

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 17, 2016
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- James V. Gorman – Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder – V
- Dr. Robert Lucky – Public Member – V
- Gerry Turning – Mayor of Tinton Falls – V
- Jay Coffey – Mayor of Oceanport – V
- Dennis Connelly – Mayor of Eatontown – V
- Tim Lizura – President & Chief Operating Officer, NJ Economic Development Authority – V
- Michael Collins – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- David Kuhn, Assistant Commissioner of Capital Investment Planning & Grant Administration, NJ Department of Transportation

V – Denotes Voting Member

Members not present:

- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

Also present:

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

The meeting was called to order by Chairman James V. Gorman at 7:00 who led the meeting in the Pledge of Allegiance to the flag of the United States of America.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman announced that the notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, that the meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA and NJEDA websites.

The first item of business was the approval of the July 20th regular 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: 8

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 since its inception, FMERA has been required to negotiate with the U.S. Army for each parcel that is under redevelopment in the Phase 1 EDC, a time consuming, expensive and lengthy process. When the Authority saw an opportunity to speed up the economic revitalization of the Fort by purchasing the Phase 2 EDC property outright from the Army, we seized the opportunity. We negotiated an attractive purchase price with the Army, and evaluated different ways and means to finance the purchase. Mr. Gorman stated that he is pleased that tonight we are one stop closer to making that a reality. Due to the excellent efforts and leadership of Freeholder Burry in conjunction with Freeholder Director Tom Arnone, and the other Monmouth County Freeholders, the Authority has been informed that the Board of Chosen Freeholders has passed the initial motion to approve the County's guarantee of the financing arrangement permitting FMERA to purchase the Phase 2 EDC from the Army, thereby permitting the closings of three executed contracts and speed the closings of six other projects currently pending. Mr. Gorman stated that final approval of the financing guaranteed by the County is scheduled at the next County meeting, and there will be additional information during the Executive Director's report at tonight's meeting.

Mr. Gorman stated that in addition to extending a thank you to the Freeholders, he extended his personal thanks to Mayor Coffey of Oceanport, Mayor Connelly of Eatontown and Mayor Turning of Tinton Falls for their continuing strong support for the County's financing guarantee of the purchase of the Phase 2 EDC property.

Mr. Gorman also shared his thanks and showed support to the Oceanport Police Department for their presence at 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 five board items: 1) Consideration of Approval of Plan Amendment #7 permitting additional development scenario in Oceanport; 2) Consideration of Approval of an amended administrative letter for emergency homeless shelter; 3) Consideration of Approval of a deed of roadway dedication to Tinton Falls for Heliport Drive; 4) Consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement for the Dance Hall in Oceanport and 5) Consideration of Approval of a pre-qualified pool of Real Estate Appraisal firms.

The Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meetings protocol, 3 minutes per speaker for the first, 5 minutes per speaker for the second. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Chairman continued by stating that in his role as Chairman he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

SECRETARY'S REPORT

Mr. Steadman stated that the Annual meeting is scheduled for September 21st.

TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that with the close of the second quarter on June 30th, FMERA staff has prepared the financial and operational summary for the first half of 2016. Staff will present the financial and operational summary report to the Audit Committee at its September meeting. FMERA staff and

counsel participated in meetings and conference calls over the past month with representatives of the County of Monmouth and the Monmouth County Improvement Authority regarding FMERA's requested Phase 2 EDC financing. A reimbursement resolution was approved by the Board at the July meeting. The balance of the financing documents are currently in preparation, and staff plans to seek Board approval for those items at the September meeting. The New Jersey Local Finance Board provided findings August 10, 2016 with respect to MCIA's note sale, and the Monmouth County Board of Chosen Freeholders introduced a resolution on August 11, 2016 guarantying the notes. The resolution will be considered for final adoption at the Freeholders' August 24, 2016 meeting.

PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning, stated that staff submitted the Phase 2 Economic Development Conveyance (EDC) application on July 1, 2014, and it has been approved by the Army. At the April 2016 meeting of the Board, staff presented a substantially final form of the Phase 2 MOA, which the Board approved. The Army and FMERA are working toward a fall 2016 closing with the Army. The Army is currently completing the deed which will be reviewed by FMERA. The final Finding of Suitability to Transfer (FOST), the Army's environmental history document has been completed, including Army's responses to comments received from FMERA, the NJDEP and members of the public. The FOST is currently being reviewed via the Army DOD process and will be released and available to the public within the next few weeks.

