

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 2, 2017
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- James V. Gorman – Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder Director – V
- Gerry Turning – Mayor of Tinton Falls – V
- Joe Irace – Oceanport Borough Council President – V
- Dennis Connelly – Mayor of Eatontown – V
- Dr. Robert Lucky – Public Member – V
- Tom Huth – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Vice President of Real Estate, NJ Economic Development Authority – V
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

V – Denotes Voting Member

Members not present:

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection

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 7:03p.m. who led the meeting in the Pledge of Allegiance to the Flag of the United States of America.

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

The first item of business was the approval of the June 21st regular meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Donna Sullivan.

AYES: 6

Joe Irace abstained from voting stating he was not at the June meeting.

Dennis Connelly abstained from voting stating he was not at the June meeting.

Lillian Burry asked if Kenneth Kloo had responded to her question from the June meeting regarding the status of the environmental carve-out near the Monmouth County Swimming Pool parcel.

Note: Kenneth Kloo responded to Ms. Burry via email on June 22nd by stating that he followed up on her question regarding the status of two areas of concern in the Teen Pool Area (Parcel 35) with Linda Range, the DEP case manager; and the No Further Action (NFA) letter for the septic tank was issued on April 6th. In addition, Linda issued a letter on June 19th that no additional investigation or removal was required for the PCB-contaminated soil, however the NFA letter cannot be issued until proof of disposal is provided, which should be in just a few weeks. When

issued, the NFA letter for the PCB-contaminated soil should resolve all outstanding contamination issues for this parcel.

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 went on to state that tonight will be the last Board meeting for Rick Harrison. Rick has announced his retirement, effective September 1st, after 10+ years here at FMERPA and FMERA. Currently, Rick is the Director of Facilities Planning, and as such has been instrumental in developing outstanding working relationships with the 3 Boroughs and the County; with JCP&L, NJ American Water, Two Rivers Sewer Authority, NJ Natural Gas, and many others. In addition, Rick is the Fort's history expert, with his knowledge about the past missions here, and many of the heroes who have graced the grounds and buildings of Fort Monmouth.

Rick was a key participant in the development of the Reuse Plan back in the FMERPA days, and organized many of the dozens of meetings that took place back then. He was also an important contributor to the Homeless Assistance Submission in 2008 that was presented to HUD and the Army as required by the BRAC law.

For 10+ years Rick has been devoted to FMERPA and FMERA achieving their objectives. He has been a tireless advocate of FMERA's mission, and in finding ways to resolve the many operating issues that FMERA has faced. The working relationships that Rick has forged with our many stakeholders and partners are golden, and are based on his integrity, strength of character, and absolute willingness to help.

Mr. Gorman stated that on behalf of the Board and staff, he wanted to take this moment to recognize Rick and thank him for his outstanding efforts to move FMERPA and FMERA forward. We certainly would not be where we are today without Rick's behind-the-scenes determination and persistence to get the important things done. We wish him and his family all the best in the next chapters of his life, and applaud his commitment to the redevelopment of Fort Monmouth. Take pride in your accomplishments. Thank you.

Mr. Gorman stated that the Board would consider five board actions: 1) Consideration of Approval of a Purchase and Sale Agreement and Redevelopment Agreement for Golf Course in Eatontown; 2) Consideration of Approval of modification to Local Beneficial Use Process to Include personal property; 3) Consideration of Approval of Sale of Sewer Jet to Borough of Oceanport; 4) Consideration of Approval of Contract for Professional Real Estate Marketing Consultant Services and Clarification of Close-out of Master Broker Contract; and 5) Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #8 permitting Alternative Development Scenario 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 meetings protocol, 3 minutes per speaker for the first agenda items, and 5 minutes per speaker for the second for any FMERA business. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Chairman continued by stating that in his role as Chairman he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

Lillian Burry presented Rick Harrison, on behalf of the Monmouth County Board of Chosen Freeholders, with a Certificate of Recognition honoring his 10+ years of service to FMERPA and FMERA. Ms. Burry stated that in appreciation with Rick's many contributions to FMERA and the residence of Monmouth County and on the occasion of his retirement the Board of Chosen Freeholders has proclaimed September 1, 2017 as Rick Harrison day in Monmouth County.

