

**MINUTES OF THE MEETING**

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

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Dr. Robert Lucky, Public Member – V
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – V
- John Tobia, Monmouth County Director of Public Works and Engineering – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport – V
- Dennis Connelly, Mayor of Eatontown – V
- Tim Lizura, President and COO, NJ Economic Development Authority (NJEDA) – V (via phone)
- 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)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA) (via phone)

**V - Denotes Voting Member**

**Also present:**

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

II.

The meeting was called to order by Chairman James V. Gorman at 7:02p.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 June 17<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Michael Mahon and seconded by Dennis Connelly.

Motion to Approve: MICHAEL MAHON    Second: DENNIS CONNELLY  
AYes: 8

The second item of business was the approval of the June 17<sup>th</sup> Executive Session meeting minutes. A motion was made to approve the minutes by Michael Collins and seconded by Gerald Turning.

Motion to Approve: MICHAEL COLLINS    Second: GERALD TURNING  
AYes: 8

### 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 the Board would be entering into Executive Session to discuss pending contract negotiations.

The Chairman went on to state that there will be only one public comment periods at the meeting due to their being no Board Actions. 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 Mayor Turning has been appointed as the Acting Chairman of the Audit Committee.

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that with the close of the second quarter on June 30<sup>th</sup>, 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.

### VI. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that recent weekly conference calls with Army have been productive and the representatives on these calls have made it clear that the Army is focused and serious about transferring the Phase 2 property this Fall. The major focus currently is the finalization of the environmental carve-out parcels so they can be surveyed and incorporated in the Finding of Suitability to Transfer. FMERA believes that we are close to final agreement on this and the other pending comments on the draft FOST. The FOST, when issued will require a 30 day public review period and our goal is to finalize it this month. We are also finalizing the draft MOA, the negotiating terms of which will be discussed in Executive Session at tonight's meeting. 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 at the August Board meeting.

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

- 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. A summary of proceeds from the seven auction events held to-date is included with this month's Board package. Preparations for the next auction of Phase 1 property which will be held on July 16<sup>th</sup> are complete. The auction will include Buildings 2704, 2539 and 2540 and additional items from other facilities on Charles Wood. Additional information on the auction and auction catalogue is available at [www.theauctioneersgroup.com](http://www.theauctioneersgroup.com). Staff and the Auctioneer are also starting to identify buildings in Phase 2 to start inventorying and cataloging for potential events to be scheduled in the fall after property transfers. A public, community-focused, small-lot auction will be planned for next spring.

- Utilities  
FMERA continues to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. FMERA is also discussing roadways, public rights of way and easements with the three Boroughs. FMERA is currently actively engaged with the purchaser of Building 2525, the Borough of Tinton Falls and the public utilities to ensure availability of utilities within the purchaser's schedule. This includes securing the needed access and rights of entry agreements and easements. 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 an upcoming meeting for approval.
- Suneagles  
In May of 2015, there were 900 more rounds of golf than May of last year. June was over 300 rounds better than a year ago. July 4<sup>th</sup> weekend proved to be a record. Thursday, July 2<sup>nd</sup> through Sunday July 5<sup>th</sup> the course had just over 1,000 rounds of golf. July 3<sup>rd</sup> was a record day with 283 rounds. While Suneagles is still under year to date rounds compared to last year, at this rate the course just may pass it by year end. The golf pro has heard more compliments about the golf course the past 3 months than in the last 3 years. Play has increased due to the improved conditions. The 19<sup>th</sup> hole has been temporarily moved to Gibbs Hall from Joes due to some maintenance issues which are being addressed. There is outdoor seating, cable TV and a nice warm atmosphere. Feedback has been well beyond expectations, and repairs at Joes are being completed.
- Property Management/Maintenance  
FMERA's property management/maintenance contractor, Chenega Operations Services, has been 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. Thanks also to the Oceanport DPW and the Army caretaker force for their efforts in keeping the property attractive for visitors and potential purchasers.
- 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.

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

As the economy continues to improve, we've 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, with 5 more planned to go out this summer. Following is a town-by-town update:

In Tinton Falls, FMERA currently has proposals in hand 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; and
- Pistol Range, where the Board has selected Kiely Realty as purchaser.

