

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
October 21, 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
- 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
- Tim Lizura, President and COO, NJ Economic Development Authority (NJEDA) – V ( EDA)
- 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**

**Members not present:**

- Dr. Robert Lucky, Public Member – V

**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 7:01 p.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 September 16<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Michael Mahon.

Motion to Approve: LILLIAN BURRY    Second:    MICHAEL MAHON  
AYes: 7

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the meeting. 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 three board actions: 1) consideration of approval of transmittal to host municipalities of Proposed Plan Amendment #4 permitting alternative development scenario in Oceanport; 2) consideration of approval of a Purchase and Sale and Redevelopment Agreement (PSARA) for the Child Development Center; and 3) consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for Russel Hall.

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.

### IV. SECRETARY'S REPORT

Mr. Steadman stated that there was no Secretary's report.

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that FMERA 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. 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.

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

Ronald Sickler of Oceanport stated that he was impressed that the Oceanport Ad Hoc Committee had been formed. Mr. Sickler asked if the FMERA offices were still an option for the Oceanport Borough Hall or if there could be a shared use between FMERA and Oceanport.

Tom Mahedy of Wall Township asserted that public entities and not for profit's are being tricked about their ability to purchase property and develop at the Fort and that corporate entities are offered any properties that they want at the expense of the taxpayers. Mr. Mahedy asserted that the public should be entitled to the property at no expense. Mr. Mahedy asserted that the pool at the Teen Center is contaminated. Mr. Mahedy complained that the 63% of proceeds to the Army from the sale proceeds are unfair and the money should be returned to the taxpayers. Mr. Mahedy asserted that the Child Development Center is on a contaminated site.

Mr. Steadman answered Mr. Sickler by stating that FMERA has been working with Oceanport representatives for possible sites on the Fort for the Oceanport Borough Hall, and there have been discussions with Oceanport Ad Hoc Committee regarding possible buildings on the Fort.

Mr. Steadman answered Mr. Mahedy by stating that under the Base Closure and Realignment (BRAC) law the Army is required to receive and return to the US Treasury the proceeds from the sale of Army property. However, FMERA has negotiated into the Phase 1 EDC that FMERA will keep 37% of the proceeds from the sale of the property, which is reinvested back into the property in one of 12 separate categories. The process is audited each year by the Army, and by our own external auditors.

Mr. Steadman stated that the Child Development Center was not built on a contaminated site and that Mr. Mahedy was wrong to assert this..

## 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**

There will be an auction of the contents of the Megill Housing units on October 27th. 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 [www.theauctioneersgroup.com](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.

- **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. FMERA is 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, the course has been busy. Categories across the board were up compared to 3rd quarter last year. There were increases in daily rounds (+900) of which 400 accounted for additional outing rounds. Regarding the current membership drive - indicators are that Suneagles is pacing at around the same rate as last year. Each year some members drop off but there is some new interest as well. Work has begun to prep the course for the winter. The humidity and excessive drought conditions resulted in numerous localized dry spots throughout the course. Suneagles also experienced an unusually high amount of crabgrass, kylinga and goose grass. At one point,

the pond on #7 was bone dry and was 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. The maintenance pump was recently replaced in the pump house and two of the well pumps on the course. The new efficient maintenance pump is expected to assist in reducing the utility bills as well.

- **Property Management/Maintenance**

FMERA's property management/maintenance team, Chenega Operations Services, has been busy keeping the property presentable and secure, for both marketing purposes and keeping employees and tenants safe and comfortable. Preparation has begun for the winter season and Chenega is assisting the auctioneer to prepare for the upcoming auctions. FMERA is planning 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. FMERA expects a resolution on the CAFRA permit which will enable the opening of additional indoor seating along the water. They are also planning a Halloween event.

- **Appraisal Services**

FMERA will be issuing a Request for Qualifications (RFQ) to establish a new pool of appraisal firms to respond to specific Requests for Quotes for appraisals of the Phase 2 Properties.

Rick Harrison gave the following update on RFOTPs:

A complete summary of the RFOTP status is available in the Board package. Following are the highlights:

FMERA is currently evaluating proposals on the following Oceanport properties

- Nurses Quarters on Main Street - for a residential use,
- The former Community Center Building now known as the Dance Hall for a commercial use and the former Commissary for a commercial use.

FMERA has completed negotiations for the sale of Russel Hall, the former Garrison Headquarters building, and is requesting the Board's approval this evening to enter into a PSARA with TetherView Properties LLC for a commercial use.

