

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director and Secretary

**DATE:** October 21, 2015

**SUBJECT:** Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Welcome – James V. Gorman, Chairman**
6. **Secretary’s Report**
7. **Treasurer’s Report**
8. **Public Comment Regarding Board Action Items**
9. **Executive Director’s Report:**
  - Update on Meetings with Army Representatives
  - Update on Requests for Proposals (RFPs) and Contracts
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
10. **Committee Reports**
  - Audit Committee – Robert Lucky, Chairman
  - Real Estate Committee – James V. Gorman, Chairman
  - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
  - Historical Preservation Staff Advisory Committee – Bruce Steadman, Interim Chairman
  - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman

- Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Other Board Actions**

- Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #4 Permitting Alternative Development Scenario in Oceanport
- Consideration of Approval of Purchase and Sale Agreement and Redevelopment Agreement for Child Development Center
- Consideration of Approval of Purchase and Sale Agreement and Redevelopment Agreement for Russel Hall

12. **Other Items**

13. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

14. **Adjournment**

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
September 16, 2015  
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ

**MINUTES OF THE MEETING**

**I. Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Dr. Robert Lucky, Public Member – V
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – V
- Lillian Burry, Monmouth County Freeholder – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport – V
- Dennis Connelly, Mayor of Eatontown – V
- Donna Sullivan, Director of Real Estate, NJ Economic Development Authority (NJEDA) – V (Designee for Al Koepp)
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development (DOL)
- Helene Rubin, Section Chief, Division of Statewide Planning, NJ Department of Transportation (DOT)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA) (via phone)

**V - Denotes Voting Member**

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- FMERA staff

**II.**

The meeting was called to order by Chairman James V. Gorman at 7:00p.m. who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman announced that notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA and the NJEDA websites.

The first item of business was the approval of the August 19<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Robert Lucky.

Motion to Approve: LILLIAN BURRY    Second: ROBERT LUCKY  
AYes: 5

Dennis Connelly abstained stating he was not at the August meeting.  
Michael Mahon abstained stating that he was not at the August meeting.  
Gerald Turning abstained stating that he was not at the August meeting.

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the meeting. Mr. Gorman stated that the meeting marked FMERA's fifth anniversary of commencement of its operations to restore economic vitality to the communities affected by the closing of Fort Monmouth. Mr. Gorman stated that there are Board Actions that occur at the annual meeting and will be taken this evening, such as the election of the Vice Chairman, the appointment of Staff Advisory Committee members and Chairpersons, and the appointment of the Secretary, Treasurer and other Officers of the Authority. Mr. Gorman stated that copies of the Board package were available at the door, and the Board package was posted to the FMERA website in the afternoon to give the public the opportunity to review the information in advance of the meeting.

Mr. Gorman stated that the meeting agenda called for the public to receive reports from the Staff Advisory Committees and the Statutory Committee meetings. Mr. Gorman stated that the reports are provided to allow for public input and transparency in the conduct of the Authority's effort to implement the Reuse Plan. Mr. Gorman stated that there are four board actions: 1) consideration of approval of organizational matters; 2) consideration of approval of Staff Advisory Committee members; 3) consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for Parcels C and C1, and 4) consideration of approval of Purchase and Sale and Redevelopment Agreement for Building 2525 and associated parcel.

The Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meeting protocol. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Chairman continued by stating that in his role as Chairman he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

Kenneth J. Kloo arrived at 7:07p.m.

### IV. SECRETARY'S REPORT

Mr. Steadman stated that the Chairman has appointed the 2015-2016 Audit Committee Chairman and members and the Real Estate Committee Chairman and members.

Candice Valente read the names for the Committees:

- Audit Committee Chairman – Robert Lucky
- Audit Committee Members – James V. Gorman and Gerald Turning
  
- Real Estate Committee Chairman – James V. Gorman
- Real Estate Committee Members – Robert Lucky, Lillian Burry, and Dennis Connelly

Mr. Steadman stated that the Chairman has appointed Bruce Steadman as Secretary, David Nuse as Treasurer and Rick Harrison as Assistant Secretary.

Mr. Steadman stated that staff is reviewing the Executive Session minutes from past months and the minutes have not been released.

Mr. Steadman stated that the next Board meeting is scheduled for October 21<sup>st</sup>.

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that FMERA staff is finalizing the Financial and Operational Summary for the first 8 months of the year assessing the performance against the 2015 organizational goals. FMERA staff will present the financial and operational summary report to the Audit Committee at their next

meeting. The Office of Economic Adjustment (OEA) approved the Authority's grant application in support of the Authority's operations through June 30, 2016. The grant funds requested from OEA are consistent with the budget approved by the Authority's Board and presented to the State's Office of Management and Budget in support of the Authority's appropriation request.

In response to Oceanport Councilman John Patti's question at the August meeting regarding the 2015 budget, the non-EDC operating budget is approximately \$2.1 million, the EDC operating budget is approximately \$4.4 million for a total operating budget of \$6.5 million.

VI. PUBLIC COMMENT REGARDING BOARD ACTION ITEMS [3 minutes re: Agenda Items]

There was no public comment.

VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that FMERA continues to have weekly conference calls with the various Army organizations involved with the transfer of the Phase 2 property to FMERA. A draft of the proposed Memorandum of Agreement (MOA) which details the key deal points agreed to with the Army, has gone through many reviews and changes with input from Army General Counsel, our BRAC Special Counsel, the Attorney General's office and our bond counsel. Staff and the Army have resolved the remaining issues identified by the review of the draft Finding of Suitability to Transfer (FOST). The Army expects to issue the final FOST, an environmental review required before transfer, by the end of the month at which time it will be available for a 30 day public review period. Due to ongoing review of both the FOST and the MOA, our goal is to seek approval from the Board to execute the Phase 2 MOA with the Army this fall.

Update on RFPs and Contracts

Mr. Harrison gave the following update on RFPs and Contracts:

- Auctioneer

An auction of phase 1 property, materials and supplies turned over to FMERA by the Army associated with the Phase 1 transfer will be held on October 27<sup>th</sup> at the Pulse Power facility on Pearl Harbor Avenue. There will be an auction of the contents of the Megill Housing units in November. More information on the auctions and auction catalogue is available at <http://www.theauctioneersgroup.com/>. Staff and the Auctioneer are also starting to identify buildings in Phase 2 to start inventorying and cataloging for potential events to be scheduled in the fall after property transfers. A public, community-focused, small-lot auction will be planned for next spring after FMERA has closed with the Army on the Phase 2 transfer of property.

- Utilities

FMERA continues to plan for upgrades to utility systems and is working with the public utilities and our subcontractors to ensure required utilities are safe and operational. There have been meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough's engineers and officials to plan a path forward for both sanitary sewer and water service. FMERA is currently working with the Oceanport Engineer on a proposal to submit a water main application to New Jersey American Water Company (NJAW) to accommodate the historic housing development, the fitness center, FMERA offices, and additional pending building sales in the area surrounding the historic district. FMERA is also discussing roadways, public rights of way and easements with the three Boroughs. A draft agreement with Jersey Central Power & Light (JCP&L) to own, operate and maintain the Charles Wood Area (CWA) power system is undergoing a final review. This agreement will serve as a template for a Phase 2 agreement which is currently under discussion. FMERA hopes to bring it to the Board at a subsequent meeting for approval.

- Suneagles Golf Course

The Suneagles operator, LINX Golf Management, reports that the first half of the summer delivered perfect weather conditions. Since then, the hot weather caused some severe drought conditions. The little or no rain since June has challenged the course immensely, adding to the aggressive growth of crabgrass and other weed strains. On a positive note, the recent much needed rain and the cooler weather should result in ideal playing conditions. August was a busy month resulting in 4,600 rounds, which are 30 more than last year. There were 240 outing rounds. There are two outings and three events scheduled at Gibbs in September. The membership drive is underway and is being well received. Advertising in two area papers began this month. The New Jersey State Golf Association is scheduled to do a feature on Suneagles this coming fall.

- Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been busy keeping the property presentable and secure, for both marketing purposes and keeping our employees and tenants safe and comfortable. They continue to prep buildings and grounds in support of marketing site visits and are kept very busy with increasingly frequent repairs required to keep those buildings scheduled for reuse viable. They will also be starting preparations for the cold weather to help ensure we don't have freeze-ups and other weather related issues. We are preparing for the transition to maintaining the Phase 2 property when transferred. As always - our appreciation to the Army contractors and site personnel, the Oceanport Department Public Works (DPW), and the County Public Works folks for assisting in keeping the property safe and presentable.

- Marina

The Marina restaurant and bar are open and have met with rave reviews! Business has been brisk and most evenings it has been standing room only at the bar and usually a wait for a table. They anticipate a busy Fall and football season.

Dave Nuse, Director of Real Estate Development gave the following update on RFOTPs:

FMERA staff and our broker, Cushman & Wakefield, continue to see strong interest in the Fort and its properties. FMERA has responded by issuing 10 Requests For Offers To Purchase (RFOTP) so far in 2015, with 7 more planned to go out this year. Following is a town-by-town update:

In Oceanport, FMERA recently received the following proposals:

- 1 proposal for the Main Post Chapel, a 16,000 sf facility with a 600-seat sanctuary;
- 5 proposals for the Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- 2 proposals for the 16,000 sf recreation building on Brewer Avenue known as the Dance Hall, which is projected for commercial reuse.

FMERA is currently in negotiations on the Dance Hall, and initiated discussions with the highest ranked proposer for the Nurses Quarters earlier this month.

FMERA has also completed the evaluations of the 3 proposals received for Russel Hall, the 40,000 sf former Garrison Headquarters building, and has commenced negotiations with the highest ranked proposer.

FMERA staff is also in active negotiations with Asbury Park Development Partners for their purchase of the Marina on Oceanport Creek.

FMERA recently executed contracts on 2 other parcels in Oceanport:

- Officer Housing Parcel, consisting of 117 historic housing units, where RPM Development is the selected purchaser;

- Fitness Center, where FM Partners is proposing to renovate and expand that facility.

FMERA received 1 proposal on August 17 for the Commissary, the 53,000 sf former grocery store at Razor Avenue and Murphy Drive. An evaluation committee is being formed to review that proposal.

FMERA received Board approval in June to issue RFOTPs for 3 other properties in Oceanport: Barker Circle, Allison Hall, and the Lodging Area. Those 3 RFOTPs will be released over the next few months.

In Eatontown, FMERA has proposals in hand on 2 properties:

- Howard Commons site on Pinebrook Road, zoned for 275 homes and up to 15,000 sf of retail space, where we received 3 proposals on July 10<sup>th</sup>;
- The expanded Parcel B, the mixed-use town center property fronting Route 35, calling for approximately 250,000 sf of retail space and 302 housing units on about 77 acres, where we received 5 proposals, also on the 10<sup>th</sup> of July.

FMERA and Army staff have evaluated the Howard Commons proposals, and will begin discussions with the highest ranked proposer shortly. We expect to complete the Parcel B evaluation process this month.

FMERA also plans to issue two RFOTPs for Eatontown properties this fall:

- The RFOTP for Suneagles Golf Course will be going out in September. A 10-acre section of the golf course is zoned for the construction of a new hotel & conference center. Tours for interested bidders will commence in October.
- In October FMERA will be issuing an RFOTP for the 6 barracks buildings on Semaphore Avenue in Eatontown. Those buildings are targeted for arts-related reuse.

In Tinton Falls, FMERA is in negotiations on 5 properties:

- Parcel F-2, the proposed Veterans Housing site;
- Parcel F-3, the 3.5 acre gas station and convenience store site on Hope Road;
- Child Development Center, a 20,000 sf facility previously used as a pre-school and daycare center;
- Satellite Drive Parcel, a 1.5 acre building lot;
- Pistol Range, where the Board has selected Kiely Realty as purchaser.

The two bidders for the Charles Wood Fire Station have withdrawn their proposals, so an RFOTP for that property will be re-issued later this year.

In addition, FMERA executed a Purchase and Sale & Redevelopment Agreement with Pinebrook Commerce Center LLC for the Fabrication Shops, 45,000 sf of light industrial and flex space buildings on Pinebrook Road.

At tonight's meeting staff will be asking the Board to approve agreements to sell Parcels C and C1 to Lennar Corporation, and Building 2525 to RADAR Properties.

Please visit our new website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to obtain copies of our RFOTPs.

Candice Valente, Senior Project Officer stated that FMERA staff has been working with our master broker, Cushman & Wakefield to update the signage outside the Fort, which is currently in development. The new signs will go up to replace the current signs in Tinton Falls, Eatontown, and Oceanport. FMERA and Cushman will co-host a pre-proposal conference for the Golf Course RFOTP in October, to answer questions about the site and allow for interested potential bidders to learn more. FMERA will provide the confirmed date for the conference via our newsletter later this month.

FMERA is excited to once again serve as a community sponsor of the Asbury Agile event in Asbury Park on Friday, October 2<sup>nd</sup>. This event is a one day conference for web professionals, developed from the Jersey Shore Tech meet up. Staff looks forward to attending this year's event and learning more about ongoing developments in the tech community. Please refer to our website for more information and to sign up for our monthly digital newsletters.

Mr. Steadman listed the following action items:

- FMERA will be conducting bus tours for each of the three host municipalities. The Oceanport bus tour is scheduled for Saturday, October 24<sup>th</sup> from 10:00-12:00. The Tinton Falls and Eatontown bus tours have not yet been scheduled.
- Continued work with the N.J. Department of Environmental Protection to identify and resolve important environmental issues of concerns as they related to water and sewer.
- Continued meetings and tours with interested prospective employers and investors
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities and their continued help on several projects.
- Continued meetings with Tinton Falls, Oceanport, Eatontown, and the County during the month regarding streets, utilities, redevelopment projects, and other important issues.