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

Auctioneer

There was an auction of equipment at the Pulse Power Plant on August 17th and the results will be presented at the next meeting. The Auctioneer's Group is planning on some large auctions in the fall once the Phase 2 property transfers. In the meantime The Auctioneer's Group is prepping and staging the Phase 2 buildings for the fall auctions. There will be a small-lot auction for the general public scheduled after the transfer of the Phase 2 property.

Utilities

- FMERA continues to plan for upgrades to utility systems, and to work with the public utilities and our subcontractors to ensure required utilities are safe and operational.
- The Oceanport Engineer under an MOU between the Borough and FMERA is completing work on design of a water main extension to accommodate the historic district development, the fitness center, FMERA offices and additional pending sales in the area surrounding the historic district. The draft plans should be delivered this week.
- FMERA is also discussing roadways, public rights of way and easements with the three Boroughs and the County of Monmouth. The transfer agreement for the Charles Wood Electrical system to JCP&L was approved at the April board meeting and is complete. This agreement will also serve as a template for a Phase 2 electrical agreement which is currently under discussion.
- FMERA is also working toward an MOU with Two Rivers Water Reclamation Authority to define the terms and responsibilities for the future maintenance and operation of the existing sanitary sewer system and the transition to a proposed new system serving the Oceanport area of the Fort.

Suneagles Golf Course

LINX Golf Management, FMERA's operator, reports –

“The weather continues to be the big story around the golf course. The cold and rainy spring followed up with a summer of extreme heat. To date, we are pacing approximately 2,000 rounds short of where we were a year ago. Despite play being down, the course is holding up extremely well. Conditions for this time of year are

well above norms. We are proud to say that our crew has done an exceptional job dealing with the severe weather elements. We continue to hand water greens throughout the day to supplement auto irrigation. Applying wetting agents to greens and tees has also helped as well. Other measures have included weekly spray application of fertilizer and fungicides to greens, bi-weekly spraying on tees and monthly spraying on fairways. Additional areas of attention include bi-weekly verticutting greens and tee patching. We have scheduled an aggressive fall aerification program for the greens on September 21-23. Despite the challenges, feedback remains very positive. With the hope of good weather conditions for the remainder of the year, we remain optimistic that we can catch up on some lost rounds and finish strong.”

Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services and the Army Caretakers have been busy keeping our property presentable and secure, and monitoring buildings and properties for current marketing purposes. The recent summer storms have kept them busy checking and clearing roof and floor drains, storm sewer basins, and making minor repairs due to storm related damage. FMERA is also preparing for the transition of maintaining the Phase 2 property when transferred to FMERA. Thank you to the County Highway District, the Oceanport DPW, the Eatontown DPW and the Tinton Falls DPW for their help and support.

Marina

The Marina celebrated their first anniversary this past month with an all weekend Happy Hour. Business continues to grow and the boat rental business is becoming a popular service as well.

Appraiser Request for Qualifications

FMERA issued a Request for Qualifications (RFQ) for Real Estate Appraisal Services on March 8th. Through this RFQ, the Authority sought to establish a pre-qualified pool of five (5) to ten (10) qualified firms to provide these services on an as needed basis. The responses were due on April 15th, and 10 responses were received. Staff has evaluated these proposals and is recommending seven firms for approval by the Board at tonight's meeting.

Kara Kopach, Senior Development Officer gave the following is a town-by-town summary of the status of redevelopment projects.

In **Oceanport**, FMERA has executed contracts on 3 parcels:

- Officer Housing, consisting of 117 historic housing units, where RPM Development is the selected purchaser;
- Fitness Center, where FM Partners, LLC, is proposing to renovate and expand the facility;
- Russel Hall, the 40,000 square-foot former Garrison Headquarters building, to TetherView Property Management, LLC, a private cloud computing services company from New York.

FMERA will present a recommendation to approve a contract for the Dance Hall at tonight's meeting. The Dance Hall is a 16,000 square-foot former recreation building on Brewer Avenue, planned for commercial and retail uses, including entertainment and restaurant purposes.

FMERA is in negotiations for the sale and redevelopment of the following 3 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and contemplated for a marina/public boat ramp and restaurant.
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, that is slated for office/research, institutional/civic (including educational) and open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places. Sale of the parcel, and all Phase 2 parcels, is contingent on the execution of the Phase 2 Economic Development Conveyance Agreement with the Army.

FMERA has received Board approval to issue RFOTPs for several other properties in Oceanport, including Barker Circle, Allison Hall, the Main Post Chapel and the Lodging Area.

