

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
- John Tobia, Monmouth County Director of Public Works and Engineering – 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
- 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)

V - Denotes Voting Member

Members of the Authority Not Present:

- 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)

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 7:03p.m. who led the meeting in the Pledge of Allegiance.

Mr. Steadman then began the meeting by stating that on behalf of the FMERA team; “I want to express our sincere sadness at the passing of Bob Ades. Bob was a tireless and committed Board member, Vice-Chair, and Chairman of the Audit Committee and Historical Staff Advisory Committee. I also want to express our admiration and appreciation of Bob’s unflagging devotion to several important FMERA issues, including marketing, technology initiatives, historical preservation, and prevailing wage. Bob was a loved and respected family man, and possessed the highest level of character and integrity. We will certainly miss Bob’s presence, but his contributions to FMERA will yield benefits for many years to come”. This was followed by a moment of silence in honor of Bob Ades.

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 April 15th meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Mayor Mahon.

Motion to Approve: TIM LIZURA Second: MAYOR MAHON
AYes: 9

The second item of business was the approval of the April 15th Executive meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Michael Collins.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS
AYes: 9

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: consideration of approval of the Authority's Natural Resource Inventory (NRI); consideration of approval of suggested implementation of Open Space Inventory for redevelopment of Fort Monmouth; and consideration of approval of lease with the Army and sublease with FM Partners, LLC for the Fitness Center. Mr. Gorman stated that the Board would be entering into Executive Session to discuss Attorney Client privilege matters.

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

Bruce Steadman stated that he had nothing to report.

V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer, stated that the 2014 Comprehensive Annual Report of the Authority, approved by the Board at the April meeting, has been issued, distributed and posted to the Authority's website in accordance with Executive Order No. 37. The Authority's 2014 financial data has been submitted to the Federal Audit Clearinghouse in compliance with OMB Circular A-133 requirements. Ms. Lepore stated that the grant application to the Office of Economic Adjustment (OEA) in support of the Authority's operations is under review and should be submitted to OEA by the end of the month. The funds being requested are consistent with

the budget approved by the Authority's Board for fiscal year 2015 and presented to the State's Office of Management and Budget in support of the Authority's appropriation request.

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

Tom Mahedy of Wall Township asked if the RFOTP for the Fitness Center was reissued since there was only one proposal received. Mr. Mahedy asked if the offer amount was consistent with what FMERA was asking for the property. Mr. Mahedy asserted that the public should be given information regarding FM Partners, LLC, the proposers for the Fitness Center, and if they have any relationship with any member of the Board, and what are their political contributions. Mr. Mahedy asserted that the Natural Resources Inventory (NRI) does not identify specific locations of the sensitive areas. Mr. Mahedy asserted that the Army and FMERA want to cover up the dumps and use them for open space and that contamination could leak out of those areas. Mr. Mahedy stated that he has concerns with the Environmental Staff Advisory Committee being the sole Committee to review the NRI and the Open Space Inventory.

Beatrice Priestly of Eatontown stated that the new FMERA website was fantastic and excellent. Ms. Priestly asked if there was a reason why there was a minimum bid for the Fitness Center. Ms. Priestly stated that more proposals would be received if a minimum was not in the RFOTP.

Mr. Steadman answered Mr. Mahedy by stating that questions regarding the Fitness Center proposal are confidential until the execution of a final contract with FM Partners, LLC. Mr. Steadman stated that the RFOTP was not reissued as the FM Partners proposals met all of the requirements of the RFOTP. Mr. Steadman stated that each proposer is required to complete and submit Financial Disclosure forms with the proposal that are approved by N.J. Treasury. Mr. Steadman stated that with regards to the NRI, it has been addressed in a very thorough process. Mr. Steadman stated that each developer is required to submit a Mandatory Conceptual Review (MCR) Application which includes environmental issues which is then compared against the NRI. The checklist is then reviewed and if there are any environmental issues impacted, the developer needs to demonstrate how they intend to mitigate the impact. The MCR and NRI are also submitted to the host Borough's Planning Board. Mr. Steadman stated that with respect to the Open Space memo, it is the Army's intention to receive No Further Action (NFA) letters from the NJDEP for each of the existing landfills and the closure plan that Army is developing with the NJDEP review and input. The Open Space memo includes the landfill areas as open space and not as active recreation or any other category.

