

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
August 26, 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**
- Gary Baldwin, Tinton Falls Borough Council President – **V** (Designee for Mayor Turning)
- John Patti, Oceanport Councilman – **V** (Designee for Mayor Mahon)
- Laurie Gavin, Eatontown Administrative Assistant – **V** (Designee for Mayor Connelly)
- Christine Roberts, Real Estate Finance & Development Manager, NJ Economic Development Authority (NJEDA) – **V** (Designee for Al Koepp)
- 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 7:00p.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 July 15<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Michael Collins and seconded by Robert Lucky.

Motion to Approve: MICHAEL COLLINS    Second: ROBERT LUCKY  
AYes: 8

The second item of business was the approval of the July 15<sup>th</sup> Executive Session meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Robert Lucky.

Motion to Approve: LILLIAN BURRY    Second: ROBERT LUCKY  
AYes: 6

Gary Baldwin abstained from voting stating that he was not at the July 15<sup>th</sup> Executive Session.  
John Patti abstained from voting stating that he was not at the July 15<sup>th</sup> Executive Session.

### 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: 1) consideration of approval of transmittal to host municipalities of proposed plan amendment #3 permitting alternative development scenario in Tinton Falls; 2) consideration of approval of conveyance of Teen Center and Swimming Pool parcel to County of Monmouth and reassignment of outstanding obligations; 3) consideration of approval of inter-agency agreement with Borough of Tinton Falls for infrastructure work; and 4) consideration of approval of request for offers to purchase the Barracks in Eatontown.

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 the FMERA Annual Board meeting is scheduled for September 16<sup>th</sup>. Mr. Steadman thanked the three Mayor's designees, John Patti designee for Oceanport, Gary Baldwin designee for Tinton Falls and Laurie Gavin designee for Eatontown, for their attendees tonight.

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that the budget process for 2016 is about to get underway. In the coming weeks, FMERA staff will hold budget sessions and begin drafting the 2016 FMERA budget. The draft budget will then be forwarded to the Audit Committee for its review. The 2016 FMERA budget is scheduled to be brought before the Board for its consideration and approval at the December Authority meeting.

John Patti asked what the budget was for 2015. Jennifer Lepore responded that she would provide that information to Mr. Patti

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

Tom Mahedy of Wall Township asserted that the Teen Center and Pool are contaminated and that there are toxic streams running through the area from the Myer Center. Mr. Mahedy asserted that the Teen Center is next to a toxic gas station. Mr. Mahedy stated that he is not in favor of any of the Board Actions. Mr. Mahedy stated that the NJSP barracks are contaminated from Superstorm Sandy and he is opposed to the Board action. Mr. Mahedy stated that the County will be taking money from the taxpayers regarding the inter-agency agreement.

Bruce Steadman stated that Mr. Mahedy has made the same unfounded assertions at many previous meetings. Mr. Steadman corrected Mr. Mahedy and stated that the Board Action is for the barracks in Eatontown and not the NJSP facility. Mr. Steadman further stated that the County and the Army have completed their environmental due diligence at the Teen Center and Pool which has been reviewed by the NJDEP.

Mr. Steadman stated that according to the County has invested over \$275,000 in infrastructure costs at the Teen Center including rebuilding the swimming pool, installing handicap accessible walkways, upgrading the electric services, bring the building up to modern fire and safety codes, repairing roof leaks, and making improvement efficiencies to the heating and air conditioning units.

Lillian Burry stated the County is absolutely delighted with the facility and the opportunity to receive the pool. Ms. Burry stated that the pool had a very positive impact on the County residents.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that FMERA continues to have weekly conference calls with the many Army organizations involved in the property transfer process. FMERA has established a Phase 2 Parcel Transfer Critical Actions list to guide us through the remaining actions required to effect transfer. There are 3 critical documents involved in the transfer, the Economic Development Conveyance application (EDC) which was submitted by FMERA to the Army last July, the Finding of Suitability to Transfer (FOST), an environmental review required before transfer which is in the final stages of completion, and the Memorandum of Agreement (MOA) which defines the terms and deal points agreed to. A draft MOA is currently under review by the Army and was the subject of a productive meeting between BRAC Counsel and the Army General Counsel last week. Staff will be reviewing the Army's comments resulting from that meeting and FMERA hope to get a final MOA to the Board in the next couple of months. We have recently finalized the review and comments on the FOST and it should be released for a 30 day public comment period within the next week or two. 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 October.