## VIII. COMMITTEE REPORTS

### a) AUDIT COMMITTEE (GERALD TURNING - CHAIRMAN)

Gerald Turning stated that the Committee did not meet this month. The Committee will meet in October and December, per the required schedule.

### b) REAL ESTATE COMMITTEE (JAMES V. GORMAN, CHAIRMAN):

Chairman Gorman stated that the Committee met on September 8<sup>th</sup> and discussed the following:

- Review and discussion of the final draft of the signage prepared by Cushman & Wakefield (C&W). The Committee made a minor change and approved the new signage.
- Review and discussion regarding the Purchase and Sale and Redevelopment Agreement (PSARA) for Parcel C & C1 with Lennar Corporation. The Committee reached a consensus and agreed to recommend approval of the PSARA with Lennar for Parcels C & C1 to the Board.
- Review and discussions regarding the PSARA with RADAR Properties for Building 2525 in Tinton Falls. The Committee reached a consensus and agreed to recommend approval of the PSARA with RADAR for Building 2525 to the Board.
- Other Issues Discussed
  - Parcel F-2 in Tinton Falls
  - Nurses Quarters in Oceanport
  - Howard Commons in Eatontown
  - Parcel B in Eatontown
  - Commissary in Oceanport
  - Charles Wood Firehouse in Tinton Falls
  - Upcoming RFOTPs
- Discussion regarding the termination of the lease with the NJ Department of Human Services (DHS) for the McGill Housing in Eatontown.
- Discussion regarding the Child Development Center in Tinton Falls. The Committee discussed the timeline for the contract, construction and occupancy.

Mayor Mahon recused himself from the Real Estate Committee meeting for the discussions regarding the Child Development Center. Chairman Gorman thanked Mayor Mahon for his excellent service to the Real Estate Committee during the last five years including his excellent knowledge base and advice on matters affecting



FMERA. Mr. Gorman also requested that Oceanport continue to provide input as to the future plans or interest in potential municipal properties on the Fort. Staff informed the Committee that the Oceanport Ad Hoc Committee has been formed which will provide Oceanport additional information and opportunities to discuss it, regarding the redevelopment of the Oceanport portion of the Fort.

Mayor Mahon stated that the years he served on the Real Estate Committee was very productive. Mayor Mahon stated that Oceanport Ad Hoc Committee members will be Borough Administrator John Bennett, Council President Ellynn Kahle, Councilman John Patti, Planning Board Vice Chair James Whitson, Board of Education President Bill McVitty, and Public members Marc Lower and Wayne MacEnrod.

Mayor Mahon stated that there was a meeting between Oceanport and Eatontown officials and FMERA staff to discuss the potential realignment of the municipal boundaries.

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, CHAIRMAN):

Kenneth J. Kloo stated that the Committee met on September 10<sup>th</sup> and discussed the following:

- Update regarding the former gas station located on Parcel F-3 in Tinton Falls, as well as the sampling results from ongoing groundwater monitoring. All underground storage tanks (USTs) have been removed and one above-ground tank remains. The Committee discussed the location of the samples, the groundwater flow in the area and the potential use of the property by the County. DEP representatives added that the sample results may suggest further product remediation may be unnecessary and natural attenuation appropriate, although the applicable standards have not yet been met.
- Update regarding the former gas station site on the Main Post in Oceanport, which will be an environmental carve-out of the Phase 2 property until such time that the site has been environmentally cleared. All USTs have been removed and two above-ground tanks remain. Sampling of groundwater is ongoing to assess current conditions. The DEP Case Manager noted that the Army is no longer operating the soil vapor extraction systems because the contaminant concentrations have decreased to a point where it was no longer effective. The DEP is awaiting additional reports from the Army. The Committee discussed the priority for the Army to address this future carve-out.
- FMERA staff reported there are a total of 35 environmental carve-outs comprising approximately 60 to 75 acres within the Phase 2 property, subject to a final survey. FMERA staff provided a description of eight specific carve-outs: (1) the lime pit outside of the Myers Center; (2) a septic field in Parcel C-1; (3) transformer vaults in Parcel B; (4) a potential carve-out at Vail Hall which has since received a No Further Action (NFA) letter from the DEP and may be taken off the list; (5) a site within the Squier Hall complex; (6) a site outside the Commissary building; (7) a former gas station just outside the AcuteCare parcel; and (8) an electric substation in the eastern section of the Fort. These sites are in various stages of review and remediation by the Army, and have been or will be carved out of the Phase 1 or Phase 2 property. The Committee discussed the priority for each of these sites in the redevelopment process.
- The final draft of the Finding of Suitability to Transfer (FOST) for the Phase 2 property is under review by the Army, and FMERA is expecting to see it by the end of the month. The document will be posted online and available to the Committee and the general public at that time.
- Discussion regarding the Army's updated asbestos report that is due to FMERA.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (BRUCE STEADMAN, INTERIM CHAIRMAN):

Bruce Steadman stated that the Committee did not meet this month.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI - CHAIRWOMAN):

Gina Fischetti stated that the Committee is scheduled to meet on September 22<sup>nd</sup>.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY, CHAIRWOMAN):

Lillian Burry stated that the Committee did not meet this month.

IX. BOARD ACTIONS

- A) The first item before the Board was the consideration of approval of organizational matters.
- Assistant Secretaries of the Authority
  - OPRA Records Custodian and Ethics Liaison
  - Meeting Schedule for October 2015 – September 2016

Candice Valente read the resolution which is attached hereto and marked Exhibit 1.

A motion was made to approve by Lillian Burry and was seconded by Gerald Turning.

Motion to Approve: LILLIAN BURRY    Second: GERALD TURNING  
AYes: 8

- B) The second item before the Board was the consideration of approval of Staff Advisory Committee Membership

Candice Valente read the resolution which is attached hereto and marked Exhibit 2.

A motion was made to approve by Lillian Burry and was seconded by Michael Collins.

Motion to Approve: LILLIAN BURRY    Second: MICHAEL COLLINS  
AYes 8

- C) The third item before the Board was the consideration of approval of a Purchase and Sale Agreement and Redevelopment for Parcels C & C1.

Candice Valente read the resolution which is attached hereto and marked Exhibit 3.

A motion was made to approve by Gerald Turning and was seconded by Dennis Connelly.

Motion to Approve: GERALD TURNING    Second: DENNIS CONNELLY  
AYes 8

Mayor Turning, on behalf of Tinton Falls, said that it is an honor to accept this development in Tinton Falls. Mayor Turning thanked Lennar Corporation for their discussions regarding the project and it will be an honor to welcome them to Tinton Falls. Mayor Turning thanked the FMERA staff and the Board for all their work and approving the project and that it is nice to see the project is being developed according to the Reuse Plan.

Mayor Turning stated that with the development of Parcel C & C1 and the other projects that have been completed in Tinton Falls, the borough will have completed approximately 70% of redevelopment. Mayor Turning thanked the FMERA staff for all of their hard work in making the redevelopment of Tinton Falls so successful.

- D) The fourth item before the Board was the consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for Building 2525 and associated parcel.

Candice Valente read the resolution which is attached hereto and marked Exhibit 4.

A motion was made to approve by Gerald Turning and was seconded by Michael Mahon

Motion to Approve: GERALD TURNING Second: MICHAEL MAHON

AYes 8

Mayor Turning, on behalf of Tinton Falls, thanked the FMERA staff for their diligent work on this project. Mayor Turning stated that it was an honor to welcome Aaski Technology to Tinton Falls.

X. OTHER ITEMS

Mayor Mahon stated that there were two Oceanport Ad Hoc Committee members not present at the first meeting. Mayor Mahon stated that one of the primary topics discussed at the meeting was the homeless accommodations and the deception on other issues. Mayor Mahon stated that there is an on-going investigation with Oceanport and the property owner of the clinic.

XI. PUBLIC COMMENT REGARDING ANY FMERA BUSINESS [5 minutes re: any FMERA business]

Rosanne Letson of Oceanport stated that FMERA has sold 70-80% of the Tinton Falls portion of the Fort (according to Mayor Turning), and asked how much land has been sold within the Oceanport portion of the Fort. Ms. Letson stated that in speaking with a developer, she was told that the redevelopment of a parcel takes over a year, and asked if this is the reason that developers have walked away from projects. Ms. Letson asked that there be maps at the meetings to indicate the parcels and buildings that are being discussed. Ms. Letson asked if the FMERA website has been updated with CVs, resumes and pictures of all of the members. Ms. Letson asked if FMERA has looked into AcuteCare's adult day care now being a drug rehab. Ms. Letson asked how the article in the Asbury Park Press regarding the PILOT program affects FMERA.

David Stein of Oceanport asked when the FMERA offices would be available for Oceanport to purchase as their new borough hall.

Carol Seely of Oceanport asked if the public can be made aware of what businesses will be purchasing the buildings and what their reuse will be before closing on the property. Ms. Seely stated that the Oceanport residents were not made aware until after the fact that the adult day care at the clinic was now a drug rehab facility. Ms. Seely asked if a compromise can be made with the Board and Oceanport taxpaying residents to know what is being considered for reuse.

Tom Mahedy of Wall Township asserted that the criteria for the Staff Advisory Committee were created to prevent him from being on the Environmental Committee. Mr. Mahedy asked if the Ethics Liaison and OPRA records custodian were in attendance at the meeting and stated that they should be present at all meetings. Mr. Mahedy stated that he is not in favor of war profiteering companies on the Fort. Mr. Mahedy asked what tax breaks Aaski and CommVault are getting. Mr. Mahedy asserted the Real Estate Committee makes all the decisions and does not represent the public.

Mr. Steadman answered Ms. Letson by stating the Army early on dictated to FMERA that the first transfer of property would include the Tinton Falls portion of the Fort, and approximately half of the Eatontown portion of the Fort (totaling 563 acres). FMERA received title of the 563 acres in May 2014 and therefore was able to market this property first. The 70-80%, referred to by Mayor Turning, also includes property for which an RFOTP has been issued. FMERA has issued many RFOTPs for Fort land within the balance of Eatontown and Oceanport but because FMERA does not have title for this second transfer from the Army, they cannot close on the property with prospective buyers as of yet. Mr. Steadman answered Ms. Letson by stating that developers and investors tell FMERA that residential projects generally will take longer to close on than closing on commercial property. This is apparently true throughout the State. Mr. Steadman stated the delays are also due to the site plan approvals and the related iterations associated with required site plan changes dictated by the

to the site plan approvals and the related iterations associated with required site plan changes dictated by the various planning boards. He indicated that he is not aware of any developers that have walked away from prospective projects here at the Fort due to a concern over how long it would take to closing. Mr. Steadman stated that FMERA will have the bios on the FMERA website in the next few weeks.

Mr. Steadman stated that FMERA is not aware of any deception by AcuteCare with regards to their performance in the purchase and redevelopment of the former Clinic Parcel. In fact, based on a review of the RFOTP, their proposal, the PSARA, deed, and other related documents, AcuteCare has performed in the manner and schedule that they committed to, and has invested approximately \$5 million in the renovation of a substantial portion of the former hospital building. Mr. Steadman stated that any further discussion of this point is an issue for the Oceanport Planning Board.

Mr. Steadman answered Mr. Stein by stating that FMERA plans to put itself out of business in the next 12-15 years and it is FMERA's expectation to own the building, as it is currently being leased from the Army, and to sell it in the future.

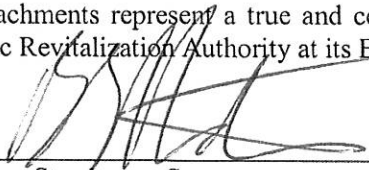
Mr. Steadman answered Ms. Seely by stating that it is FMERA's obligation to uphold the Reuse Plan. If there are any changes to the Reuse Plan, then a plan change amendment must go before the Board for approval. Upon Board approval, the plan change amendment is made public for the 45 day comment period. Mr. Steadman stated that HovWest Land Acquisition did not withdraw from Howard Commons due to the long delays in the process, but because during their due diligence, they discovered there were ground water issues that did not allow for basements on the property, which was in their site plan. Mr. Steadman further stated that he is not aware of any developer who did not want to do business with FMERA because of possible delays in closing.

Dave Nuse answered Mr. Mahedy's question regarding the tax breaks for Aaski by stating that they were approved for tax incentives by the NJEDA Board which is public information. Mr. Nuse stated that CommVault was approved for the Business Employment Incentives Program (BEIP) and the Business Retention and Growth Grant Program (BRAGG) and the awards are on the NJEDA website.

Mr. Steadman stated that the names of the Record Custodian and the OPRA Liaison are public information and are listed in the Board resolution.

There being no further business, on a motion by Lillian Burry seconded by Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 8:17p.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board Meeting.

