

**Fort Monmouth Economic Revitalization Authority
Board Meeting
June 21, 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 Director – V
- Gerry Turning – Mayor of Tinton Falls – V
- Jay Coffey – Mayor of Oceanport – V
- George Jackson – Eatontown Borough Administrator – V
- Dr. Robert Lucky – Public Member – V
- Tom Huth – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Vice President 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
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

V – Denotes Voting Member

Members not present:

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 7:00p.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 May 17th regular meeting minutes. A motion was made to approve the minutes by Donna Sullivan and seconded by Robert Lucky.

AYES: 5

Lillian Burry abstained from voting stating that she was not at the May meeting.
George Jackson abstained from voting stating that he was not at the May meeting.
Jay Coffey abstained from voting stating that he was not at the May 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 stated that on behalf of the FMERA Board, he is extending sincere appreciation to Ms. Linda Range, NJDEP Environmental Specialist, who is retiring at the end of June after a long and successful career. For the last several years, Ms. Range has been the DEP's Case Manager for the Army's environmental projects at Fort Monmouth. Specifically, she has overseen the investigation and cleanup of the impacted Fort properties in accordance with New Jersey State regulations and guidance documents. Her responsibilities have included reviewing and responding to technical reports and workplans, coordinating with her case geologist and technical coordinator in spearheading the DEP's receipt, review, and commentary regarding the Army's plans and initiatives to address environmental areas of concern on the redevelopment of the Fort

Mr. Gorman asked Kenneth J. Kloo, to pass along the Board's thanks to Ms. Range for her outstanding support and guidance and to wish her the very best that the next chapter of her life will afford her.

Mr. Gorman stated that the Board would consider one board action: 1) Consideration of Approval of a Purchase and Sale Agreement and Redevelopment Agreement for the Oceanport Municipal Complex. As remembered, Superstorm Sandy devastated the Oceanport buildings limiting the Borough with limited physical facilities. It is the Authority's pleasure to assist the Borough with the municipal complex project and its future growth.

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 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 FMERA's final year of funding from the Office of Economic Adjustment will end on June 30. FMERA's partnership with OEA these past 6 years have been critical to our success and our path to financial self-sufficiency. They have provided funding to support our daily operations as well as many contractual items such as surveying, planning, legal, auditing, engineering and environmental services. As of July 1st, FMERA's budget will be funded solely by Economic Development Conveyance (EDC) revenue.

With the close of the 2nd quarter on June 30th, FMERA staff will begin preparing the financial and operational summary for the first half of 2017. Staff will be meeting to assess the first 6 months of 2017 and assess the performance against the 2017 organization goals. FMERA staff will present the financial and operational summary report to the Audit Committee at their next meeting.

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 had two auctions in the month of May and two in June:

- May 17th 10:00a.m. – Electrical Substation
- May 20th 10:00a.m. – Construction and Landscaping Equipment/Supplies

- June 7th 10:00a.m. – Material Handling Equipment and Warehouse Racking
- June 7th 1:00p.m. – Computers and Electrical Equipment and Business Equipment

The next auction will be on July 12th for the contents of Vail Hall including heavy duty power equipment and IT equipment. FMERA is planning a small lot auction for the September timeframe.

Utilities

- FMERA continues to experience issues with the old infrastructure including power failures, water leaks, inflow and infiltration that keep our sewage pump stations working hard in overload due to the significant rainfall finding its way into the sewer system. On a positive note, our property management team and their sub-contractors have been able to deal with all of these issues. They also completed the third round of water system flushing to keep our water system in compliance.
- FMERA submitted the Extension Deposit Authorization and a check for \$25,000 to NJAW which will enable them to issue the RFP for construction bid proposals. Construction should start in August.
- TRWRA awarded the design and engineering of the Main Post Oceanport sanitary sewer system contract on May 16th to Maser Consulting.

Suneagles Golf Course

The operator, Linx Golf Management reports that the poor weather continued through May and has reflected on the down numbers across the board. Through the first half of June, the operator is seeing closer to normal activity but still slightly down from last year. The greens are still in very good shape and the fairways are holding up quite well. The plan is to continue to verticut through the summer months so that adequate air flow will promote healthy greens and better root growth. Joes' 19th Hole is maintaining a steady flow of patrons and is doing well.

Property Management/Maintenance

The property management contractor, Chenega Operations Services (COS) has been dealing with various utility issues. They are now focused on shutting utilities to buildings that are not occupied and are not planned for reuse. Flushing of the Main Post water system continues to be a priority and they have been very active keeping the grass cut in response to requests.

Marina

The Marina is in full boating season mode. The deck is open and continues to draw a nice crowd. They have a new expanded menu and specialty cocktail offering.

