

**MINUTES OF THE MEETING**

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

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Dr. Robert Lucky, Public Member – V
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – V
- Lillian Burry, Monmouth County Freeholder – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport – V
- Dennis Connelly, Mayor of Eatontown – V
- 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)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA) (via phone)

**V - Denotes Voting Member**

**Members of the Authority Not Present:**

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- Edward Pillsbury, Deputy Attorney General (DAG) – (via phone)
- FMERA staff

II.

The meeting was called to order by Chairman James V. Gorman at 7:05p.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 May 20<sup>th</sup> 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: 7

Lillian Burry abstained from voting stating that she was not at the May meeting.

The second item of business was the approval of the May 20<sup>th</sup> Executive Session 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: 7

Lillian Burry abstained from voting stating that she was not at the May meeting.

### 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 four board actions: consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for the Officer Housing parcel; consideration of approval of a Purchase and Sale Agreement and Redevelopment for the Fitness Center; consideration of approval to make the Barker Circle Complex, the Lodging Area, Allison Hall and adjacent properties, and the Commissary available through the Offer to Purchase process; and consideration of approval for an extension to September 15, 2015 of the use and occupancy Memorandum of Understanding (MOU) for the Megill Housing Parcel in Eatontown. Mr. Gorman stated that the Board would be entering into Executive Session to discuss pending contract negotiations.

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.

Mayor Turning arrived at 7:15p.m.

### V. TREASURER'S REPORT

Dave Nuse, Interim Treasurer, stated that the Authority has submitted a Grant Application to the Office of Economic Adjustment (OEA) in support of the Authority's operations. The funds being requested are consistent with the budget approved by the Board for fiscal year 2015 and presented to the State's Office of Management and Budget in support of the Authority's appropriation request. The grant application is under review by the OEA.

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

Bob English of Eatontown stated that the decision to house asymptomatic patients at the Megill Housing at the Fort should have been discussed with the residents of Eatontown before it was forced upon them by the Department of Human Services (DHS). Mr. English referred to a press release that was issued by Senators Beck and Kyriillos regarding the Megill Housing at Fort Monmouth. Mr. English asked that the Mayors, Freeholder, and resident, of Monmouth County or New Jersey vote no or abstain on the extension of the

Memorandum of Understanding (MOU) for the Megill Housing Parcel in Eatontown.

Beatrice Priestly of Eatontown asked if FMERA has researched funding for a conference center/hotel at the golf course via EBF financing. Ms. Priestly stated that she understood that General Electric was unhappy with Connecticut taxes and FMERA should contact General Electric to inquire if they would be interested in buying Parcel B.

Tom Mahedy of Wall Township stated that he disagreed with the four Board actions. Mr. Mahedy stated that the Officer Housing should go to the enlisted soldiers who are now going to be housed in an industrial area by the Myer Center. Mr. Mahedy stated there needs to be a change in values and a new vision.

Mr. Steadman answered Mr. English by stating that the Megill Housing is to be used for asymptomatic individuals who do not show any symptoms of Ebola; and to date, there have been no occupants in the Megill Housing Area.

Mr. Steadman answered Ms. Priestly by stating that the Reuse Plan does include a conference center/hotel at the golf course, and that he would pass along her comments to our marketing team.

## VII. 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 Tim Lizura, seconded by Michael Collins and unanimously approved by all voting members present.

The Board returned to public session at 7:44p.m.

## VIII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that the Phase 2 Economic Development Conveyance (EDC) application submitted on July 1, 2014 is currently under review by the Army. FMERA recently received clarification on some significant issues which has enabled us to accelerate our efforts toward finalizing the language of the draft MOA with the Army. The Army still owes FMERA responses to comments and questions on the draft Finding of Suitability to Transfer (FOST), an environmental review required before transfer. 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 sometime this summer.

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

- Master Broker  
The initial 3 year term of the contract with FMERA's Master Broker, Cushman & Wakefield will be expiring in July, 2015. FMERA will be exercising the option to extend the term of the contract with Cushman & Wakefield for the first one year extension. The contract contains two (2) 1 year extensions.