Mr. Steadman answered Ms. Priestly by stating that RFOTPs may or may not included a minimum bid requirement, depending on what the parcel is and the marketability of the parcel.

VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning, stated that as reported at prior meetings, the Phase 2 Economic Development Conveyance application submitted on July 1, 2014, is currently under review by the Army as well as a draft Memorandum of Agreement (MOA). The Army has provided a draft Finding of Suitability to Transfer (FOST), which has gone through a rigorous review by staff and the State Department of Environmental Protection (DEP). Staff continues to have regular conference calls with Army and Army Corps of Engineers representatives, our Special BRAC Counsel and DAGs, and officials at NJDEP and the Army's environmental consultants. 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 this summer.

Mr. Harrison stated that the local Army representatives and their contractor work force continue to provide excellent support to our mission and; "I would like to recognize Wanda Green, the Base Environmental Coordinator for her support and service over the last four years, and wish her well on her new position out in San Diego, CA with the US Navy".

Mr. Harrison gave the following is a summary of the status of RFPs and Contracts that FMERA has issued:

Auctioneer

There were two auctions held in April. On April 21st there was an auction at the Pulse Power Building complex and the auctioning of some rail cars that were located in the Fire Training area. This was followed by an auction at building 2705 and 2718 on April 29th. Preliminary results indicate FMERA's revenue after expenses will be around \$45K. Preparations for the next auctions of Phase 1 property are underway. The next auction will include Buildings 2539 and 2540 and possibly other facilities. More information on the auction and auction catalogue is available at <http://www.theauctioneersgroup.com/>. A public, community-focused, small-lot auction will be planned for the fall.

Utilities

FMERA is continuing to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. Staff and the Borough of Oceanport Engineer, under a reimbursement agreement between FMERA and the Borough, will be designing and applying for water main extensions from NJ American Water to service the Main Post as development comes on-line. FMERA is also working with the Tinton Falls Engineer to expedite a water main extension and to reconnect and upgrade the sanitary sewer line to service building 2525. A draft agreement with JCP&L to own, operate, and maintain the CWA power system is under review. FMERA hopes to bring the agreement to the Board at the June meeting for approval. FMERA continues to study and plan for sanitary sewer upgrades with Tinton Falls, the Eatontown Sewerage Authority, and Two Rivers Water Reclamation Authority. FMERA had a productive meeting with officials from TRWRA on May 18th to explore a path forward to upgrading and reconfiguring the sanitary sewer system on the Main Post.

Suneagles

Mr. Harrison toured the golf course on May 6th. He reported that the fairways looked great, the bunkers were all edged and have been replenished with sand and the greens were all aerated. The first tee box was prepped for new sod and additional landscaping. Feedback from members and players is that the course has not looked this good in years. The operator found some new drains which they cleared which keep the irrigation pond under control and prevents overflowing onto the course. The operator believes the course will look and play the best ever and the amount of play has been encouraging.

Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been quite busy keeping our property presentable and secure, for marketing purposes and in keeping our employees and tenants safe and comfortable. They are still cleaning up the remnants of the severe winter and have the transition of the property and facilities to warmer weather mode well under way. We would also like to recognize the Monmouth County Highway personnel and the Borough of Oceanport DPW for their help in supporting our mission.

Marina

The Marina opened for marina operations on May 1st for the season. The operator had hoped for a Memorial Day weekend opening of the food and beverage operation, however, they still have some work to do to get the facility ready. The operator had a pre-application meeting with the DEP on May 12th and will be submitting the CAFRA application this week. The notice of violation has been reissued with the two Army related violations being addressed to the Army, leaving the third issue regarding the CAFRA application as the one remaining issue to be resolved by our operator.