Rick Harrison thanked everyone for the recognition of his retirement. Mr. Harrison stated that he has been humbled mostly by all the Homeless Organizations that he has worked with, and all the hard-working people involved with

these great endeavors. Mr. Harrison stated that he has also been humbled by his colleagues at FMERA, the Board, the County and especially the Public Works departments at the County, Oceanport, Eatontown and Tinton Falls who he believes are the true unsung heroes of the Fort redevelopment and of their respective towns and county. Mr. Harrison stated that he is also humbled by the awesomeness of Fort Monmouth and the people who have served here and it has always been his goal to honor those who have served at Fort Monmouth and he will continue to do so.

SECRETARY'S REPORT

Bruce Steadman stated that due to the combining of the July and August meetings, there will not be another August meeting. The next meeting will be the annual meeting on September 20th.

Mr. Steadman stated that due to unforeseen circumstances, the Board Action regarding Building 501 has been removed from the agenda.

Mr. Steadman stated that as Secretary he has compiled certain statistics regarding Rick Harrison that he would like to address: 10 years and 115 Board meetings; 10,000 miles driven within the Fort's borders; 800 tours of the property with perspective developers; 7,000 overall meetings; 60,000 stairs up and down the buildings throughout the Fort; 25,000 times he has punched in his password on his computer; 72,000 times he has answered the phone "Hello, Rick Harrison, may I help you"; 9,000 times he has said "let me see, I think I can do that"; one round trip drive to Pittsburgh in one day; 980 times he has mentioned he is an F&M graduate; and countless times, he has offered to do more than his fair share. On behalf of the FMERA staff, there are too many things to say, it has been wonderful, we could not have done it without you and we cannot imagine having to do it without you. Thanks for everything.

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 2017. Staff will present the financial and operational summary report to the Audit Committee at the August 8th meeting. In July, FMERA requested that the Monmouth County Improvement Authority and its trustee issue a notice of redemption for a portion of the MCIA's Governmental Loan Project Notes, Series 2016B. \$7.6 million of the \$33.5 million in notes will be redeemed on or about August 11, 2017 using net proceeds from FMERA's sale of the Officer Housing and Russel Hall parcels earlier this year. Monmouth County lent the proceeds of the November 2017 note sale to FMERA to purchase the Phase 2 properties from the Army. We anticipate further reducing FMERA's debt to the County when MCIA's notes are rolled over in November.

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

John Occhipinti, Retired Lt. Colonel, Army Site Manager at Fort Monmouth stated that on behalf of the Pentagon officials, James Briggs and Tom Lederle, the Army Caretaker team, and especially himself, Rick has been an extreme professional throughout what could be, at times, a very difficult mission. Mr. Occhipinti stated that Rick worked this mission with grace and a superb manner and a mutual respect for the Army and Caretaker teams. Mr. Occhipinti wished Rick the best in retirement and presented Rick with a Fort Monmouth Garrison coin.

Roseanne Letson of Oceanport asked about the agenda item regarding Building 501 in Oceanport and was it related to the County Homeless Shelter.

Mr. Steadman answered Ms. Letson by stating that the agenda item regarding Building 501 is not the County Homeless Shelter which will still be located on Murphy Drive in the Oceanport section of the Fort.

Rick Harrison stated that Building 501 will be given to Family Promise of Monmouth, which is affiliated with the inter-faith hospitality network and is the only homeless provider in the county that deals with families. Family Promise is a day center for homeless families to seek counseling and other services. The facility is not an overnight facility and in the evening, families are transported to another facility. Family Promise will acquire Building 501

through the Legally Binding Agreement (LBA) process that was approved by the Department of Housing and Urban Development (HUD) in 2010 and incorporated in the Reuse and Redevelopment Plan.

