

**Fort Monmouth Economic Revitalization Authority
Board Meeting
March 15, 2017
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- James V. Gorman – Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder – V
- Gerry Turning – Mayor of Tinton Falls – V
- Joseph Irace – Oceanport Councilman – V
- Dennis Connelly – Mayor of Eatontown – V
- Dr. Robert Lucky – Public Member – V
- Tom Huth – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Director of Real Estate, NJ Economic Development Authority – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Members not present:

- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

Also present:

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

The meeting was called to order by Chairman James V. Gorman at 7:02 p.m. who led the meeting in the Pledge of Allegiance to the flag of the United States of America.

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

The first item of business was the approval of the February 15th regular meeting minutes. A motion was made to approve the minutes by Dennis Connelly and seconded by Gerald Turning.

AYes: 6

Joseph Irace abstained from voting stating he was not at the February meeting.

Robert Lucky abstained from voting stating he was not at the February meeting.

The second item of business was the approval of the February 15th Executive session meeting minutes. A motion was made to approve the minutes by Dennis Connelly and seconded by Gerald Turning.

AYes: 6

Joseph Irace abstained from voting stating he was not at the February meeting.

Robert Lucky abstained from voting stating he was not at the February meeting.

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 welcomed Triumphant Life Church and Pastor Akins to the Fort and offered them much success on the purchase of the Chapel.

Mr. Gorman stated that the Board would consider one board action: 1) Consideration of Approval of a contract for Security Guard Services.

The Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meetings protocol, 3 minutes per speaker for the first for agenda items, and 5 minutes per speaker for the second for any FMERA business. 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.

SECRETARY'S REPORT

Bruce Steadman stated that there was no secretary's report.

TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that the 2016 audit continues. The Auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. The Auditors will report their findings to the Audit Committee at the Committee's next meeting in April. Subject to the Audit Committee's recommendation, the 2016 Comprehensive Annual Report including the audited financial statements will be forwarded to the Board for their review in April.

PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning gave the following summary of the status of RFPs and Contracts that FMERA has issued.

Auctioneer:

The Auctioneer's Group has several auctions planned starting this month:

- March 18th 10:00 AM – Warehouse contents including - HVAC, plumbing, and electrical supplies
- March 18th 1:00 PM – Asbestos Abatement Material and Equipment
- May 13th 10:00 AM – Construction and Landscaping Equipment including vehicles, trailers, material handling equipment and supplies
- May 20th 10:00 AM – Small-Lot Auction for the General Public

There is a summary of auction results in the Board packet reflecting total auction sales, net to FMERA is \$702,500 to date.

Utilities:

- FMERA has worked with the Army contractor group to transfer all Phase 2 utility accounts to FMERA. A water main extension has been designed, under a Memorandum of Understanding (MOU) with the Borough of Oceanport, to serve a large part of the Phase 2 property. That application was recently submitted to New Jersey American Water.
- JCP&L has started to evaluate the Phase 2 electrical system in anticipation of the transfer from FMERA. As a follow-up to the MOU with Two Rivers Water Reclamation Authority for the survey and design work for replacement sewer system in the Oceanport section of the Fort, an RFP was issued by TRWRA. A tour for prospective bidders is scheduled for March 23rd. Discussions on the construction phase MOU were held last week on March 9th and are progressing.

Suneagles Golf Course:

- FMERA's operator, Linx GM reports: Much to our surprise the weather held up and we had a very strong February. We experienced an increase of 400 rounds compared to the same period last year. We recently began winter clean up but that was put on hold for due to the recent snow and frigid temperatures. We hope it is short lived since everyone is anxious to get back into a normal routine. We hired a seasoned Head Superintendent to take over the reins at Suneagles. He previously worked at one of Linx's properties and will be a welcomed to Suneagles. Linx hired some new crew as well and I can say with a high degree of confidence the golf course will continue to improve this year.

Property Management/Maintenance:

- Our property management contractor, Chenega Operations Services (COS) has been dealing with various utility issues and outages including a main post power outage, a water main break and a sewer back-up. They are now focused on shutting down utilities to buildings that are not occupied and are not planned for reuse. They are also closing out the transfer of vehicles and Government Furnished Equipment (GFE) and supplies from the Army and their contractor Buffalo. Throughout the transition and shutdown of their operations they have been cooperative and very helpful. We are also negotiating an MOU for the maintenance and utilities associated with the Environmental carve-outs still owned by the Army

Security Guard Services:

- FMERA issued an RFP for Security Services on December 9, 2016. Proposals were due January 9th and 5 proposals were received. The Board is being asked to approve the successful bidder at tonight's meeting, to become effective following the expiration of the Governor's veto period. The Army contract ends tonight at 11:59 p.m. We have entered into a short-term agreement with Marion Security (the Army's contractor) to continue guard service until we contract with the successful bidder.

Dave Nuse, Director of Real Estate Development, gave the following town-by-town summary of the status of our redevelopment projects.

In Oceanport, FMERA closed on the Main Post Chapel on February 27th. Triumphant Life Assembly of God Church will be renovating the approximately 16,372 square foot building for use as a house of worship. This marks the second closing in Oceanport in as many months, after FMERA closed on the Officer Housing parcels on January 13th with RPM Development. The company will be renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units, twenty (20%) percent of which will be available to low- and moderate-income households.