Carrying on a tradition here at Fort Monmouth, FMERA and the Army will be celebrating Flag Day and the 240th Birthday of the US Army on June 14th, at 10:00a.m. All are welcome, especially children to help us finish off the birthday cake, once it is ceremoniously cut by sword by the oldest and youngest Army active duty or veteran present. The ceremony will take place at the Flag Pole at the Main Gate.

Dave Nuse, Director of Real Estate stated that FMERA continues to see an increased level of interest in the Fort and its properties since the beginning of the year. FMERA has responded to that demand by issuing 9 Requests for Offers to Purchase so far in 2015. We currently have 6 RFOTPs open for proposals. Following is an update:

In Tinton Falls, this is one RFOTP currently posted on our website, for

- the former Child Development Center, a 20,000 sf facility built in 1996 that's suitable for day care, preschool or office use. Proposals are due May 27th.

FMERA currently has proposals in hand and under evaluation on 5 Tinton Falls properties: the Satellite Drive Parcel, a 1.5 acre building lot; the Charles Wood Fire Station; Parcel F-2, the proposed Veterans Housing site; Parcel F-3 the 3.5 acre gas station and convenience store site on Hope Road; and Building 2525, an 86,000 sf office building.

FMERA is currently in negotiations with prospective redevelopers on 3 other parcels in Tinton Falls:

- Parcel C, a mixed use town center project to consist of 243 units of housing and approximately 50,000 sf of retail space, and Parcel C1, planned for 45 single family homes, where Lennar Corporation was selected for exclusive negotiations;
- Pistol Range, where the Board has selected Kiely Realty LLC as purchaser.

FMERA is currently in the process of executing a Purchase and Sale & Redevelopment Agreement with Pinebrook Commerce Center LLC for the Fabrication Shops, 45,000 sf of light industrial and flex space on Pinebrook Road.

In Eatontown, there are two open RFOTPs on our website,

- The Howard Commons site on Pinebrook Road, zoned for 275 townhouses and up to 15,000 sf of retail space, where the due date has been extended to June 10th;
- The expanded Parcel B, the mixed-use town center property fronting Route 35, calling for up to 250,000 sf of retail space and 302 housing units on about 77 acres, with proposals also due on the 10th of June.

FMERA also plans to issue an RFOTP this summer for Suneagles Golf Course, which includes a 10-acre section zoned for construction of a new hotel/conference center.

In Oceanport, there are 3 open RFOTPs posted on our website, for:

- the Main Post Chapel, a 16,000 sf facility that includes a 600-seat sanctuary, with proposals due June 3rd;
- the Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital, also due on June 3rd;
- and the 16,000 sf recreation building on Brewer Avenue known as the Dance Hall, projected for commercial reuse, with a due date of June 10th.

We received 3 proposals on April 13th for Russel Hall, the 40,000 sf former Garrison Headquarters building. Those proposals are currently under review by FMERA's evaluation committee.

In addition, FMERA is currently in negotiations on 3 other parcels in Oceanport:

- the Officer Housing Parcel, consisting of 117 historic housing units;
- the Fitness Center;
- and the Marina.

Please visit our new website, www.fortmonmouthnj.com, for more information and to obtain copies of our RFOTPs.

Candice Valente, Communication and Planning Officer stated that FMERA's new website, www.fortmonmouthnj.com, went live on April 15th. Staff has submitted the website to the International Economic Development Council's 2015 Excellence in Economic Development Awards, in the category of General Purpose Website. FMERA continues to work with our marketing consultant on the refinement of a number of branding and marketing materials.

As always, FMERA continues to work with Cushman & Wakefield to market the Fort property. Cushman has updated their marketing flyers and created new flyers for the parcels currently out for proposals. These flyers are distributed by Cushman to real estate brokers and prospects through email blasts, with a new message or property featured weekly. Please refer to our website for more information.

Bruce Steadman stated that he would like to welcome the Oceanport Police Department (OPD) to the meeting. Mr. Steadman stated that the NJ State Police did an excellent job covering our Board meetings, and we are now looking forward to continuing our excellent working relationship with the OPD.