In **Eatontown**, FMERA is in negotiations for the sale and redevelopment of 2 properties:

- Howard Commons on Pinebrook Road, zoned for up to 275 homes and up to 15,000 square feet of retail space, where FMERA is in negotiations with the lead proposer;
- Parcel B, an expanded parcel including up to 89 acres for a mixed-use town center along Route 35 to include approximately 250,000 square feet of retail space and 302 housing units, where Fort Monmouth Parcel B Redevelopment, LLC, has been approved for exclusive negotiations.

FMERA issued an RFOTP for 6 former barracks buildings on Semaphore Avenue in Eatontown. FMERA is seeking proposals to use the approximately 4.4-acre parcel for a use consistent with the Reuse Plan, namely open space, or for an alternate use which includes the reuse of Buildings 1102 through 1107 for a cultural center that promotes the arts, music, entertainment or a museum, including up to 12 units of artist short-term residential space, or for a non-residential arts-based use. The potential purchaser and any subsequent owners will be required to maintain the 2 existing monuments and the approximately 2 acre Soldiers Park as open space following transfer of title. Proposals are due on August 29th.

FMERA is also exploring options for the reissuance of an RFOTP for the Suneagles Golf Course.

In **Tinton Falls**, FMERA closed on two properties this year:

- Building 2525, sold to RADAR Properties in February, which will lease the building to Aaski Technology and other tenants for technology and office uses;
- Child Development Center, sold to Trinity Hall in March, which will relocate the all girls high school to the site as their new home for the upcoming school year.

FMERA has executed contracts on another four projects:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development;
- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrades to the former Pistol Range, and additional office and commercial uses on the combined approximately 5 acre parcel.
- Parcel F-3, the former gas station and convenience store along Hope Road, which the Monmouth County Park System will utilize in conjunction with the adjacent Recreation Center and Swimming Pool, to expand services and public open space amenities.
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, is currently open to the public through a lease with the County.

FMERA is in negotiations for a contract related to the sale and redevelopment of the Charles Wood Fire Station, an approximately 4 acre parcel along Corregidor Road in the Tinton Falls Reuse Area. FMERA received 5 proposals to the RFOTP, and an independent evaluation committee scored those proposals and recommended FMERA begin negotiations with the highest scoring bidder. FMERA sought proposals to redevelop the site for civic/institutional or commercial/retail uses.

FMERA has also received Board approval to issue an RFOTP for Parcel F-2, and will evaluate options for issuing an updated RFOTP for Parcel F-1, which includes the Myer Center.

FMERA staff actively markets the Fort to the real estate industry by participating in conferences and events throughout the region. Fort Monmouth will be the focus of a Conference Session at the 20th Annual Governor's Conference on Housing and Economic Development on September 19th and 20th. The Conference, sponsored by

the NJ Housing and Mortgage Finance Agency, the NJ Department of Community Affairs and the NJ Economic Development Authority, brings together public and private sector partners, as well as community and housing advocates and industry experts, to focus on economic development and affordable housing creation in the state. The panel of speakers for the Fort Monmouth session includes Mayor Dennis Connelly from Eatontown, the CEO of TetherView, Mike Abboud, the president of Paramount Realty, Maurice Zekaria, and Les Smith, Senior Director from Cushman. For more information on the Conference and the Fort Monmouth Session, visit <http://www.state.nj.us/dca/hmfa/home/conference/index.htm>.

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

Bruce Steadman asked Freeholder Burry to extend a thank you to the Monmouth County DPW staff, and others, who have participated in the meetings with FMERA regarding the opening of the Avenue of Memories.

Mr. Steadman thanked John Occhipinti and the Army caretaker staff for their participation at the FMERA and Monmouth County meetings.

Mr. Steadman thanked FMERA staff members Dave Nuse, Candice Valente and Jennifer Lepore for their continued materials preparation and meeting participation with the Monmouth County Improvement Authority

Mr. Steadman thanked Kenneth J. Kloo and the NJDEP and Dave Kuhn from the NJDOT.

Lillian Burry stated that Dave Nuse represented FMERA skillfully and patiently at the Monmouth County Freeholders meeting.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month but will be meeting in September.