### Update on RFPs and Contracts

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

- Auctioneer

We received the final results of the last auction event at Buildings 2539, 2540 and 2704. FMERA's revenue after expenses was approximately \$\$13,000. Additional auctions of Phase 1 property are under consideration for the fall including the contents of the Megill housing. 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 of items that will be of particular interest to the local community 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. There have been 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. This agreement will serve as a template for a Phase 2 agreement which is currently under discussion. FMERA hopes to bring it to the Board at a subsequent meeting for approval.

- Suneagles

Play is up in spite of the recent hot humid weather. We continue to get high praise for the condition of the course despite the high humidity and heat, which are keeping the grounds keepers busy trying to keep up with the crabgrass. Joe's, which had been closed temporarily for cleaning and building systems repairs, has reopened and has never looked better.

- 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, prepping buildings and grounds in support of marketing site visits and assisting the Auctioneer. We are preparing for the transition to maintaining the Phase 2 property when transferred. Thanks go out to Kevin Courtney, Brian Reul our contractors, John Occhipinti, Charlie Goebel, Gary Ramsey and the Army Caretaker crew, Demetrio and his crew from the Oceanport DPW, and Mike Rigney and his crews from Monmouth County Public Works for keeping the property presentable and navigable.
- Marina  
The Marina restaurant and bar are open and have met with rave reviews. Business has been brisk and most evenings it has been standing room only at the bar and usually a wait for a table.

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

FMERA staff and our broker, Cushman & Wakefield, continue to see a growing level of interest in the Fort and its properties. FMERA has responded by issuing 10 Requests for Offers to Purchase so far in 2015, with 7 more planned to go out this year. Following is a town-by-town update:

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;
- 2 proposals for the 16,000 sf recreation building on Brewer Avenue known as the Dance Hall, which is projected for commercial reuse.

FMERA is currently in negotiations on the Chapel and Dance Hall, and will commence discussions with the highest ranked proposer for the Nurses Quarters later this week.

FMERA also completed the evaluations of the 3 proposals received for Russel Hall, the 40,000 sf former Garrison Headquarters building, and have 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 recently executed 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 1 proposal on August 17 for the Commissary, the 53,000 sf former grocery store at Razor Avenue and Murphy Drive.

FMERA received Board approval in June to issue RFOTPs for 3 other properties in Oceanport: Barker Circle, Allison Hall, and the Lodging Area. Those 3 RFOTPs will be released over the next few months.

In Eatontown, FMERA has proposals for 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>;
- 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 and Army staff have begun the process of evaluating the Howard Commons and Parcel B proposals, and we plan to begin discussions with the highest ranked proposers shortly.

FMERA plans to issue an RFOTP by Labor Day 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 or about September 15.

At tonight's meeting, FMERA will be asking the Board to authorize an RFOTP for the 6 barracks buildings on Semaphore Avenue in Eatontown, ideally for arts-related reuse.

In Tinton Falls, FMERA began negotiations on 6 properties: 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; the Child Development Center, a 20,000 sf facility previously used as a pre-school and daycare center; the Satellite Drive Parcel, a 1.5 acre building lot; and the Charles Wood Fire Station.

FMERA is in the final stages of 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 the Pistol Range, where the Board has selected Kiely Realty as purchaser.

In addition, we've executed 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.

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 anticipate co-hosting a pre-proposal conference for the upcoming Request for Offers to Purchase for the Suneagles Golf Course in Eatontown this fall. Please refer to our new website 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 thanked the County and Oceanport DPW for their excellent support of the Amry Caretaker in landscaping and mowing, The ground look great and are very welcoming to visitors.

Mr. Steadman noted that staff authorized a boundary line adjustment between the CDC property and the CommVault property to facilitate the placement of an architectural fence. As a result, an easement was granted to CommVault. The Executive Director is hereby notifying the Board.