Mr. Steadman stated that the 2014 Audited Financial statements and the 2014 Annual Report have been finalized and can be found on the FMERA website.

Mr. Steadman that FMERA had good meetings with Tinton Falls, Oceanport and Eatontown and also excellent support from the County, during the month.

Mr. Steadman stated the following 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 collaboration with the NJEDA Trenton Office on marketing and business development opportunities

VIII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (CHAIRMAN – TBD)

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

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

Chairman Gorman stated that the Committee met on May 12th and discussed the following:

- Review of Open Space Inventory prepared by Phillips Preiss Grygiel (PPG). The Committee advised FMERA staff to implement the memo to be used as a guide for open space management at the Fort including the ongoing responsibility of open space preservation once all property is transferred to private owners. The Committee reached a consensus and agreed to recommend approval of all the Open Space Memo to the Board.
- Review of the Natural Resource Inventory (NRI), which requires Board approval under the Authority's Land Use Regulations. The Committee reached a consensus and agreed to recommend approval of the NRI to the Board.
- Review of the terms of the lease for the Fitness Center from the Army and sublease to FM Partners, LLC. The lease and sublease will allow work to commence during the negotiations of a Purchase and Sale Agreement. The Committee reached a consensus and agreed to recommend approval to lease the Fitness from the Army and sublease it to FM Partners.
- Review of the Phase 2 properties where FMERA has received interest in several parcels. The Committee discussed staff's recommendation to issue RFOTPs for these parcels.
- Discussion regarding a potential RFOTP for several historic properties in Oceanport.

- Discussion regarding a potential project for the buildings in the 600 Area of Oceanport, which would include a lease with the NJ Economic Development Authority (EDA) and a sublease for the driverless technology initiative, which includes both a non-profit and for-profit entity.
- Review of estimates prepared by Cushman & Wakefield (C&W) for a broker's opinion of value for Parcels C and C1.
- Update on Megill Housing
- Update on Phase 1 Auctions
- Update on Parcel F-2
- Update on Building 2525

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

Bruce Steadman, on behalf of Kenneth J. Kloo, stated that the Committee met on April 6th and discussed the following:

- Overview of the current Requests for Offers to Purchase (RFOTPs).
- Overview and update of the Natural Resource Inventory including the Environmental Features checklist.
- Overview and update on the Open Space Memo.
- Discussion regarding a draft of the Finding of Suitability to Transfer (FOST) for all of the Phase 2 property.
- Discussion regarding the ConRail remediation, FMERA is working with ConRail to determine if remediation could be performed to meet residential standards.
- Discussion regarding the lime pit located in the Myer Center. The lime pit is located in a carve-out of relatively small acreage still owned by the Army. The DEP has received a RIFS for the site and the Army is preparing a Remedial Investigative Report (RIR).
- Discussion on the 35-40 potential carve-outs of the Phase 2 property which total approximately 60 acres.
- Discussion regarding the USGS monitoring well. The NJGS recommended closure of the well.
- Discussed the differences between residential and non-residential remediation standards.
- Discussion regarding the Main Post water and sewer infrastructure.

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

Bruce Steadman stated that the Committee is scheduled to meet on May 27th.

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

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee met on May 5th and discussed the following:

- Discussion regarding Officers Housing and a status update on RPM's development of the property. RPM has applied for HFMA funding. The Northern portion of the property will be 68 For Sale units and the Southern portion will be 48 rental units with 28 for affordable housing. The Mandatory Conceptual Review has been completed and submitted for review.
- Discussion regarding Howard Commons and the reissuance of the RFOTP. The timeline between the issuance of the RFOTP and closing with the developer will reflect the urgency to demolish the existing buildings. There have been changes to the RFOTP which will accept alternate proposals regarding the types of housing to be developed.
- Discussion regarding Permanent Supportive Housing
- Discussion regarding Parcel B and the reissuance of the RFOTP. The RFOTP includes additional acreage for development.
- Update on upcoming RFOTPs including the Expo Theater, Bowling Center, Barker Circle and Allison Hall.