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

Chairman Gorman stated that the Committee met on August 9th and discussed the following:

- Discussion regarding the amended Administrative Letter supplementing the Legally Binding Agreement with the County for a reduction in the number of beds maintained by the County's for the permanent emergency homeless shelter. The Committee reached a consensus and recommended the Board approve the amended Administrative Letter.
- Discussion regarding Plan Amendment #7 for an alternative development scenario for the Fitness Center. The Committee discussed the comments received from the three boroughs including concerns regarding signage on the water tower. The Borough of Oceanport will have the ultimate authority over the granting of any variances or design exceptions related to the dimensions of the applicant's sign. The Committee reached a consensus and agreed to recommend final Board approval of proposed plan amendment #7.
- Discussion regarding the conveyance of Heliport Drive and a portion of Laboratory Road to the Borough of Tinton Falls. The Committee reached a consensus and recommends Board approve the request.
- Discussion regarding the Purchase and Sale and Redevelopment Agreement (PSARA) with AP Development Partners for the proposed redevelopment of Building 552, the Dance Hall in Oceanport. The Committee reached a consensus and agreed to recommend approval of the PSARA.
- Discussion regarding the list of selected Real Estate Appraisers for future appraisal services. The Committee reached a consensus and agreed to recommend approval of the list of seven appraisal firms.
- Other Items Discussed:
 - Squier Hall
 - CW Firehouse

- Chapel
- Museum
- Phase II Infrastructure
- Myer Center

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

Kenneth J. Kloo stated that the Committee met on August 8th and discussed the following:

- Update on the status of the Phase II Finding of Suitability to Transfer (FOST). One outstanding issue has been resolved: Parcel 53, will now be considered a carve-out due to elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) and the FOST will be updated to reflect that change. It should be noted that the compilation of Army research provided by FMERA staff positioned the argument to keep Parcel 53 a carve-out and the Army responded positively. The Committee discussed the next steps the Army will take to transfer the parcel.
- Discussion regarding the acreage of the total Phase II property that will be considered environmental carve-outs, as well as the acreage transferred under separate deed, which includes two federal credit union properties. FMERA staff will prepare an analysis of the total number of carve-outs in each municipality.
- Discussion regarding the groundwater sampling results for Parcel 68, a former dry-cleaning operation which is located along Avenue of Memories, just west of the FMERA offices. Contaminants detected in on-site ground water exceed DEP standards, and Army test results indicate more sampling should be performed to determine the full extent of the groundwater contamination. The Committee also discussed the process for identifying Army priorities related to environmental carve-outs.
- Discussion regarding the plans to convey an approximately 10-acre parcel to Monmouth County for the County's Motor Pool and noted that the County has already performed several improvements to the property under the existing lease. FMERA staff described the carve-outs on the site and the ongoing work to be completed by the Army. The transfer to the County will occur in stages, with an initial conveyance of the property and a lease of the carve-out sites for the County to continue occupying the entire site.
- FMERA staff noted that FMERA is awaiting a schedule from the Army for the asbestos abatement work at several Phase II buildings. The Army contractor is currently on site to begin planning for the work, which includes both encapsulation and abatement of identified friable asbestos. The Army plans to complete the work prior to the transfer of Phase II to FMERA.
- Update on the status of negotiations of the Howard Commons site, related to additional environmental and engineering due diligence performed by the leading proposer. The Committee discussed flood hazard area designations and construction techniques, and the impact to the number of available residential parcels due to setbacks from wetlands and the flood plain.

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

Bruce Steadman stated that the Committee did not meet this month, but will be meeting in September.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

Gina Fischetti stated that the Committee did not meet this month, but will be meeting in September.

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

Lillian Burry read a statement which is attached hereto.

Gerald Turning stated that on behalf of the Borough of Tinton Falls he extends his thanks to Freeholder Burry for bringing Soldier On to Tinton Falls. Mr. Turning stated that Soldier On is a perfect fit for Tinton Falls

because of the location and more importantly, it is the right thing to do on behalf of the Veterans. Mr. Turning thanked Tinton Falls Borough Council President Gary Baldwin for his efforts in securing the land where Soldier On will build the Veterans community.

BOARD ACTIONS

A) The first item before the Board was the consideration of approval of Plan Amendment #7 permitting an additional development scenario in Oceanport.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Jay Coffey and was seconded by Lillian Burry.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Michael Collins	X		
Lillian Burry	X		
Robert Lucky	X		
Gerald Turning	X		
Jay Coffey	X		
Dennis Connelly	X		
Tim Lizura	X		

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
AYes: 8

B) The second item before the Board was the consideration of approval of an amended administrative letter for the Emergency Homeless Shelter.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked as Exhibit 2.

A motion was made by Tim Lizura and was seconded by Robert Lucky.

