



DISCOVER · INNOVATE · TRANSFORM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director and Secretary

DATE: July 15, 2015

SUBJECT: Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Approval of Previous Month’s Executive Session Minutes**
6. **Welcome – James V. Gorman, Chairman**
7. **Secretary’s Report**
8. **Treasurer’s Report**
9. **Executive Director’s Report:**
 - Update on Meetings with Army Representatives
 - Update on Requests for Proposals (RFPs) and Contracts
 - Update on Requests for Offers to Purchase (RFOTPs)
 - Update on Marketing Effort
 - Action Items for Next Month
10. **Committee Reports**
 - Audit Committee – Mayor Gerald Turning, Chairman
 - Real Estate Committee – James V. Gorman, Chairman
 - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
 - Historical Preservation Staff Advisory Committee – Bruce Steadman, Interim Chairman
 - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman

- Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Other Items**

12. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

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

- Discuss pending contract negotiations

14. **Adjournment**

Fort Monmouth Economic Revitalization Authority
Board Meeting
June 17, 2015
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ

MINUTES OF THE MEETING

I. Members of the Authority present:

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- 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 20th 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 20th 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 Kyrrillos 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. 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 1st 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 19th 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 26th;
- 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 26th 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 26th;
- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital, also due on June 26th;
- 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 26th.

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, 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, 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, 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 9th 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 15th. 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 27th 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 15th. 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 15th 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.

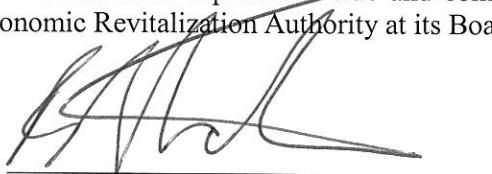
Mr. Steadman answered Bob English by stating that FMERA is currently awaiting a decision from the Attorney General's office regarding prevailing wage. Mr. Steadman stated that FMERA continues to issue RFOTPs and is accepting proposals and if and when needed, issues addendums.

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

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

DATE: July 15, 2015

SUBJECT: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the Comprehensive Annual Report; Update on Meetings with Army Representatives; Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

Treasurer's Report**1. Second Quarter Financial & Operational Summary**

With the close of the second quarter on June 30th, FMERA staff will begin preparing the 2015 Financial and Operational Summary for the first half of 2015. Staff will be meeting to review the first six months of 2015 and assess the performance against the 2015 organization goals. FMERA staff will present the financial and operational summary report to the Audit Committee at their next meeting.

Executive Director's Report**2. Update on Meetings with Army Representatives**

FMERA and the Army have been holding discussions on the future transfer of the balance of the Main Post since March 2014, when the terms of the Phase 2 purchase were finalized, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). After receiving support from the Board for the proposed terms negotiated by FMERA staff and Army representatives for the Authority's acquisition of the balance of the Main Post, staff submitted the Phase 2 Economic Development Conveyance application on July 1, 2014, and it is currently under review by the Army. A draft MOA is currently under review by staff and the Army. The Army has provided a draft Finding of Suitability to Transfer (FOST), an environmental review required before transfer, and it is currently under review by staff. 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 in the summer of 2015. We expect to request an Executive Session at the July Board meeting to discuss the specific terms to be negotiated with the MOA.

3. Update on RFPs and Contracts

The following is a summary of the status of RFPs and Contracts that FMERA has issued:

Auctioneer

We received the final results of the last two auction events at 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 <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. A summary of proceeds from the seven auction events held to-date is included with this month's Board package.

Utilities

FMERA continues to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. There have been two meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough's engineers and officials to plan a path forward for both sanitary sewer and water service. FMERA is 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 it to the Board at a subsequent meeting for approval.

Suneagles

The 1st tee project was completed and re-opened on June 8th. This project consisted of enlarging the overall teeing areas, re-grading and re-sodding the entire area. It has a new wonderful look and the feedback has been terrific with nothing but compliments from players. 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 has been closed temporarily for cleaning and building systems repairs.

Property Management/Maintenance

Our 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 continues to make great progress at the Marina. Building inspections have begun, with the final adjustments and corrections at the boathouse and restaurant in progress.