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

John Tobia, on behalf of 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 the Authority's Natural Resource Inventory.

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

John Tobia suggested the term "deer burrows" be removed from the NRI as being an inaccurate term.

A motion was made to approve by Tim Lizura and was seconded by Mayor Mahon.

Motion to Approve: TIM LIZURA Second: MAYOR MAHON
AYes 8

- B) The second item before the Board was the consideration of approval of suggested implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

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

A motion was made to approve by Tim Lizura and was seconded by Michael Collins.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS
AYes 8

- C) The third item before the Board was the consideration of approval of a Lease with the Army and Sublease with FM Partners, LLC for the Fitness Center.

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

A motion was made to approve by Mayor Mahon and was seconded by Tim Lizura.

Motion to Approve: MAYOR MAHON Second: TIM LIZURA
AYes 8

X. EXECUTIVE SESSION

The next item before the Board was to adjourn the Public Session of the meeting and enter into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7):

A motion was made to enter into Executive Session by Michael Collins, seconded by Tim Lizura and unanimously approved by all voting members present.

The Board adjourned the Public Session of the meeting and entered into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7): Attorney Client Privilege Matter.

There being no further business in Executive Session, a motion was made to go back into public session by Michael Collins, seconded by Robert Lucky and unanimously approved by all voting members present.

The Board returned to public session at 8:06.

XI. OLD BUSINESS (TABLED MOTION)

John Tobia, based on advice from legal Council received during Executive Session withdrew Ms. Burry's 2nd on a tabled motion left over from the April Board meeting.

XII. OTHER ITEMS

There were no other items before the Board.

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


Tom Mahedy of Wall Township asserted that the term carve-out is an incorrect term and that these are areas of contamination. Mr. Mahedy asserted that the Veterans parcel is contaminated. Mr. Mahedy complained about the Army's Restoration Advisory Board (RAB) and Wanda Green, Army's Environmental Site Manager, who is retiring. Mr. Mahedy questioned why the Oceanport Police were at the meeting in place of NJ State Police. Mr. Mahedy complained that the new FMERA website was very good for corporations and there is a cover up which allows no public involvement. Mr. Mahedy asserted that the Oceanport Police should be notified as to the contamination at their headquarters.

Mr. Steadman answered Mr. Mahedy by stating that the term carve-out is used by surveyors and engineers to signify a portion of a map that is saved for later discussion. Mr. Steadman stated that Wanda Green was very well respected, and has a reputation of honesty in her position with the Army. Mr. Steadman stated that it has always been the intention that the three host boroughs would eventually take over the responsibilities of policing for each of their respective towns. Therefore, the presence of the OPD at the Board meetings was both anticipated and appreciated.

Mayor Mahon stated that the Oceanport Police Department is happy to have their headquarters at the Fort and it is a good sign for the police from the host municipalities having a presence at the Fort. Mayor Mahon also stated that Oceanport conducted a third party testing of the water at the OPD and it was determined that the water is safe for drinking.

There being no further business, on a motion by Tim Lizura seconded by Michael Collins and unanimously approved by all voting members present, the meeting was adjourned at 8:20p.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
May 20, 2015

Resolution Regarding
Approval of Natural Resource Inventory

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) was charged with adopting land use regulations and development and design guidelines consistent with and in furtherance of the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan), which rules became effective in July 2013; and

WHEREAS, the Land Use Rules state that the Environmental Staff Advisory Committee (Committee) shall be the exclusive environmental commission for all land use matters and approvals within Fort Monmouth; and

WHEREAS, pursuant to the Land Use Rules, FMERA is charged with the preparation of a natural resources inventory, in consideration of the Reuse Plan and the natural resources inventories of the host municipalities, which must be approved the FMERA Board; and

WHEREAS, FMERA's contracted professional planner, Phillips Preiss Grygiel (PPG) prepared the Natural Resource Inventory (NRI) for the former Fort Monmouth Properties, with input from FMERA staff, the Committee and the Attorney General's Office; and