- Auctioneer  
FMERA received the final results of the last two auction events at Buildings 2707 and 2705. FMERA's revenue after expenses was approximately \$40,000. 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 [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 is working with the public utilities and our subcontractors to ensure required utilities are safe and operational. FMERA has had two meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough engineers and officials to plan a path forward for both sanitary sewer and water service. 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. FMERA hopes to bring an agreement to the July Board meeting for approval.
- Suneagles  
The 1<sup>st</sup> tee project was completed and re-opened on June 8th. This project consisted of enlarging the overall teeing areas, and re-grading and re-sodding the entire area. It has a new wonderful look and the feedback has been terrific. Rounds are up significantly due to some of the needed improvements that have been taking place throughout the year. As a result, the course conditions have been noticeably enhanced. Greens are very healthy; bunkers have been reworked and better defined. The fairway to rough definition is also more evident. The outings to date have been met with high praise. Gibbs Hall continues to gain traction with successful events and an increase in inquiries for future bookings. Joe's 19<sup>th</sup> hole is beginning to get a local following and not just golfer traffic.
- Property Management/Maintenance  
FMERA's property management/maintenance team, Chenega Operations Services, has been quite busy keeping our property presentable and secure, for both marketing purposes and keeping our employees and tenants safe and comfortable. They are now in full warm weather mode keeping the grass and weeds at bay and prepping buildings and grounds in support of marketing site visits.
- Marina  
The Marina Operator reports, "we are making great progress at the Marina. The trench has been cut for the 3 phase electrical service, first coat of paint has been applied, tv's and speakers are going up, flooring is mostly done, kitchen hood is being installed, walk in freezer is being installed along with beer taps, the dining room on the East side is being completed, the bars are being assembled, bathrooms are nearly finished, and we are basically looking to finish by the end of the month." He further reports, "we have 10 slips rented out with 5 more supposedly coming. There has been a great deal more interest this year than last, and as soon as the restaurant opens we will see much greater interest. I plan to leave some slips available for Dock and Diners on the Eastern most pier so I am renting out as many slips as possible on the pier just in front of the restaurant." Both the Army Corp of Engineers and the operator are actively pursuing resolution of the CAFRA notice of violation issues. The Army is extending the lease of the Marina Property to FMERA for a term of one year. Our agreement with the Marina Operator is being extended on a month by month basis as provided for in our contract, pending transfer of title to FMERA and closing on the purchase and sale of the marina.

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

As the economy continues to improve, FMERA has seen an increased level of interest in the Fort and its properties. FMERA has responded by issuing 9 Requests for Offers to Purchase so far in 2015. FMERA

currently has 5 RFOTPs open for proposals, with 5 more planned to go out this summer. Following is a town-by-town update:

In Tinton Falls, FMERA currently has proposals on 6 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; Building 2525, an 86,000 sf office building; and the Child Development Center, a 20,000 sf facility previously used as a pre-school and daycare center.

FMERA currently is 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 has been selected for exclusive negotiations;
- Pistol Range, where the Board has selected Kiely Realty as purchaser.

Also in Tinton Falls, the Board approved a Purchase and Sale & Redevelopment Agreement in April with Pinebrook Commerce Center for the Fabrication Shops, 45,000 sf of light industrial and flex space buildings on Pinebrook Road.

In Eatontown, FMERA has 2 open RFOTPs:

- 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 26<sup>th</sup>;
- 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 26<sup>th</sup> of June.

FMERA also plans to issue an RFOTP in July for Suneagles Golf Course. A 10-acre section of the golf course is zoned for the construction of a new hotel & conference center.

In Oceanport, FMERA has 3 open RFOTPs:

- Main Post Chapel, a 16,000 sf facility with a 600-seat sanctuary, with proposals due June 26<sup>th</sup>;
- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital, also due on June 26<sup>th</sup>;
- 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 26<sup>th</sup>.

FMERA has completed our evaluation of the 3 proposals received for Russel Hall, the 40,000 sf former Garrison Headquarters building, and FMERA will be commencing discussions this month with the highest ranked proposer.

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

FMERA will be requesting Board approval this evening to execute contracts on 2 other parcels in Oceanport:

- Officer Housing Parcel, consisting of 117 historic housing units, where RPM Development is the selected purchaser; and
- Fitness Center, where FM Partners is proposing to renovate and upgrade the facility.