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

In Eatontown, FMERA has proposals in hand on 2 properties:

- The Howard Commons site on Pinebrook Road, zoned for 275 townhouses and up to 15,000 sf of retail space, where we received 3 proposals on July 10<sup>th</sup>; and
- The expanded Parcel B, the mixed-use town center property fronting Route 35, calling for up to 250,000 sf of retail space and 302 housing units on about 77 acres, where we received 5 proposals, also on the 10<sup>th</sup> of July.

FMERA also plans to issue an RFOTP this summer for Suneagles Golf Course. A 10-acre section of the golf course is zoned for the construction of a new hotel & conference center. Tours for interested bidders will commence on September 15.

In Oceanport, FMERA recently received the following proposals:

- 1 proposal for the Main Post Chapel, a 16,000 sf facility with a 600-seat sanctuary;
- 5 proposals for the Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital; and
- 2 proposals for the 16,000 sf recreation building on Brewer Avenue known as the Dance Hall, which is projected for commercial reuse.

FMERA has completed the evaluations of the 3 proposals received for Russel Hall, the 40,000 sf former Garrison Headquarters building, and we've commenced discussions 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 is in the process of executing 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 expand the facility.

FMERA received Board approval in June to issue 4 additional RFOTPs for properties in Oceanport, including Barker Circle, Allison Hall, the Commissary Building and the Lodging Area. The Commissary RFOTP is scheduled to be released on July 17<sup>th</sup>, with the remainder issued by Labor Day.

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

Candice Valente, Senior Project Officer stated that FMERA staff extended the engagement of our master broker, Cushman & Wakefield, for an additional year. One of the first action items for the fourth year of their contract will be updating 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 that will be issued for proposals in the coming weeks. Please refer to our new website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletter.

Mr. Steadman listed 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.

- Continued meetings with Tinton Falls, Oceanport, Eatontown, and the County during the month regarding streets, utilities, and other important issues.

Mr. Steadman welcomed Kara Kopach, Senior Officer Development, as the newest member of our team. She will focus on and negotiating and reviewing Purchase/Sale and lease agreements as part of the Real Estate Development team with Dave Nuse and Candice Valente. Kara comes to FMERA after successful assignments with the Army, the NJEDA, and has completed her law degree at Seton Hall University.

## VII. COMMITTEE REPORTS

### a) AUDIT COMMITTEE (CHAIRMAN – GERALD TURNING - CHAIRMAN)

Gerald Turning stated that the Committee did not meet this month.

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

Chairman Gorman stated that the Committee met on June 9<sup>th</sup> and discussed the following:

- Discussion regarding the initiative proposed by Cushman & Wakefield for year 4 of the broker contract. This includes creating a plan to value, market and sell the McAfee Center, and the 400 Area for autonomous vehicle research.
- Discussion regarding the drafts of the new signage that C&W prepared. The Committee provided feedback for improvements to the signs. FMERA staff will provide feedback to C&W and present updated drafts at the next meeting.
- Discussion regarding the Child Development Center (CDC) in Tinton Falls. The evaluation process has been completed and FMERA is working with the highest scoring developer.
- Discussion regarding the various redevelopment scenarios in Tinton Falls that will require an amendment to the Reuse Plan. FMERA staff is recommending combining all of the current proposed amendments into a borough-wide amendment. The Committee reached a consensus and agreed that a borough-wide amendment would be reviewed.
- Discussion regarding the status of negotiations with the Army for the Economic Development Conveyance (EDC) Agreement for Phase II.
- Update on Rose Court Parcel
- Update on Pinebrook Road Park
- Update on Parcel F-2
- Update on Parcel C & C1

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

Kenneth J. Kloo stated that the Committee met on July 13<sup>th</sup> and discussed the following:

- Discussion and review of the Mandatory Conceptual Review process for the North Post Officer Housing. The one item of environmental concern noted by the developer is an active osprey nest which sits on a nesting platform constructed by the Army. DEP regulations prohibit any disturbance or removal of the nest during the breeding season of April 1 through August 31. The Committee discussed the ability of the developer to continue construction around the nesting platform without disturbing the nest. FMERA staff also noted that RPM has not reported any underground storage tanks during their environmental investigation of the parcel.
- Discussion and update on the ongoing work to resolve the DEP-issued Notice of Violation at the Marina in Oceanport. The Marina Operator, who is also the potential purchaser, has filed a CAFRA Individual Permit application for approval of additions/changes to the building/deck, and is awaiting a response from the DEP. The Operator has also relocated docks that were identified outside of the Tidelands permit area, which could potentially mitigate public access issues identified by the DEP. DEP will be performing a site visit to confirm the dock relocation. Both the Army and Marina Operator provided the DEP with copies of federal consistency approval/tidelands /plans issued in the 1970s and 1980s. DEP's

review of these documents found the bulkhead cited in the Notice of Violation was authorized in the 1980s. There is an upland Tidelands claim on the property that the Army is researching and will contact the DEP to discuss how best to resolve this issue, prior to the Army conveying title of the property to FMERA.

- Update on the status of discussions related to underground storage tanks on the Main Post. During the negotiations related to the Phase 2 Economic Development Conveyance Agreement (EDC), the Army published a report that suggested upwards of 250 potential underground storage tanks used for residential heating purposes. It was noted that the Army would be responsible for addressing any contamination discovered at any time related to the tanks; however, there was some initial concern that the potential existence of any of these tanks could be a deterrent to redevelopment. FMERA and DEP representatives provided a summary of the federal and state regulations related to underground storage tanks, and the Committee discussed the liabilities related to the tanks as property was transferred to private developers, as well as the claims process with the Army should these new owners discover contamination. Any impact on redevelopment appears to be minimal.
  - Update on the current and upcoming Requests for Offers to Purchase.
  - Update on the major issues included in the Finding of Suitability to Lease, or FOSL, for Buildings 601, 603, 604 and 678, all located in Oceanport and planned for autonomous vehicle research. Army records indicate all underground storage tanks were removed from the site and three transformers were removed in the 1990s. No lead paint or asbestos materials were identified in the newer building (601, 603 and 604), however, the FOSL identified areas of potential non-friable asbestos and lead paint in Building 678, which will not be an issue based on the parcel's intended use as a non-residential structure.
  - The Monmouth County representative noted the Monmouth County Master Plan is currently posted online for public review and comment. FMERA staff will share the link with the Committee.
- d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE BRUCE STEADMAN, INTERIM CHAIRMAN):

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

- 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):

John Tobia, on behalf of Lillian Burry, stated that the Committee did not meet this month.

## VIII. OTHER ITEMS

Mayor Mahon stated that the Fort's Historic Design Guidelines approved by the Board have been adopted by Oceanport's Planning Board.

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

Sara Breslow of Eatontown read a statement regarding the new prevailing wage language, stating that she opposes FMERA paying trades people less than prevailing wage for the redevelopment of the Fort. Ms. Breslow stated that the prevailing wage law has been mandated by the State of New Jersey and should be respected and followed. Ms. Breslow commented on the bonding that FMERA will be receiving from the Monmouth County Improvement Authority in order to purchase the Fort property. Ms. Breslow asserted that contamination remains on the Fort and asserted the Army will not be responsible for the cleanup after FMERA sells the property to the developers.

Beatrice Priestly of Eatontown stated that she was made aware that J.P. Morgan was looking for a building for their Technology division and suggested that FMERA contact them regarding the 1200 area. Ms. Priestly asked if the Avenue of Memories will be open soon.

Tom Mahedy of Wall Township asked for clarification of the public comment period protocol. Mr. Mahedy stated that he would like the names of the purchasers at the auctions. Mr. Mahedy asserted that the Army leaves contamination behind. 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.

Bruce Steadman answered Beatrice Priestly by stating that the Army still owns the Avenue of Memories and therefore will not allow the Avenue to be open to the public at this time. Mr. Steadman stated that when FMERA obtains title and at the same time is working with developers on Parcel B, this will dictate how and when the Avenue will be used. Mr. Steadman stated that FMERA will contact Cushman & Wakefield regarding J.P. Morgan's interest at the Fort.

Mr. Steadman answered Mr. Mahedy by stating that the public comment protocol has been made clear at previous meetings, and that FMERA has not diverted from it since making it public.

X. EXECUTIVE SESSION

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

A motion was made to enter into Executive Session by Michael Collins, seconded by Robert Lucky 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): Pending Contract Negotiations.

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

The Board returned to public session at 8:08p.m.

There being no further business, on a motion by John Tobia seconded by Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 8:10p.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