Motion to Approve: TIM LIZURA Second: ROBERT LUCKY
AYes: 8

C) The third item before the Board was the consideration of approval of Roadway Dedication to Tinton Falls for Heliport Drive.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked as Exhibit 3.

A motion was made by Gerald Turning and was seconded by Lillian Burry.

Motion to Approve: GERALD TURNING Second: LILLIAN BURRY
AYes: 8

D) The fourth item before the Board was the consideration of approval of a Purchase & Sale Agreement & Redevelopment Agreement for the Dance Hall in Oceanport.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked as Exhibit 4.

A motion was made by Jay Coffey and was seconded by Lillian Burry.

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
AYes: 8

E) The fifth item before the Board was the consideration of approval of pre-qualified pool of Real Estate Appraisal firms.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 5.

A motion was made by Tim Lizura and was seconded by Robert Lucky.

Motion to Approve: TIM LIZURA Second: ROBERT LUCKY
AYes: 8

OTHER ITEMS

Gerald Turning thanked the Board of Freeholders and specifically Freeholder Burry for the County financing that they are providing to FMERA. Mr. Turning stated that this will create an atmosphere where FMERA will be able to sell Phase 2 EDC property more quickly and the dealings with the Army will be alleviated. Mr. Turning thanked Bruce Steadman and the FMERA staff for putting the plan together. Mr. Turning stated that it was wonderful to see the County of Monmouth step up and provide the bonding, to trust FMERA to sell the property and to know that the Fort property is valuable. Mr. Turning stated that he knows that Oceanport and Eatontown will benefit greatly and he looks forward to seeing both towns become successful. Mr. Turning stated that it is a wonderful thing that is being done by the County and congratulated all those involved.

Lillian Burry thanked the three Mayors for attending the Freeholder meeting and being supportive. Ms. Burry stated that it was her recommendation to use the Monmouth County Improvement Authority (MCIA) for the financing to help with the future development of the Fort. Ms. Burry stated that this will have a very positive impact on Monmouth County.

Jay Coffey stated that both Oceanport and Eatontown will soon be greatly involved in the redevelopment of the Fort because of the financing the MCIA is providing. Mr. Coffey stated that this is the most positive thing that has come into Oceanport in the last six years of the redevelopment, with the idea that the Army will no longer be involved in the management of the Phase 2 EDC property. Mr. Coffey, on behalf of Oceanport, thanked Ms. Burry and the Freeholders.

Dennis Connelly stated that the financing will help to make great things happen for Eatonton. Mr. Connelly stated that it has been a great working relationship with FMERA and is looking forward to the success of Eatontown. Mr. Connelly thanked Ms. Burry and the Freeholders.

PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)

Roseanne Letson of Oceanport asked for additional information on the purchaser of the Nurses Quarters and what will be the future use of the existing buildings. Ms. Letson asked who will maintain, police and rehab Avenue of Memories and when the road will be open to the public. Ms. Letson asked if that after the County provides financing to FMERA, will additional seats be made available on the FMERA Board to the County and local members, rather than State appointees. Ms. Letson asked who maintains the carve-outs after the properties are developed. Ms. Letson asked if the carve-out properties will remain undeveloped, be fenced off, access restricted and who will own the deeds. Ms. Letson asked how many more future environmental carve-outs there are on the property.

Bruce Steadman answered Ms. Letson by stating that FMERA recently received feedback from the Oceanport Ad Hoc Committee regarding the Nurses Quarters and will be discussing the project with the Real Estate Committee at the September meeting, and may have further information for the public at the September Board meeting. Mr. Steadman stated that FMERA is still in the discussion stages with the lead developer.

Mr. Steadman answered Ms. Letson by stating that FMERA will be transferring Avenue of Memories to Monmouth County, and it is the County's intention to open the road in the fall after FMERA closes with the Army. Mr. Steadman stated that the logistics of the transfer are still being identified and worked through with Monmouth County, and that once these are defined they will be shared with the public.