Also in Oceanport, FMERA has executed contracts on 3 parcels:

- Fitness Center, where FM Partners, LLC, is obtaining approvals to renovate and expand the facility;
- Russel Hall, the 40,000 square-foot former Garrison Headquarters building, to TetherView Property Management, LLC, a private cloud computing services company from New York.
- Dance Hall, a 16,000 square-foot former recreation building on Brewer Avenue, to AP Development Partners, for commercial and retail uses, including entertainment and restaurant purposes.

FMERA is in negotiations for the sale and redevelopment of the following 3 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- the Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant.
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, that is slated for office/research, institutional/civic (including educational) and open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places.

On December 29th, FMERA issued two RFOTPs for the Lodging Area and Allison Hall. The Lodging Area RFOTP is seeking proposals for medium density residential, institutional/civic, and/or office/research development of the approximately 15-acre site. The Allison Hall RFOTP is seeking proposals to reuse the historic Allison Hall for a boutique hotel, as well as retail, office/research and open space/recreation uses in the approximately 13-acre parcel. Proposals that include both parcels in a comprehensive redevelopment project will receive additional points. Proposals in response to both RFOTPs are due on March 31st.

On March 8th, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP is seeking proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA will accept proposals that include alternate uses for the former Fire House and Kaplan Hall to include office/research & development, retail or other commercial uses, as well as a museum or arts center use in Kaplan Hall, as originally called for in the Reuse Plan. Proposals are due by June 2, 2017.

In Eatontown, FMERA is in the process of executing a contract with Fort Monmouth Parcel B Redevelopment, LLC, for the expanded Parcel B property, which includes up to 89 acres for a mixed-use town center along Route 35. The PSARA calls for the development of approximately 350,000 square feet of retail and other commercial space, as well as 302 housing units.

FMERA is in negotiations for the sale and redevelopment of another 2 properties in Eatontown:

- Howard Commons on Pinebrook Road, zoned for up to 275 homes and up to 15,000 square feet of retail space, where FMERA is in negotiations with the lead proposer; and
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA received one proposal for an arts/cultural center use. FMERA is in negotiations with the proposer and expects to present a recommendation to the Board shortly.

FMERA issued an RFOTP for the Suneagles Golf Course on October 7, 2016, and received four proposals on December 7. FMERA sought proposals for a use consistent with the plan, namely reuse of the Golf Course and construction of a hotel/conference center, or for an alternate use which includes the reuse of the Golf Course and up to 75 residential units primarily within the 10-acre former Megill Housing area. An evaluation committee is currently scoring the proposals.

In Tinton Falls, FMERA closed on Parcel F-3 on February 23rd. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center.

FMERA has executed contracts on another four projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development;
- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrades of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel; and

- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, is currently open to the public through a lease with the County.

FMERA is in negotiations with the lead bidder for a contract related to the sale and redevelopment of the Charles Wood Fire Station, an approximately 4-acre parcel along Corregidor Road in the Tinton Falls Reuse Area.

FMERA is working with the New Jersey Economic Development Authority to evaluate options for the demolition of the Myer Center and redevelopment of the 36-acre Parcel F-1 site.

Marketing Update

FMERA and Cushman & Wakefield (Cushman), the Authority's Master Broker, continue to conduct several tours per week. FMERA staff kicked off quarterly meetings with the Partnership for Action on March 8th. The Partnership, which includes representatives from Choose NJ, the NJ Department of State's Business Action Center, and the NJ Economic Development Authority, is an effort to coordinate marketing and business attraction strategy for the State. The group discussed the Fort's new redevelopment opportunities after closing with the Army on Phase 2 in November.

Please refer to our website, www.fortmonmouthnj.com, for more information and to sign up for our monthly digital newsletters.

Joe Irace, on behalf of Oceanport, stated that Oceanport has concerns regarding the type of housing that will be developed at Barker Circle. Mr. Irace stated that it is Oceanport's concern that the size and types of the buildings at Barker Circle limit uses to lower income housing. It is Oceanport's desire to not have all of the required affordable housing units located in one area on the Fort.

Bruce Steadman gave an update on FMERA action items:

- 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
- Thanks to the 3 Boroughs and the County for their excellent help, especially now that we don't have the Army caretaker to fall back on.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month. A meeting will be scheduled in April to review the Auditors report.

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

Chairman Gorman stated that the Committee met on March 7th and discussed the following:

- Discussion regarding the Security Guard Services RFP. The Committee reached a consensus and agreed to defer to the staff's recommendation before the full Board.
- Discussion regarding FMERA closing on two properties in the month of February: Parcel F-3 in Tinton Falls sold to Monmouth County Parks on February 23rd, and the Main Post Chapel in Oceanport, sold to Triumphant Life Church on February 27th.
- Discussion regarding Lane Hall and three parties that have expressed interest in the parcel.
- Discussion regarding the golf course proposals received.
- Discussion regarding a higher education prospect for property at the Fort.
- Update on the status of the negotiations with the sole bidder for Squier Hall.