FMERA will also be requesting approval tonight to issue 4 additional RFOTPs this summer for property in the Oceanport section of the Fort, including Barker Circle, Allison Hall, the Commissary Building and the Lodging Area.

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



Candice Valente, Senior Project Officer gave the following Marketing update:

FMERA staff continues to receive positive feedback on our new website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), which went live on April 15. Staff submitted the website to the International Economic Development Council's 2015 Excellence in Economic Development Awards, in the category of General Purpose Website. Judging of the applicants is ongoing.

FMERA staff is also in the process of extending the engagement of our master broker, Cushman & Wakefield, for the first of 2 one-year extensions to their current contract. FMERA and Cushman have outlined initiatives and goals for the upcoming year, beginning with updated marketing signage and quarterly reporting of activities and results. Over the next year, Cushman's goals include launching an internal marketing campaign, identifying prospects for a high-value use of Parcel F-1, and expanded industry marketing, focusing on the McAfee Center and potential tech park.

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

Bruce Steadman welcomed Mike Wilson, FMERA's Office of Economic Adjustment (OEA) representative to the meeting.

Bruce Steadman thanked the Oceanport Police Department (OPD) for their attendance at the meeting.

Mr. Steadman stated that FMERA had good meetings with Tinton Falls, Oceanport and Eatontown and also excellent support from the County, during the month, regarding streets, utilities, and other important issues.

Mr. Steadman stated the following action items:

- 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.

## IX. 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 June 9<sup>th</sup> and discussed the following:

- Discussion related to the MOU with DHS for the Megill Housing at Suneagles Golf Course. Acting Commissioner Beth Connolly gave the Committee an update on DHS's desire to extend its use of the Megill Housing for asymptomatic quarantined individuals to September 15<sup>th</sup>. The Committee agreed to recommend that staff present the MOU extension for consideration by the full Board.
- Presentation by Cushman & Wakefield on their current marketing of the Fort property. Cushman & Wakefield's initial three year contract term expires in July. The Committee reached a consensus and agreed to a recommend a one year extension on the C&W contract.
- Overview of the Purchase and Sale and Redevelopment Agreement (PSARA) with RPM Development (RPM) for the Officer Housing. The Committee reached a consensus and agreed to recommend approval of a Purchase and Sale & Redevelopment Agreement for the Officer Housing parcel.

- Overview of the 4 properties in Oceanport for which FMERA would like to issue RFOTPs, which include the Barker Circle Complex, Allison Hall and its adjacent properties, the Lodging Area, and the Commissary Building. Staff has entertained interest in all of the buildings from potential purchasers. The Committee agreed to recommend approval of the request to issue RFOTPs for these four parcels.
- Update on Parcel F-2
- Update on Russel Hall
- Update on Parcel C & C1
- Update on Building 2525
- Update on the National Guard Building

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

Bruce Steadman, on behalf of Kenneth J. Kloo, stated that the Committee did not meet this month due to lack of agenda items.

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

Bruce Steadman stated that the Committee met on May 27<sup>th</sup> and discussed the following:

- Discussion and review of the Mandatory Conceptual Review (MCR) for the Officer Housing North Post submitted by RPM Development (RPM).
- Discussion regarding the buildings that are covered by Historic Preservation Covenant and are required for preservation. The buildings have also been listed on the National Register of Historic Places within the Fort's Historic district. RPM submitted a list of buildings required for preservation with the MCR application and demonstrated that they are aware of the requirements, and RPM has been in contact with the NJ State Historic Preservation office to ensure compliance with the Programmatic Agreement and the approved Historic Preservation Design Guidelines.
- Discussion regarding open and upcoming RFOTPs including:
  - Main Post Chapel
  - Dance Hall
  - Barker Circle
  - Museum
  - Allison Hall

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

Gina Fischetti stated that the Committee did not meet this month.

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

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

X. BOARD ACTIONS

A) The first item before the Board was the consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for the Officer Housing Parcel.

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

A motion was made to approve by Michael Mahon and was seconded by Robert Lucky.