Mr. Steadman noted that the BRAC process included a Homeless Assistance Submission (HAS), required by HUD, and that the process set forth formulas to determine the type and scope of homeless assistance that would be required from each of the boroughs and county.

EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning, gave the following summary of the status of RFPs and Contracts that FMERA has issued.

Auctioneer

The Auctioneer's Group had two auctions in the month of July:

- July 12th – Contents of Vail Hall and Building 1152 including communications equipment, power equipment and a DMS 100 telephone switch.
- July 26th – Construction site materials, transformers, cable, conduits, pipes

The next auction will be a small lot/memorabilia auction for the general public to be held on September 23rd. Flyers are available at tonight's meeting. Please refer to The Auctioneer's Group website, www.theauctioneersgroup.com for more information.

Utilities

- FMERA continues to experience issues with the old infrastructure including power failures, water main breaks, inflow and infiltration that keep our sewage pump stations working hard in overload due to the significant rainfall finding its way into the sewer system. On a positive note, our property management team and their sub-contractors have been able to deal with these issues. They also completed the fourth round of water system flushing to keep our water system in compliance.
- Bids were received by NJ American Water Company for the construction of the Main Post Historic District water main extension. We expect construction to commence within a month.

Suneagles Golf Course

With the approval of tonight's Board action to authorize execution of a Purchase and Sale and Redevelopment Agreement, FMERA will grant the prospective purchaser a license to use and occupy the property for \$1 triple net plus the quarterly payment due to the Morale, Welfare & Recreation Program of the Army's Installation Management Command for the lease of golf course equipment. Under the license, the purchaser will agree to operate and maintain the golf course for the balance of the current golfing season under the current rate schedule and honoring the current memberships, utilizing Linx Golf Management or another qualified operator. The purchaser further agrees to improve the golf course's landscaping and aesthetics prior to closing.

Property Management/Maintenance

The property management contractor, Chenega Operations Services (COS) has been busy this summer due to various utility issues, ongoing flushing, assistance to the Auctioneers, and the Army Environmental contractors, and keeping the grass in check in response to requests. FMERA appreciates the ongoing assistance of the Oceanport, Eatontown, Tinton Falls, and County public works employees in keeping the property reasonable and safe.

Marina

The Marina at Oceanport continues to attract a nice crowd and continues to offer new cocktail, dining and entertainment options.

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

Dave Nuse, Director of Real Estate Development, gave the following town-by-town summary of the status of our redevelopment projects.

In Oceanport, FMERA closed on the Russel Hall building and associated property on June 23rd. TetherView Property Management, LLC, a private cloud computing services company relocated from New York to the 40,000 square-foot former Garrison Headquarters building. The company has been occupying the building under a lease prior to the closing, and have already completed extensive renovations for new and current tenants. This is the third closing in Oceanport this year. FMERA closed on the Main Post Chapel on February 27th, where Triumphant Life Assembly of God Church purchased the approximately 16,372 square foot building for use as a house of worship, and opened its doors in time for Easter Sunday services. FMERA also closed on the Officer Housing parcels on January 13th with RPM Development. The company is renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty (20%) percent of the total units will be available to low- and moderate-income households. FMERA and the Borough of Oceanport are working towards a closing on the 13-acre municipal complex located on Murphy Drive in the Oceanport section of the Fort.

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

- Fitness Center, where FM Partners, LLC, is proposing to renovate and expand the facility, and received site plan approval from the Oceanport Planning Board last month; and
- Dance Hall, a 16,000 square-foot former recreation building on Brewer Avenue, to AP Development Partners, for commercial and retail uses, including entertainment and restaurant purposes.

