



FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

March 12, 2015

**ADDENDUM #2
TO**

REQUEST FOR OFFERS TO PURCHASE

FOR

THE SALE OF REAL PROPERTY

Fort Monmouth Parcel F-3

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: February 6, 2015

Responses due by 12:00 P.M. EDT on April 7, 2015

This ADDENDUM is being issued to answer questions received:

1. Q: We are engaging the services of an appraiser to determine a market value for the parcel, as we do for all acquisition projects. Do you want a copy of the appraisal as a part of the RFO?
A: That is your choice - not required by the RFOTP
2. Q: Since the purchaser will be the County of Monmouth, does FMERA have an opinion on who can serve as the authorized signator for the application materials?
A: It is not yet determined who the purchaser will be. Each offer to purchase must be signed by the submitting entity's senior contact person for this transaction.
3. Q: Offer Deposit - Since the purchaser will be the County of Monmouth, can the County get a waiver from the requirement for the Offer Deposit? This is not the part of any process the County has used for the acquisition of property. Would some other form or letter indicating a commitment and/or existing funding source be sufficient? Would a resolution from the Board of Chosen Freeholders and an encumbrance of funds address these issues?
A: The Offer Deposit cannot be waived because it is required by FMERA's Regulations for selling real estate (see N.J.A.C. 19:31c-2.7 b).
4. Q: Conceptual Redevelopment Plan, Financing Plan, Schedule of Critical Paths – These can be described, but would differ significantly from a business entity. A concept plan can be developed, but estimated costs might be subject to a public bid process. A financing plan would not be necessary, as our financing comes from multiple sources, including open space trust funds and capital improvement bonds and not any form of project specific lending or mortgaging. A schedule of critical paths would be simplified, as our development plan would be minimal and the County would not require site plan application or approval, but simple Capital Improvement review under Chapter 31 of the MLUL. Do you have any advice and or requirements you would want see included?
A: As stated in the RFOTP, "A conceptual plan for the redevelopment of the Property, including an elevation sketch showing the general site or other improvements, if any, at the Property as well as their estimated costs." We do not expect a detailed site plan and the estimated cost should be just that - an estimate or order of magnitude of the investment you are prepared to make.
5. Q: Management & Organizational Plan - Would the MCPS organizational chart suffice? We have purchased in excess of 16,000 acres of land over the 50+ year history of the MCPS. How detailed of a description of prior projects do you want?
A: This is entirely up to the proposer. Whatever the proposer feels is necessary to convey your experience in similar projects.
6. Q: Jobs Generation – We can quantify current employment at the Recreation Center and anticipated expansion based on the acquisition.
A: That should suffice.

7. Q: Prevailing Wage Obligation – The County is subject to its own rules and regulations, union agreements, and contracts. We will provide information regarding same.
A: We will need substantiation that whatever your rules and regulations call for meet state prevailing wage requirements called for in our statute.
8. Q: Section 8.0 inclusive re: Political Contributions/Disclosure/Conflicts of Interest/Affirmative Action – As a sovereign government entity, the County of Monmouth does not/cannot make political contributions. The County has no “ownership” to disclose or Conflicts of Interest between governments/agencies. The County is an Equal Opportunity employer, subject to labor contracts and/or civil service rules. How would you have us address this?
A: Chapter 51, EO 117, EO 7 and Ownership Disclosure (i.e. the Political Campaign Contribution restrictions) do not apply to governmental entities such as the County of Monmouth. If the County is the successful bidder, the County will be required to comply with the Conflict of Interest and Affirmative Action requirements set forth in the RFOTP.
9. Q: Attachment #2 – Required Forms – All of the forms are designed for Vendor/Business entities and not County Governments. How would you have us address this?
A: You should seek guidance from your legal counsel to answer this question.
10. Attachment #3 – Evaluation Form – 25% of the scoring relates to purchase term, capital investment, financial capability and prior experience, all of which seem to provide relative rankings for developers of commercial properties and not for a government agency developing open space/recreation which is described as a permitted use in the land use rules. The re-use plan contemplates the use of the majority of the property as open space, yet none of that is accounted for in the evaluation form. How do you intend to account for the County providing the very uses contemplated in the re-use plan? How are you quantifying impact to the host community? We are providing regional recreation opportunities to the host community and the surrounding community as well.
A: The evaluation criteria apply to all potential purchasers and are not directed to commercial developers. The proposed use described in your question will be considered under the "Impact to host municipality evaluation criteria".