Negotiations continue with Asbury Park Development Partners for the purchase of the Marina on Oceanport Creek pending transfer of the property to FMERA by the Army.

Over the next few months FMERA plans to issue RFOTPs for the Barker Circle, Allison Hall, and Lodging Area parcels within Oceanport.

In Eatontown, FMERA has proposals on 2 properties:

- Howard Commons proposals, where FMERA held a preliminary meeting with the highest ranked proposer.
- Expanded Parcel B proposals, where FMERA expects to complete the evaluation process by the end of October.

FMERA issued an RFOTP for Suneagles Golf Course on October 8. Proposals are due February 5, 2016. A pre-proposal meeting will be held on October 30 at FMERA's office in Oceanport followed by a tour of the facility.

An RFOTP for the 6 barracks buildings on Semaphore Avenue in Eatontown this fall, which are targeted for arts-related reuse.

In Tinton Falls, FMERA is in negotiations for the following parcels:

- Parcel F-2, the proposed Veterans Housing site;
- Parcel F-3, the 3.5 acre gas station and convenience store site on Hope Road
- Satellite Drive Parcel, a 1.5 acre building lot;
- Pistol Range, where the Board has selected Kiely Realty as purchaser.

In addition, FMERA executed a PSARA with Pinebrook Commerce Center LLC for the Fabrication Shops, and we're in the process of signing agreements to sell Parcels C & C1 to Lennar Corporation, and Building 2525 to RADAR Properties.

At tonight's meeting, FMERA will be asking for Board approval for the Child Development Center to Trinity Hall to serve as that school's new home.

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

Kara Kopach, Senior Development Officer stated that FMERA and Cushman & Wakefield will co-host a pre-proposal 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 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 (ROBERT LUCKY - CHAIRMAN)

Bruce Steadman, on behalf of Robert Lucky, stated that the Committee met on October 1<sup>st</sup> and discussed the following:

- 2015 Operational Summary and Budget Projections
- Office of Economic Adjustment (OEA) funding and NJEDA funding
- FMERA's Legally Binding Agreements (LBA)
- Phase 2 closing with the Army and the Monmouth County Improvement Authority (MCIA) funding.

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

Chairman Gorman stated that the Committee met on October 13<sup>th</sup> and discussed the following:

- Discussion regarding the process for amendments to the Reuse Plan and Plan Amendment #4 regarding alternate development scenarios for two parcels in the Oceanport Reuse area, Russel Hall and the former recreation center known as the Dance Hall. The Committee reached a consensus and agreed to recommend approval of the transmittal of Proposed Plan Amendment #4 to the Board.
- Discussion regarding the PSARA with Trinity Hall for the former Child Development Center (CDC). The project would result in the retention of twenty-two (22) jobs and the creation of an additional one hundred (100) new jobs at Fort Monmouth within forty-eight (48) months of closing. The Committee reached a consensus and agree to recommend approval of the PSARA with Trinity for the CDC.
- Discussion regarding the PSARA with TetherView Property Management, LLC for the sale and renovation of Russel Hall. Tetherview, a private cloud company would renovate the building and would also accommodate Monarch Medical, a provider of medical imaging equipment. The companies will bring 30 jobs at closing and create and relocate a total of 75 full-time jobs within two years. The Committee reached a consensus and agreed to recommend approval of the PSARA with Tetherview for Russel Hall.
- Discussion regarding the current status of the Emergency County Homeless Shelter slated for relocation in Oceanport.
- Discussion regarding the issues raised by the Oceanport Planning Board delaying the approval of the second phase of renovations at AcuteCare.
- Discussion regarding the appraisal process for both Phase 1 & 2 properties. FMERA will pursue and updated Request for Qualification (RFQ) for appraisers.
- Discussion on Other Issues:
  - Parcel F-1 – Meyer Center
  - Commissary
  - Chapel
  - Howard Commons
  - Parcel B
  - Nurses Quarters
  - Charles Wood Firehouse
  - Buildings 601 & 603

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

Kenneth J. Kloo stated that the Committee met on October 6<sup>th</sup> and discussed the following:

- The focus of the meeting was a discussion of draft Phase 2 Finding of Suitability to Transfer (FOST) for the Phase 2 parcels, which includes the balance of the parcels to be transferred. The current document is in draft form as discussions with the Army continue.
- Discussion of the seven Environmental Condition of Property (ECP) descriptions that the Army uses to categorize all properties to be transferred. Three of the categories relate to properties that will not be conveyed to FMERA at this time, and require further remediation and review by the Army. There are some parcels considered carve-outs within other, larger parcels categorized as eligible for conveyance to FMERA. The Committee discussed the legal authority governing the Army's obligations related to both regulated and unregulated tanks. The DEP representatives will investigate legal strategies employed at other federal properties with similar issues.
- Discussion of the active and inactive Installation Restoration Program (IRP) sites, as well as additional environmental investigation sites, where Army work is in progress. It was noted that language in the FOST is inconsistent with the prior Army reports related to regulated and unregulated tanks. This is an ongoing topic of discussion with the Army, and FMERA will work to tighten the language in the final draft of the FOST to ensure the Army satisfies its obligations.

- Review of the language related to polychlorinated biphenyls (PCBs) and asbestos, some of which requires further discussion with the Army. FMERA is currently awaiting an updated asbestos survey and report from the Army.
  - Discussion of a section of the document entitled “Environmental Protection Provisions.” FMERA staff is working to incorporate language in this section that would differentiate between management of groundwater encountered during construction and site development, and the use of ground water for potable purposes.
  - Discussion of the current status of the Army’s plans for landfill closure. FMERA staff noted that the Army contractor has just recently completed field work delineating the landfill boundaries.
- 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 met on September 22<sup>nd</sup> and discussed the following:

- Discussions regarding Officers Housing and a status update on RPM’s development of the property. RPM has received HFMA funding. Construction will begin on the Southern portion first and a construction manager is on site. RPM and FMERA will close on the property within 30 days after FMERA and Army’s Phase 2 closing.
- Discussions regarding the Nurses Quarters. The buildings will be developed as 24 one and two bedroom apartments with 20% affordable. FMERA received 5 proposals, and evaluation team has reviewed the proposals and discussions have begun with the leading proposer.
- Discussions regarding Parcel B. FMERA received 5 proposals with several developers submitting alternate scenarios. An evaluation team is currently reviewing the proposals and discussions with the leading proposer will begin shortly.
- Discussions regarding Howard Commons. FMERA received 3 proposals. The developers offered several scenarios including townhouses and single family homes. An evaluation team has reviewed the proposals and discussion with the leading proposer will begin shortly.
- Discussions regarding Parcels C & C1. FMERA received approval for a PSARA with Lennar Corporation at the September Board meeting. Parcel C will be developed to accommodate up to 239 residential units and Parcel C1 up to 49 residential units. Both Parcels will contain 20% affordable housing
- Discussions regarding Parcel F-2 in Tinton Falls to establish a Veterans Community. One proposal was received and negotiations with the proposer continue.
- Update on Upcoming RFOTPs including:
  - Eatontown Barracks for live/work space
  - Barkers Circle
  - Museum
  - CW Firehouse
  - Allison Hall
  - Lodging Area in Oceanport

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

Lillian Burry stated that the Committee did not meet this month. The Committee will meet when they can review the proposal for Parcel F-2.

IX. BOARD ACTIONS

A) The first item before the Board was the consideration of approval of transmittal to host municipalities of proposed Plan Amendment #4 permitting alternative development scenario in Oceanport.

Kara Kopach read the resolution which is attached hereto and marked Exhibit 1.

A motion was made to approve by Tim Lizura and was seconded by Lillian Burry.

Mayor Mahon stated that on behalf of Oceanport, the Borough welcomes the opportunity on the Amendment and recommends passage to the Board.

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Michael Collins	X		
Lillian Burry	X		
Gerald Turning	X		
Michael Mahon	X		
Dennis Connelly	X		
Tim Lizura	X		

Motion to Approve: TIM LIZURA Second: LILLIAN BURRY

AYes: 7

B) The second item before the Board was the consideration of approval of a Purchase and Sale and Redevelopment Agreement for the Child Development Center.

Kara Kopach read the resolution which is attached hereto and marked Exhibit 2.

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

Motion to Approve: GERALD TURNING Second: DENNIS CONNELLY

AYes 6

Michael Mahon abstained from voting stating that a family member is involved with Trinity. Mr. Mahon stated that he has recused himself from all prior discussions regarding Trinity.

Gerald Turning thanked the Board for the approval of the resolution. Mr. Turning stated that he has met with Trinity and was very impressed by their mission.

C) The third item before the Board was the consideration of approval of a Purchase and Sale Agreement and Redevelopment for Russel Hall

Kara Kopach read the resolution which is attached hereto and marked Exhibit 3.