FMERA would also like to thank the Monmouth County and Oceanport Public Works employees for the great job sprucing up the grounds for our Flag Day/Army Birthday/100th Anniversary event. We also want to thank the Shore Regional High School Band and Chorus for their participation in our celebration.

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 purchased the approximately 16,372 square foot building for use as a house of worship, and opened its doors in time for Easter Sunday services. This marked the second closing in Oceanport in as many months, after FMERA closed on the Officers Housing parcels on January 13th with RPM Development. The company is renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units, twenty (20%) percent of the total units 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 proposing to renovate and expand the facility, and received site plan approval from the Oceanport Planning Board last month;
- 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, which received site plan approval earlier this month and is scheduled to close this week; and

- 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;
- Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant; and
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places; and

On December 29th, FMERA issued two RFOTPs for the Lodging Area and Allison Hall. The Lodging Area RFOTP sought proposals for medium density residential, institutional/civic, and/or office/research development of the approximately 15-acre site. The Allison Hall RFOTP sought 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 were due on April 21st. FMERA received 1 proposal for the Allison Hall parcel, and 4 proposals for the Lodging Area parcel. An evaluation committee has evaluated the proposals and staff will begin negotiation with the lead bidders shortly.

On March 8th, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA indicated it would accept proposals that included 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 were due by June 2nd, and five proposals were received. An evaluation committee has been formed and will begin evaluation the proposals.

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, 40,000 sf of office space, and 302 housing units.

Also in Eatontown, FMERA has executed contracts on 2 parcels:

- Howard Commons, where American Properties at Monmouth, LLC, plans to build up to 251 residential units on approximately 64 acres on Pinebrook Road. American Properties will first be responsible for demolishing the existing housing units on the property; and
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA entered into a PSARA with Kenneth Schwartz for the development of a commercial arts-related project, including studio, performance and gallery space, as well as short-term residential units for artists.

FMERA is in negotiations for the sale and redevelopment of the Suneagles Golf Course in Eatontown, where the lead bidder proposes to reuse the Golf Course and Gibbs Hall and construct up to 75 residential units.

On June 7th, FMERA issued a Request for Sealed Bids for Purchase and Lease of the Bowling Center in Eatontown. The RFB is seeking bids for the purchase of the building, an approximately 17,600 square foot, twenty (20) lane bowling alley, and the ground lease of the approximately 2.7-acre parcel, located at Saltzman and Wilson Avenues. The Reuse Plan calls for the reuse of the building as a bowling alley. Bids are due by noon on July 10th.

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 site, 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.
- Fabrication 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, which is scheduled to close later this month;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel.
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, which 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. NJEDA is preparing to issue a request for demolition bids this month.

Candice Valente, Senior Marketing Officer, stated that FMERA hosted a Flag Day event on June 14th, honoring the Army's 242nd birthday, as well as the 100th anniversary of the Army presence at the Fort. Veterans, visitors and Fort Monmouth tenants came out to celebrate, and the first 100 visitors received a commemorative hat. FMERA staff welcomed the Shore Regional High School band to perform, as well as the Monmouth County Freeholders, members of FMERA's Board, and Army representatives. FMERA would like to thank all those involved in organizing the event, and pictures will be available on the FMERA website shortly.

On May 26th, FMERA issued a Request for Proposals for Real Estate Marketing Services. FMERA is seeking to engage a professional to provide lead generation and prospect sourcing, and assist with placemaking and media and publicity exposure. Proposals are due on June 27th.

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

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

Mayor Coffey asked how long it would take for the evaluation committee to have a recommendation regarding the Barker Circle RFOTP. Mr. Steadman stated the staff hoped to have a recommendation for the July Real Estate Committee meeting, or the August meeting at the latest.

Bruce Steadman echoed the Chairman's comments regarding Linda Range and added that Ms. Range is in the upper tier of the upper echelon of professionals within the State with respect to outstanding integrity, character, professionalism and responsiveness, and it has been a great pleasure working with her.