FMERA is in negotiations for the sale and redevelopment of the following 6 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- the Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant;
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places;
- Lodging Area, a 15-acre site located on Parkers Creek currently under negotiations with the lead bidder, where the RFOTP called for medium density residential, institutional/civic and/or office/research & development uses;
- Allison Hall, where FMERA is in negotiations with the sole compliant bidder for the 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses; and
- Building 501, an approximately 1.7-acre site identified for conveyance to Family Promise of Monmouth County via a Legally Binding Agreement (LBA). Staff will present the finalized LBA, a supporting Administrative Letter and a Purchase and Sale Agreement with the company for Board approval at tonight's meeting.

On March 8th, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA indicated it would accept proposals that included alternate uses for the former Fire House and Kaplan Hall to include office/research & development, retail or other commercial uses, as well as a museum or arts center use in Kaplan Hall, as originally called for in the Reuse Plan. Proposals were due by June 2, 2017, and five proposals were received. An evaluation committee has evaluated the proposals and plans to begin discussions with the lead bidder shortly.

In Eatontown, FMERA is in the process of executing a contract with Fort Monmouth Parcel B Redevelopment, LLC, for the expanded Parcel B property, which includes up to 89 acres for a mixed-use town center along Route 35. The PSARA calls for the development of approximately 350,000 square feet of retail, 40,000 sf of office space, and 302 housing units.

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

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

FMERA staff will present a recommendation to approve a PSARA for the Suneagles Golf Course in Eatontown, which includes the reuse the Golf Course and Gibbs Hall and construction of up to 75 residential units.

On June 7th, FMERA issued a Request for Sealed Bids for Purchase and Lease of the Bowling Center in Eatontown. The RFB was seeking bids for the purchase of the building, an approximately 17,600 square foot, twenty (20) lane bowling alley, and the ground lease of the approximately 2.7-acre parcel, located at Saltzman and Wilson Avenues. The Reuse Plan calls for the reuse of the building as a bowling alley. Bids were due on July 10, 2017, and one bid was received. Staff is reviewing the submission and expects to present a recommendation at the next FMERA Board meeting.

In Tinton Falls, FMERA closed on Parcel F-3 on February 23rd. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store site, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center.

FMERA has executed contracts on another four projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development;
- 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, which is scheduled to close later this month;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel; and
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, which is currently open to the public through a lease with the County.

FMERA is in negotiations with the lead bidder for a contract related to the sale and redevelopment of the Charles Wood Fire Station, an approximately 4-acre parcel along Corregidor Road in the Tinton Falls Reuse Area.

On June 26, the New Jersey Economic Development Authority (NJEDA) issued an invitation to bid on the abatement, demolition and site improvements for the former Myer Center and the adjacent building 2705. Bids were due on July 28th and 9 bids were received. FMERA and NJEDA will review the submitted bids shortly.

Candice Valente, Planning and Development Manager stated that FMERA issued a Request for Proposals for Real Estate Marketing Services on May 26th and received 8 compliant proposals on June 23rd. After evaluating the proposals and holding oral interviews with the two highest scoring proposers, staff will recommend the Board approve the selection of The Riddle Team, comprised of The Riddle Company, EMI Strategy and Return on Investment, Inc., to serve as the Real Estate Marketing Consultant. FMERA will engage the consultant to provide lead generation and prospect sourcing, and assist with placemaking and media and publicity exposure.

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

Bruce Steadman gave an update on FMERA action items:

- Continued work with the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors

- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities

Bruce Steadman thanked the NJDOT for the Exit 105 project which has provided easier access to areas on the Fort property. Mr. Steadman stated that current businesses on the Fort have been pleased with the improvements and Mr. Steadman asked Bill Riviere, the NJDOT representative to convey this information on FMERA's behalf.

Bruce Steadman thanked Donna Sullivan and the NJEDA for the work on the RFP for the Myer Center demolition project.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the next Audit Committee will be meeting on August 8th.