WHEREAS, the NRI will be used by FMERA staff in review of applications for Mandatory Conceptual Review (MCR) of site plan and subdivision applications, pursuant to the Land Use Rules; and

WHEREAS, the NRI contains a list of certain open space to be preserved and other environmental features to be preserved or protected and, if an MCR application involves such an open space to be preserved or other environmental features to be preserved or protected identified in the NRI, the ESAC reviews the proposed project for impacts upon the specifically identified open space or other environmental feature; and

WHEREAS, pursuant to the Land Use Rules, the NRI is to be presented to the Board for its approval for use by staff and the ESAC in their respective review of future development applications; and

WHEREAS, the Real Estate Committee has reviewed and discussed the NRI and the Committee recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the Natural Resource Inventory for the former Fort Monmouth Properties.
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: May 20, 2015

EXHIBIT 1

ADOPTED
May 20, 2015

Resolution Regarding
**Approval of Suggested Implementation of Open Space Inventory for Redevelopment of
Fort Monmouth**

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) was charged with implementing and furthering the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan); and

WHEREAS, the Reuse Plan indicates that approximately 504 acres of the total acres on Fort Monmouth are allocated to active recreation and passive open space; and

WHEREAS, the Real Estate Committee requested a review and analysis of the Reuse Plan to determine the type, location and size of the parcels making up the active recreation and passive open space allocation; and

WHEREAS, FMERA staff worked with the contract planners, Phillips Preiss Grygiel (PPG), to perform this review and to offer suggestions for identifying and monitoring the creation and/or preservation of open space during redevelopment; and

WHEREAS, FMERA staff and PPG finalized the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth (Open Space Memo), which will serve as a guidance document for FMERA staff to perform ongoing monitoring of the inventory and provide periodic feedback to the Real Estate Committee; and

WHEREAS, the Real Estate Committee has reviewed and discussed the Open Space Memo and the Committee recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

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: May 20, 2015

EXHIBIT 2

ADOPTED
May 20, 2015

Resolution Regarding
Consideration of Authorization for FMERA Staff to Execute a Lease with the Army for Building 114 and Enter into a Sublease with Prospective Purchasers, FM Partners LLC

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, FMERA issued a Request for Offers to Purchase (RFOTP) for an approximately 7.75 acre parcel and Building 114, the Fitness Center in March of 2014 and FMERA received one proposal on May 28, 2014, from FM Partners, LLC (FM Partners); and

WHEREAS, the Fitness Center parcel is located within the Phase 2 area of the Main Post and sale of the parcel is contingent on the negotiation of a Phase 2 Economic Development Conveyance Agreement with the Army; and

WHEREAS, FMERA is negotiating a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with FM Partners for the reuse of the facility as a fitness/wellness center and eventually expand the facility, in anticipation of a transfer of property from the Army in the 3rd quarter of 2015; and

WHEREAS, FM Partners plans to initiate the approval processes, undertake site renovations and occupy the property, all as authorized under the lease and sublease; and

WHEREAS, FMERA staff has proposed that the Army lease the Fitness Center parcel to FMERA for a term of 30 years or until the Army transfers the Phase 2 properties to FMERA; and

WHEREAS, FMERA will then sublease the property to FM Partners consistent with the lease from the Army; FM Partners will insure the property, indemnify and hold FMERA harmless, and will operate and maintain the property; and

WHEREAS, the sublease will terminate automatically upon FMERA’s conveyance of ownership to FM Partners or if FMERA and FM Partners do not enter into a mutually acceptable PSARA within one year; and

WHEREAS, the FMERA Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to enter into the lease and sublease of the Fitness Center parcel.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA Staff to execute a lease with the Army for the Fitness Center parcel and to enter into a sublease with the prospective purchaser, FM Partners, LLC, subject to review by the Attorney General's Office.

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: May 20, 2015
ATTACHMENT

EXHIBIT 3