Motion to Approve: MICHAEL MAHON Second: ROBERT LUCKY.  
AYes 8

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

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

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

Motion to Approve: MICHAEL MAHON Second: TIM LIZURA.  
AYes 8

C) The third item before the Board was the consideration of approval to make the Barker circle Complex, the Lodging Area, Allison Hall and adjacent properties, and the Commissary available through the Offer to Purchase Process.

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

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

Mayor Mahon asked if the resolution is for one RFOTP for all of the properties or will there be a separate RFOTP for each property. Dave Nuse stated that there will be separate RFOTPs.

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

D) The fourth item before the Board was the consideration of approval for an extension to September 15, 2015 of the Use and Occupancy Memorandum of Understanding (MOU) for the Megill Housing Parcel in Eatontown.

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

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

Tim Lizura reiterated that the RFOTP for the Suneagles Golf Course will be issued in mid July 2015, with tours for respective bidders to begin by the third week of September 2015.

Mayor Turning asked if there have been any residents quarantined in any of the other locations in New Jersey. Mr. Gorman stated that Beth Connolly of DHS informed him that the other facilities have not had any residents.

Mr. Gorman asked what would be the procedure if the Board did not approve the resolution to extend the MOU to September 15<sup>th</sup>. Mr. Steadman stated that it would require a new MOU to be presented to the Board for their approval.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS  
AYes 5 ANo 3

## XI. OTHER ITEMS

Mayor Mahon stated that the process that was done for the Megill Housing extension should have been the process for the original request from DHS. Mayor Mahon stated that the process at tonight's meeting was beneficial to the public.



Mayor Connelly stated that he appreciates what the Board has done regarding the extension being limited to September 15<sup>th</sup> as a maximum.

Mayor Turning asked if the Veterans parcel will be reissued due to the prevailing wage issues. Mr. Steadman stated that staff is waiting for a decision to be made on the interpretation of prevailing wage relating to this project.

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

Bob English of Eatontown asked if there is any update on the prevailing wage issue.

Linda Zucaro of Tinton Falls asked if the one compliant proposal received for the Veterans parcel satisfied the minimum bid amount of \$650,000 as stated in the RFOTP. Ms. Zucaro asked for clarification on the timeline for the decision on the compliant proposal for the Veterans parcel.

Tom Mahedy of Wall Township asked if there are still plans to create a dump in front of the Veterans parcel. Mr. Mahedy asserted that the area is contaminated by the Myer Center. Mr. Mahedy asked what type of protection is in place for the police departments that patrol the contaminated areas. Mr. Mahedy demanded a list of all of the individuals that purchased equipment at the auctions and who received all of the remaining equipment not sold at the auctions. Mr. 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.

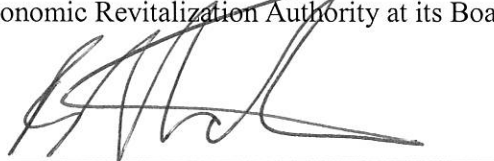
Mr. Steadman answered Bob English by stating that FMERA is currently awaiting a decision from the Attorney General's office regarding prevailing wage. Mr. Steadman stated that FMERA continues to issue RFOTPs and is accepting proposals and if and when needed, issues addendums.

Mr. Steadman answered Ms. Zucaro by stating that the one compliant proposal for the Veterans parcel did meet the minimum bid requirement. Mr. Steadman stated that by the August Board meeting there should be resolution regarding the Veterans property.

Mr. Steadman answered Mr. Mahedy's assertions by stating that a new dump is not being created in front of the Veterans parcel. Mr. Steadman stated that there is no evidence of any contamination the NJSP or the Oceanport Police Department. Mr. Steadman stated that the auctions procedures have been addressed on many occasions and at the July Board meeting, Mr. Harrison will present information regarding the recent auctions as it pertains to what was auctioned and the proceeds to both FMERA and the auctioneers. Mr. Steadman stated that the equipment that was not sold still remains on the Fort property. Mr. Steadman stated that he is not aware of any hack in the RAB computer system.