Mr. Steadman explained the Phase 2 EDC financing plan which states that the requested financing structure entails MCIA's issuance of taxable or tax-exempt notes to provide FMERA with the funds to be paid to the Army, along with the cost of issuance. The original principal amount of the notes is estimated to be an amount not to exceed \$35 million, with the notes to be issued simultaneously or prior to the closing of FMERA's purchase from the Army. Interest on the notes will be payable by FMERA on a current basis, with the notes issued as one-year obligations. Approximately \$10 million in principal will be paid down upon FMERA's sale of the first three parcels to developers; those three parcels are under contract and the sales are anticipated to occur within six months of FMERA's closing with the Army. The remaining principal balance on the notes will be repaid by FMERA from a portion of the sale proceeds of Phase 2 parcels, and will be secured by a mortgage on the Phase 2 parcels given by FMERA to the County of Monmouth who will be requested to issue a payment guaranty for the notes. On each one year anniversary of the issuance of the initial notes, MCIA will issue subsequent notes to refund the notes that mature and cover issuance costs. FMERA projects that it will pay off the financing in five years or less. Mr. Steadman added that once FMERA determined that the Army would agree to a negotiated direct sale at a discounted price, FMERA evaluated sources of funding for approximately \$23 million of the purchase price with the Army (\$33 million less the \$10 million in proceeds from the 3 sales transactions noted above). The result of that evaluation identified the MCIA as the most attractive financing alternative for FMERA to pursue, and with the help of Freeholder Burry the process of the County providing the underlying guarantee was developed.

Mr. Gorman answered Ms. Letson, and stated that FMERA is governed by a NJ statute which delineates who is appointed to the Board. Mr. Gorman stated that FMERA will be presenting a quarterly status update to the Board of Freeholders regarding the financing and redevelopment.

Bruce Steadman stated that there are approximately forty (40) carve-outs on the property, totaling some 100+ acres, that the Army is currently responsible for. As each carve-out is remediated to the NJDEP's satisfaction, and issued a No Further Action (NFA) letter by the NJDEP, then Army would transfer title for that particular carve-out to FMERA. In the meantime, the Army is still responsible to maintain these outstanding carve-outs, and post-transfer the Army is responsible for any remaining Army-initiated contamination on those carve-out properties forever.

Mr. Kloof stated that the Army has worked with FMERA and agreed to the carve-outs, meaning that Army will retain title to the carved-out areas until such time as a NFA or similar designation is received. Mr. Kloof stated

that there are a few limited exceptions, particularly dealing with the PAHs. Mr. Kloo stated that some of the contamination in the subsurface may naturally attenuate, so there may be some restrictions on the property for a temporary basis that could be lifted in the future. In other cases, the Army may choose to excavate and remove the contamination leaving no restrictions on the property.

Mr. Steadman stated that FMERA has access to all of the carve-outs as needed. The Army has agreed to help with grading and protective measures if/as needed, depending on how the adjacent parcels will be developed.

Beatrice Priestly of Eatontown earlier in the month sent an email stating that they have made huge improvements in noise for wind turbines. She asked FMERA to please identify a spot on the Eatontown parcels to place a number of wind turbines to supply Eatontown residents and businesses with more efficient electricity.

Mr. Steadman responded to Ms. Priestly's email by stating that wind turbines work best in unrestricted air space, where there are some wide open spaces with no protected view sheds. Unfortunately, we have very little property here at the Fort that has those characteristics. He added that we won't discount the opportunity altogether at this time, but that we have a much better chance with alternative energy in the form of solar panels. We continue to work on that option. Mr. Steadman thanked Ms Priestly for her continuing interest in the redevelopment of Fort Monmouth.

There being no further business, on a motion by Lillian Burry seconded by Michael Collins and unanimously approved by all voting members present, the meeting was adjourned at 8:25p.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.

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

Bruce Steadman - Secretary

I would like to announce that

~~I'm writing to tell you about~~ a wonderful organization with a vital mission that's coming to Monmouth County. The organization is Soldier On.
15

For many people military service is a very positive experience. When it's over they return to civilian life with skills and confidence they're able to build on. For too many others, however, the transition isn't so easy. Unseen wounds linger long after uniforms are left behind. Moving from a regimented life to one without the formal structure the military provides can present challenges the rest of us might find difficult to understand. These can be very real, but because they come without outward physical signs, they can be doubly difficult. Fortunately, there are organizations that help with the transition, providing counseling, job training and housing. None do this better than Soldier On.

This has been a personal priority ever since Edith Knowles, the greatest champion the American veteran could ever have, brought it to my attention. Through this I met Jack Downing, the force of nature who heads Soldier On, and with the tireless support of Representative Chris Smith, I've searched for a place Soldier On could call home. After looking at a number of places that weren't quite right, Tinton Falls mayor Gerry Turning, council president Gary Baldwin, and the rest of their municipal government colleagues found a ten acre site close to Seabrook Village. This is the perfect setting for a first class facility to provide the high quality services our veterans need and deserve.