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

Chairman Gorman stated that the Committee met on July 25th and discussed the following:

- Discussion regarding the proposed Plan Amendment #8 permitting additional development scenario in Eatontown at Howard Commons on Pinebrook Road which encompasses approximately 64 acres. The Committee reached a consensus and agreed to recommend approval to the Board for the proposed Plan Amendment #8.
- Discussion regarding the Purchase and Sale Agreement with Family Promise of Monmouth County with respect to Building 501, and approximately 2,832sq. ft. building in Oceanport. FMERA will convey the building through the LBA process. The Committee reached a consensus and agreed to recommend approval to the Board.
- Discussion regarding the modification to the Local Benefit Use (LBU) process to include personal property both associated with the real and stand-alone property. The Committee reached a consensus and agreed to recommend approval to the Board.
- Discussion regarding the sale of the sewer truck to the Borough of Oceanport under the LBU process. The Committee reached a consensus and agreed to recommend approval to the Board.
- Discussion regarding the PSARA with Martelli Development Group for Suneagles Golf Course. The Committee reached a consensus and agreed to recommend approval to the Board.
- Discussion on Other Issues:
 - Parcel B:
 - Update on Contracts: Lodging Area, Allison Hall, Barker Circle, Bowling Center
 - Legally Binding Agreement for HABCORE
 - McAfee Center
 - 100th Year Celebration and Flag Day. The Committee congratulated staff for a successful celebration.

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

Bruce Steadman on behalf of Kenneth J. Kloo stated that the Committee did not meet this month, but will be meeting on August 9th.

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

Bruce Steadman, on behalf of Jay Coffey 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 DIRECTOR LILLIAN BURRY, CHAIRPERSON)

Lillian Burry stated that the Committee will be meeting in August to discuss a Veterans Service building at the Fort.

BOARD ACTIONS

- A) The item before the Board was Consideration of Approval of the Purchase and Sale Agreement & Redevelopment Agreement for the Golf Course in Eatontown.

The resolution is attached hereto and marked Exhibit 1.

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

Mayor Dennis Connelly stated that the approval of the PSARA and the sale of Suneagles is a win for Eatontown and thanked FMERA staff for not limiting the central area of the project site to a conference center, as Suneagles will now be more successful as a golf course with the inclusion of housing.

Motion to Approve: LILLIAN BURRY Second: ROBERT LUCKY
AYes: 8

- B) The next item before the Board was Consideration of Approval of Modification to Local Beneficial Use Process to include personal property.

The resolution is attached hereto and marked Exhibit 2.

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

Motion to Approve: ROBERT LUCKY Second: LILLIAN BURRY
AYes: 8

- C) The next item before the Board was Consideration of Approval of sale of a Sewer Jet to the Borough of Oceanport

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Joe Irace and was seconded by Dennis Connelly.

Motion to Approve: JOE IRACE Second: DENNIS CONNELLY
AYes: 8

- D) The next item before the Board was Consideration of Approval for Professional Real Estate Marketing Consultant Services and Clarification of Close-out of Master Broker Contract

The resolution is attached hereto and marked Exhibit 4.

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

Motion to Approve: ROBERT LUCKY Second: LILLIAN BURRY
AYes: 8

- E) The next item before the Board was the Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #8 permitting Alternative Development Scenario in Eatontown.

The resolution is attached hereto and marked Exhibit 5.

A motion was made by Dennis Connelly and was seconded by Robert Lucky

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Lillian Burry	X		
Gerald Turning	X		
Joe Irace	X		
Dennis Connelly	X		
Robert Lucky	X		
Tom Huth	X		
Donna Sullivan	X		

Motion to Approve: DENNIS CONNELLY Second: ROBERT LUCKY

AYes: 8

OTHER ITEMS

Mayor Turning, on behalf of the Borough of Tinton Falls, thanked Rick Harrison and stated that Rick can be proud of all his work each time he drives through Tinton Falls for the beautiful community he has helped build. Mr. Turning addressed Rick's family by stating Mrs. Harrison married a wonderful man who is kind, and the Mayor appreciates her allowing Rick to give so much of his time to such a wonderful organization.

Mayor Connelly, on behalf of the Borough of Eatontown, thanked Rick Harrison for all his help and responsiveness to Eatontown, and stated that he will be missed and wished him well on his retirement.