  
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Bruce Steadman - Secretary

**ADOPTED**  
**September 16, 2015**

Resolution Regarding  
**Staff Advisory Committee Membership Criteria**

**WHEREAS**, the Authority has established four staff advisory committees: Environmental, Historical Preservation, Housing and Veterans; and

**WHEREAS**, these Committees (“Staff Advisory Committees” or “SAC”) were established to assist FMERA, such as by providing advice to FMERA staff on how best to move Fort Monmouth’s redevelopment effort forward within the context of their area of expertise; and

**WHEREAS**, while the SACs provide important insight and information to the staff for the benefit of the staff as it manages the issues associated with the redevelopment of the Fort property, there is no formal action taken at SAC meetings; and

**WHEREAS**, each SAC is chaired by a FMERA board member; however, the selection of the Historic Preservation SAC chair is deferred to allow time for the nomination and confirmation of a public member to the currently vacant position; and

**WHEREAS**, FMERA staff developed SAC membership criteria in 2012, which helped to standardize and focus experience and expertise requirements for prospective SAC members; and

**WHEREAS**, the objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to FMERA regarding the subject matter of the Committee.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached Board memorandum, the Authority reaffirms the Staff Advisory Committee (SAC) membership criteria attached to the Board memorandum, selects the identified committee chairs, and authorizes the FMERA Executive Director and the SAC Chairs to fill the membership of each Committee accordingly, which membership shall be at the pleasure of the Board.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: September 16, 2015

**EXHIBIT 2**

**ADOPTED**  
**September 16, 2015**

Resolution Regarding  
**Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with Lennar for Parcels C and C1**

**WHEREAS**, on March 26, 2013, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for Parcel C with a response date of June 10, 2013, and a RFOTP for Parcel C1 with a response date of June 10, 2013; and

**WHEREAS**, Parcel C is a 40-acre lot in the Tinton Falls Reuse Area that formerly contained enlisted family housing and currently contains one building, the former Post Chapel, built in 1942 and slated for demolition; and

**WHEREAS**, Parcel C1 is a 12-acre tract located in the Tinton Falls Reuse Area, containing three buildings, which are slated for demolition; and

**WHEREAS**, Lennar Corporation (Lennar) received the highest score for their proposal for Parcel C and the highest score for their proposal for Parcel C1, and Lennar also submitted the highest price proposals for both Parcel C and C1, and subsequent to the Board's action authorizing exclusive negotiations with Lennar, the other two bidders elected to withdraw their proposals; and

**WHEREAS**, the negotiations with Lennar have resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

**WHEREAS**, the terms of the proposed PSARA include Lennar's payment of \$12 million for Parcel C and \$3.2 million for Parcel C1; closing will occur within 30 days of satisfaction of the conditions precedent, which include Lennar completing due diligence and obtaining all approvals necessary to develop the project, receipt of a final remediation document from either the New Jersey Department of Environmental Protection or the purchaser's Licensed Site Remediation Professional, the Army's conveyance of two environmental carve-out areas free of any environmental restrictions, and an amendment to the Reuse Plan to accommodate the project; and

**WHEREAS**, the project will consist of the development of approximately 243 residential units and 58,000 square feet of retail and other non-residential uses on Parcel C and approximately 45 single-family detached homes on Parcel C1, with twenty percent of the 288 total residential units reserved for affordable housing, located on Parcel C; and

**WHEREAS**, FMERA or the Affordable Housing Alliance will have an option to purchase 20 housing units from Lennar to satisfy FMERA's obligation under a legally binding agreement with the Affordable Housing Alliance; and

**WHEREAS**, Lennar will be required to commence construction no later than 60 days after closing and complete construction within five years, with the right to extend construction to eight years if diligently pursuing the completion of the project; and

**WHEREAS**, the Real Estate Committee has reviewed this transaction and recommends that the PSARA be forwarded to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of US Home Corporation, a wholly owned subsidiary of Lennar Corporation, as the purchaser of Parcel C and Parcel C1 in Tinton Falls pursuant to the March 26, 2013 Requests for Offers to Purchase, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of US Home Corporation as the purchaser of Parcels C and C1.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Dated: September 16, 2015

**EXHIBIT 3**

**ADOPTED**  
**September 16, 2015**

Resolution Regarding  
**Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with RADAR for Building 2525 and Associated Property**

**WHEREAS**, on February 13, 2015, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for Buildings 2525 and associated property with a response date of March 30, 2015; and

**WHEREAS**, the property includes Building 2525 and 2535, and a 250,000 gallon elevated water storage tank, on an approximately 12.25 acre parcel in the Tinton Falls Reuse Area; and

**WHEREAS**, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) contemplated the reuse of Building 2525 for office/tech/R&D space, and the demolition of Building 2535 and the water storage tank; and

**WHEREAS**, FMERA received one proposal from RADAR Properties, LLC (RADAR) and the evaluation committee agreed that the proposal submitted was compliant with the RFOTP; and

**WHEREAS**, the negotiations with RADAR have resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

**WHEREAS**, the terms of the proposed PSARA include RADAR's payment of \$1.845 million for the property; closing will occur within 30 days of satisfaction of the conditions precedent, which include RADAR completing due diligence and obtaining all approvals necessary to develop the project, receipt of a final remediation document from either the New Jersey Department of Environmental Protection or the purchaser's Licensed Site Remediation Professional and consent from the NJEDA Board of RADAR as redeveloper; and

**WHEREAS**, the project will consist of the lease of approximately 30,000 square feet of Building 2525 to Aaski Technology, Inc. (Aaski), a defense contractor and communications engineering firm currently located in Eatontown and Ocean Township, New Jersey, and Aberdeen, Maryland, that will enable Aaski to retain its Monmouth County jobs rather than consolidate them at Aberdeen, and with the potential accommodation of Aaski's future growth and the leasing of excess space to other technology companies; and

**WHEREAS**, the Phase 1 Economic Development Conveyance Agreement calls for the Army to receive 63% of the net proceeds from the sale with FMERA receiving the remainder, based on a Floor Price established by appraisal; and

**WHEREAS**, RADAR's final offer price was less than the \$2.84 million Floor



Price and FMERA staff and the Army have agreed that the Army will receive all net sales proceeds in order to accommodate the transaction, as the redevelopment of the building meets FMERA's small business, tech attraction and business retention objectives; and

**WHEREAS,** the Real Estate Committee has reviewed this transaction and recommends that the PSARA be forwarded to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of RADAR Properties as the purchaser of Building 2525 and associated property in Tinton Falls pursuant to the February 13, 2015 Requests for Offers to Purchase, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of RADAR Properties as the purchaser of Building 2525 and associated property.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Dated: September 16, 2015

**EXHIBIT 4**

## MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: October 21, 2015

SUBJECT: Monthly Status Report

### Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the Comprehensive Annual Report; Update on Meetings with Army Representatives; Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

### Treasurer's Report

1. 2017 State Appropriation Request  
The Authority is preparing its preliminary appropriation request to the New Jersey Office of Management and Budget for inclusion in the State's Fiscal Year 2017 Budget. The State appropriation is required to satisfy the local match requirement of the federal grant received through the Office of Economic Adjustment.
2. 2016 Budget Overview  
The budget process for 2016 is underway. FMERA is conducting budget sessions and drafting the fiscal plan. The draft 2016 FMERA Budget will then be forwarded to the Audit Committee for its review. The 2016 FMERA Budget is scheduled to be brought before the Board for its consideration and approval at the December Authority meeting.

### Executive Director's Report

1. Update on Meetings with Army Representatives  
FMERA and the Army have been holding discussions on the future transfer of the balance of the Main Post since March 2014, when the terms of the Phase 2 purchase were finalized, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). After receiving support from the Board for the proposed terms negotiated by FMERA staff and Army representatives for the Authority's acquisition of the balance of the Main Post, staff submitted the Phase 2

Economic Development Conveyance application on July 1, 2014, and it is currently under review by the Army. A draft MOA is currently under review by the Army. Staff and the Army have resolved the remaining issues identified by the review of the draft carve-out list which was input to the Finding of Suitability to Transfer (FOST), an environmental review required before transfer. The Army has issued a draft FOST and FMERA has provided comments back to the Army. The Army plans to issue the FOST for public comment by the end of this month. Due to ongoing review of both the FOST and the MOA, our goal now is to seek approval from the Board to execute the Phase 2 MOA with the Army before the end of the year.

2. Update on RFPs and Contracts

The following is a summary of the status of RFPs and Contracts that FMERA has issued:

Auctioneer

There will be an auction of the contents of the Megill Housing units on October 27<sup>th</sup>. An auction of property and materials and supplies turned over to FMERA by the Army associated with the Phase 1 transfer will be auctioned on November 10<sup>th</sup> at the Pulse Power facility on Pearl Harbor Avenue. More information on the auction and auction catalogue is available at <http://www.theauctioneersgroup.com/>. Staff and the Auctioneer are also starting to identify buildings in Phase 2 to start inventorying and cataloging for potential events to be scheduled in the fall after property transfers. A public, community-focused, small-lot auction will be planned for next spring. A summary of auction proceeds is available with the Board materials today.

Utilities

FMERA continues to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. There have been meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough's engineers and officials to plan a path forward for both sanitary sewer and water service. We are currently working with the Oceanport Engineer on a proposal to submit a water main application to NJAW to accommodate the historic housing development, the fitness center, FMERA offices and additional pending building sales in the area surrounding the historic district. FMERA is also discussing roadways, public rights of way and easements with the three Boroughs. A draft agreement with JCP&L to own, operate and maintain the CWA power system is undergoing a final review. This agreement will serve as a template for a Phase 2 agreement which is currently under discussion. FMERA hopes to bring it to the Board at a subsequent meeting for approval.

Suneagles

Despite a prolonged period of drought conditions with very high heat and humidity, we were quite busy. Categories across the board were up compared to the 3<sup>rd</sup> quarter of last year. There were increases in daily rounds (+900) of which 400 accounted for additional outing rounds. Regarding the membership drive - indicators are that we are pacing at around the same rate as last year. Each year some members drop off but we get some new interest as well. We will be prepping the course in the coming weeks for the winter. Of course, that also means we will be hoping for some warm patches. The humidity and excessive drought conditions resulted in numerous localized dry spots throughout the course. We also experienced an unusually high amount of crabgrass, kylinga and goose grass. At one point, the pond on #7 was bone dry and we literally were running out of water supply. Hand watering of the greens was a daily occurrence. The recent storms were welcome and replenished all of our water supply. We also

replaced the maintenance pump in the pump house and two of the well pumps on the course. This should help us tremendously with water flow. The new efficient maintenance pump is expected to assist in the utility bills as well.

#### Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been quite busy keeping our property presentable and secure, for both marketing purposes and keeping our employees and tenants safe and comfortable. They are now prepping for the winter season and assisting our auctioneer to prepare for the upcoming auctions. We are preparing for the transition to maintaining the Phase 2 property when transferred.

#### Marina

The Marina has enclosed the deck area with drop down plastic awning. They also continue to fine tune their offerings to fit the season and the football crowd. We also expect a resolution on the CAFRA permit to be able to open additional indoor seating along the water. They are also planning a Halloween event on October 31<sup>st</sup>. Visit the Marina at Oceanport website for more information.

### 3. Update on RFOTPs

The following is a summary of the status of the RFOTPs issued in the Oceanport Reuse Area:

#### Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort in January 2013, and two proposals were received. The Officer Housing is intended for residential reuse consistent with the Reuse Plan. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with RPM Development Group in accordance with the Authority's Sales Rules. The Authority approved extensions to the exclusive negotiations period through April 2015. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2014 meeting of the Authority, the Board approved FMERA staff entering into a Lease with the Army and a Sublease with RPM for the property, enabling RPM to undertake due diligence and pursue financing and project approvals in advance of FMERA's execution of the Phase 2 EDC Agreement. The Officer Housing project has received preliminary and final major site plan and subdivision approval from the Oceanport Planning Board. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with RPM at the June 2015 meeting, and the PSARA was executed on July 29<sup>th</sup>.

#### Marina

In October 2013 an RFOTP was issued for the Marina Parcel in Oceanport. The Marina Parcel consists of 3.9 acres located at Oceanport and Riverside Avenues. The Property includes a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house constructed in 1986 and associated off-street parking. The Reuse Plan contemplates a marina/public boat ramp/restaurant on the property and the reuse of the existing boat house. Proposals were due in January 2014 and two were received. At the August 2014 meeting of the Authority, the Board approved entering into exclusive negotiations with the one compliant proposer, AP Development Partners, LLC (APDP). FMERA staff released a Request for Proposals (RFP) for a Marina Operator in the interim, and received one proposal from APDP. The operator opened

the marina for boat traffic in June 2014. The operator has met with the NJDEP's Bureau of Coastal Land Use and Compliance to address a notice of 3 violations. Two of the violations are not related to any action or construction by the operator and the operator believes the Army and NJ DEP will reach a resolution. The remaining violation required the operator to submit a CAFRA Permit Application for construction along the existing open deck, which was submitted and is pending NJ DEP review. The operator expects these issues to be resolved. The boat house restaurant opened on July 29th. Contract negotiations continue and FMERA hopes to bring a recommendation to the Board in the coming months.

#### Russel Hall

Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. FMERA staff issued an initial RFOTP for Russel Hall in September 2013, with proposals due in November 2013. At the January 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the sole proposer, Kiely Realty Group, LLC, in accordance with the Authority's Sales Rules; the Board subsequently approved extending the exclusive negotiations term a total of 75 days. At the May 2014 meeting of the Authority, the Board approved a Lease with the Army and Sublease with Kiely, although the Sublease was never finalized or executed. FMERA and Kiely disagreed over the reactivation of the former heliport, and the Authority voted to end negotiations with Kiely, terminate the RFOTP and issue a new RFOTP at the December 2014 Board meeting. On February 13, 2015 FMERA issued an RFOTP for Russel Hall that includes a 4.6 acre parcel of land and excludes the former heliport. Proposals were due on April 13, 2015 and FMERA received 3 proposals. An evaluation committee scored the proposals and negotiations with the leading bidder have led to a PSARA for the property. FMERA staff will present the purchase agreement to the Board at tonight's meeting.