There being no further business, on a motion by Michael Mahon seconded by Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 8:50p.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  
June 17, 2015**

**Resolution Regarding  
Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with RPM Development, LLC for the Officer Housing**

**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**, on January 16, 2013 FMERA issued and publically advertised a Request for Offers to Purchase (RFOTP) for the Officer Housing, with a response date of March 1, 2013, 45 days after the issuance of the RFOTP, in connection with the planned redevelopment of the Officer Housing in Oceanport; and

**WHEREAS**, the Officer Housing included 117 historic residential units in single duplex and four-plex configurations, surrounding and adjacent to the Parade Ground, located on two parcels of approximately 27.5 and 9 acres; and

**WHEREAS**, FMERA received two proposals for the Officer Housing, and one proposal was deemed non-compliant because it did not include the required 20% set-aside for affordable housing, per the RFOTP and the Authority's Rules for the Sale of Real and Personal Property (Sales Rules); and

**WHEREAS**, the evaluation team scored and evaluated the RPM Development, LLC (RPM) proposal and recommended that FMERA proceed to exclusive negotiations; and

**WHEREAS**, at the Authority's April 23, 2014 meeting, the Board authorized FMERA staff to enter into exclusive negotiations with RPM for a purchase agreement pursuant to the RFOTP for Officer Housing, per the Authority's Sales Rules; and

**WHEREAS**, at the Authority's May 21, 2014 meeting, the Board authorized staff to execute a lease with the Army and for FMERA to enter into a sublease with RPM which enabled RPM to apply for site plan and other approvals from the Borough of Oceanport and to obtain financing in advance of closing, which sublease was executed on September 5, 2014; and

**WHEREAS**, the exclusive negotiations period commenced on October 7, 2014 and by letter dated November 19, 2014, the Executive Director extended the exclusive negotiation period for an additional thirty days as permitted by the Authority's Sales Rules; and

**WHEREAS**, the Board approved an initial sixty (60) day extension to the exclusive negotiations period at the December 2014 meeting, and a final sixty (60) day extension to the exclusive negotiations period at the February 2015 meeting; and

**WHEREAS**, the exclusive negotiations period has resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA), which entails RPM paying \$8,262,817, contributing up to \$1,000,000 toward on- and off-site infrastructure obligations, and closing within 30 days of satisfaction of conditions precedent, including the execution of the Phase 2 agreement between FMERA and the Army and FMERA's acquisition of title from the Army; and

**WHEREAS**, the PSARA requires RPM to commence work on the North Post units no later than 90 days after closing and complete construction within 68 months and to commence work on the South Post within 18 months after closing; and

**WHEREAS**, if FMERA cannot transfer title to RPM by November 30, 2015, the purchase price will be reduced by \$50,000 as of December 1, 2015, and will be further reduced by \$1,000 per day; if FMERA has not acquired title from the Army by June 30, 2016, RPM will have the option of terminating the agreement, and receiving: (i) a refund of its deposit; (ii) reimbursement of its infrastructure construction costs; and (iii) 75% of its soft costs. FMERA will pay RPM (ii) and (iii) from proceeds of the sale of the property to a subsequent redeveloper; 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 RPM Development, LLC as the purchaser of the Officer Housing parcel in Oceanport pursuant to the January 16, 2013 Request 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 RPM as the purchaser of the Officer Housing parcel.

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: June 17, 2015  
ATTACHMENT

**EXHIBIT 1**

**ADOPTED  
June 17, 2015**

**Resolution Regarding  
Authorization for FMERA to Enter into a Purchase and Sale Agreement and  
Redevelopment Agreement with FM Partners, LLC for the Fitness Center**

**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 (EDC) with the Army; and

**WHEREAS**, at the Authority's May 20, 2015 meeting, the Board authorized 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; and

**WHEREAS**, negotiations between FMERA and FM Partners for a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) pursuant to the RFOTP for the Fitness Center, and per the Authority's Rules for the Sale of Real and Personal Property (Sales Rules) has resulted in the attached PSARA, which entails FM Partners paying \$3,450,000 and closing within 30 days of satisfaction of conditions precedent, including the execution of the Phase 2 agreement between FMERA and the Army and FMERA's acquisition of title from the Army; and

**WHEREAS**, the PSARA requires FM Partners to commence renovation within three months of closing, complete the renovations within twelve months, and incur a minimum investment of \$750,000; and

**WHEREAS**, redevelopment of the Fitness Center parcel will require an amendment to the Reuse Plan to allow FM Partners' sign on the water tower and because the property boundaries differ from those depicted in the Reuse Plan and encompass three different development districts; 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 FM Partners, LLC as the purchaser of the Fitness Center parcel in Oceanport pursuant to the March 14, 2014 Request 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 FM Partners, LLC as the purchaser of the Fitness Center parcel.