## VIII. COMMITTEE REPORTS

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

Gary Baldwin, on behalf of 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 August 11<sup>th</sup> and discussed the following:

- Discussions regarding the two new drafts that Cushman & Wakefield provided for the new signage. FMERA staff will present the final layouts at the September Committee meeting.
- Discussion regarding Amendment #3 to the Reuse Plan that was prepared by Phillips Priess Grygiel (PPC) that would permit an alternative development scenario in Tinton Falls. The Committee reached a consensus and agreed to recommend Amendment #3 to the full Board or approval.
- Discussion regarding the Purchase and Sale & Redevelopment Agreement (PSARA) for Parcel C & C1. The parcels will include both residential and retail and Parcel C will include a community green as a neighborhood space.
- Discussion regarding the conveyance of the Teen Center and Swimming Pool in Tinton Falls to Monmouth County via a Purchase and Sale Agreement, and the reassignment of the balance of the discounted purchase price to future in-kind obligations. The Committee reached a consensus and agreed to recommend the conveyance to the full Board for approval.
- Discussion regarding the interagency agreement between FMERA and Tinton Falls to contract for sewer/water main design, planning and installation in the vicinity of Building 2525. The Committee reached a consensus and agreed to recommend the interagency agreement to the full Board for approval.
- Discussion regarding approval to make six former barracks known as Buildings 1102 through 1107 in the Eatontown section of the Fort available through the offer to purchase process. The Committee reached a consensus and agreed to recommend to the full Board to make the buildings available through the offer to purchase process.
- Other Issues Discussed
  - Dance Hall
  - Chapel
  - Nurses Quarters
  - Golf Course Deed restriction
  - County Homeless Shelter
  - CommVault Fence Line
  - Vietnam Veterans Memorial
  - Parcel F-2
  - Oceanport Post Office
  - Current and Upcoming RFOTPs
  - Proposed Conceptual Design for Main Post Sanitary Sewer Line

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

Kenneth J. Kloo stated that the Committee met on August 3<sup>rd</sup> and discussed the following:

The Environmental Staff Advisory Committee met on Monday, August 3, 2015 at 4:30 pm.

- Discussion regarding NJDEP representative's summary of the compliance averaging process approved by the NJDEP as a way to approach the evaluation of contamination on a site-wide basis, in order to better evaluate the actual risk to the public. There are four acceptable approaches and complete delineation of a site is required prior to using any of the four methods. The Committee discussed the Army's compliance averaging submittal for the Marina site, which the DEP did not accept because it did not comply with existing guidance. The National Advocacy Group Representative stated that many environmental groups take issue with the compliance averaging approach because they believe it may allow sites to inappropriately proceed through the regulatory process. DEP representatives responded that New Jersey's remediation standards and process are very conservative and, when applied appropriately, the compliance averaging process may better reflect the potential risk of exposure to contaminants.

- Discussion regarding other options for closing out the Marina site which could include a restricted use No Further Action determination (NFA), which would reference all contamination remaining on site and require a deed notice and inspections every other year to ensure the remedy remained protective.
- FMERA staff provided a summary of the M8 landfill, an approximately 8-acre former landfill on the Main Post. The Committee discussed the Army's past investigations and more recent sampling results. FMERA staff noted that the Army's last effort was to determine if the existing cover was sufficient, and ultimately concluded via sampling that it was not. Soil samples confirmed concentrations of PCBs and PAHs which may warrant hot-spot removal by the Army. Sampling of monitor wells continues due to elevated levels of volatile organics, pesticides and lead, however, the area of impacted ground water is limited and there has been no impact to the adjacent surface water. It was further noted that all of the landfills are considered environmental carve-outs for the future transfer of the Phase 2 property and, that if NFAs are not secured for the landfills, engineering and institutional controls will be required for ongoing monitoring and maintenance. Redevelopment of the landfills will be evaluated and any conditions that would detract from redevelopment must be identified for future landowners. Some committee members expressed reservations that a 2-foot soil cap would be sufficient due to its proximity to surface water.
- FMERA staff described the Finding of Suitability to Transfer (FOST) process for the Phase 2 property, which is currently under review by the Army. The final draft should be shared with FMERA staff and the DEP for their review shortly. The Committee discussed the process, and it was noted that the Committee will have an opportunity to review as well.
- Discussion regarding current Requests for Offers to Purchase (RFOTPs).

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):

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

IX. BOARD ACTIONS

- A) The first item before the Board was the consideration of approval of transmittal to host municipalities of proposed plan amendment #3 permitting alternative development scenario in Tinton Falls.

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

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

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Robert Lucky	X		
Michael Collins	X		
Lillian Burry	X		
Gary Baldwin	X		

John Patti	X		
Laurie Gavin	X		
Christine Roberts	X		

Motion to Approve: MICHAEL COLLINS    Second: ROBERT LUCKY  
 AYes: 8

B) The second item before the Board was the consideration of approval of conveyance of Teen Center and Swimming Pool to County of Monmouth and Reassignment of Outstanding obligations.