Free holder



Tuesday, August 16, 2016 AOL: LILI BURRY

ADOPTED
August 17, 2016

Resolution Regarding
Approval of Plan Amendment #7 Permitting Alternative Development Scenario in
Oceanport

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 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 #7, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses the Fitness Center Parcel in the Oceanport Reuse Area, totaling approximately 7.5 acres and as described in the attached memorandum; and

WHEREAS, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan amendment #7 to the host municipalities at its May 18, 2016 meeting; and

WHEREAS, the 45-day comment period commenced on June 10, 2016; and

WHEREAS, the comment period expired on July 25, 2016 and correspondence was received from Tinton Falls and Oceanport, and no correspondence was received from Eatontown; and

WHEREAS, FMERA staff reviewed the correspondence and provided responses to all comments to the Real Estate Committee; and

WHEREAS, the Real Estate Committee reviewed the Reuse Plan amendment #7 and the responses to the comments from the three host municipalities, and recommends adoption of amendment #7.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority adopts the responses contained in the attached memorandum, to the comments from the Boroughs of Tinton Falls and Oceanport.

2. As expressed in the attached memorandum, the Authority approves Amendment #7 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.

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 17, 2016

EXHIBIT 1

ADOPTED
August 17, 2016

Resolution Regarding
Approval of Amendment to Administrative Letter Supplementing Certain General
Provisions of the Legally Binding Agreement with the County of Monmouth

WHEREAS, in September 2008, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA), the predecessor to FMERA, submitted a Homeless Assistance Submission along with the Reuse Plan to the U.S. Department of Housing and Urban Development (HUD) which included a Legally Binding Agreement (LBA) providing for an emergency shelter for the County of Monmouth (County), which was subsequently approved by HUD in 2010; and

WHEREAS, at its July 2016 meeting, the Board approved the execution of the LBA, an Administrative Letter that supplements the general terms of the LBA, and a Purchase and Sale & Redevelopment Agreement (PSARA) for a 3-acre parcel located on Murphy Drive, including Buildings 906 and 908, and the accompanying paved and parking areas to include the demolition of the two buildings and construction of a new homeless shelter facility; and

WHEREAS, the County subsequently submitted a letter requesting a reduction in the minimum beds capacity at the shelter facility and provided documentation to demonstrate a reduction in the overall need for the temporary housing and social services as described in the LBA; and

WHEREAS, the LBA states that the County, as the Homeless Provider, will operate an adult homeless shelter to accommodate thirteen (13) men and ten (10) women, a requirement based on the demonstrated need in the County at the time of the submittal of the HAS to HUD in 2010; and

WHEREAS, the attached Administrative Letter has been amended to allow the reduction in capacity to a minimum of sixteen (16) beds based on Monmouth County's representation that this number of beds will satisfy the obligations of the LBA and will satisfy the current need for temporary housing and social services for homeless individuals in Monmouth County; and

WHEREAS, the attached Administrative Letter is in substantially final form, with the final document subject to the approval of FMERA's Executive Director and the Attorney General's Office; and

WHEREAS, the Real Estate Committee has reviewed the request and recommends that the Board approve the amended Administrative Letter with respect to the County Homeless Shelter in Oceanport;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Board approves the amended Administrative Letter supplementing certain general provisions of the Legally Binding Agreement with the County of Monmouth for Homeless Provider Services. The document is in substantially final form, with final terms subject to approval by 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.

ATTACHMENT

Dated: August 17, 2016

EXHIBIT 2

ADOPTED
August 17, 2016

Resolution Regarding
Conveyance of Heliport Drive and a Portion of Laboratory Road to the Borough of Tinton
Falls

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) is working with the Borough of Tinton Falls to improve access to properties in the Charles Wood Area; and

WHEREAS, Heliport Drive and Laboratory Road are currently included in the Fort Monmouth property transferred to FMERA from the U.S. Army in May 2014; and

WHEREAS, the Borough has agreed to accept the Heliport Drive, and a portion of the Laboratory Road pavement areas, as well as the adjacent areas to create a more uniform right of way width which will facilitate the redevelopment of the adjacent parcels; and

WHEREAS, FMERA will convey the Property via a Deed of Roadway Dedication (Deed), that has been reviewed and approved by the Borough; and

WHEREAS, upon the dedication of the Property, which measures approximately 1.5 acres, the Borough will be responsible for maintenance of the road; and