- Update on the NJ State Police vacating the current location and not continuing at another location at the Fort.
- Discussion regarding the 100 year celebration for Fort Monmouth.

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

Kenneth J. Kloo stated that the Committee met on March 6th and discussed the following:

- Discussion regarding the soil sampling results for the Squier Hall parcel in Oceanport and implications for the potential developer. Results indicate low-level contamination with polycyclic aromatic hydrocarbons, or PAHs, which the Army may attribute to asphalt pavement. The Committee discussed strategies for addressing the contamination.
- Discussion regarding the current Memorandum of Understanding (MOU) FMERA has with the NJ Economic Development Authority (EDA) for to the engineering plans for demolition of the Myer Center in Tinton Falls, and the current environmental carve-out located in the courtyard of the building, where a former neutralization pit for chemicals from the building is located. The Committee discussed the former treatment system the Army had in place, as well as the sampling results from the area. FMERA is recommending the Army remove the vault and address the localized contamination. The Committee discussed the plans for demolition of the building, the Army's timeline for providing a Remediation Investigation and Feasibility Study for the carve-out, and the overall site's marketability.
- Update on the Army's work to address the groundwater contamination at the former dry cleaning site located along the Avenue of Memories in Oceanport. Additional sampling will be conducted in the near future and a report will be submitted to the DEP.
- Update on the Finding of Suitability to Transfer (FOST) for Parcels 28, 38 and 69 will be posted to the Army website this week.
- Summary of compliance reporting requirements FMERA will be completing.
- Update on the results of the deer management plan initiated by FMERA related to the opening of Route 537/Avenue of Memories.
- Discussion regarding the Mandatory Conceptual Review application received from FM Partners, LLC., the contracted purchaser of the former fitness center in Oceanport. The Environmental Features Checklist submitted by the applicant indicated that no detrimental impact to environmental features was identified, therefore, no further action by the Committee is warranted. The purchaser will, however, be applying for a Wetlands Permit from the DEP.
- Update on the latest real estate transactions.
- Discussion regarding the volunteers to perform routine water monitoring of various waterways throughout Oceanport Borough that may result in a request for access to perform sampling along the shorelines within the Fort Monmouth property.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Bruce Steadman, on behalf of Jay Coffey, stated that the Committee did not meet this month.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

Gina Fischetti stated that the Committee did not meet this month but will be meeting on March 22nd.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER DIRECTOR LILLIAN BURRY, CHAIRPERSON)

Lillian Burry stated that the Committee did not meet this month. Ms. Burry noted that the Committee hope to put forth a plan to develop a Veterans Resource Center at the former Fort.

BOARD ACTIONS

A) The item before the Board was Consideration of Approval of a Contract for Security Guard Services.

Rick Harrison read a summary of the Board memo.
The resolution is attached hereto and marked Exhibit 1.

A motion was made by Robert Lucky and was seconded by Lillian Burry.

Dr. Lucky asked if the firm to be awarded the contract was considered a “high tech” firm, per our earlier discussions. Mr. Steadman responded that the nature of the FMERA engagement limited the type and extent of high technology that could be used, due to cost, logistics, and type of manpower.

Motion to Approve: ROBERT LUCKY Second: LILLIAN BURRY
AYes: 8

OTHER ITEMS

There were no other items before the Board.

PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)

There was no public comment.

There being no further business, on a motion by Lillian Burry seconded by Gerald Turning and unanimously approved by all voting members present, the meeting was adjourned at 7:45p.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.



Bruce Steadman – Secretary

ADOPTED
March 15, 2017

Resolution Regarding
**Selection of Security Services Pursuant to the Security Services
Request for Proposals**

WHEREAS, FMERA, the Authority (“Authority”) issued a Request for Proposals (RFP) on December 9, 2016, soliciting proposals from qualified firms interested in performing the services described herein as the “Security Guard” for the properties and facilities owned, operated, leased and/or managed by the Authority located on the former Fort Monmouth property.

WHEREAS, responses were due on January 9, 2017 and 4 compliant proposals were received and FMERA staff independently evaluated the proposals for compliance and scoring; and the fee proposals were evaluated by FMERA’s Treasurer and the RFP Coordinator; and

WHEREAS, the Evaluation Committee met on March 3rd and reviewed the scores and agreed to conduct interviews with two of the proposers, and on March 7th, the interviews were conducted; and after the interviews, the Committee reevaluated the scores; and

WHEREAS, the fee scores were added to the technical proposal scores with the combined technical and fee ranking ranging from a high of 307 to a low of 206 points, with the highest scoring firm being Marion Security;

WHEREAS, and FMERA staff recommends selecting Marion Security as the Security Guard firm which received the highest combined technical and fee score of 307 from the evaluation committee.

THEREFORE, BE IT RESOLVED THAT:

1. As described in the attached memorandum, the Authority authorizes the selection of Marion Security as the Security Guard Services provider and authorizes the Executive Director or Deputy Executive Director to take all necessary actions to effectuate the selection and optional additional extensions.

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: March 15, 2017

EXHIBIT 1