Staff has been hired and furnishings and equipment have been ordered and installed. Preparations continue for opening by the end of July. Marina operations and activities continue, as the boating season is well underway.

3. Update on RFOTPs

The following is a summary of the status of the RFOTPs issued in the Oceanport Reuse Area:

Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort in January 2013, and two proposals were received. The Officer Housing is intended for residential reuse consistent with the Reuse Plan. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with RPM Development Group in accordance with the Authority's Sales Rules. The Authority approved extensions to the exclusive negotiations period through April 2015. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2014 meeting of the Authority, the Board approved FMERA staff entering into a Lease with the Army and a Sublease with RPM for the property, enabling RPM to undertake due diligence and pursue financing and project approvals in advance of FMERA's execution of the Phase 2 EDC Agreement. The Officer Housing project has received preliminary and final major site plan and subdivision approval from the Oceanport Planning Board. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with RPM at last month's meeting.

Marina

In October 2013 an RFOTP was issued for the Marina Parcel in Oceanport. The Marina Parcel consists of 3.9 acres located at Oceanport and Riverside Avenues. The Property includes a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house constructed in 1986 and associated off-street parking. The Reuse Plan contemplates a marina/public boat ramp/restaurant on the property and the reuse of the existing boat house. Proposals were due in January 2014 and two were received. At the August 2014 meeting of the Authority, the Board approved entering into exclusive negotiations with the one compliant proposer, AP Development Partners, LLC (APDP). FMERA staff released a Request for Proposals (RFP) for a Marina Operator in the interim, and received one proposal from APDP. The operator opened the marina for boat traffic in June 2014. The operator has met with the NJDEP's Bureau of Coastal Land Use and Compliance to address a notice of 3 violations. Two of the violations are not related to any action or construction by the operator and the operator believes the Army and NJ DEP will reach a resolution. The remaining violation requires the operator to submit a CAFRA Permit Application for construction along the existing open deck, which is forthcoming. The operator expects these issues to be resolved. Marina operations for the 2015 season have begun and the boat house is expected to open shortly.

Russel Hall

Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. FMERA staff issued an initial RFOTP for Russel Hall in September 2013, with proposals due in November 2013. At the January 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with

the sole proposer, Kiely Realty Group, LLC, in accordance with the Authority's Sales Rules; the Board subsequently approved extending the exclusive negotiations term a total of 75 days. At the May 2014 meeting of the Authority, the Board approved a Lease with the Army and Sublease with Kiely, although the Sublease was never finalized or executed. FMERA and Kiely disagreed over the reactivation of the former heliport, and the Authority voted to end negotiations with Kiely, terminate the RFOTP and issue a new RFOTP at the December 2014 Board meeting. On February 13, 2015 FMERA issued an RFOTP for Russel Hall that includes a 4.6 acre parcel of land and excludes the former heliport. Proposals were due on April 13, 2015 and FMERA received 3 proposals. An evaluation committee scored the proposals and negotiations with the leading bidder have begun. FMERA staff hopes to bring a purchase agreement before the Board at an upcoming meeting.

Fitness Center

On March 14, 2014 an RFOTP was issued for the Fitness Center in the Oceanport Reuse Area of the Fort. The property consists of 7.75 acres of land and three buildings, as well as all of the fitness equipment located within Building 114. FMERA set \$1,950,000 as the minimum bid amount for the property. Proposals were due May 28, 2014, and one proposal was received. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2015 Board meeting, the Board approved entering into a Lease with the Army and a Sublease with FM Partners, LLC for the property, so the potential purchasers can begin site work and renovations in advance of a 2015 closing with the Army. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with FM Partners at the June meeting.

Main Post Chapel

In March 2014 an RFOTP was issued for the Main Post Chapel in the Oceanport Reuse Area of the Fort. The property encompasses 5 acres of land and a 16,372 square foot structure, consisting of a 600-seat chapel, an administrative wing, a classroom wing, and a kitchen. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Chapel is intended to be reused as a house of worship, per the Authority's Reuse Plan. The Property is in the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic. Proposals were due on May 9, 2014, and two proposals were received. The compliant proposer decided to retract its proposal. As there were no compliant proposals, FMERA proceeded to issue a second RFOTP on February 20, 2015 in accordance with the Authority's Sales Rules. Proposals were due on June 26, 2015, and one proposal was received. An evaluation committee will be formed to review the proposal.