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

A motion was made to approve by Lillian Burry and was seconded by Michael Collins.

Motion to Approve: LILLIAN BURRY    Second: MICHAEL COLLINS  
 AYes 8

C) The third item before the Board was the consideration of approval of inter-agency agreement with Borough of Tinton Falls for Infrastructure work.

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

A motion was made to approve by Lillian Burry and was seconded by John Patti.

Motion to Approve: LILLIAN BURRY    Second: JOHN PATTI  
 AYes 8

D) The fourth item before the Board was the consideration of approval of Request to Offers to Purchase the Barracks buildings in Eatontown.

Candice Valente read the resolution which is attached hereto and marked Exhibit 4.  
 A motion was made to approve by Lillian Burry and was seconded by Laurie Gavin.

Motion to Approve: LILLIAN BURRY    Second: LAURIE GAVIN  
 AYes 8

X.    OTHER ITEMS

John Patti read a statement which is attached hereto.

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

Joe Irace, Oceanport Councilman stated that AcuteCare was sold to the Borough of Oceanport as an adult daycare center with associated medical suites. Mr. Irace stated that both Oceanport’s Borough Administrator and Monmouth County’s Administrator are very much against the location of the homeless shelter at Building 901. Mr. Irace asked why two unelected officials, Mr. Steadman and Mr. Harrison, are telling a town and County, who will be running the shelter, where it will be located. Mr. Irace stated that CommVault only moved two miles from Oceanport to Tinton Falls.

Beatrice Priestly of Eatontown asked if something could be done regarding the landscaping near Husky Brook Lake in Eatontown which is located on the Fort property.



Karen Josselyn of Oceanport stated that there was a lack of information given at the Board meeting. Ms. Josselyn stated that none of the Board members asked any questions regarding the resolutions. Ms. Josselyn asked where the economic revitalization in Oceanport is. Ms. Josselyn stated that aside from the three Mayors, none of the Board members are residents of the three host towns. Ms. Josselyn stated that there should be equitable distributions for all of the host towns.

Collin Wible of Oceanport asked that it be accurately reflected in the minutes when a Board member is not present and sends a delegate and that the designee be named in the minutes so that there is accurate history. Mr. Wible asked if the FMERA website can have the bios of the attendees of the meetings in order that the public has adequate information on who is making decisions for the host towns. Mr. Wible asked what due diligence is completed on the companies that will be developing at the Fort and whatever due diligence is given to FMERA should be shared with the public.

Chris Paglia of Oceanport asked for a show of hands from the Oceanport residents that were aware that the pool was open and available to Oceanport residents..

Keith Seely of Oceanport stated that a lot of things that are happening at the Fort are not great for Oceanport. Mr. Seely stated that there are no taxes being paid on any of the projects in Oceanport. Mr. Seely stated that the residents of Oceanport are paying for all of the emergency services and will be paying the taxes for all of the services.

David Steins of Oceanport stated when FMERA issues an RFOTP there should be a public forum which includes a list of bidders, what they want to develop with the property and move towards transparency. Mr. Steins stated that the Board is telling the residents who the developer will be and where they will be developing a property. Mr. Steins asked what the process is for awarding a project to the highest bidder. Mr. Steins stated that there needs to be more transparency on awarding properties.

Marc Lower of Oceanport asked what the process is for determining economic impact to the towns. Mr. Lower stated FMERA should be providing cash flow insight and the investments that will be made. Mr. Lower stated that the website is difficult to navigate and to find the RFOTPs that have been issued, and that there is a picture of the Little Silver train station.

Frank Baran of Oceanport stated that he lives across the street from AcuteCare and that the homeless shelter will be in the same area. Mr. Barren stated that this will cause his taxes to increase and property value to decrease. Mr. Barren asked what other businesses will be moving into Oceanport to cause him to want to move out of Oceanport.

Buzz Baldanza of Oceanport stated that as a former police officer of Oceanport he is aware of the former homeless shelter. Mr. Baldanza stated that the County needs to be asked who will provide medical services and who will be performing the background checks on the residents of the homeless shelter. Mr. Baldanza asked why the former West Point school is not being used for the homeless shelter.