#### Fitness Center

On March 14, 2014 an RFOTP was issued for the Fitness Center in the Oceanport Reuse Area of the Fort. The property consists of 7.75 acres of land and three buildings, as well as all of the fitness equipment located within Building 114. FMERA set \$1,950,000 as the minimum bid amount for the property. Proposals were due May 28, 2014, and one proposal was received. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2015 Board meeting, the Board approved entering into a Lease with the Army and a Sublease with FM Partners, LLC for the property, so the potential purchasers can begin site work and renovations in advance of a 2015 closing with the Army. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with FM Partners at the June 2015 meeting. The PSARA was executed on August 11th.

#### Main Post Chapel

In March 2014 an RFOTP was issued for the Main Post Chapel in the Oceanport Reuse Area of the Fort. The property encompasses 5 acres of land and a 16,372 square foot structure, consisting of a 600-seat chapel, an administrative wing, a classroom wing, and a kitchen. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Chapel is intended to be reused as a house of worship, per the Authority's Reuse Plan. The Property is in

the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic. Proposals were due on May 9, 2014, and two proposals were received. The compliant proposer decided to retract its proposal. As there were no compliant proposals, FMERA proceeded to issue a second RFOTP on February 20, 2015 in accordance with the Authority's Sales Rules. Proposals were due on June 26, 2015, and one proposal was received. The sole proposer has chosen to withdraw their proposal. FMERA staff plans to issue a new RFOTP before the end of the year.

#### Dance Hall

On March 13, 2015, FMERA issued an RFOTP for Building 552, the former recreation center in Oceanport referred to as the Dance Hall. Located on an approximately 4.2 acre parcel, the 16,420 gsf former recreation center was constructed circa-1941, and is adjacent to the Fort's Historic District. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Although the Reuse Plan contemplates demolition of Building 552, the unique design features of the building and its central location near the planned tech center at the McAfee building, the renovated Officer Housing and Fitness Center, and the Main Post Chapel, lead FMERA staff to believe that the property has great potential for reuse as a restaurant, café, coffee house, microbrewery, gallery and/or performance space, serving small entertainment and recreation uses as it once did when the Fort was in operation. Green space could be maintained in the adjacent park space, which includes two memorials. Although permitted uses include office/research, institutional/civic or open space/recreation, FMERA will review offers that propose alternative uses. Proposals were due on June 26, 2015 and two proposals were received. An evaluation committee reviewed the proposals and discussions have begun with the leading proposer.

#### Nurses' Quarters

On March 13, 2015, FMERA issued an RFOTP for the Nurses' Quarters in Oceanport, Buildings 1077 and 1078, located on an approximately 3.75 acre parcel along Main Street and Stephenson Avenue. Built in 1962, the buildings contain 24 one- and two-bedroom units that were formerly used as apartments for Army nurses. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Reuse Plan contemplates the reuse of the buildings as mixed-income apartments, but FMERA will review offers that propose alternate uses. Proposals were due on June 26, 2015 and five proposals were received. An evaluation committee reviewed the proposals and discussions have begun with the leading proposer.

#### Commissary

The Commissary, Building 1007, is an approximately 53,700 square foot commercial building located in the Oceanport Reuse Area. The property was constructed in 1998 and was used as a grocery store by the Army. The Reuse Plan contemplates the renovation and reuse of the building as a retail and/or community center. Given its location and size, the redevelopment of the building for a retail center is unlikely. FMERA staff received interest in the building for office and research and development use. On July 17, 2015, FMERA issued an RFOTP for the Commissary on a +/- 6 acre parcel, which includes parking. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Proposals were due on August 17 and

one proposal was received. An evaluation committee reviewed the proposal and discussions have begun with the leading proposer.

The following is a summary of the status of the RFOTPs issued in the Eatontown Reuse Area:

#### Howard Commons

Howard Commons is a 63.67-acre tract on Pinebrook Road in the Fort's Charles Wood Area. The property is currently improved with 486 townhouse units constructed by the Army in 1953, along with a 3,853 sf general purpose building. The Reuse Plan calls for the demolition of the existing improvements and their replacement with 275 dwelling units and approximately 15,000 sf of ancillary retail/commercial space. In accordance with the Reuse Plan, 20% of the new units will be affordable housing qualified. At the January 2014 meeting of the Authority the Board approved a PSARA for Howard Commons with HovWest Land Acquisition, LLC (HovWest). The Authority and HovWest executed the PSARA effective as of May 19, 2014. HovWest exercised its right under the PSARA to withdraw from the project, noting that higher than expected groundwater caused them to make this decision. At the August 2014 meeting of the Authority, the Board approved the termination of the RFOTP process and the issuance of a new RFOTP for Howard Commons, in accordance with the Authority's Sales Rules. Staff issued a new RFOTP for Howard Commons on December 29, 2014. The response date for the new RFOTP was extended to July 10, 2015, and three proposals were received. An evaluation committee reviewed the proposals and discussions have begun with the leading proposer.

#### Parcel B

In March 2013 FMERA publically issued an RFOTP for Parcel B, a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse Plan calls for Parcel B to be developed as a high quality lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments. Four proposals were received. At the February 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract and issue a new RFOTP for Parcel B, in accordance with the Authority's Sales Rules. The new RFOTP for Parcel B will seek proposals that meet the Reuse Plan's goal of creating a lifestyle town center, as an exciting and attractive gateway to the Fort. At the January 2015 meeting, the Board authorized staff to add 12 acres to Parcel B and issue a new RFOTP, which will increase the square footage of retail and/or commercial development on the parcel to 250,000 square feet, while keeping the number of housing units at 302. Additionally, the new RFOTP will add another 12 acres including Mallette Hall as an optional component. On February 20, 2015 FMERA issued the RFOTP for the expanded Parcel B. Proposals were due on July 10, 2015, and five proposals were received. An evaluation committee reviewed the proposals and discussions with the leading proposer will begin shortly.

#### Suneagles Golf Course

On October 8, 2015, FMERA issued an RFOTP for the Suneagles Golf Course, an A.W. Tillinghast design golf course, and associated facilities in the Eatontown Reuse Area. The 171 acre parcel of land includes Gibbs Hall (Building 2000), Joe's Sports Bar/19<sup>th</sup> hole (Building 2018), a maintenance facility (Buildings 2070/2071) and the Megill Housing area (Buildings 2022-2042). Gibbs Hall, listed as a historic resource on the National Register, is a 37,125 square foot club house/catering facility that can accommodate over 650 guests. The property also contains an in-ground swimming pool, tennis courts and a pro-shop. The Reuse Plan

contemplates continued use of the property as a golf course with a new 150 room hotel/conference center to be developed in the Megill Housing area; permitted land uses for the parcel are hospitality and open space/recreation. The golf course property will have a deed restriction requiring maintenance of the golf course use for a minimum of 20 years following title transfer, and proposals carrying this restriction beyond 20 years will receive special consideration in the evaluation process. FMERA has set \$6,287,500 as the minimum bid. Proposals are due on February 5, 2016 and a pre-proposal conference is scheduled for October 30, 2015 at 10:00 am.

The following is a summary of the status of the RFOTPs issued in the Tinton Falls Reuse Area:

#### Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June 2013 meeting of the Authority, the Board approved making the Pinebrook Road Commerce Center (buildings 2501 – 2504, 2506 and 2507, totaling approximately 44,000 sf) available through the offer to purchase process. The five fabrication shops consist of flex (industrial/office) space in varying configurations. There is also a building (building 2501) on site that is well-suited for use as office space. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. An RFOTP for the parcel was issued in September 2013, and three proposals were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the highest ranked proposer, Pinebrook Commerce Center, LLC (PCC), in accordance with the Authority's Sales Rules. The Board approved extensions of the exclusive negotiations period with PCC through April 2015, due to delays in negotiating an acceptable access plan for this section of the Charles Wood Area. At the April 15<sup>th</sup> meeting of the Authority, the Board approved a PSARA with PCC for the former fabrication shops. The PSARA was executed on August 10th.

#### Parcels C and C1

In March 2013 FMERA publically issued RFOTPs for Parcels C and C1. Three proposals were received for Parcel C, and three proposals were received for Parcel C1, with some firms submitting multiple scenarios for redevelopment. FMERA staff evaluated the proposals in accordance with the Authority's Sales Rules, and subsequently engaged in discussions with the highest ranked proposers. Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. The 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development. Parcel C1 is a 12-acre tract also located in the Tinton Falls Reuse Area. In accordance with Reuse Plan amendment #1, the property can accommodate up to 49 newly constructed residential units. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Lennar Corporation in accordance with the Authority's Sales Rules. The Authority has approved extensions to the exclusive negotiations period through March 2015. At the September 16, 2015 meeting, the Board approved a PSARA with Lennar.

#### Parcels V-1 and F-2

Parcel V-1 was a 10-acre tract in the Eatontown section of the former Fort which was put out for bid for the purpose of establishing a Veterans Community. An RFOTP was publically issued for the parcel in September 2013 and two proposals were received in December 2013. Both bidders proposed paying nominal consideration to acquire and redevelop the property into a Veterans community. At the June 2014 meeting of the Authority, the Board authorized



FMERA staff to terminate the RFOTP process without awarding a contract. At its September 2014 meeting, the Authority approved the issuance of a new RFOTP for a Veterans project in the Tinton Falls Reuse Area, on a 15-acre site to be known as Parcel F-2, which includes approximately 8.2 acres of developable land and Buildings 2704 and 2719. The RFOTP for F-2 was issued on December 12, 2014 and proposals were due on March 13, 2015. FMERA has set \$650,000 as the minimum bid amount for the Parcel. One compliant proposal was received and an evaluation team has scored the proposal. Negotiations with the proposer continue, and a meeting of the Veterans Committee will be scheduled to discuss the project.

#### Pistol Range

In November 2013 an RFOTP was issued for the Pistol Range. The Pistol Range is a one-story 11,110 sf building, equipped with 10 indoor firing lanes, in the Tinton Falls Reuse Area of the former Fort. The range was constructed in 2006. The facility sits on a 1-acre parcel, which represents the minimum lot size needed to accommodate required parking and building setbacks. The RFOTP allowed respondents the option to provide alternate proposals that included the purchase of additional adjacent land and/or buildings and the use of the property for non-governmental purposes. Proposals were due in February 2014 and five were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, the highest ranked proposer, in accordance with the Authority's Sales Rules. PSARA negotiations are on-going.

#### Satellite Road Parcel 1

On August 14, 2014, an RFOTP was issued for a 1.5 acre parcel in the Tinton Falls area of the former Fort, bordering Satellite Road and Fire Line Drive. The property is in the Tinton Falls Tech/Office Campus and permitted uses include office/research, institutional/civic and open space/recreation. Proposals were due on October 17, 2014 and two were received. FMERA staff is currently negotiating with the higher ranked proposer.

#### Charles Wood Firehouse

In December 2013 an RFOTP was issued for the Charles Wood Firehouse in the Tinton Falls Reuse Area of the Fort. The Firehouse is a 10,000 sf structure on Corregidor Road, built in 2001. The permitted principal land use for the 2.3 acre parcel of land and building is institutional/civic reuse in the Fort's Reuse Plan. Proposals were due on March 20, 2014 and one proposal was received. Subsequently, the one proposer retracted its proposal. FMERA staff issued a second RFOTP on November 14, 2014 in accordance with the Authority's Sales Rules. Proposals were due on January 12, 2015 and two proposals were received. Both of the proposers have since withdrawn their proposals. Staff is discussing a strategy for reissuing the RFOTP and expects to bring a recommendation before the Board at the next meeting.

#### Parcel F-1

On December 5, 2014, FMERA issued an RFOTP for a 38 acre parcel in the Tinton Falls Reuse Area of the former Fort, which contains the 673,450 square foot Myer Center and the 47,592 square foot Night Vision Lab, as well as several support buildings. The Reuse Plan contemplates the renovation and reuse of both the Myer Center and the Lab as part of an office/high tech industry business campus. The RFOTP allowed for either a proposal consistent with the Reuse Plan or an alternate commercial use, including but not limited to sports, entertainment, and/or hospitality uses. This could include the demolition of the two buildings. Proposals were due March 6, 2015 and no proposals were received. Our master broker,

Cushman & Wakefield, is assisting FMERA staff in evaluating the options for reissuing the RFOTP.

#### Parcel F-3

On February 6, 2015, FMERA issued an RFOTP for a 3.5 acre parcel in the Tinton Falls Reuse Area, containing Building 2567, a 1,335 square foot building constructed in 1970. The building formerly housed a shopette/gas station and the property includes an above ground fuel tank and fuel dispensing island. The Reuse Plan envisions reuse of the property as a gas station, but FMERA will also entertain proposals for other commercial uses or open space/recreational uses. Proposals were due on April 7, 2015 and one proposal was received. An evaluation team has reviewed the proposal and will be making a recommendation at an upcoming meeting of the Board.