Dance Hall

On March 13, 2015, FMERA issued an RFOTP for Building 552, the former recreation center in Oceanport referred to as the Dance Hall. Located on an approximately 4.2 acre parcel, the 16,420 gsf former recreation center was constructed circa-1941, and is adjacent to the Fort's Historic District. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Although the Reuse Plan contemplates demolition of Building 552, the unique design features of the building and its central location near the planned tech center at the McAfee building, the renovated Officer Housing and Fitness Center, and the Main Post Chapel,

lead FMERA staff to believe that the property has great potential for reuse as a restaurant, café, coffee house, microbrewery, gallery and/or performance space, serving small entertainment and recreation uses as it once did when the Fort was in operation. Green space could be maintained in the adjacent park space, which includes two memorials. Although permitted uses include office/research, institutional/civic or open space/recreation, FMERA will review offers that propose alternative uses. Proposals were due on June 26, 2015 and two proposals were received. An evaluation committee will be formed to review the proposals.

Nurses' Quarters

On March 13, 2015, FMERA issued an RFOTP for the Nurses' Quarters in Oceanport, Buildings 1077 and 1078, located on an approximately 3.75 acre parcel along Main Street and Stephenson Avenue. Built in 1962, the buildings contain 24 one- and two-bedroom units that were formerly used as apartments for Army nurses. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Reuse Plan contemplates the reuse of the buildings as mixed-income apartments, but FMERA will review offers that propose alternate uses. Proposals were due on June 26, 2015 and five proposals were received. An evaluation committee will be formed to review the proposals.

The following is a summary of the status of the RFOTPs issued in the Eatontown Reuse Area:

Howard Commons

Howard Commons is a 63.67-acre tract on Pinebrook Road in the Fort's Charles Wood Area. The property is currently improved with 486 townhouse units constructed by the Army in 1953, along with a 3,853 sf general purpose building. The Reuse Plan calls for the demolition of the existing improvements and their replacement with 275 dwelling units and approximately 15,000 sf of ancillary retail/commercial space. In accordance with the Reuse Plan, 20% of the new units will be affordable housing qualified. At the January 2014 meeting of the Authority the Board approved a PSARA for Howard Commons with HovWest Land Acquisition, LLC (HovWest). The Authority and HovWest executed the PSARA effective as of May 19, 2014. HovWest exercised its right under the PSARA to withdraw from the project, noting that higher than expected groundwater caused them to make this decision. At the August 2014 meeting of the Authority, the Board approved the termination of the RFOTP process and the issuance of a new RFOTP for Howard Commons, in accordance with the Authority's Sales Rules. Staff issued a new RFOTP for Howard Commons on December 29, 2014. The response date for the new RFOTP was extended to July 10, 2015, and three proposals were received. An evaluation committee will be formed to review the proposals.

Parcel B

In March 2013 FMERA publically issued an RFOTP for Parcel B, a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse Plan calls for Parcel B to be developed as a high quality lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments. Four proposals were received. At the February 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract and issue a new RFOTP for Parcel B, in accordance with the Authority's Sales Rules. The new RFOTP for Parcel B will seek proposals that meet the Reuse Plan's goal of creating a lifestyle town center, as an exciting and attractive gateway to the Fort.

At the January 2015 meeting, the Board authorized staff to add 12 acres to Parcel B and issue a new RFOTP, which will increase the square footage of retail and/or commercial development on the parcel to 250,000 square feet, while keeping the number of housing units at 302. Additionally, the new RFOTP will add another 12 acres including Mallette Hall as an optional component. On February 20, 2015 FMERA issued the RFOTP for the expanded Parcel B. Proposals were due on July 10, 2015, and five proposals were received. An evaluation committee will be formed to review the proposals.

