreements for both the Pinebrook Commerce Center and Pistol Range parcels, located just south and west of the 1.5 acre Satellite Drive parcel. As envisioned by FMERA, Pinebrook Commerce Center LLC plans to establish a multi-tenanted business park on the property, with the goal of attracting small businesses. Kiely Realty Group, LLC intends to use the Pistol Range parcel as a commercial firearms range, offering a shooting and educational experience to the public, government entities and private membership.

“While the Reuse Plan envisioned that the Satellite Drive Parcel would remain open space, its location next to the Pinebrook Commerce Center and Pistol Range provides an opportunity to build on the momentum of the last month

and encourage redevelopment that best enhances the economic value of the property,” said FMERA Executive Director Bruce Steadman.

Steadman noted that FMERA expects to create a public roadway connecting Satellite Road to Pearl Harbor Avenue, further enhancing the parcel’s suitability for commercial reuse.

FMERA will be preparing an amendment to the Reuse Plan tied to the Pistol Range Parcel, and will incorporate any necessary changes to the surrounding area, including allowing for commercial use of Satellite Drive Parcel 1.

### **AUCTIONEER SELECTED BY BOARD**

In June, the FMERA Board approved the selection of The Auctioneers Group, LLC to provide professional auctioneering services associated with the personal property contained within the Phase I Economic Development Conveyance (EDC) parcels on the former Fort.

In accordance with the federal Base Realignment and Closure law, FMERA is able to sell personal property along with buildings or through a competitive bidding process. Personal property may include furniture, tools, equipment, appliances and any items in or near buildings within the EDC area.

“Through the engagement of this local auctioneer, we will ensure a fair and open process that benefits the bidders, the Authority and our redevelopment efforts,” said FMERA Executive Director Bruce Steadman.

Located in Neptune, The Auctioneers Group has 50 years experience and is a member of the National Auctioneers Association and the Certified Auctioneers Institute.

The Board will subsequently be asked to approve standard procedures for conducting auction events, standard terms and conditions of sales, ethical restrictions on bidders, and a delegation of operating authority to complete sales of personal property to the highest responsible bidder. The auction dates will be announced this summer.

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

*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 [FMERAINfo@njeda.com](mailto:FMERAINfo@njeda.com).*

Our office location is:  
100 Barton Avenue  
Oceanport, New Jersey 07757

Our mailing address is:  
P.O. Box 267  
Oceanport, New Jersey 07757

Telephone: 732 720-6350

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