#### Building 2525

On February 13, 2015, FMERA issued an RFOTP for Building 2525, on a 13.5 acre parcel in the Tinton Falls Reuse Area. Building 2525, an 86,400± square foot office building, was constructed in 1942 and renovated in 1999, and was formerly used as administrative space by the Army. In addition to office/administrative/technology uses, FMERA indicated that it would accept proposals for other uses, excluding residential uses. Proposals were due on March 30, 2015 and one proposal was received from RADAR Properties, LLC (RADAR). An evaluation team reviewed the proposal and negotiations successfully led to a PSARA with the developer, which was approved by the Board at the September 16, 2015 meeting. RADAR will lease approximately 30,000 square feet of the building to Aaski Technology, Inc., (Aaski), a defense contractor and communications engineering firm currently located in Eatontown and Ocean Township, N.J., as well as Aberdeen, Maryland. Aaski will consolidate its New Jersey operations at Fort Monmouth rather than relocating to Maryland, thereby retaining 105 jobs in the state and creating an additional 25 new jobs by 2018.

#### Child Development Center

On February 27, 2015, FMERA issued an RFOTP for Building 2290, the former Child Development Center (CDC), on a 7.4 acre parcel in Tinton Falls adjacent to CommVault's new world headquarters. Built in 1996, the CDC is a 19,600± square foot former daycare center, containing classrooms and a kitchen facility. The Reuse Plan contemplates reuse of the building as a child care/school facility, and permitted uses include institutional/civic and open space/recreation, although FMERA will review proposals for other uses. Proposals were due on May 27, 2015, and three proposals were received. An evaluation committee was formed and has scored the proposals. Negotiations with the leading proposer have lead to a PSARA and FMERA staff plans to present a recommendation to the Board at tonight's meeting.

#### 4. Marketing Update

FMERA and our master broker, Cushman & Wakefield (Cushman), will co-host a preproposal conference for the Golf Course Request for Offers to Purchase on October 30 at 10:00 a.m., to answer questions about the site and allow for interested potential bidders to learn more. Please contact the FMERA office for more information.

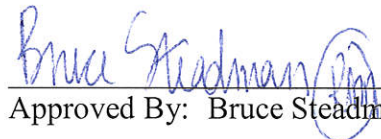
FMERA served as a community sponsor of the annual Asbury Agile event in Asbury Park on Friday, October 2<sup>nd</sup>. This event is a one day conference for web professionals, developed from

the Jersey Shore Tech meetup, and this year was another success, with hundreds of participants and an excellent panel of speakers.

Please refer to our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletters.

5. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities

  
Approved By: Bruce Steadman

Prepared by: Candice Valente

**ADOPTED**  
**October 21, 2015**

Resolution Regarding  
**Transmittal to Host Municipalities of Proposed Fourth Plan Amendment Permitting  
Alternative Development Scenario in Oceanport**

**WHEREAS**, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

**WHEREAS**, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

**WHEREAS**, the Reuse Plan envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential uses and 720 residential units; and

**WHEREAS**, the redevelopment of the Oceanport Reuse Area included development of a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground, as well as the institutional/civic reuse of Russel Hall by FEMA; and

**WHEREAS**, the AcuteCare Health Systems reuse of the Patterson Army Clinic has quickly encouraged continued development in Oceanport; and

**WHEREAS**, the proposed Amendment #4, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses two Fort Monmouth properties in the Oceanport Reuse Area, the Russel Hall Parcel and the Dance Hall Parcel, as described in the attached memorandum; and

**WHEREAS**, staff has reviewed the proposed Amendment #4 with regard to the guidance for reviewing a proposed amendment and reached the following conclusions: (1) this Amendment does not make any change to the residential units planned in Oceanport; (2) this Amendment affects only the Oceanport Reuse Area, and the value and use of adjacent parcels in Oceanport is increased due to the incorporation of market-driven interest and uses; (3) this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; (4) this Amendment is consistent with the Authority's BRAC obligations and the negotiations related to the Phase 2 Economic Development Conveyance Agreement with the Army; and (5) this Amendment includes changes to circulation envisioned in the Reuse Plan to address the land use changes; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #4, and recommends approval of the transmittal of the proposed amendment to the

governing body of each host municipality.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #4 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: October 21, 2015

**EXHIBIT 1**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Transmittal to Host Municipalities of Proposed Plan Amendment #4 Permitting Alternative Development Scenario in Oceanport

**DATE:** October 13, 2015

**Request**

I am requesting that the Board of Members approve the transmittal to the three host municipalities of the proposed Amendment #4 to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) that describes changes to the Russel Hall and Dance Hall parcels in Oceanport.

**Background**

In 2008, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) was completed and accepted by the U.S. Department of Housing and Urban Development and the U.S. Department of Defense, and serves as the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. FMERA's enabling legislation, P.L. 2010 c. 51 (the Act), the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (Land Use Rules), and the Reuse Plan contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the Act authorizes FMERA "to adopt, revise, adjust, and implement... any aspect of the plan."

Reuse Plan amendments allow FMERA to respond to opportunities that arise through the Request for Offers to Purchase (RFOTP) process. The amendment is required to be a report or statement with proposals that include the following:

1. A statement of objectives, assumptions, and standards on which the plan is based;
2. The relationship to Statewide, county and municipal planning objectives;
3. Proposed land uses; and
4. Any significant relationship to municipal and county plans as well as the State Development and Redevelopment Plan.

According to the Land Use Rules, the FMERA Board shall consider the following as guidance when reviewing a proposed amendment:



1. Whether the proposed amendment would result in a material change in the overall development yield or affordable housing obligations of the host municipality, or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985;
2. Whether the proposed amendment would result in any significant adverse impact on other areas of Fort Monmouth;
3. Whether the proposed amendment would substantially impair the intent and purposes of the Reuse Plan
4. Whether the proposed amendment would have any negative impact to the Authority's obligations pursuant to the Base Realignment and Closure Act (BRAC) and any agreement with the U.S. Army conveying Fort Monmouth property to the Authority; and
5. Whether the proposed amendment would have significant adverse infrastructure ramifications different from those envisioned in the Reuse Plan.

In accordance with the Act and the Land Use Rules, prior to approving an amendment to the Plan, the amendment must be transmitted to the governing body of each host municipality for a 45 day comment period, at the end of which each municipality may provide FMERA with a written report containing the municipality's recommendations. Staff will review the report from each host municipality and prepare a preliminary analysis with reasons for accepting or not accepting the recommendations. This report shall be presented to the Board for its consideration and approval.

#### Development Contemplated under the Reuse Plan

The Reuse Plan currently envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential uses and 720 residential units. The Reuse Plan included development of a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground. The Oceanport Reuse Area also included the institutional/civic reuse of Russel Hall by FEMA.

In December of 2012, the FMERA Board approved Plan Amendment #2, which allowed for an alternative development scenario concept for approximately 16 acres in Oceanport for the Patterson Army Health Clinic (Clinic) parcel. This amendment allowed for the option to reuse the Clinic and allowed a medical clinic and offices at the Clinic. The reuse of the Clinic provided the option for the redistribution of these units to remain within the Education/Mixed-Use Neighborhood development district in areas abutting and surrounding the Clinic Parcel to the north and northwest, maintaining the Reuse Plan's vision of residential uses in the area of and benefitting from a medical campus. The completion of the renovation and sale of this parcel to AcuteCare Health Systems has quickly encouraged continued development in Oceanport.

#### The Proposed Reuse Plan Amendment

The attached proposed Amendment #4 prepared by the Authority's planning consultant, Phillips Preiss Grygiel, LLC (PPG) encompasses two Fort Monmouth properties in the Oceanport Reuse Area. With the exception of the removal of the former helipad on the Parade Grounds, the proposed amendment does not delete any provisions of the Reuse Plan or Land Use Rules but rather would supplement the Plan by proposing additional uses at the Russel Hall Parcel and an

alternative land use at the Dance Hall Parcel. Staff recommends these changes as the highest and best use for each site based on the results of the respective Requests for Offers to Purchase (RFOTPs).

1. Russel Hall Parcel: The former Garrison Headquarters will be allowed for office/research uses, but excluding warehouse uses, in addition to the currently permitted institutional/civic use. Ancillary retail uses intended to serve the primary office/research uses will be allowed. Dedicated on-street parking on Sanger Avenue will be additionally allowed. The former helipad on the Parade Ground will be deactivated.
2. Dance Hall Parcel: The alternative development scenario for the former recreation center (Building 552, or the Dance Hall) will allow for reuse for commercial/retail uses, which the amendment clarifies to include craft production; outdoor dining accessory uses would also be allowed. The alternative maintains some or all of Van Kirk Park as publicly accessible open space, including the construction of permitted accessory structures such as an outdoor performance stage. The alternative also maintains the existing roadway configuration of Brewer Avenue and parking areas totaling approximately 29,000 square feet, while Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

Staff has reviewed the Amendment with regard to the guidance for reviewing a proposed amendment and proposes the following conclusions:

1. This Amendment does not include any changes to residential uses and so would not change the total number of residential units planned in Oceanport.
2. This Amendment affects only the Oceanport Reuse Area. As to those portions of the Oceanport Reuse Area not modified by this Amendment, their value and use is increased due to the incorporation of market-driven interest and uses in the parcels that are modified by this Amendment.
3. This Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; thus, the Reuse Plan would remain a rational coordinated land use plan.
4. This Amendment is consistent with the Authority's BRAC obligations and the negotiations related to the Phase 2 Economic Development Conveyance (EDC) agreement with the Army by aligning the planned uses with actual market-driven responses to RFOTPs.
5. The proposed Amendment includes changes to circulation envisioned in the Reuse Plan to address the land use changes. As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities are to be evaluated at site plan review for a specific project.

In order for the Authority to begin the public process required before the Board considers approval or disapproval of this amendment to the Plan, FMERA staff is requesting approval to transmit the attached proposed Amendment to the governing body of each of the three host municipalities. The proposed changes included in the Amendment currently demonstrate an overall reduction in the open space preserved or protected in the Oceanport Reuse Area, although the planned retention of some or all of Van Kirk Park would largely offset the reduction. Staff is




working on strategies to accommodate additional open space within Oceanport, in accordance with the Board approved guidance in the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

The Real Estate Committee has reviewed and recommends the Board approve the transmittal to the three host municipalities of proposed Amendment #4 to the Reuse Plan.

Recommendation

In summary, I am requesting that the Board approve the transmittal to the three host municipalities of the proposed Amendment #4 to the Reuse Plan that makes changes to the development at the Russel Hall and Dance Hall parcels in Oceanport.

  
Bruce Steadman

Attachments: Proposed Reuse Plan Amendment #4  
Prepared by: Candice Valente

**DRAFT**

**Proposed Amendment #4 to the  
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:  
The Fort Monmouth Economic Revitalization Authority

By:  
Phillips Preiss Grygiel LLC  
Planning and Real Estate Consultants  
33-41 Newark Street  
Hoboken, NJ 07030

October 2015

## Table of Contents

<b>I.</b>	<b>Introduction and Planning Rationale .....</b>	<b>1</b>
	Russel Hall Parcel .....	1
	Dance Hall Parcel .....	1
<b>II.</b>	<b>Scope of <i>Reuse Plan</i> Amendment .....</b>	<b>6</b>
	Russel Hall Parcel .....	6
	Dance Hall Parcel .....	7
<b>III.</b>	<b>Relationship to Elements, Objectives and Principles of the <i>Reuse Plan</i> and FMERA Directive .....</b>	<b>9</b>
	Relationship to Reuse and Redevelopment Plan Elements .....	9
	Relationship to Objectives and Principles of the Reuse Plan .....	13
	Relationship to FMERA Directive .....	14
<b>IV.</b>	<b>Relationship to State, County and Municipal Planning Objectives .....</b>	<b>16</b>
	State Development and Redevelopment Plan (SDRP) .....	16
	Monmouth County Open Space Plan .....	16
	Fort to Village Plan: A Vision for Oceanport's Fort Monmouth .....	16
	Oceanport Zoning .....	17
<b>V.</b>	<b>Conclusion .....</b>	<b>18</b>

## List of Figures

Figure 1: Location of Amendment #4 in the Oceanport Reuse Area .....	4
Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area .....	5

This study was prepared under contract with the Fort Monmouth Economic Revitalization Authority, New Jersey, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Fort Monmouth Economic Revitalization Authority and does not necessarily reflect the views of the Office of Economic Adjustment.

## I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the “Reuse Plan” and “Plan”) to provide for the following on the former Fort Monmouth property in the Borough of Oceanport, New Jersey:

### ***Russel Hall Parcel***

- Office/Research uses in Building 286 (“Russel Hall”), but excluding warehouse uses, in addition to the currently permitted Institutional/Civic (governmental) use.
- Ancillary retail uses in Russel Hall intended to serve the primary of-  
fice/research uses.
- Additional dedicated on-street parking on Sanger Avenue.
- Deactivation of the former helipad on the Parade Grounds.

### ***Dance Hall Parcel***

- The alternative development option for Building 552 (“Dance Hall”) to be reused for commercial/retail uses<sup>1</sup> including outdoor dining accessory uses.
- The alternative development option for the maintenance of publicly accessible open space on Van Kirk Park including permitted accessory structures in open space/active recreation areas such as an outdoor performance stage.
- The alternative development option for the maintenance of a 7,000 square foot parking area adjacent to Building 552 and a 22,000 square foot parking area across Brewer Avenue to the west of Building 552 which has the potential for a shared parking scenario.
- The alternative development option for the maintenance of the existing roadway configurations of Brewer Avenue and possibly Telegraph Avenues. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

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<sup>1</sup> Commercial/Retail uses throughout the former Fort Monmouth should include “Craft Production” which is defined as follows: A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries..