The following is a summary of the status of the RFOTPs issued in the Tinton Falls Reuse Area:

Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June 2013 meeting of the Authority, the Board approved making the Pinebrook Road Commerce Center (buildings 2501 – 2504, 2506 and 2507, totaling approximately 44,000 sf) available through the offer to purchase process. The five fabrication shops consist of flex (industrial/office) space in varying configurations. There is also a building (building 2501) on site that is well-suited for use as office space. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. An RFOTP for the parcel was issued in September 2013, and three proposals were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the highest ranked proposer, Pinebrook Commerce Center, LLC (PCC), in accordance with the Authority's Sales Rules. The Board approved extensions of the exclusive negotiations period with PCC through April 2015, due to delays in negotiating an acceptable access plan for this section of the Charles Wood Area. At the April 15th meeting of the Authority, the Board approved a PSARA with PCC for the former fabrication shops.

Parcels C and C1

In March 2013 FMERA publically issued RFOTPs for Parcels C and C1. Three proposals were received for Parcel C, and three proposals were received for Parcel C1, with some firms submitting multiple scenarios for redevelopment. FMERA staff evaluated the proposals in accordance with the Authority's Sales Rules, and subsequently engaged in discussions with the highest ranked proposers. Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. The 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development. Parcel C1 is a 12-acre tract also located in the Tinton Falls Reuse Area. In accordance with Reuse Plan amendment #1, the property can accommodate up to 49 newly constructed residential units. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Lennar Corporation in accordance with the Authority's Sales Rules. The Authority has approved extensions to the exclusive negotiations period through March 2015. FMERA staff is finalizing a PSARA with Lennar and expects to present it for approval at an upcoming Board meeting.

Parcels V-1 and F-2

Parcel V-1 was a 10-acre tract in the Eatontown section of the former Fort which was put out for bid for the purpose of establishing a Veterans Community. An RFOTP was publically issued for the parcel in September 2013 and two proposals were received in December 2013. Both bidders proposed paying nominal consideration to acquire and redevelop the property into a Veterans community. At the June 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract. At its September

2014 meeting, the Authority approved the issuance of a new RFOTP for a Veterans project in the Tinton Falls Reuse Area, on a 15-acre site to be known as Parcel F-2, which includes approximately 8.2 acres of developable land and Buildings 2704 and 2719. The RFOTP for F-2 was issued on December 12, 2014 and proposals were due on March 13, 2015. FMERA has set \$650,000 as the minimum bid amount for the Parcel. One compliant proposal was received and an evaluation team has scored the proposal. Negotiations with the proposer continue, and a meeting of the Veterans Committee will be scheduled to discuss the project.

Pistol Range

In November 2013 an RFOTP was issued for the Pistol Range. The Pistol Range is a one-story 11,110 sf building, equipped with 10 indoor firing lanes, in the Tinton Falls Reuse Area of the former Fort. The range was constructed in 2006. The facility sits on a 1-acre parcel, which represents the minimum lot size needed to accommodate required parking and building setbacks. The RFOTP allowed respondents the option to provide alternate proposals that included the purchase of additional adjacent land and/or buildings and the use of the property for non-governmental purposes. Proposals were due in February 2014 and five were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, the highest ranked proposer, in accordance with the Authority's Sales Rules. PSARA negotiations are on-going.

Satellite Road Parcel 1

On August 14, 2014, an RFOTP was issued for a 1.5 acre parcel in the Tinton Falls area of the former Fort, bordering Satellite Road and Fire Line Drive. The property is in the Tinton Falls Tech/Office Campus and permitted uses include office/research, institutional/civic and open space/recreation. Proposals were due on October 17, 2014 and two were received. FMERA staff is currently negotiating with the higher ranked proposer.

Charles Wood Firehouse

In December 2013 an RFOTP was issued for the Charles Wood Firehouse in the Tinton Falls Reuse Area of the Fort. The Firehouse is a 10,000 sf structure on Corregidor Road, built in 2001. The permitted principal land use for the 2.3 acre parcel of land and building is institutional/civic reuse in the Fort's Reuse Plan. Proposals were due on March 20, 2014 and one proposal was received. Subsequently, the one proposer retracted its proposal. FMERA staff issued a second RFOTP on November 14, 2014 in accordance with the Authority's Sales Rules. Proposals were due on January 12, 2015 and two proposals were received. An evaluation team has reviewed the proposals and, following preliminary negotiations with the higher ranked proposer, that party withdrew its proposal. Staff is currently in discussions with the remaining proposer.