Joe Irace, on behalf of Oceanport, thanked Rick Harrison for his hard work and wished him all the best on his retirement.

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

Roseanne Letson of Oceanport asked if there was a regular schedule for the grass cutting. Ms. Letson asked if there was any further information that can be shared regarding the proposals that were received for the Nurses Quarters and Barker Circle.

Gary Baldwin, Tinton Falls Borough Council President personally thanked Rick Harrison on behalf of Tinton Falls and its Council. Mr. Baldwin thanked Rick for the respect he has shown over the years to the retired military personnel and their families who have lived and worked at Fort Monmouth. Mr. Baldwin wished Rick good luck on his retirement.

Bruce Steadman answered Ms. Letson by stating that the Army caretaker program had greater resources for the grass cutting than FMERA has at this time, so we are waiting for several closings to occur to generate proceeds. In the meantime, FMERA needs to rotate its resources on the grass cutting and has been responding to the areas where we have marketing opportunities, and to where there have been complaints. FMERA will continue to respond to the best of their ability, and there should be improvements in the coming months with the closings with the Boroughs of Oceanport and Eatontown, and possibly others.

Dave Nuse answered Ms. Letson by stating that the evaluation process for the Nurses Quarters has been completed and that the proposer is planning to renovate the existing units on the site into 24 rental apartments. Mr. Nuse stated that the Reuse Plan allows for new construction of town homes fronting Main Street in Oceanport as well, and 10 new townhomes can be built on the parcel in addition to the 24 existing units.

Mr. Steadman stated that FMERA received 5 proposals for Barker's Circle and that the evaluation committee is in the process of reviewing and scoring the proposals, and that FMERA should have further information by the September or October Board meetings.

There being no further business, on a motion by Joe Irace seconded by Lillian Burry and unanimously approved by all voting members present, the meeting was adjourned at 8:10 p.m.

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



Bruce Steadman – Secretary

ADOPTED
August 2, 2017

Resolution Regarding
Approval of a Purchase and Sale Agreement & Redevelopment Agreement with Martelli Properties, LLC for Golf Course in Eatontown

WHEREAS, on October 7, 2016, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of December 7, 2016, in connection with the planned redevelopment of Suneagles Golf Course in Eatontown; and

WHEREAS, Suneagles Golf Course is a 171-acre property that includes an 18-hole golf course; a 37,125 sf banquet facility, the historic Gibbs Hall; two ancillary buildings, a sports bar and a golf maintenance building; and 42 vacant officer housing units known as the Megill Housing; and

WHEREAS, the Fort Monmouth Reuse Plan calls for the retention of the golf course, the renovation of Gibbs Hall, and the demolition of the Megill Housing units, to be replaced by a 150-room hotel/conference center, and Amendment #8 being presented on this day to the Board would add 17 residential units to the Megill Housing area; and

WHEREAS, FMERA received three compliant proposals for the Golf Course; the proposals were scored independently by an evaluation committee, and Martelli Development, LLC (Martelli) received the highest score and submitted the highest price proposal; and

WHEREAS, Martelli proposes to renovate Gibbs Hall as a first-class banquet facility, make capital upgrades to the golf course and restrict it to a golf course use for 40 years, demolish the existing Megill housing units and construct 75 new housing units, broken out as 60 luxury condominium townhomes and 15 affordable rental apartments, which constitute the required 20% affordable housing; and

WHEREAS, the terms of the proposed PSARA include Martelli's payment of \$5 million for the property; closing will occur within 90 days of satisfaction of the conditions precedent to closing, which include: Martelli obtaining all approvals necessary to develop the project; receipt of a final remediation document from either the New Jersey Department of Environmental Protection or purchaser's Licensed Site Remediation Professional; an amendment to the Reuse Plan to accommodate the project; and the consent of the NJEDA Board of Martelli as redeveloper; and

WHEREAS, Martelli will incur capital investment costs of approximately \$29 million to improve the property and will be obligated to employ a minimum of 34 permanent workers at Gibbs Hall and the sports bar and 39 permanent workers at the golf course or pay a penalty for each position not filled; and