With the exception of the removal of the former helipad on the Parade Grounds, this amendment does not purport to delete any provisions of the Reuse Plan but rather would supplement the Plan by proposing additional uses at the Russel Hall Parcel and an alternative land use at the Dance Hall Parcel. Under N.J.A.C. 19:31C-3.19(a)1, principal land uses permitted in the Reuse Plan are specifically permitted under the Land Use Rules. Thus, other than the provisions relevant to the former helipad, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an additional set of requirements are superimposed on the area allowing for either additional or alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides additional opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

The Fort Monmouth properties in Oceanport (“the Reuse Area”) total approximately 419 acres and are bounded generally by New Jersey Transit’s North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This is the second amendment to the Reuse Plan for the Oceanport Reuse Area. As this amendment does not encompass or affect any area with residential uses, the total number of residential units in the Oceanport Reuse Area would remain at 720. The previous amendment, Amendment #2, provided the option for the reuse of the Patterson Army Health Clinic (the “Patterson Clinic” and the “Clinic”) and allowed a medical clinic and offices at the Clinic. The Reuse Plan planned for the demolition of the clinic building and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units on the Clinic Parcel. The reuse of the Clinic provided the option for the redistribution of these units to remain within the Education/Mixed-Use Neighborhood development district in areas abutting and surrounding the Clinic Parcel to the north and northwest, maintaining the Reuse Plan’s vision of residential uses in the area of and benefitting from a medical campus. Please see *Figure 1: Location of Amendment #4 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area* which focuses on the Russel Hall and Dance Hall parcels.

This amendment is consistent with the planning objectives and principles articulated in the Reuse Plan and is necessary to fulfill the Authority’s main objectives—specifically job creation, economic development and the provision of housing. The real estate market has taken a turn for the worse since the Reuse Plan was prepared and this downturn

has been compounded by the actual closure of Fort Monmouth, which has resulted in the loss of 5,000 jobs on the base and 15,000 supporting jobs in the region. The impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

The *Fort Monmouth Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision for the Oceanport Reuse Area. Instead, it provides land use options that affords FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise overall *Reuse Plan* goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principles of the *Fort Monmouth Reuse and Redevelopment Plan*, as well as to FMERA's own directive, and to relevant State, County and municipal planning objectives.



\* SEE FIGURE 2 FOR ENLARGEMENT OF FVMA PARCELS

4 FIGURE 1 | Location of AMENDMENT #4 in the Oceanport Reuse Area



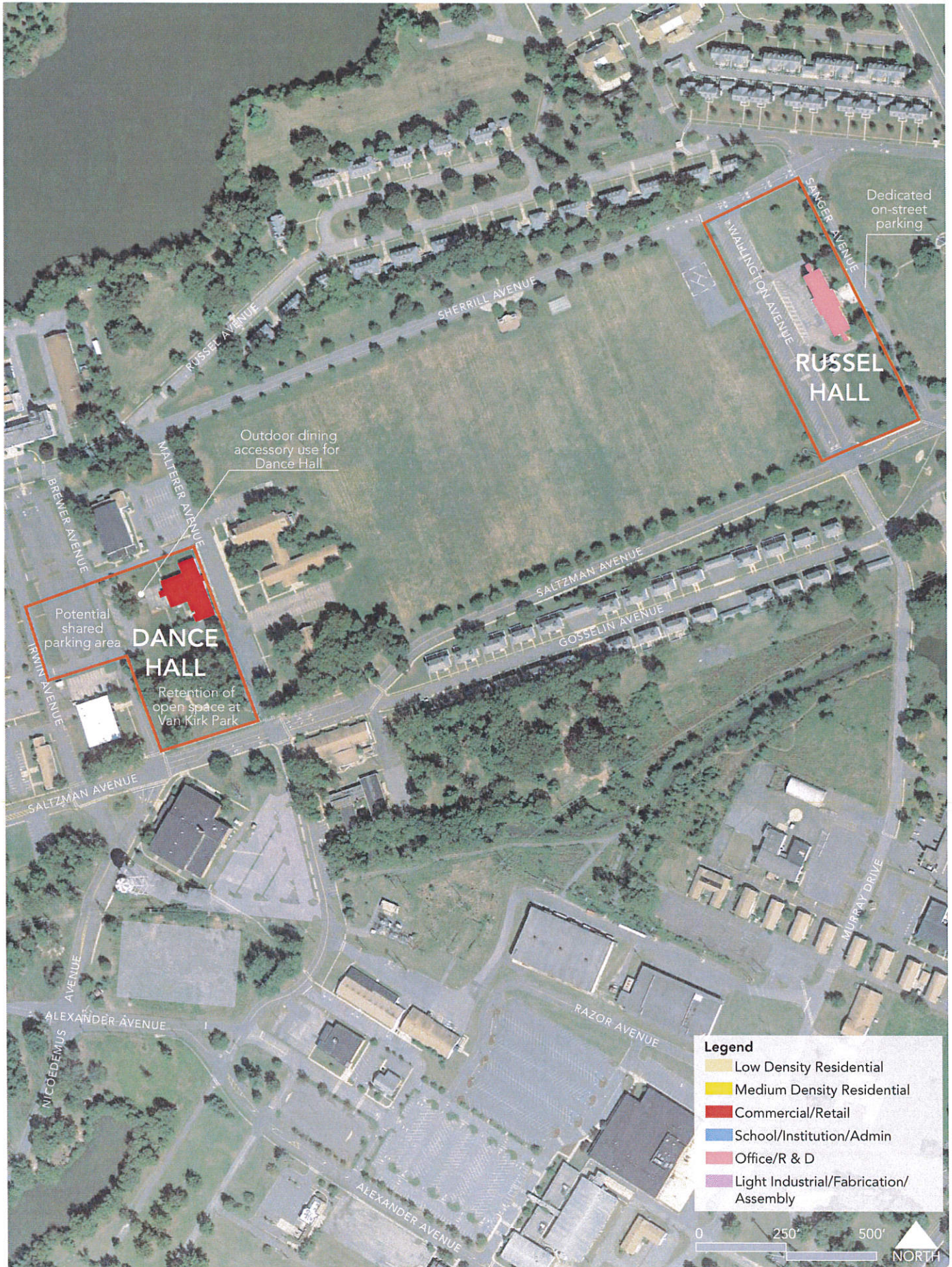


FIGURE 2 | Detailed View of AMENDMENT #4 in the Oceanport Reuse Area.

## II. Scope of *Reuse Plan* Amendment

This amendment to the Reuse Plan affects two parcels in the Oceanport Reuse Area. The Oceanport Reuse Area is bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This amendment maintains the development concepts and plans articulated in the Reuse Plan. The details of this amendment are provided below.

### ***Russel Hall Parcel***

#### *Reuse Plan*

The Russel Hall Parcel is a ±4.6 acre parcel of land in the eastern section of the Parade Ground in the Oceanport Reuse Area. The parcel fronts on Sanger Avenue, and is bordered by Wallington Avenue to the west, Saltzman Avenue to the south and Sherrill Avenue to the north. A former heliport is located in the Parade Ground just to the west of the Russel Hall Parcel. Wallington Avenue separates the parcel from the Parade Ground. Cowan Park is located to the east of the Property across Sanger Avenue.

There is currently one building on the parcel: Building 286 ("Russel Hall") which served as Fort Monmouth's Garrison Headquarters. Building 286 was constructed in 1936 and is a 42,300 gross square feet four-story office and administrative building. Building 286 is listed on the National Register of Historic Places as an individual listing, and also as a component of the Fort Monmouth Historic District. The Fort Monmouth Historic District was so designated by the Army and the New Jersey State Historic Preservation Office. The parcel contains 141 surface parking spaces located behind the building and along Wallington Avenue.

Under the Reuse Plan, FMERA would convey Russel Hall to the Federal Emergency Management Agency (FEMA) for reuse as FEMA headquarters because FEMA originally planned on acquiring the building and the surrounding land through a Federal-to-Federal Transfer from the Army. The existing surface parking area and heliport would be included in the conveyance. However, FEMA subsequently withdrew its request for the building. The Reuse Plan classifies the reused building and parcel as an "institutional/civic use."

#### *Amendment #4*

This amendment to the Reuse Plan is intended to allow for Building 286 to be re-used for Office/Research use (but excluding warehouse use) in addition to the currently permitted Institutional/Civic (governmental) use. Ancillary retail use intended to serve the primary office use would also be permitted. As in the Reuse Plan, Russel Hall's off-street parking requirements can be accommodated in the surface lot located behind the building, as well as on Wallington Avenue. This amendment also permits additional dedicated on-street parking on Sanger Avenue. This amendment contemplates that the former helipad on the Parade Grounds will not be reactivated under any development scenario.

#### ***Dance Hall Parcel***

##### *Reuse Plan*

The Dance Hall Parcel is an approximately 4.2 acre parcel of land containing one major building, a ±16,420 gross square foot former recreation center known as the Dance Hall (Building 552). Building 552 fronts on Malterer Avenue to the east, Brewer Avenue to the north and west, and Telegraph Avenue to the south. It was constructed in 1941 and was used as a general purpose recreation center and is located just west of the Fort Monmouth Historic District. There is an associated ±7,000 square foot parking area adjacent to Building 552, as well as a ±22,000 square foot parking area to the west which is separated from Building 552 and its associated parking by Brewer Avenue. The parcel includes Van Kirk Park, an approximately 1.75 acre park to the south of Building 552 containing the Van Kirk and Purple Heart memorials.

The Reuse Plan contemplates demolition of Building 552 and its associated parking area and the creation of a linear central park which would also cover the parking area across Brewer Avenue. The Reuse Plan envisions the replacement of Van Kirk Park by a new tech building. The Reuse Plan further contemplates the realignment of Brewer Avenue and Telegraph Avenue to flank the proposed linear central park.

#### *Amendment #4*

This amendment to the Reuse Plan permits an alternative development scenario whereby Building 552 would be reused for commercial/retail uses including outdoor dining on the portion of the parcel east of Brewer Avenue as an accessory use. As part of this development scenario, this amendment also provides for the maintenance of some or all of the publicly accessible open space as part of Van Kirk Park including the construction of permitted accessory structures in open space/active recreation areas such as an outdoor performance stage. In addition, this amend-

ment permits the maintenance of the two existing parking areas, and recognizes there is the potential for a shared parking scenario on the larger parking lot across Brewer Avenue. This amendment also permits the maintenance of the existing alignment of Brewer Avenue and possibly of Telegraph Avenue. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

### III. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

#### *Relationship to Reuse and Redevelopment Plan Elements*

In considering the impacts of the Reuse Plan amendment, the following Reuse Plan elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation and community impacts. The relationship between the amendment and these Plan elements are described below.

#### *Land Use and Circulation*

##### *Total Non-Residential Square Footage Yield*

As compared to the Reuse Plan, this amendment would permit an additional  $\pm 42,300$  square feet of office/ research space (excluding warehouse use) with ancillary retail use; and an additional  $\pm 16,420$  square feet of retail/commercial use. This amendment would permit a decrease in  $\pm 42,300$  square feet of institutional/civic space than was contemplated for these parcels in the Reuse Plan.

- Russel Hall Parcel: This amendment allows for the reuse of the  $\pm 42,300$  square foot Russel Hall for office/research use (excluding warehouse use) rather than for FEMA's headquarters. As such, it would represent a corresponding decrease of  $\pm 42,300$  square feet of institutional/civic use. No expansion of the Russel Hall building is contemplated. This amendment also permits ancillary retail use within Russel Hall intended to serve the primary office/research use.
- The Dance Hall Parcel: This amendment allows for the reuse of the  $\pm 16,420$  square foot Dance Hall which the Reuse Plan anticipated would be demolished. The Dance Hall would be used for commercial/retail uses and include outdoor dining as an accessory use. The amendment also contemplates maintaining some or all of Van Kirk Park as a park rather than for development of an office/research building as part of a green industry cluster in the Oceanport Reuse Area.

##### *Total Residential Development Yield*

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the Reuse Plan and Amendment #2 for the Oceanport Reuse Area.

##### *Compatibility with Surrounding Land Uses*

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the Reuse Plan and Amendment #2.

- Russel Hall: The buildings surrounding Russel Hall are currently in the process of being re-tenanted in accordance with the Reuse Plan; specifically the Officers' housing in the Fort Monmouth Historic District which frames the Parade Ground. Russel Hall was contemplated for reuse as offices in the Reuse Plan together with its associated heliport. Such use was considered institutional/civic because the anticipated tenant was FEMA. Private office/research use (excluding warehouse use) for the Russel Hall building would remain compatible with the surrounding land uses anticipated in the Reuse Plan. Meanwhile, proposed ancillary retail uses contemplated would primarily serve the tenants of the office/research building. The Reuse Plan anticipated the continued use of the heliport. This amendment anticipates the deactivation of the heliport for public use. The absence of helicopter flights in this area would be more sensitive to adjacent residential uses.
- The Dance Hall: The Dance Hall is centrally located in the Oceanport Reuse Area. It is surrounded by a future high-tech research park anchored by the McAfee Center and Squier Hall (and their support buildings); by the Historic District's Commissioned and Non-Commissioned Officer Housing; and by the Chapel and the Fitness Center. As such, the proposed retail/commercial uses and accessory outdoor dining within the Dance Hall would cater to various future uses and serve as the hub of this vibrant, mixed-use community. The maintenance of Van Kirk Park as publicly accessible open space would be compatible with the Parade Ground to its east.

### *Circulation*

The roadway configurations contemplated in this amendment are consistent with and would not otherwise compromise any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.