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: June 17, 2015  
ATTACHMENT

**EXHIBIT 2**



**ADOPTED  
June 17, 2015**

**Resolution Regarding  
Approval to Make the Barker Circle Complex, the Lodging Area, Allison Hall and  
Adjacent Properties and the Commissary Building Available  
through the Offer to Purchase Process**

**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**, section 9(j) of the Act authorizes the Authority to issue Requests for Proposals and section 9(bb) “to sell, exchange, assign, convey or otherwise dispose of any property” upon such terms and at such prices as it determines to be reasonable; and

**WHEREAS**, in accordance with Section 19:31C-2.5(a) of FMERA’s Rules for the Sale of Real and Personal Property, “[b]efore advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process”; and

**WHEREAS**, the Barker Circle Complex is a grouping of five barracks buildings, approximately 30,000 sf each, and immediately adjacent to the barracks are the Main Post Firehouse and Kaplan Hall, all located in the Fort’s historic district; and

**WHEREAS**, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) calls for the renovation of three of the five buildings into 75 units of housing, with the two remaining buildings, (buildings 206 and 208) adapted as municipal offices for the Borough of Oceanport, and the Firehouse and Kaplan Hall to be devoted to public and civic uses, respectively; and

**WHEREAS**, the Borough has advised that it does not need buildings 206 or 208 for public purposes; the Fire House is no longer needed as a fire house; FMERA staff has received significant interest in the Barker Circle Complex for renovation as housing and for alternate commercial uses; and the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value of the Barker Circle Complex because the buildings are closely spaced and will require shared parking and common areas; and

**WHEREAS**, Allison Hall is a 36,665 sf historic building located north of the Main Gate and fronting on Signal Avenue designated for office use in the Reuse Plan, and which is bordered on the south by a six acre mixed-use development site and on the north by Buildings 196, 199, 210 and 359, which are slated for demolition and replacement by a boutique hotel in the Reuse Plan; and

**WHEREAS**, FMERA staff has received specific interest in Allison Hall and its adjacent properties for the historic renovation of Allison Hall for commercial use and for compatible mixed-use development, and incorporating Allison Hall with adjacent properties into a single RFOTP process increases the potential for pursuing a comprehensive redevelopment of the area and could allow for cross-subsidization of the project elements and consistent design; and

**WHEREAS**, the Lodging Area consists of eight buildings located in Oceanport adjacent to Parker's Creek: Buildings 360 through 365 containing approximately 250 units and Buildings 270 and 271 consisting of historic properties, with Building 270 pledged for conveyance to the Affordable Housing Alliance under one of FMERA's Legally Binding Agreements; and

**WHEREAS**, Buildings 361 through 365 are designated for demolition in the Reuse Plan in connection with the development of a boutique hotel, and Buildings 360, 270 and 271 are slated for historic renovation as housing; and

**WHEREAS**, FMERA staff has received significant interest from prospective purchasers in the Lodging Area for retention and renovation of the buildings for health, wellness and conference uses or non-profit uses, and negotiation may be necessary to ensure that FMERA's redevelopment and planning objectives are met and that the value of the property, and the historic district, are maximized because the buildings are closely spaced, requiring shared parking and common areas; contain both historic and non-historic structures; and are interconnected with the abutting Officer Housing and Allison Hall parcels; and

**WHEREAS**, the Commissary is a 53,700 building that the Reuse Plan envisions as a future retail building; and

**WHEREAS**, FMERA staff has received specific interest in the Commissary for renovation into an alternate commercial use, and several factors that were not anticipated at the time of Reuse Plan adoption together will re-shape the configuration of surrounding Development District and diminish the potential for reusing the Commissary for retail; and