Parcel F-1

On December 5, 2014, FMERA issued an RFOTP for a 38 acre parcel in the Tinton Falls Reuse Area of the former Fort, which contains the 673,450 square foot Myer Center and the 47,592 square foot Night Vision Lab, as well as several support buildings. The Reuse Plan contemplates the renovation and reuse of both the Myer Center and the Lab as part of an office/high tech industry business campus. The RFOTP allowed for either a proposal consistent with the Reuse Plan or an alternate commercial use, including but not limited to sports, entertainment, and/or hospitality uses. This could include the demolition of the two buildings. Proposals were due March 6, 2015 and no proposals were received. Our master broker,

Cushman & Wakefield, is assisting FMERA staff in evaluating the options for reissuing the RFOTP.

Parcel F-3

On February 6, 2015, FMERA issued an RFOTP for a 3.5 acre parcel in the Tinton Falls Reuse Area, containing Building 2567, a 1,335 square foot building constructed in 1970. The building formerly housed a shopette/gas station and the property includes an above ground fuel tank and fuel dispensing island. The Reuse Plan envisions reuse of the property as a gas station, but FMERA will also entertain proposals for other commercial uses or open space/recreational uses. Proposals were due on April 7, 2015 and one proposal was received. An evaluation team has reviewed the proposal and will be making a recommendation at an upcoming meeting of the Board.

Building 2525

On February 13, 2015, FMERA issued an RFOTP for Building 2525, on a 13.5 acre parcel in the Tinton Falls Reuse Area. Building 2525, an 86,400± square foot office building, was constructed in 1942 and renovated in 1999, and was formerly used as administrative space by the Army. In addition to office/administrative/technology uses, FMERA indicated that it would accept proposals for other uses, excluding residential uses. Proposals were due on March 30, 2015 and one proposal was received. An evaluation team has reviewed the proposal and FMERA staff is negotiating with the proposer.

Child Development Center

On February 27, 2015, FMERA issued an RFOTP for Building 2290, the former Child Development Center (CDC), on a 7.4 acre parcel in Tinton Falls adjacent to CommVault's new world headquarters. Built in 1996, the CDC is a 19,600± square foot former daycare center, containing classrooms and a kitchen facility. The Reuse Plan contemplates reuse of the building as a child care/school facility, and permitted uses include institutional/civic and open space/recreation, although FMERA will review proposals for other uses. Proposals were due on May 27, 2015, and three proposals were received. An evaluation committee has been formed and has scored the proposals. Negotiations with the leading proposer are ongoing and FMERA staff plans to make a recommendation to the Board at an upcoming meeting.


4. Marketing Update

FMERA staff has extended the engagement of our master broker, Cushman & Wakefield (Cushman), for an additional year. Cushman was chosen as exclusive broker for the Fort in 2012, and is completing its initial 3-year contract period. The contract includes provisions for two 1-year extensions, at FMERA's option. One of the first action items for the fourth year of their contract will be updating and upgrading the signage outside the Fort, which is expected to go up this fall. FMERA and Cushman conduct, on average, a half a dozen tours per week. 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. The level of interest in the Fort property remains high.

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

5. Action Items for Next Month.

- 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



Approved/By: Bruce Steadman

Prepared by: Candice Valente

Summary of FMERA Auctions

Number of Auction Events - 7

Auction # 1 - 10/01/2014 - FBI Building & Sports Dome
 Auction # 2 - 10/15/2014 - Military Prep School
 Auction # 3 - 10/29/2014 - Buildings #1201, #1202 & #1203
 Auction # 4 - 12/10/2014 - Myer Center #1
 Auction # 5 - 12/11/2014 - Myer Center #2
 Auction # 6 - 04/21/2015 - Pulse Power Area
 Auction # 7 - 04/29/2015 - Network Integration Systems Area

Total Sales \$ 959,166

Commissions & Fees to Auctioneer* \$ 388,781

Expenses:

Advertising \$ 35,900

Additional Labor 90,650

Miscellaneous Expenses 25,527

Total Expenses \$ 152,077

Net to FMERA \$ 418,308

* Includes Auction Preparation - Cleaning, Staging, Cataloging, Labor