Stefanie Osgoodby of Oceanport asked that Oceanport remain the town that it is today and that the residents and FMERA should be able to find good middle ground that makes it the reason that her family moved to Oceanport and at the same time helps FMERA created the jobs that they are tasked to do.

Tom Mahedy of Wall Township stated that the issue of transparency is what he has been trying to address for 10 years. Mr. Mahedy stated that Senator Singer is on the Board of AcuteCare and is the person who pushed the deal through. Mr. Mahedy asked what the profit was to the auctioneers. Mr. Mahedy asserted that the auctioneers were selected without going through the proper process. Mr. Mahedy asked what monies CommVault is receiving from NJEDA and are they paying taxes. Mr. Mahedy stated that the Veterans site is being put near a landfill . 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. Wible of Oceanport asked who is responsible for the cost of the environmental cleanup at the Fort.

Mr. Paglia, Oceanport Councilman stated that there has to be a better solution for the homeless shelter as opposed to a short time fix.

Mr. Steadman answered Mr. Irace by stating that Building 901 was the first building that the County looked at for the homeless shelter and that the County likes the building for that use. Mr. Steadman stated that the federal Base Realignment and Closure (BRAC) Act stipulates that a Homeless Assistance Submission (HAS) be part of the Redevelopment and Reuse Plan (Reuse Plan) for each base closure community. The Reuse Plan and HAS was prepared in 2007-2009 with input from the host municipalities and the County and submitted to the US Department of Housing and Urban Development (HUD). HUD approved the Fort Monmouth Reuse Plan and HAS in 2010. The approved plan called for a Homeless Shelter to be operated by the County and to be located in the Oceanport section of the Fort.

Mr. Steadman answered Ms. Priestly that due to Army caretaker budget cuts the area has not been landscaped, however, once FMERA takes ownership of the property, we will try to improve the look of the area.

Mr. Steadman answered Ms. Josselyn by stating with regards to residents having the lack of information regarding the Fort redevelopment, Mayor Mahon has been a member of the Board and the Real Estate Committee and Councilman Paglia is a member of the Housing Committee and both of these Committees are well informed. Also, Oceanport is represented on all of FMERA's other Advisory Committee. Mr. Steadman stated that the Real Estate Committee is a gateway of information prior to coming to the Board. Mr. Steadman stated that FMERA meets with the three boroughs and the County on a monthly basis. Mr. Steadman stated that the Executive Director's report, the RFOTPs, and all other important information regarding the redevelopment of the Fort are posted on FMERA's website, and updated monthly

Mr. Steadman answered Mr. Wible by stating that FMERA can adjust the past minutes to reflect the Board members designees and will confer with Chairman Gorman regarding the Board members bios on the website. Mr. Steadman stated that with regards to the due diligence that the information regarding the developers is kept confidential as long as necessary in order that the deals with the developers move forward without media involvement

Mr. Steadman answered Mr. Paglia stated that there has been information readily available from the County regarding the County swimming pool, and that since it has been so well attended, the County's marketing of it must be working

Mr. Steadman answered Mr. Seely by stating that there is approximately \$1B in rateables in the redevelopment of the Fort property. Mr. Steadman stated that Oceanport's portion should be approximately \$250M. Mr. Steadman stated that there will be non-for profits as there is in any redevelopment but that the goal is to seek rateables. Mr. Steadman stated that the Reuse Plan contains financial information with respect to the impact on each of the three boroughs.

Mr. Steadman answered Mr. Steins by stating that the Sales and Leasing Rules, which are on the FMERA website, detail the rules regarding the scoring process for each of the RFOTPs, the criteria and weighting, and layout the prescribed method by which the scoring is done

Mr. Steadman answered Mr. Lower by stating that Reuse Plan contains information regarding the economic investments to be generated by the redevelopment as estimated by the County. Mr. Steadman stated that the Army is preparing plans for the nine landfills and submitting to the NJDEP for evaluation and approval. The Army's goal is to receive No Further Action (NFAs) letters for the landfills. The Army is forever responsible for any contamination that is found and the County and the three host boroughs should have minimal if any costs associated with future the landfills.

Mr. Steadman answered Mr. Baran, Mr. Baldanza, Mr. Paglia and Ms. Osgoodby regarding the homeless shelter that he will be conferring with Mr. Gorman and staff before any decisions will be made. Mr. Steadman again stated that FMERA has a Legally Binding Agreement that has been authorized by HUD, partied to by the Army and signed by the County and FMERA that there will be a homeless shelter in Oceanport as shown in the Reuse Plan. Mr. Steadman stated that FMERA will look at a location for the shelter that will have minimal impact on property values and a place that the residents of the shelter will have a place to be accommodated.