- Russel Hall: Similar to the Reuse Plan this amendment envisions maintaining the existing roadway configuration around Russel Hall including Sherrill, Saltzman and Sanger Avenues. However, this amendment permits on-street parking spaces on Sanger Avenue dedicated for use by the future tenants of Russel Hall. This would help accommodate the parking needs of future tenants of Russel Hall without encroaching into lawn areas to the north and south of the building. Additionally, this amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.
- The Dance Hall: The Reuse Plan proposes the realignment of Brewer Avenue and Telegraph Avenue to flank a proposed linear central park. This

amendment contemplates maintaining the existing configuration of Brewer Avenue and possibly Telegraph Avenue around the Dance Hall. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel. Due to the relatively minor nature of this modification, this amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.

#### *Open Space*

The reuse of Russell Hall would not impact any active recreation or open space contemplated in the Reuse Plan. However, in regard to the Dance Hall parcel, this amendment would permit the maintenance of some or all of the ±1.75 acre Van Kirk Park (which houses the Van Kirk and Purple Heart Memorials) currently located to the west of the Parade Ground. The maintenance of the park would be compatible with the Parade Ground and provide publicly accessible open space in close proximity to the reused Dance Hall. The reuse of the Dance Hall and its associated parking area, as well as the adjacent parking area across Brewer Avenue, would result in the elimination of a linear park planned for those areas in the Reuse Plan. The maintenance of Van Kirk Park, which was not anticipated in the Reuse Plan, would offset the loss of the open space acreage contemplated in the Reuse Plan for the Dance Hall parcel and parking area. Any net loss of open space acreage would be made up on other redevelopment parcels in the Reuse Area.

#### *Sustainability*

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*, and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation and reuse of Russel Hall and Dance Hall and the maintenance of the roadways which currently serve these buildings would further the plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (*Reuse Plan, page 4-15*)

#### *Infrastructure*

As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

#### *Traffic*

Both the Reuse Plan and this amendment envisioned Russel Hall being reused for office/research use. The Plan anticipated that the main office tenant would be a gov-

ernmental user (FEMA), whereas this amendment permits private sector tenants. However, no expansion of the building is anticipated and the traffic impacts are expected to be similar to what was anticipated in the Reuse Plan. There may be a minimal increase in traffic generated by the additional square footage associated with the reuse of the Dance Hall. An increase in non-residential square footage over that which was contemplated in the Reuse Plan on some parcels may be offset by a decrease in total non-residential square footage on other parcels. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of the buildings and parcels included in this amendment. Any necessary traffic mitigation would be addressed at that time.

#### *Environmental Issues*

The parcels permitted to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environmental Protection (NJDEP). Any environmentally constrained areas within said development parcels would be preserved and protected accordingly.

#### *Historic Preservation*

Russel Hall is part of the Fort Monmouth Historic District and is listed on the State and National Registers of Historic Places. This amendment would allow office use in a historic building, thereby facilitating its reuse and preservation. Russel Hall is not anticipated to be expanded. The reuse of the Fitness Center and Dance Hall are not expected to have any adverse impacts on the Fort's historic resources.

#### *Community Impacts and Affordable Housing*

As noted in the Reuse Plan, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase non-residential tax ratables would therefore lessen the burden on local residents.

Office/research and commercial/retail uses typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do other land uses, including residential development. Additional non-residential square footage can be expected to have a positive fiscal impact on the tax base of Oceanport. These uses would not generate any school children and the municipal costs associated per new employee, as indicated in the Reuse Plan, is almost 30 percent less than municipal costs associated per new resident in Oceanport.



Because no change in the total residential development yield is envisioned, there would be no direct impact on the construction of affordable housing as envisioned in the Reuse Plan.

### ***Relationship to Objectives and Principles of the Reuse Plan***

The amendment would fulfill the objectives and planning principles outlined in the Reuse Plan. Those planning objectives articulated in the Reuse Plan include the following:

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth and which have the potential to replace jobs lost when the Fort closed.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting ~~alternative~~ development scenarios designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new non-residential uses that generate much-needed local employment and tax ratables.
- *Be a green community model.* Preservation of Russel Hall and the Dance Hall and the maintenance of the roadways which currently serve them furthers the Plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (Reuse Plan, page 4-15)

The amendment further advances a number of key planning principles from which the overall concepts in the Reuse Plan were devised:

*Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers.* The amendment contemplates the reuse of a number of buildings which have been in existence at their locations for many years in a manner that promotes these planning principles.

*Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the Reuse Plan.

- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* The Reuse Plan acknowledges that redevelopment of the Fort will require improvements to the roadway system. This proposed roadway improvements would enhance the uses at the locations contemplated in this amendment.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats.
- Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* The amendment would not preclude the development of the bike path or trails envisioned as part of the Reuse Plan.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment would not prevent the opening of any gates into the Fort, nor inhibit public access to the Fort’s amenities.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new office users that generate much-needed local employment and tax ratables. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, the amendment is consistent with the Reuse Plan elements, objectives and planning principles.

### ***Relationship to FMERA Directive***

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the Reuse Plan and adopt development and design guidelines and land use regulations to implement the plan.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), FMERA’s purpose is the following:

*to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to con-*

*serve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.*

The Reuse Plan amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of existing facilities at the Fort.

## IV. Relationship to State, County and Municipal Planning Objectives

### ***State Development and Redevelopment Plan (SDRP)***

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Oceanport Reuse Area, currently unused and unproductive, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks which is consistent with the plans for the Oceanport Reuse Area.

### ***Monmouth County Open Space Plan***

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. The amendment is not inconsistent with the County’s interests with regard to parks and recreation.

### ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***

The former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008. The plan acknowledges that FEMA has requested Russel Hall for use as its headquarters and in-

corporates that request in its overall vision. The plan did not envision the reuse of the Dance Hall but instead included the parcel in a larger corporate district surrounding the McAfee Center. The amendment is generally consistent with that vision articulated in the *Fort to Village* Plan as it contemplates the reuse of Russel Hall for offices. However, the plan anticipated that that Russel Hall would be tenanted by a government agency. Although the Dance Hall was not anticipated to be reused in the plan, but rather redeveloped for office use, this amendment permits the Dance Hall to be reused for commercial/retail uses in support of anticipated corporate development adjacent to it. As such, this amendment is not inconsistent with the plan's proposal for this area of the Fort.

### ***Oceanport Zoning***

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

The amendment is generally consistent with the Borough's intent for the Oceanport Re-use Area.

## V. Conclusion

The subject amendment, referred to as Amendment #4 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits additional and alternative development scenarios for the Oceanport Reuse Area.

This amendment is consistent with the objectives and principles in the Reuse Plan, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

**ADOPTED  
October 21, 2015**

Resolution Regarding  
**Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with Trinity Hall for Building 2290**

**WHEREAS**, on February 27, 2015, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for Building 2290, the former Child Development Center (CDC) located in the Tinton Falls Reuse Area, with a response date of May 27, 2015; and

**WHEREAS**, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) contemplated the reuse of the CDC as a childcare/school facility because of a prior request from the Borough of Tinton Falls, and the Borough informed FMERA it would no longer require the school facility; and

**WHEREAS**, FMERA received three proposals for the parcel and the evaluation committee scored each proposal independently; and

**WHEREAS**, Trinity Hall, Inc., (Trinity) received the highest score for their proposal and also submitted the highest price proposal; and

**WHEREAS**, the negotiations with Trinity have resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

**WHEREAS**, the terms of the proposed PSARA include Trinity's payment of \$2 million for the property; closing will occur within 30 days of satisfaction of the conditions precedent, which include Trinity's completing due diligence and obtaining all approvals necessary to develop the project, receipt of a final remediation document from either the New Jersey Department of Environmental Protection or the purchaser's Licensed Site Remediation Professional and consent from the NJEDA Board of Trinity as redeveloper; and

**WHEREAS**, Trinity will utilize this location for their girls' only private school, and the project will consist of the upgrade and renovation of the building at an estimated cost of \$500,000, the relocation of twenty-two existing jobs and the creation of 100 full-time equivalent jobs at the property within forty-eight months; and

**WHEREAS**, the Phase 1 Economic Development Conveyance Agreement calls for the Army to receive 63% of the net proceeds from the sale with FMERA receiving the remainder so long as the amount of the sale is above a Floor Price, and the Army has agreed to use \$2 million as the Floor Price; and

**WHEREAS**, the Real Estate Committee has reviewed this transaction and recommends that the PSARA be forwarded to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of Trinity Hall, Inc., as the purchaser of Building 2290 and associated property in Tinton Falls pursuant to the February 27, 2015 Requests for Offers to Purchase, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of Trinity Hall as the purchaser of Building 2290 and associated property.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT  
Dated: October 21, 2015

**EXHIBIT 2**



**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**DATE:** October 21, 2015

**RE:** FMERA Purchase and Sale & Redevelopment Agreement with Trinity Hall for Building 2290 in the Tinton Falls Reuse Area

**Summary**

I am requesting that the Board approve the Authority's execution of a Purchase and Sale & Redevelopment Agreement ("PSARA") with Trinity Hall, Inc. ("Trinity") for the sale and renovation of Building 2290 (the "Project") in the Tinton Falls Reuse Area.

**Background**

Originally, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) contemplated the reuse of the CDC as a childcare/school facility because of a prior request from the Borough of Tinton Falls. However, the Borough informed FMERA it would no longer require the school facility.

Thereafter, FMERA issued a Request for Offers to Purchase ("RFOTP") in connection with the planned redevelopment of the Project on February 27, 2015. The property comprising the Project consists of 7.4± acres of land; one building, Building 2290. The permitted principal uses under FMERA's Land Use Rules include institutional; civic; and open space/recreational. Building 2290 is a 19,600 sf, one-story, building constructed in 1996. The facility formerly housed a Child Development/ Daycare Center. The building contains classrooms and a kitchen facility. The Army vacated the building in 2011. The Fort Monmouth Reuse and Redevelopment Plan (the "Reuse Plan") contemplates reuse of the Building 2290 as a child care/school facility.

Proposals were due on May 27, 2015, with FMERA receiving proposals from three parties: (1) Trinity Hall; (2) The Yeshiva School; and (3) CommVault. Three members of the FMERA staff, along with one representative from the Army, independently evaluated and scored the three proposals. The evaluation team unanimously agreed that the proposal submitted by Trinity was



compliant with the terms of RFOTP and the highest scoring. Trinity's proposal also offered the highest purchase price for the property.

Trinity is a registered, 501c3 non-profit corporation that will acquire the property and utilize this location for their girls' only Catholic school. Trinity is currently located in Leonardo, NJ. The Project will enable Trinity to relocate all students and staff to this location upon completion of renovations in 2016. The Project would result in the retention of twenty-two (22) jobs in Monmouth County, and the creation of an additional one hundred (100) new jobs at Fort Monmouth within forty-eight (48) months of closing. Trinity intends to pay for the purchase and all necessary improvements with cash on hand.

The EDC Agreement calls for the Army to receive 63% of the net proceeds from the sale of Building 2290, with FMERA receiving the remainder. Trinity's final \$2,000,000 offer price for the property, however, is less than the \$2,200,000 Floor Price established by appraisal. Through a series of negotiations with Trinity, staff is recommending a sale price of \$2,000,000. The Army has agreed to base the division of net sale proceeds on that amount.

#### **Purchase and Sale & Redevelopment Agreement**

Pursuant to the terms of the PSARA, Trinity will pay \$2,000,000 for the property, reflecting its proposal. Closing will occur within thirty (30) days of satisfaction of the conditions precedent to closing, which include: Trinity completing due diligence and obtaining all approvals necessary to develop the project; receipt of a final remediation document from either the New Jersey Department of Environmental Protection or purchaser's Licensed Site Remediation Professional; and consent from the NJEDA Board of Trinity as redeveloper. The parties will endeavor to satisfy these contingencies within six (6) months of execution of the PSARA. Trinity will have the option of extending this time period for an additional six (6) month period if it has not obtained approvals within the initial six-month timeframe provided it is proceeding in good faith. FMERA will convey the property to Trinity in as-is condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address any pre-existing contamination that may exist on the property.

Trinity will upgrade site improvements, re-establish utility service to the property, clean the building's exterior, and bring Building 2290 to full code compliance (as evidenced by receipt of a temporary certificate of occupancy) at an estimated cost of \$500,000. Purchaser's site improvements will include interior renovation and exterior parking lot repair. The purchaser covenants to relocate twenty-two (22) existing jobs and to create a minimum of one hundred (100) additional full-time equivalent jobs at the property within forty-eight (48) months of closing, or pay a penalty of \$1,500 per job (up to \$183,000). Trinity will secure its job creation and project completion obligations by posting bonds or through a cash deposit. Provided all approvals are in place, Trinity will commence the site improvement and renovation work within forty-five (45) days of closing and complete construction within twenty-four (24) months of closing. In the event that Trinity does not commence or complete construction within the timeframes specified above, FMERA may exercise a right to repurchase the Project from Trinity for the initial sale price of \$2,000,000 plus the cost of improvements made by Trinity.

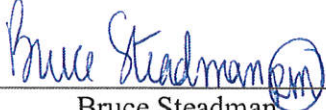
Based on the redevelopment provisions of the PSARA between FMERA and Trinity, staff concludes that the essential elements of a redevelopment agreement between FMERA and Trinity are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with Trinity for its redevelopment of Building 2290.