WHEREAS, FMERA will grant Martelli a license to use and occupy the property for \$1 triple net plus the quarterly payment due to the Morale, Welfare & Recreation Program of the Army's Installation Management Command for the lease of golf course equipment; under the license, Martelli will agree to operate and maintain the golf course for the balance of the current golfing season under the current rate schedule and honoring the current memberships; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the selection of Martelli Properties, LLC, as the purchaser of Suneagles Golf Course in Eatontown pursuant to the October 7, 2016 Request 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 Martelli Properties 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 2, 2017

EXHIBIT 1

ADOPTED
August 2, 2017

Resolution Regarding
Approval of Modification to Local Beneficial Use (LBU) Process to Include Personal Property

WHEREAS, in May 2016, the FMERA Board approved a process to address requests from host municipalities and the County of Monmouth to acquire real and personal property for local beneficial use (LBU); and

WHEREAS, as part of the Economic Development Conveyance transfers, the Army has conveyed to FMERA a number of items considered personal property, not attached with a specific building or parcel of real estate, much of which FMERA has been selling through auctions; and

WHEREAS, staff recommends modifying the LBU Process to apply to all personal property both associated with real property and stand-alone personal property; and

WHEREAS, the three host municipalities and Monmouth County would be notified of availability of personal property to be conveyed under the LBU and fair market value would be determined by the FMERA auctioneer under contract; and

WHEREAS, purchase price for the personal property may be discounted based on the existing LBU criteria and the applicability of the criteria will vary based on the type of personal property involved; and

WHEREAS, FMERA staff will attempt to negotiate a shared use agreement of the item, negotiate the best price, or recommend award based on the LBU score should more than one party express interest in a particular item of personal property; and

WHEREAS, the Real Estate Committee has reviewed the modification to the LBU process and recommends Board approval;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Board approves the modification to the process for Local Beneficial Use (LBU) requests from the three host municipalities and the County of Monmouth. 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 2, 2017

EXHIBIT 3

ADOPTED
August 2, 2017

Resolution Regarding
Sale of Sterling Cleaner Sewer Truck to Borough of Oceanport

WHEREAS, the Army transferred a Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138 (Sewer Truck) to FMERA on March 2, 2017, via a Certificate to Obtain Title to a Vehicle (Standard Form 97-1); and

WHEREAS, FMERA contracted auctioneer advertised the Sewer Truck as an item for sale and identified an appraised value for the Sewer Truck at \$75,000-90,000; and

WHEREAS, FMERA received significant interest from the Borough of Oceanport for the Sewer Truck; and

WHEREAS, FMERA staff has reviewed the Local Beneficial Use (LBU) process to sell personal property to the host municipalities and the County, and by separate public Board action, has requested the Board approve a modification to the LBU process to include personal property not associated with real estate; and

WHEREAS, FMERA has scored the LBU in accordance with the LBU Evaluation process which resulted in an eligibility for a discount of 5%, which when applied to an appraisal of \$90,000 results in a purchase price of \$85,000, with the vehicle sold as-is, where-is, with no guarantee or warranty implied; and

WHEREAS, FMERA will provide a one-day training session for the Borough as part of the purchase and the Borough will loan the vehicle back to FMERA when needed, as a shared service if requested; and

WHEREAS, the Real Estate Committee recommends that the Board approve the sale of the Sewer Truck per the terms and conditions of sale as described in the attached memorandum;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the sale of the Sewer Truck to the Borough of Oceanport per the attached terms and conditions of sale. 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 2, 2017

EXHIBIT 4

ADOPTED
August 2, 2017

Resolution Regarding the
**Approval to Select The Riddle Team for
Professional Real Estate Marketing Consultant Services and Closeout of Master Broker Services
Contract**

WHEREAS, section 9(j) of the Fort Monmouth Economic Revitalization Authority Act authorizes the Authority to issue Requests for Proposals (RFPs) and section 9(i) to retain consultants; and