Mr. Steadman stated that Mr. Mahedy's assertions have been answered in many previous meetings. Mr. Steadman stated that the information regarding the auctions has been made available to the public and the proceeds have been posted on the FMERA website. Mr. Steadman stated that FMERA has accounted for all monies received at the auctions. Mr. Steadman stated that with respect to the Veteran's site, that during inspection of the site that small debris and landfill was discovered bordering the adjacent landfill. The NJDEP and the Army have inspected the site and FMERA is moving forward with discussion with the lead developer while waiting for the Army and NJDEP's comments of this small landfill area. Mr. Steadman stated that he would not comment further on the negative comments made about Wanda Green. Mr. Steadman thanked Ms. Green for her excellent efforts here at Fort Monmouth.

There being no further business, on a motion by John Patti seconded by Lillian Burry and unanimously approved by all voting members present, the meeting was adjourned at 9:15p.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.



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David E. Nuse – Assistant Secretary

Thank you Mr. Chairman, Board Members and Mr. Stedman

I want to first acknowledge Mayor Mahon and that fact that I am filling in for the Mayor tonight. Long before any issues had arisen, the Mayor had asked that I attend in his absence and I obliged. I do remember a specific question to the Mayor that being "Will this be a quiet meeting". I think the question to the Mayor may have jinxed the proceeding here this evening.

Having said this, I am sure we are all aware that the Oceanport Public has attended this meeting in numbers. They attend not because there is nothing to do on this beautiful summer evening; they attend because of the growing concern of events and changes being thrust upon our town.

They attend because of unknowns, rumors and a disconnect with process. Some of the rumors were dispelled by the recent email forwarded by the executive Director Bruce Stedman and should be disseminated to all interested residents. But many of the unknowns are still out there. I ask permission by Mr. Stedman for that email to be disseminated to the Oceanport Residents.

As Mr. Stedman recognized by his attendance at the last council meeting, the residents are at their wits end with unwelcomed change. On council we have heard their voices and we agree that there needs to be more disclosure on the future of Fort Monmouth.

At the last meeting we discussed some of the recent events having to do with an obvious deception to our council and planning board regarding the use of a facility for drug rehab among other uses. A bait and switch so to speak. Whether or not this facility is state of the art, will serve the public or is a needed commodity is of no consequence when one of the first acts as a new neighbor, who is the recipient of Payment in Lieu of Taxes, is to deceive the residents of the Borough of Oceanport. I guess we'll see if there is a second chance to make a first impression...but I am skeptical.

As if the Borough was not dealing with enough on its plate, we are not confront with a possible re-location of a homeless shelter yards from our tax paying residence, elementary school and houses of value. Whether or not this was already in Oceanport, the circumstances have so substantially changed as to warrant the entire issue of the new placement of a Homeless Shelter to be thoroughly discussed, evaluated and viewed with a standard of "Best Interest"...Best Interest for Oceanport. That should be the standard that should be considered by this Board and the Executive Director from here forward.

As we approach the third year anniversary of an event that nearly destroyed our town, Hurricane Sandy, we as citizens of Oceanport look back with pride on how neighbor helped neighbor, how neighboring towns stopped everything to help and

how people from all over our nation sent manpower and material to get this town back on its feet. There were approximately 1200 homes damaged. The evidence in our town is still visible. We have been through a lot together as a town. We have shown all who watched that we in Oceanport are not people who quit, who bow down or who surrender. We are fighters.

We are also a town of generous volunteers, and welcome good neighbors to our town. Mr. Stedman we are seeking good neighbors. We don't want any further obligations...we have paid our dues.

Please listen to our residents. We ask nothing more than a fair and equitable share of this land. We never asked for the Fort closure, but we recognize that it is here and we have to deal with it. Let's open up the plan, the map whatever, and decide this as if your house was across the street from the proposed site. I'm positive that working together we can figure out this problem.