Mr. Steadman recognized Mike Wilson, Program Manager of the Office of Economic Adjustment (OEA). Mr. Steadman stated that FMERA would not be as far along and successful to date if not for the OEA's assistance. Mr. Steadman recognized the previous OEA representatives including John Leigh, Frank Barton, Rich Tenga, Bryant Monroe, as well as the OEA Director Patrick O'Brien. Mr. Steadman thanked Mr. Wilson, and asked that he pass along FMERA's sincere thanks and appreciation to Director O'Brien.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky 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 13th and discussed the following:

- Discussion regarding the Purchase and Sale and Redevelopment Agreement (PSARA) with the Borough of Oceanport for a 13-acre tract in the Fort's 900 area including 9 buildings. The conveyance will be administered as a Local Beneficial Use ("LBU") transaction. The Committee reached a consensus and agreed to recommend approval for the PSARA with the Borough of Oceanport to the Board.
- Discussion on Other Issues:
 - Parcel B: The PSARA is not in final for as there are currently two outstanding issues that are under review.
 - Suneagles Golf Course Housing: FMERA staff has met with the highest scoring developer and will be meeting with the Eatontown Ad Hoc Committee to discuss the proposal relative to the housing at the golf course.
 - Update on the Squier Hall contract: FMERA has met with the developer to discuss the term sheet.
 - Cushman & Wakefield contract: The Master Broker contract will be ending on July 19th. FMERA staff will be issuing an amendment or letter agreement to the contract to address compensation and close-out issues.
 - Marketing Services RFP: FMERA issued and RFP on May 26th. Proposals are due on June 27th.
 - Barker Circle RFP: FMERA received 4 proposals for Barker Circle and are currently evaluating.
 - Eatontown Purchase Update: Discussion regarding Eatontown's interest in purchasing 7.5 acres on Avenue of Memories for the Eatontown DPW year through the LBU process.

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

Kenneth J. Kloo stated that the Committee met on June 5th and discussed the following:

- The Committee thanked NJDEP Case Manager Linda Range for her many years of service to the State and to the Fort Monmouth redevelopment effort. The Committee welcomed Ashish Joshi, who will be taking over as the Fort Monmouth case manager for Ms. Range upon her retirement from State service on June 30th. The FMERA Executive Director provided a summary of the Committee's purpose and membership, and the Committee members introduced themselves, providing their affiliation and background information.
- The Committee reviewed the various parcels throughout the Fort where the Army has recently secured No Further Action (NFA) letters from the DEP. These include the following: Parcel 35 at the Teen Center in Tinton Falls; portions of Parcel 51 at the Motor Pool in Eatontown and the former thrift shop in Oceanport; portions of 49 and 50 at Squier Hall in Oceanport; Parcel 64 near the Commissary in Oceanport; and portions of Parcels 78, 79, 81 and 84 to the east of Oceanport Avenue. The Committee discussed the timeline for the Army to draft a Finding of Suitability to Transfer (FOST) for these parcels.
- FMERA staff provided a summary of the ongoing work related to the former dry-cleaning facility along the Avenue of Memories in Oceanport. Discussions with the NJDEP and Army continue.
- It was noted that the Record of Decision for seven of the former landfills located at Fort Monmouth has been submitted to the NJDEP and is undergoing review.
- FMERA continues to be compliant with all water distribution regulations. The public may access information regarding Fort Monmouth's water system at the New Jersey Drinking Water Watch website. The Committee discussed upcoming monitoring requirements, as well as the flushing practices in place.
- FMERA staff provided a summary of recent Requests for Offers to Purchase issued by FMERA. FMERA is evaluating proposals for three parcels in Oceanport, and plans to issue a Request for Sealed Bids for the Bowling Center in Eatontown in the near future.

Lillian Burry asked for the status of the environmental carve-out near the Monmouth County Swimming Pool parcel. Kenneth Kloo stated that he would follow up to confirm if a No Further Action (NFA) letter has been issued for the carve-out, and if not, what the timing would be.

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

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 met on June 1st and discussed the following:

- Discussion regarding Parcels C & C1. FMERA has executed a PSARA with Lennar Corporation.
 - Lennar is finalizing the site plan for Parcel C which will be developed to accommodate up to 239 residential units. 20% affordable housing results in 57 units on Parcel C which includes the affordable units for Parcel C1 as well.
 - Parcel C1 will be developed with up to 49 residential units and up to 58,000 sq. ft. of retail development.
- Discussion regarding Suneagles Golf Course. FMERA has begun discussions with the lead proposer. The RFOTP included an alternate use which includes the reuse of the Golf Course and up to 75 residential units within the 10-acre former Megill Housing, 15 of which will be affordable.
- Discussion regarding Howard Commons. FMERA has negotiated a PSARA with American Properties. The development will consist of approximately 251 residential units and up to 15,000 sf of retail space. 200 units will be owner-occupied single family detached residence and the remainder will constitute the required 20% affordable housing units
- Discussion regarding Parcel B. FMERA continues the exclusive negotiations with Fort Monmouth Parcel B Redevelopment, LLC. Parcel B will include retail and/or commercial development on the parcel with the number of housing units at 302, with 20% affordable (60 units).
- Discussion regarding the Nurses Quarters. The buildings will be developed as 24 one and two bedroom apartments with 20% affordable.
- Discussion regarding the current RFOTPs: Lodging Area, Allison Hall, and Barker Circle.