**WHEREAS**, the four parcels are Phase 2 properties under FMERA's letter of intent with the Army and FMERA anticipates executing an Economic Development Conveyance Agreement ("EDC") later this year; and

**WHEREAS**, for the reasons set forth in the attached memorandum, staff recommends offering these properties for sale through the offer to purchase process, and based on the anticipated future uses of the parcels, Reuse Plan amendments or variances will be necessary, and the Requests for Offers to Purchase will indicate this to prospective purchasers; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed making these four parcels available through the offer to purchase process and recommends them to the full Board of Members for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the Barker Circle Complex, the Lodging Area, Allison Hall and Adjacent Properties and the Commissary Building available through the offer to purchase process.

2. The Authority Authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Requests for Offer to Purchase and the notices of availability for sale through the offer to purchase process.

3. 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 shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Dated: June 17, 2015  
ATTACHMENT

**EXHIBIT 3**

**ADOPTED  
June 17, 2015**

Resolution Regarding  
**Extension to September 15, 2015 of the Use and Occupancy Memorandum of  
Understanding (MOU) for the Megill Housing Parcel in Eatontown**

**WHEREAS**, in October, 2014, the New Jersey Department of Human Services (DHS) contacted the Authority for the use of temporary housing of possible asymptomatic health care workers returning to the United States from Africa; and

**WHEREAS**, DHS indicated that the Fort Monmouth site would be used in conjunction with another location in northern New Jersey, and that only health care workers returning to the U.S. through Newark Airport would be possible occupants of the quarantine housing; and

**WHEREAS**, after review of other possible Fort Monmouth locations (including the Lodging Area in the Oceanport portion of the Fort), it was determined that the Megill Housing site offered DHS maximum security and confidentiality for any occupants with minimal impact to FMERA's daily operations; and

**WHEREAS**, on December 23, 2014, FMERA and DHS executed a Memorandum of Understanding (MOU) for the use of Megill Housing in Eatontown with an option to renew subject to both DHS and FMERA agreeing at least 30 days prior to June 30, 2015; to date, DHS has not housed anyone in the Megill Housing; and

**WHEREAS**, on May 29, 2015, FMERA received a letter from DHS requesting a 6 month renewal from July 1, 2015 through December 31, 2015 as DHS actively searches for a substitute site; and

**WHEREAS**, after discussions with FMERA and the Real Estate Committee, DHS has proposed a limited renewal until September 15, 2015 at which time DHS will vacate the site entirely; and

**WHEREAS**, the Real Estate Committee reviewed this matter and recommended presenting it to the full Board of Members.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons described in the attached memorandum, the Authority approves the extension to September 15, 2015 of the Use and Occupancy Memorandum of Understanding (MOU) with the Department of Human Services for the Megill Housing Parcel in Eatontown.

2. The Authority authorizes the Executive Director to execute the extension as generally outlined in the attached Board memorandum.

3. 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: June 17, 2015**  
**ATTACHMENT**

**EXHIBIT 4**



Fort Monmouth Economic Revitalization Authority (FMERA)  
Board Meeting  
June 17, 2015  
FMERA Office, Oceanport, New Jersey

**EXECUTIVE SESSION MINUTES**

**Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) -V
- Tim Lizura, President and COO, New Jersey Economic Development Authority (NJEDA) – V
- Michael Collins, Assistant Counsel, Office of the Governor’s Authorities Unit – V
- Dennis J. Connelly, Mayor of Eatontown – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport - V
- Dr. Robert Lucky, Public Member – V
- Lillian Burry, Monmouth County Freeholder - V
- John C. Raue, Senior Policy Advisor, Office of the Commissioner, NJ Department of Labor and Workforce Development
- Helene Rubin, Section Chief, Community Transportation Planning Assistance, NJ Department of Transportation

**V- Denotes Voting Member**

**Members Not Present:**

- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Gabriel I. Chacon, Deputy Attorney General
- FMERA staff