**ADOPTED**  
**August 26, 2015**

Resolution Regarding  
**Transmittal to Host Municipalities of Proposed Third Plan Amendment Permitting  
Alternative Development Scenario in Tinton Falls**

**WHEREAS**, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in N.J.A.C. 19:31C-3.27, authorize FMERA to amend the plan from time to time as development progresses; and

**WHEREAS**, pursuant to the FMERA Act and the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

**WHEREAS**, the proposed Amendment #3, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses a number of Fort Monmouth properties in the Tinton Falls Reuse Area and as an accommodation to the Borough of Tinton Falls, the proposed Amendment bundles these properties into a single amendment; and

**WHEREAS**, the alternative development at the Pinebrook Road Commerce Center Parcel includes the reuse of all five fabrication shops and their three ancillary buildings and allows light industrial/fabrication/assembly uses; and

**WHEREAS**, the alternative development at the Charles Wood Pistol Range and an adjacent 1.5 acre parcel along Satellite Drive allows commercial use; and

**WHEREAS**, the alternative development at Parcel C allows for the development of low-density residential uses, expands residential use to be located throughout this parcel, adjusts the number of low versus medium density units, permits a total of 243 residential units in this parcel, allows retail uses in the Hemphill Neighborhood and the Tech/Office/R&D Campus development districts areas within this parcel, and relocates four residential units from Parcel C1 to Parcel C; and

**WHEREAS**, the alternative development at Parcel F3 allows for the demolition of the commercial gas station, the use as institutional/civic, and the creation of a wetlands park with boardwalk; and

**WHEREAS**, the alternative development at the Charles Wood Fire Station allows for the commercial reuse of the Fire Station and ancillary commercial use of the adjacent parcel to the east; and

**WHEREAS**, staff has reviewed the proposed Amendment #3 with regard to the guidance for reviewing a proposed amendment and reached the following conclusions: (1) this Amendment would not change the total number of residential units planned in Tinton Falls; (2)

this Amendment affects only the Tinton Falls Reuse Area, and the value and use of adjacent parcels in Tinton Falls is increased due to the incorporation of market-driven interest and uses; (3) this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; (4) this Amendment is consistent with the Authority's BRAC obligations and the existing Phase 1 Economic Development Conveyance Agreement with the Army; and (5) this Amendment includes changes to circulation envisioned in the Reuse Plan to address the land use changes; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #3, and recommends approval of the transmittal of the proposed amendment to the governing body of each host municipality.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #3 to the Fort Monmouth Reuse and Redevelopment Plan that would permit alternative development scenarios in the Tinton Falls Reuse Area.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: August 26, 2015

**EXHIBIT 1**

**ADOPTED**  
**August 26, 2015**

Resolution Regarding  
**Conveyance of Teen Center and Swimming Pool to County of Monmouth and  
Reassignment of Outstanding County Obligations**

**WHEREAS**, the Teen Center and Swimming Pool facilities include Buildings 2566 and 2569 and their associated parking areas on approximately 6.5 acres in Tinton Falls; and

**WHEREAS**, the County is seeking to acquire the property as a public recreational facility to be managed by the Monmouth County Parks Department; and

**WHEREAS**, at the December 2012 meeting of the Authority, the Board approved the Notice of Interest evaluation scoring of the Property and authorized staff to transfer ownership to the County at a discounted price of \$502,645 to be paid through services in-kind, infrastructure improvements, or cash; and

**WHEREAS**, also in December 2012 the Board authorized FMERA to enter into a Developer Agreement among the County of Monmouth, the Borough of Tinton Falls, CommVault and FMERA (Developer Agreement); and

**WHEREAS**, the Developer Agreement provided for cost-sharing of off-site infrastructure improvements related to the redevelopment of Parcel E in Tinton Falls; and

**WHEREAS**, the cost of these off-site improvements was estimated by the County to total approximately \$502,645, which would be applied as a credit to the discounted price of the Teen Center and Swimming Pool; and

**WHEREAS**, the County has completed the approved off-site infrastructure improvements, including the installation of road and traffic light improvements at the intersection of Hope and Corregidor Roads, and improvements to Corregidor Road, at the total cost of \$280,816; and

**WHEREAS**, the County is eager to acquire title to the property to continue offering services to the general public, and is willing to provide additional services-in-kind and/or infrastructure improvements to meet the total discounted purchase price of the property; and

**WHEREAS**, FMERA staff has identified the following site improvements and services, estimated to total approximately \$221,828: (1) rebuild Murphy Drive Culvert, (2) road improvements and repaving following installation of water and sewer infrastructure, (3) landscaping and upkeep of recreational and passive open space, (4) storm sewer maintenance and repair, and (5) excavation projects as required; and