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

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

BOARD ACTIONS

- A) The item before the Board was Consideration of Approval of the Purchase and Sale Agreement & Redevelopment Agreement for Oceanport Municipal Complex.

The resolution is attached hereto and marked Exhibit 1.

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

Jay Coffey stated that the Borough of Oceanport is very excited regarding the Oceanport Complex and how the Fort redevelopment has taken a positive turn for Oceanport in having the new developers come to Oceanport. Mr. Coffey stated that Oceanport has been working with FMERA regarding the new tenants coming to the Fort.

Motion to Approve: ROBERT LUCKY Second: LILLIAN BURRY

AYes: 7

Jay Coffey abstained from voting stating that he represents Oceanport on the purchase.

OTHER ITEMS

Jay Coffey stated that due to work conflicts, it is difficult for him to attend the Board meetings and therefore asked the Chair if it would be acceptable to the Board to send a designee to the meetings. The Chair indicated that would be acceptable if/as needed. Mr. Coffey referred to a conversation he had had with Mr. Steadman after the last Board meeting.

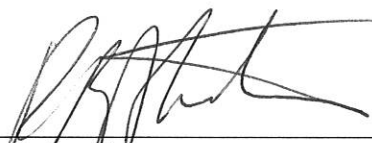
Mr. Steadman explained that he had reached out to Mayor Coffey to ask if the Mayor could increase his attendance at Board meetings due to the high number of important Oceanport issues that need to be resolved, in light of the increase in the number of redevelopment projects anticipated to take place within the Oceanport section of the Fort over the next several months. The Mayor indicated he could arrange his schedule so that he could meet with Mr. Steadman outside of the normal Board meeting schedule to address these important issues.

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 Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 7:50 p.m.

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



Bruce Steadman – Secretary

ADOPTED
June 21, 2017

Resolution Regarding
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement with the
Borough of Oceanport for a 13-Acre Parcel in Oceanport**

WHEREAS, the Borough of Oceanport submitted a request for a 13-acre parcel located along Murphy Drive in Oceanport to serve as a municipal complex for the Borough; and

WHEREAS, in May 2016, the FMERA Board approved Evaluation Scoring for Local Beneficial Use (LBU) Requests, and the Borough of Oceanport has requested that the conveyance be administered as a LBU transaction; and

WHEREAS, the 13-acre parcel includes Buildings 900, 901, 914, 915, 916, 917, 918, 977 and 983 (the Property); and

WHEREAS, in July 2016, the FMERA Board approved an amendment to the Fort Monmouth Reuse and Redevelopment Plan to allow for the parcel to be used a municipal complex, to include the reuse of Buildings 900, 901, 918, and 977 and the demolition of Buildings 914-917 and 983, as well as the construction of new facilities for the municipal complex; and

WHEREAS, FMERA provided the Borough with a draft Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

WHEREAS, the terms of the proposed PSARA include the following: the Borough will pay \$1,053,000 for the property, representing a 40% decrease from the appraised value based on the LBU scoring; closing will occur within thirty days following the expiration of the Due Diligence Period or within ten days after all of the Conditions Precedent to Closing are satisfied, which include the receipt by Seller of a reasonably acceptable form of Declaration of Covenants for the Property; Seller satisfying all conditions relating to the conveyance of marketable title and the consent of the NJEDA Board for the Borough to be designated the redeveloper for the project; and

WHEREAS, the PSARA states that the Borough will maintain its current workforce at the Property for a minimum of twelve months after project completion and will commence the renovation and demolition of the buildings within six months of closing, with all renovation and demolition completed by December 31, 2018; and

WHEREAS, there will be an Initial Closing of the Property excluding the existing Environmental Carve-out Parcel, which is still undergoing environmental remediation by the Army; and

WHEREAS, the Borough has agreed to the following in relation to infrastructure improvements: the Borough will contribute to the cost, not to exceed \$50,000, for a new water

main along Murphy Drive to the Property; the Borough shall also contribute a maximum of \$75,000 toward the cost of a new electric substation, no earlier than 18 months and no later than 24 months of the date of Closing on the Property; and the Borough shall also pay for its own service entrance upgrades if/when new electric distribution lines are installed along Murphy Drive; and

WHEREAS, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the conveyance to the Borough of Oceanport of a 13-acre Area in Oceanport and the attached draft of Purchase and Sale Agreement and Redevelopment Agreement for the Property. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

1. 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: June 21, 2017

EXHIBIT 1