**Executive Session – OPMA EXEMPTION N.J.S.A 10:4-12(b)(7): Discuss Pending Contract Negotiations**

James V. Gorman, Chairman of the Board, began the Executive Session at 6:26 P.M. He summarized the request received by FMERA from the N.J. Department of Human Services (DHS) to extend to December 31, 2015 the current Memorandum of Understanding (MOU) for the use of the Megill Housing in Eatontown as part of the State’s Ebola preparedness efforts. FMERA rejected this initial request because the extended MOU would interfere with the marketing of this key parcel in the Fort’s redevelopment. DHS then provided an amended request to extend the MOU for a short-term while the Department identified another location to

maintain the quarantine. Acting Commissioner Beth Connelly addressed the Real Estate Committee and explained the ongoing need of the Department. Mr. Gorman noted that the Request for Offers to Purchase (RFOTP) for the Golf Course would be issued on schedule, in mid-July, and undergo the normal RFOTP process, with tours of the property beginning in mid-September. DHS has committed to vacating the premises by that time. The request before the Board would be an extension of the MOU to September 15, 2015, with no possibility of extensions at that time.

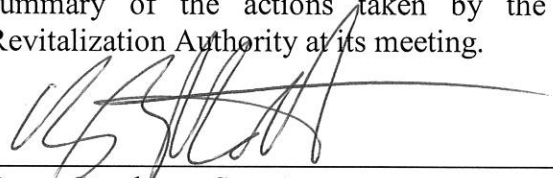
Mayor Michael Mahon, Oceanport, stated that as the mayor of a neighboring municipality, he felt it appropriate to defer to the Mayor of Eatontown. Mayor Dennis Connelly, Eatontown, stated that he felt FMERA and the DHS had negotiated the fairest deal, but he will be voting no in the interest of his community. He stated that other Board members should vote for whatever would be in the best interest of the Authority. Mr. Gorman noted as a reminder that the site would house asymptomatic healthcare workers, per the Centers for Disease Control (CDC) direction, for the 21-day quarantine period only. Tim Lizura, NJ EDA Representative, added that the State's Ebola Preparedness Plan goes beyond the CDC guidelines.

Mayor Gerald Turning, Tinton Falls, asked for a description of the site. Bruce Steadman, FMERA Executive Director, described the site and its location. No more than 13 dwelling units in 7 buildings are included in the MOU. Freeholder Lillian Burry, Monmouth County, asked if DHS would be responsible for demolishing the buildings at the time the MOU expired. Mr. Steadman stated that demolition is not included in the MOU, although FMERA contemplates that future redevelopment of the site will include demolition of these outdated buildings. Mr. Lizura provided a brief summary of the State's plan for the asymptomatic workers arriving at Newark Airport. Dr. Robert Lucky, public member, asked if there is a backup plan for DHS should the Board vote no. Mr. Steadman stated the current MOU would terminate on June 30, 2015, and DHS would no longer have access to the site. Mr. Gorman added that FMERA negotiated with DHS to identify the most favorable option for all parties. Michael Collins, Governor's Authorities Unit (GAU) Representative, reiterated that the September date was negotiated so as not to interfere with the RFOTP process for the Golf Course.

Freeholder Burry noted that the local legislators should publically voice their opinion of this extension. In response to a question on what would happen if the Governor vetoed the Board action on the MOU, Gabriel Chacon, Deputy Attorney General (DAG), noted that should the Governor reject the minutes of the Board meeting, the MOU would still terminate on June 30. Mr. Collins stated he did not foresee the Governor's Office rejecting the minutes should the Board vote down the request. Mr. Lizura asked if the Governor's Office could utilize the site in the case of a state of emergency, should the Board vote down the resolution. DAG Chacon stated that, generally, the Governor has very unique powers in the case of an emergency and that, as far as DAG Chacon knew, some of the decisions regarding the State's preparedness effort made at the time of the initial MOU were in relation to these emergency powers. Mayor Connelly asked if the Governor's Office would require Bruce to sign the MOU extension should the Board vote against the resolution. Bruce stated, and DAG Chacon confirmed, that he would not have the authority, even under delegated authority, to sign an agreement that the Board voted against.

On a motion by Tim Lizura, seconded by Michael Collins, and unanimously approved by all voting members present, the Board adjourned the Executive Session at 7:42 P.M. and opened the Public Session.

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

A handwritten signature in black ink, appearing to read 'Bruce Steadman', is written over a horizontal line.

Bruce Steadman, Secretary