Attached is a substantially final form of the PSARA between FMERA and Trinity. The Real Estate Committee has reviewed and approved this PSARA between FMERA and Trinity. Any changes to the attached PSARA will be subject to the approval of FMERA's Executive Director and the Attorney General's Office.

Staff will present the attached document to the New Jersey Economic Development Authority's Real Estate Committee on November 2, 2015, and the NJEDA Board will be requested to consent to the PSARA at its November 13, 2015 meeting.

**Recommendation**

In summary, I am requesting that the Board approved the execution of a Purchase and Sale & Redevelopment Agreement with Trinity Hall, Inc. for redevelopment of Building 2290 in the Tinton Falls Reuse Area.

  
\_\_\_\_\_  
Bruce Steadman  
Executive Director

Attachment: Parcel Map  
Purchase and Sale & Redevelopment Agreement  
Prepared by: Kara A. Kopach



**ATTACHMENT**

[The attachment that the preceding memo refers to has been removed from this full agenda.]



**ADOPTED**  
**October 21, 2015**

Resolution Regarding  
**Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with TetherView for Russel Hall**

**WHEREAS**, on February 13, 2015, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for Building 286 (Russel Hall) and associated property with a response date of April 13, 2015; and

**WHEREAS**, the property includes Russel Hall and the accompanying paved and parking areas, on an approximately 4.6 acre parcel in the Oceanport Reuse Area; and

**WHEREAS**, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) contemplated the reuse of Russel Hall for institutional/civic use for the Federal Emergency Management Agency, which has since withdrawn its interest in the building; and

**WHEREAS**, FMERA received three proposals for the property and an evaluation committee scored each proposal independently; and

**WHEREAS**, TetherView Properties, LLC, (TetherView) received the highest score for their proposal for Russel Hall and TetherView also submitted the highest price proposal; and

**WHEREAS**, all proposals submitted called for an amendment to the Reuse Plan, and the proposal from TetherView will require an amendment to allow for the commercial reuse of the building, as contemplated in the RFOTP; and

**WHEREAS**, the negotiations with TetherView have resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

**WHEREAS**, the terms of the proposed PSARA include TetherView's payment of \$1.313 million for the property; closing will occur within 30 days of satisfaction of the conditions precedent, which include FMERA entering into an Economic Development Conveyance (EDC) Agreement with the Army and acquiring title to the property, TetherView completing due diligence and obtaining all approvals necessary to develop the project, receipt of a final remediation document from either the New Jersey Department of Environmental Protection or the purchaser's Licensed Site Remediation Professional, FMERA obtaining an amendment to the Reuse Plan, and consent from the NJEDA Board of RADAR as redeveloper; and

**WHEREAS**, the project will consist of the fit-out of approximately 15,000 square feet of the building for TetherView, Inc., a private cloud computing services company, and Monarch Medical, a provider of medical imaging equipment, both currently based in Staten

Island, New York; and

**WHEREAS**, the Real Estate Committee has reviewed this transaction and recommends that the PSARA be forwarded to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of TetherView Properties, LLC, as the purchaser of Russel Hall and associated property in Oceanport pursuant to the February 13, 2015 Requests for Offers to Purchase, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of Tetherview Properties as the purchaser of Russel Hall and associated property.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: October 21, 2015

**EXHIBIT 3**

**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Bruce Steadman  
Executive Director

**RE:** Purchase and Sale & Redevelopment Agreement with TetherView for Russel Hall

**DATE:** October 21, 2015

**Request**

FMERA staff requests that the Members of the Board authorize the execution of a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with TetherView Property Management, LLC (TetherView) for Russel Hall and its associated parcel in the Oceanport Reuse Area.

**Background**

FMERA issued an initial Request for Offers to Purchase (RFOTP) in connection with the planned redevelopment of the Russel Hall parcel in Oceanport on September 6, 2013. The RFOTP included a parcel approximately 6.5 acres in size, and included the ±42,300 square foot former Garrison Headquarters building (#286) constructed in 1936, and the accompanying paved and parking areas, a former helipad and green space. The Reuse Plan calls for the reuse of the building as institutional office space by the Federal Emergency Management Agency. FMERA received a proposal from one firm: Kiely Realty, LLC (Kiely). Kiely's proposal, as submitted, was compliant with the RFOTP and proposed a commercial office use instead of an institutional office use, so an amendment to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) would be needed to complete the sale. The evaluation committee agreed that the Kiely proposal was compliant with the Reuse Plan in all other aspects, and recommended FMERA staff proceed to exclusive negotiations.

At the Authority's January 2014 meeting, the Board authorized staff to enter into exclusive negotiations with Kiely. Additionally, at the May 21, 2014 meeting of the Authority, the Board authorized FMERA staff to: (i) execute a Lease in Furtherance of Conveyance (LIFOC) with the Army for Russel Hall; and (ii) enter into a sublease with the Kiely Realty Group for Russel Hall, all upon final terms acceptable to the Executive Director and the Attorney General's Office. FMERA entered into a lease with the Army for Russel Hall, but the sublease to Kiely was not executed.



While FMERA staff and Kiely made significant progress toward the negotiation of a mutually acceptable Purchase and Sale Agreement for Russel Hall, the parties disagreed over the reactivation of the former heliport located on the Russel Hall parcel. Pursuant to Kiely's request of November 25, 2014, FMERA's counsel returned the Initial and Additional Deposits to Kiely with accrued interest. Consequently, at the December 2014 meeting of the Authority, the Board authorized the termination of the RFOTP process and the issuance of a new RFOTP.

On February 13, 2015, FMERA issued a second RFOTP in connection with the planned redevelopment of Russel Hall. The parcel is approximately 4.6 acres, and includes the Garrison Headquarters building and the accompanying paved and parking areas, and excludes the former helipad. The RFOTP for Russel Hall allowed respondents to submit proposals to redevelop the property into office use, medical use or research use, and bidders were advised that FMERA would be willing to undertake to amend the Reuse Plan to allow the property to be redeveloped for those uses. Also, the property is located within the Fort Monmouth National Register Historic District and redevelopment is restricted accordingly. The RFOTP was advertised in the Asbury Park Press and the Star Ledger, and posted to the FMERA, New Jersey Economic Development Authority (NJEDA) and New Jersey State Business Portal websites. The response date for offers to purchase Russel Hall was April 13, 2015.

FMERA received proposals compliant with the RFOTP from three parties: TetherView Properties, LLC (TetherView), the Borough of Oceanport and Eagle Realty Group.<sup>1</sup> An evaluation committee scored the proposals independently, according to criteria and weightings contained in the RFOTP and the Authority's Sales Rules, and TetherView received the highest score. TetherView also submitted the highest price proposal. TetherView's proposal, as submitted, is for a commercial use instead of an institutional office use, so an amendment to the Reuse Plan will be needed to complete the sale. The TetherView proposal was compliant with the Reuse Plan in all other aspects, and FMERA staff began negotiations with TetherView for a Purchase and Sale Agreement & Redevelopment Agreement (PSARA).

TetherView's proposal calls for the reuse and renovation of Russel Hall to serve as the new home of TetherView, Inc., a private cloud computing services company currently located in Staten Island, New York. The building will also be renovated to accommodate Monarch Medical (Monarch), a provider of medical imaging equipment also currently based in Staten Island. These two users will occupy approximately 15,000 square feet of space initially. TetherView proposes to make minimal changes to the exterior of the building, in compliance with all historic preservation requirements. In addition, TetherView will renovate the balance of the building in phases, as they identify additional users. TetherView envisions some of this space will be used for training users on software developed by the company, and plans to welcome technology incubators to the building. In the move to Russel Hall, TetherView and Monarch will bring 30 jobs at closing, with the creation or relocation of a total of 75 full-time jobs within two years. The selection of TetherView as the purchaser of Russel Hall would serve FMERA's goals to attract small businesses and technology companies to Fort Monmouth.

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<sup>1</sup> FMERA has received indication that the Borough of Oceanport will be withdrawing their proposal for Russel Hall.

### **Purchase and Sale & Redevelopment Agreement**

Pursuant to the terms of the PSARA, TetherView will pay \$1,313,000 for the property. Closing will occur within 30 days of satisfaction of the conditions precedent to closing, which include: FMERA entering into an Economic Development Conveyance (EDC) Agreement with the Army and acquiring title to the property; TetherView completing due diligence and obtaining all approvals necessary to develop the project; receipt of a final remediation document; FMERA obtaining an amendment to the Reuse Plan; and consent from the NJEDA Board of TetherView as redeveloper. The parties will endeavor to satisfy these contingencies within 12 months of execution of the PSARA, and TetherView will have the option to extend this time period for an additional six months if it has not obtained approvals within the initial timeframe, provided it is proceeding in good faith. FMERA will convey the property to TetherView in as-is condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address any pre-existing contamination that may exist on the property.

TetherView will renovate Russel Hall's exterior and grounds consistent with all applicable historic preservation requirements, perform base building upgrades, including HVAC and security systems, and fit out approximately 15,000 square feet of space for TetherView and Monarch, incurring a minimum investment of \$500,000. The balance of the building will be fit out as tenants are identified and/or for use as a technology incubator. TetherView will create and/or relocate a minimum of 75 full-time jobs to the property within 24 months of obtaining the initial certificate of occupancy, or pay a penalty of \$1,500 per job. Provided all approvals are in place, TetherView will commence the improvements and renovations within 45 days of closing and complete construction within 18 months thereafter. In the event that TetherView does not commence or complete construction within the timeframes specified above, FMERA may exercise a right to repurchase the property from TetherView for the initial sale price of \$1,313,000.

In an effort to accommodate TetherView's move to the Fort while negotiations with the Army on the transfer of Phase II property continues, FMERA will grant TetherView a license to enter the property prior to closing for the purposes of due diligence activities; facilitating the planning, design, financing and approvals; and allowing the purchaser to commence renovations. FMERA will also seek to amend the existing LIFO with the Army to allow for the occupation of the building prior to closing.

Based on the redevelopment provisions of the PSARA between FMERA and TetherView, staff concludes that the essential elements of a redevelopment agreement between FMERA and TetherView are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with TetherView for its redevelopment of Russel Hall. Attached is a substantially final form of the PSARA between FMERA and TetherView. The final terms of the PSARA will be subject to the approval of FMERA's Executive Director and the Attorney General's Office.

The Real Estate Committee recommends that the Board Members authorize the execution of the PSARA with TetherView for Russel Hall

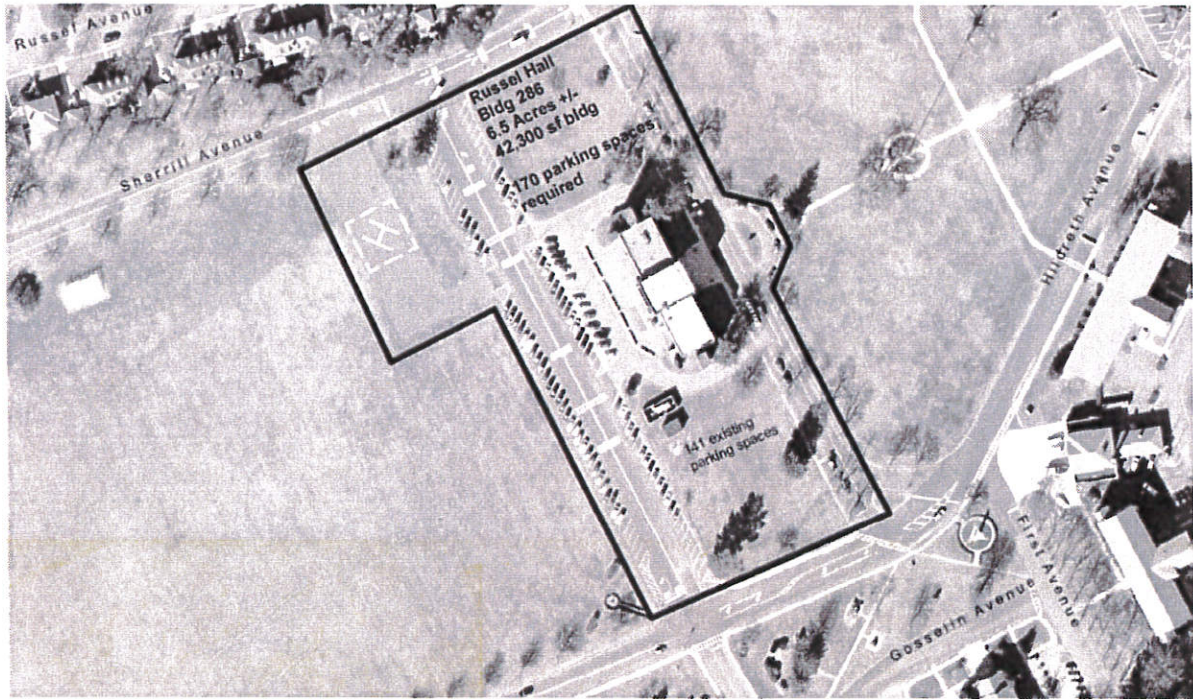
**Recommendation**

In summary, I am requesting that the Members of the Board authorize the execution of a Purchase and Sale Agreement & Redevelopment Agreement with TetherView Properties, LLC, for Russel Hall in the Oceanport Reuse Area.

  
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Bruce Steadman

Attachments: Parcel Map  
Purchase and Sale & Redevelopment Agreement  
Prepared by: Candice A. Valente and David E. Nuse



**ATTACHMENT**

[The attachment that the preceding memo refers to has been removed from this full agenda.]