WHEREAS, on May 26, 2017, the Authority issued a Request for Proposals for Professional Real Estate Marketing Consultant Services with bid submissions due by June 27, 2017; and

WHEREAS, the Authority received bids from nine eligible bidders; and

WHEREAS, technical proposals were evaluated by three independent evaluators and fee proposals were evaluated separately, with the scoring for the bidders' fee proposals integrated in to the technical evaluation scoring; and

WHEREAS, the two top scoring proposers were requested to participate in oral interviews, and following the oral interviews the Evaluation Committee completed its final scoring, with The Riddle Team scoring highest; and

WHEREAS, the evaluation committee recommends the selection of The Riddle Team with respect to its qualifications and experience, knowledge of best practices in marketing for economic development organizations and BRAC-related local redevelopment authorities, and its understanding of and plan to fulfill the RFP's scope of services; and

WHEREAS, pursuant to the RFP, the consultant will be paid on an hourly basis, with compensation capped during the first year of the contract at \$80,000, with up to four (4) one-year extension options at FMERA's discretion; the maximum compensation in any extension year will also be at FMERA's discretion; and

WHEREAS, Cushman & Wakefield (C&W) has served as the Authority's master broker for the past five years and FMERA will execute a letter agreement with C&W to close out the contract and clarify and confirm each party's continuing obligations; and

WHEREAS, the letter agreement will include the following provisions: C&W will be responsible for providing all records and documents produced or obtained by it during the term of the contract; the parties agree to revise the commission schedule such that C&W will be entitled to receive commissions on any transactions (other than for exempt properties) that were initiated prior to expiration of C&W's contract and that close within eighteen (18) months of the July 19, 2017 contract expiration date; and the form of the letter agreement will be subject to the review and approval of the Attorney General's Office; and

WHEREAS, the Real Estate Committee has reviewed and discussed entering into a contract with The Riddle Team and the letter agreement closing out the C&W contract, and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the selection of The Riddle Team as the Professional Real Estate Marketing Consultant and authorizes the Executive Director to take all necessary actions to effectuate the selection.

2. The Authority authorizes the execution of a letter agreement with Cushman & Wakefield closing out the master broker contract and modifying the terms as described in the attached memorandum and authorizes the Executive Director to take all necessary actions to effectuate the agreement.

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 2, 2017

EXHIBIT 5

ADOPTED
August 2, 2017

Resolution Regarding
**Transmittal to Host Municipalities of Proposed Eighth Plan Amendment Permitting
Alternative Development Scenario in Eatontown**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), 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 Reuse Plan envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential units; and

WHEREAS, the redevelopment of the Eatontown Reuse Area included development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course; and

WHEREAS, the proposed Amendment #8, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses the Howard Commons parcel in the Eatontown Reuse Area, totaling approximately 64 acres and as described in the attached memorandum; and

WHEREAS, the Reuse Plan envisioned 275 new units of medium-density or townhouse housing at the site, open space/recreation and up to 15,000 square feet of convenience and/or mixed-use retail along Hope Road; and

WHEREAS, the land uses proposed in Amendment #8 include the development of up to 206 low-density residential units and 52 medium-density residential units and the new location for the remaining 17 residential units originally planned at the Howard Commons site to the Suneagles Golf Course parcel, with the development of the units proposed in the 10-acre Megill housing area; and

WHEREAS, the proposed amendment clarifies and amends the bulk, area and use requirements in the Land Use Rules governing this parcel, as detailed in the attached memorandum; and

WHEREAS, staff has reviewed the proposed Amendment #8 with regard to the guidance for reviewing a proposed amendment and reached the following conclusions: (1) this

Amendment does not change the total number of residential units planned in Eatontown; (2) this Amendment affects only the Eatontown Reuse Area, and the value and use of adjacent parcels in Eatontown are 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 negotiations related to the 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 #8, 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 #8 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown 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 2, 2017

EXHIBIT 6