**WHEREAS**, the Real Estate Committee recommends that the Board approve the conveyance of the Teen Center and Swimming Pool in Tinton Falls to the County and reassign the balance of the discounted purchase price from the County to future obligations;

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the reassignment of the balance of the discounted purchase price from the County to future obligations and the conveyance to the County of Monmouth of the Teen Center and Swimming Pool in Tinton Falls on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and with final terms acceptable to the Executive Director and the Attorney General's Office. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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: August 26, 2015

**EXHIBIT 2**

**ADOPTED**  
**August 26, 2015**

Resolution Regarding  
**Approval of the Interagency Agreement between FMERA and Tinton Falls for  
Infrastructure Work**

**WHEREAS**, on February 13, 2015, the Fort Monmouth Economic Revitalization Authority (FMERA) issued a Request for Offers to Purchase (RFOTP) for Building 2525, and received one proposal from RADAR Properties, LLC (Radar) on March 30, 2015; and

**WHEREAS**, FMERA has negotiated a term sheet with RADAR and has engaged outside counsel to draft a Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

**WHEREAS**, under its delegated operating authority, FMERA staff entered into an escrow letter agreement whereby RADAR deposited \$90,000 with FMERA for costs and expenses of the design, installation and/or reconnection of sanitary sewer and water utilities servicing Building 2525; and

**WHEREAS**, the Borough of Tinton Falls will provide the design, planning and installation of both a sewer line and water main for utility service for Building 2525 and engineering services associated with this project through a Memorandum of Understanding (MOU) with FMERA, subject to the approval of the Attorney General's Office; and

**WHEREAS**, upon notification of RADAR using an alternate means to complete the water main installation and service for Building 2525, the Borough of Tinton Falls shall continue to honor this interagency agreement for the design, planning and installation of the sewer line portion of this project; and

**WHEREAS**, if RADAR elects to have the Borough of Tinton Falls complete final design and installation of the water main, the escrow letter agreement will be increased and RADAR will deposit additional funds with FMERA to cover the costs and expenses of such work.; and

**WHEREAS**, the Real Estate Committee recommends that the Board authorize the interagency agreement between FMERA and the Borough of Tinton Falls and possibly increasing the amount of the escrow letter agreement with RADAR if needed to complete the subject work;

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Board authorizes: (i) the interagency agreement between FMERA and the Borough of Tinton Falls to coordinate the design, planning and installation of a sewer line and water main for Building 2525; and (ii) possibly increasing the amount of the escrow letter agreement with RADAR

Properties, LLC, if needed to complete the subject work. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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: August 26, 2015

**EXHIBIT 3**

**ADOPTED**  
**August 26, 2015**

Resolution Regarding  
**Approval to Make Buildings 1102 through 1107 on the Main Post Available through the Offer to Purchase Process**

**WHEREAS**, in accordance with Section 19:31C-2.5(a) of FMERA's Rules for the Sale of Real and Personal Property, "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**, Buildings 1102 through 1107 (the Barracks) are six World War II-era, two-story wood frame buildings located on the Main Post constructed in 1942, which total approximately 24,780 square feet and occupy approximately 2.1 acres; and

**WHEREAS**, the Barracks were targeted for demolition in the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) and the land added to Soldiers Park, which is located across Semaphore Avenue from the Barracks; and

**WHEREAS**, FMERA staff recommends proceeding with the offer to purchase process for the Barracks because all other barracks on Fort Monmouth are slated for demolition and these buildings represent a unique component of the Fort's history, staff has received specific interest in the Barracks for adaptive reuse as artist live/work space, the proximity of the Barracks to Soldiers Park offers beneficial opportunities for arts-based programming and exhibitions, and the Request for Offers to Purchase ("RFOTP") process will enable FMERA to negotiate a redevelopment agreement that best achieves FMERA's objectives and balances open space and arts-based development goals; and

**WHEREAS**, the Barracks are located on a Phase 2 parcel in the Main Post and FMERA's sale of the property will be contingent on FMERA's acquisition of title from the U.S. Army; and

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

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making Buildings 1102 through 1107 and the adjacent property in Eatontown available through the offer to purchase process, as set forth in the attached memorandum.
2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Request for Offer to Purchase and the notice 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 for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: August 26, 2015

**EXHIBIT 4**