WHEREAS, the Real Estate Committee recommends that the Board approve the conveyance of the Property to the Borough;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the conveyance to the Borough of Tinton Falls of Heliport Drive and a portion of Laboratory Road on terms substantially consistent to those set forth in the attached memorandum and the attached Deed 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 17, 2016

EXHIBIT 3

ADOPTED
August 17, 2016

Resolution Regarding
Authorization for FMERA to Enter into a Purchase and Sale Agreement and
Redevelopment Agreement with AP Development Partners, LLC for Dance Hall Parcel

WHEREAS, on March 13, 2015, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for the Dance Hall Parcel, an approximately 4.2 acre parcel of land including Building #552, a former recreation center, Van Kirk Park and the accompanying paved and parking areas, in the Oceanport Reuse Area; and

WHEREAS, the Dance Hall was slated for demolition in the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan), but FMERA staff received interest in the building for potential reuse as a small entertainment or recreation center catering to the various uses in development around this site; and

WHEREAS, FMERA received two proposals for the property on June 26, 2015, and an evaluation committee evaluated and scored the proposals, and AP Development Partners, LLC (AP Development) received the highest bid; and

WHEREAS, subsequently the second bidder withdrew their proposal and the evaluation committee recommended FMERA staff proceed with negotiations with AP Development; and

WHEREAS, FMERA included this Project as part of Reuse Plan Amendment #4, adopted by the FMERA Board in January 2016, permitting an alternative development scenario for the Dance Hall allowing the reuse of the building for commercial/retail uses, maintaining some or all of Van Kirk Park as publicly accessible open space, including the construction of permitted accessory structures such as an outdoor performance stage, and maintaining the existing roadway configuration of Brewer Avenue and parking areas totaling approximately 29,000 square feet, while Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel; and

WHEREAS, the proposal from AP Development includes reuse of the property for commercial and retail uses, including entertainment and restaurant purposes; and

WHEREAS, negotiations with AP Development have resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

WHEREAS, the terms of the proposed PSARA include AP Development's payment of \$120,000 for the property; initial closing will occur within 30 days of satisfaction of the conditions precedent, which include AP Development completing due diligence and obtaining all approvals necessary to develop the project, consent from the NJEDA Board of AP Development as redeveloper, receipt of a final remediation document and FMERA entering into

an Economic Development Conveyance (EDC) Agreement with the Army and acquiring title to the property; 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 AP Development Partners, LLC, as the purchaser of the Dance Hall Parcel and associated property in Oceanport pursuant to the March 13, 2015 Requests for Offers to Purchase (RFOTP), 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 AP Development as the purchaser.

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 17, 2016

EXHIBIT 4

ADOPTED
August 17, 2016

Resolution Regarding
Approval to Select Pre-Qualified Pool of Appraisers for Real Estate Appraisal Services

WHEREAS, FMERA issued a Request for Qualifications (RFQ) on November 13, 2015, soliciting qualifications and supporting data from qualified firms to provide real estate appraisal services to facilitate the conveyance of Fort Monmouth property from the U.S. Army to the Authority as well as property transfer from the Authority to interested purchasers, on an as needed basis; and

WHEREAS, due to unsatisfactory response, FMERA staff terminated the RFQ issued on November 13th and issued a new RFQ on March 17, 2016, which removed the requirement that the firms be located in Monmouth County or counties contiguous to Monmouth County and instead required that they have experience in performing appraisals on property located in Monmouth County; and

WHEREAS, responses were due on April 15, 2016 and 10 responses were received and FMERA staff has evaluated the proposals for compliance and scoring; and

WHEREAS, FMERA staff recommends selecting those appraisers whose scores are above 80% of the maximum score of 300 points; and

WHEREAS, the seven highest scoring appraisal firms that submitted responsive proposals are the following: Gagliano & Company, Sterling DiSanto & Associates, Federal Appraisal Consulting, Wade Appraisal, Stack, Coolahan & Stack, Otteau Group, and Novogradac & Company; and

WHEREAS, the Real Estate Committee has reviewed the request and recommends the Board approve the selection of the seven highest scoring bidders as pre-qualified appraisal firms for future appraisal services;

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the selection of Gagliano & Company, Sterling DiSanto & Associates, Federal Appraisal Consulting, Wade Appraisal, Stack, Coolahan & Stack, Otteau Group, and Novogradac & Company as a pre-qualified appraisal firms for Real Estate Appraisal Services for and authorizes the Executive Director to take all necessary actions to effectuate the selection.

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 17, 2016

EXHIBIT 5