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

Michael Mahon stated that the Borough of Oceanport submitted a proposal for Russel Hall and will be submitting a waiver to withdraw their proposal.

Motion to Approve: LILLIAN BURRY Second: MICHAEL MAHON

AYes 7



X. OTHER ITEMS

There were no other items.

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

Roseanne Letson of Oceanport thanked FMERA for the maps of the Fort properties on display at the meeting. Ms. Letson read a letter from Cullin Wible of Oceanport questioning the FMERA website and the link to FMERA's Master Broker Cushman & Wakefield's website. Mr. Wible's letter indicated that the domain for Cushman was no longer available and asked if FMERA is aware of this, when will it be fixed and what FMERA will do to ensure that this does not happen again. Mr. Wible's letter also asked for clarification on Plan Amendment #3, regarding the omnibus changes in Tinton Falls. Mr. Wible asks if FMERA is adhering to the Reuse Plan process in that a plan change amendment takes place before FMERA closes on the property with the developer.

Tom Mahedy of Wall Township asserted that it is awful to put Trinity Hall at the Child Development Center because it is a contaminated site. Mr. Mahedy asserted that the Myer Center is contaminated site and that during demolition the contaminated dust will affect the surrounding areas. Mr. Mahedy asserted that the NJSP barracks are contaminated and have never been tested. Mr. Mahedy asserted that the Veterans parcel is a contaminated dump site and an additional dump was being added to the site. Mahedy asserted that there was corruption regarding the Army's Restoration Advisory Board (RAB) and that there was a deliberate hack into their computer system which destroyed all of the Army environmental documents. Mr. Mahedy asserted that no money should be given to the Army from the sale of the Child Development Center.

Ronald Sickler of Oceanport asked if that during the Oceanport Bus Tour, could the attendees be shown the possible sites for the Oceanport Borough Hall. Mr. Sickler asked if Mayor Mahon and the Borough Council could tour the buildings.

Dennis Herbert of Oceanport stated that Oceanport would be happy to buy the FMERA offices and reimburse FMERA. Mr. Herbert asked if the 720 residential units in Oceanport are single family and how many school children will there be.

Mr. Steadman answered Mr. Wible's comment from the letter regarding the FMERA website by stating that FMERA will investigate the situation and will have it resolved immediately. Mr. Steadman stated that with regards to Plan Amendment #3, for the Tinton Falls properties, FMERA has not yet closed on any of the properties that are included in the amendment. Mr. Steadman stated that the closing cannot take place until after the required 45 day comment period on the amendment and, therefore, there has been no contravention the process.

Mr. Steadman answered Mr. Mahedy by stating that the Child Development Center is not built on a contaminated site and that there is no evidence even to suggest this. None. Mr. Steadman stated that the ground water does not flow towards the CDC property but away from it. Mr. Steadman stated that there is a gas station down-gradient from the site, and the Army has received a No Further Action (NFA) letter from the NJDEP. Mr. Steadman clarified that the NJSP are not staying in barracks and there is no knowledge of the building being contaminated. Mr. Steadman stated that the Myer Center will be demolished in full accordance with State, Federal, County and Local laws. Mr. Steadman stated that the Veterans parcel is not built on a dump and there is no intention of housing Veterans on any contaminated site. Mr. Steadman noted that Mr. Mahedy time after time makes unfounded assertions that are not based on fact, and that facts are ignored when he makes these assertions.

Mr. Steadman answered Mr. Sickler by stating that the bus tour will incorporate driving by the buildings that could potentially be used for the Oceanport Borough Hall. Mr. Steadman stated that the Oceanport Ad Hoc Committee has discussed the buildings, and a tour of the buildings will be scheduled with the Committee.

Mr. Steadman answered Mr. Herbert by stating that the Reuse Plan calls for 1,600 across the entire Fort with 720 residential units in Oceanport. Mr. Steadman stated that 117 of the units are the Officers Housing and there will be a combination of single family homes, townhomes and apartments. The Reuse Plan does include information on the projected school age children. Mr. Steadman stated that he will discuss the potential purchase of the FMERA offices with staff and representatives from Oceanport, but that it is FMERA's plan to occupy the facility for the next 10-15 years before selling it

There being no further business, on a motion by Michal Mahon seconded by Lillian Burry and unanimously approved by all voting members present, the meeting was adjourned at 8:40 p.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**  
**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**

**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**

**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 TetherView 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**