

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
September 21, 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
- Patricia Cooper – Oceanport Councilwoman – 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
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

V – Denotes Voting Member

**Members not present:**

- David Kuhn, Assistant Commissioner of Capital Investment Planning & Grant Administration, NJ Department of Transportation

**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 and NJEDA websites.

The first item of business was the approval of the August 17<sup>th</sup> regular meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Tim Lizura.

Motion to Approve: LILLIAN BURRY      Second:      TIM LIZURA  
AYes: 7

Patricia Cooper abstained from voting stating that she was not at the August meeting.

## **WELCOME**

Chairman James V. Gorman welcomed attendees to the annual 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 meeting marks the sixth anniversary of FMERA and its mission to help restore economic vitality to the communities affected by the closure of Fort Monmouth situated in the boroughs of Eatontown, Oceanport and Tinton Falls and within the County of Monmouth. Mr. Gorman stated that at the annual meeting there are Board Actions which occur once per year such as the appointment of the members of the Board Committees and the Chairpersons of each Committee, the appointment of the Secretary, the Treasurer and the other Officers. These actions are in addition to the regular Board action items.

Mr. Gorman stated that in addition to the required annual board resolutions, the Board will consider one action item, the Consideration of Approval of Funding for Design and Engineering of Sanitary Sewer Infrastructure.

Mr. Gorman stated that one board action not on the agenda is the Board's consideration and approval of the financial transaction documents with the Monmouth County Improvement Authority for the purchase of the Phase 2 property. Mr. Gorman stated that the transaction has proven to be more complex than originally anticipated and the documents will be forthcoming and approved at an upcoming meeting. Mr. Gorman thanked the County of Monmouth and the FMERA staff in working to move forward with the Phase 2 closing. Mr. Gorman stated that Special Board meeting may be scheduled prior to the next regular meeting to approve the financial documents and proper notice will be given to the public.

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, and 3 minutes per speaker for the second due to the lengthy agenda. 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 Chairman has appointed Bruce Steadman as Secretary and David Nuse as Treasurer.

Mr. Steadman stated that the Chairman has appointed the 2015-2016 Audit Committee Chairman and members and the Real Estate Committee Chairman and members.

Candice Valente read the names for the Committees:

- Audit Committee Chairman – Robert Lucky
- Audit Committee Members – James V. Gorman and Gerald Turning
  
- Real Estate Committee Chairman – James V. Gorman
- Real Estate Committee Members – Robert Lucky, Lillian Burry, and Dennis Connelly

Mr. Steadman stated that staff continues to review executive session minutes on an annual basis, and present an update to the Board at its annual meeting each September, which includes a list of matters no longer deemed confidential. Staff has determined that many items remain sensitive or unresolved, and therefore cannot be made public at this time; however, several items have been resolved and are no longer considered confidential, and these are now listed on the FMERA website.

Mr. Steadman stated that the Authority will be scheduling a Special Board meeting in October to review and approve the financial documents between FMERA and the County of Monmouth. Mr. Steadman noted that due to the complexity of the project and the large number of documents involved, all final drafts were not yet available for review by the Board.

### **TREASURER'S REPORT**

Dave Nuse, Treasurer and Director of Real Estate Development, stated that the budget process for 2017 is about to get underway. In the coming weeks, FMERA staff will hold budget sessions and begin drafting the 2017 FMERA Budget. The draft budget will then be forwarded to the Audit Committee for its review. The 2017 Budget is scheduled to be brought before the Board for its consideration and approval at the December Authority 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 financing. A reimbursement resolution was approved by the Board at July's meeting. The balance of the financing documents are currently in preparation by County, MCIA, and FMERA representatives, and staff plans to seek Board approval as soon as final drafts are completed and acceptable to all 3 parties.. The New Jersey Local Finance Board provided positive findings on August 10, 2016 with respect to MCIA's note sale, and the Monmouth County Board of Chosen Freeholders adopted a resolution guarantying the notes at their August 24, 2016 meeting.

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

Tom Mahedy of Wall Township asked for the process in selecting the Advisory Committee members. Mr. Mahedy asked what questions are asked of the Committee members and if they are required to show political contributions. Mr. Mahedy asserted that there is a conflict of interest when Board members are members of both the Real Estate Committee and the Audit Committee. Mr. Mahedy asked if the OPRA Records Custodian and the Ethics Liaison were present at tonight's meeting and if not, they should be present at all of the meetings to answer questions from the public. Mr. Mahedy asked why there are only four members on the Real Estate Committee and the Committee should include representatives from the three host municipalities and members of the public.

Bruce Steadman answered Mr. Mahedy by stating that the process for selecting Committee members is governed by the FMERA By-Laws. Bruce Steadman stated that the Chairman selects the Committee Chairpersons for all committees, that the Chairman also selects the members for the 2 Board committees, Audit and Real Estate; and the Chairman directs FMERA staff and each Chairperson to select the Staff Advisory Committee (SAC) members per the established criteria of the SAC membership. Mr. Steadman stated that per the By-Laws, the Real Estate and Audit Committees are required to have Board members as Committee members and each Committee has a limited amount of members in order that there is no quorum on each Committee. The SAC members are selected based on the best available and willing person with the appropriate experience or resume to meet the established criteria for various SAC seats.

Mr. Steadman stated that on the EDA website and a link from the FMERA website, there is a clear and direct route by which to report any ethics violations, and a link for the state's Open Public Records Act (OPRA) process. Mr. Steadman stated that neither the Board nor staff has ever considered it necessary for either the OPRA or Ethics representatives to attend FMERA Board meetings.

Tim Lizura noted that OPRA stands for Open Public Records Act.

## EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated FMERA and the Army have concluded discussions on the impending transfer of the balance of the Main Post, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). The Army and FMERA anticipate closing in the October/November timeframe. The remaining document required for transfer, the Phase 2 Finding of Suitability to Transfer (FOST), the Army's environmental clearance document, is final and has been posted to the Army website:  
<http://www.pica.army.mil/FtMonmouth/Documents/ATT3-FinalPhase2FOST.PDF>.

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

### Auctioneer

The last auction of equipment was at the Pulse Power Plant on August 17, 2016. 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. The recent auction activity will net FMERA approximately \$92,000.

### 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.
- There is a meeting next week to finalize the design and engineering for the water main extension application to accommodate the historic district development, the fitness center, FMERA offices and additional pending sales in the area surrounding the historic district.
- 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 –

“Overall, despite the hot humid conditions, the course has held up quite well. The greens are in the best condition they have ever been in. We recently trimmed over 500 trees on the course and removed over 20 dead trees. Aerification of greens is underway to be followed by top dressing. Fertilizer applications of fairways and tees will take place shortly. We had to reduce water discharge substantially due to the extreme dry drought conditions. Normal watering has continued on greens and tees, however watering of fairways has been reduced by 50%. We have officially begun our membership drive and we are pleased to announce that there will be no increase in membership rates for the next golf season. In the past, members received a 10% discount if they joined prior to December 1. This year, there will be no increase plus members will receive 5 free guest passes. Rounds of golf for August of this year – 4,194 compared to 4,411 for the same time last year. Still a very strong August.”

### 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. We are now in full fall mode preparing for the heating season and clearing roof drains and gutters. FMERA is also preparing for the transition of maintaining the Phase 2 property when transferred to FMERA which includes executing the Phase 2 Property Management phase of the agreement with Chenega and making staffing plans. 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 is gearing up for fall football season and continues to draw nice crowds. The month of September they will be running a special to show appreciation for teachers and school support staffs with 10% off the food bill.

Dave Nuse, Director of Real Estate Development, gave the following 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.

At the August 2016 meeting, the Board authorized FMERA staff to execute a contract for the Dance Hall parcel. 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 issued a Request for Sealed Bids for Purchase (RFB) for the Main Post Chapel, an approximately 16,372 square foot building on 5 acres in Oceanport. The RFB requests Bids that include a reuse of the facility as a house of worship. Bids are due on October 7<sup>th</sup>.

In Eatontown, FMERA is in negotiations for the sale and redevelopment of 3 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.
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA received one proposal for an arts/cultural center use. Upon review of the proposal by an independent evaluation committee for compliance with the RFOTP, FMERA will begin negotiations with the proposer.

FMERA plans to issue an updated RFOTP for the Suneagles Golf Course. FMERA is seeking proposals for a use consistent with the plan, namely reuse of the Golf Course and construction of a hotel/conference center, or for an alternate use which includes the reuse of the Golf Course and up to 75 residential units within the 10-acre former Megill Housing area. The RFOTP will be posted to the FMERA website.

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.

Candice Valente, Senior Planning and Development Officer, stated that FMERA and Cushman & Wakefield (Cushman), the Authority's Master Broker, will end the summer with a number of marketing events, as the Fort begins a new round of property sales with the transfer of the Phase 2 property.

Fort Monmouth was the focus of a Conference Session at the 20<sup>th</sup> Annual Governor's Conference on Housing and Economic Development on September 19<sup>th</sup> and 20<sup>th</sup>. 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 included 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. Also at the event, Commvault Systems, LLC was honored as the 2016 Leading Economic Development/Redevelopment Award for the development of its company headquarters at the former Fort.

FMERA staff will also be in attendance at the International Economic Development Council's Annual Conference in Cleveland, OH, September 25-28, an opportunity for training and networking with leaders in economic development from around the country. This year's theme, Economic Development through Technology, Innovation and Productivity, will provide staff the chance to learn more about this exciting sector that is an integral goal in Fort Monmouth's redevelopment. On a more local level, FMERA will be a community sponsor of the 2016 Asbury Agile event on October 7<sup>th</sup>, bringing together tech entrepreneurs, innovators and students for a day of discussions and informal networking that grew from the Jersey Shore Tech meet-ups.

A pre-proposal conference related to the RFOTP for the Suneagles Golf Course will be held in early October. Interested proposers are welcome to attend to learn more about the property and the uses FMERA will be seeking from responses. Any materials provided to attendees or questions received will be posted to FMERA's website as an addendum to the RFOTP.

Please refer to our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletters.

Bruce Steadman thanked the Governor's Conference participants, Maurice Zekaria, Mayor Connelly, Mike Abboud and Les Smith for their excellent participation as speakers. Mr. Steadman thanked RPM Development for their time and effort with the Officers Housing project, and congratulated them on their award. Mr. Steadman thanked Commvault for the outstanding results with their new facility in Tinton Falls, and congratulated them on their award.

Mr. Steadman stated that Trinity Hall and Aaski Technology have opened their new facilities, and congratulated them both on the excellent investments each has made in renovating those former Army buildings. Mr. Steadman stated that Mike Abboud from Tetherview has done a great job refurbishing the Russel Hall building, in preparation for Tetherview's occupancy

Mr. Steadman thanked all of these companies for investing in the former Fort property and for participating in the future growth and expansion of the three municipalities and the County of Monmouth.

Mr. Steadman thanked Freeholder Burry and Teri O'Connor, John Tobia, Joe Ettore and the Monmouth County DPW for all of their work and efforts in preparing Avenue of Memories for the future opening. Mr. Steadman also thanked Gabriel Chacon, Edward Pillsbury, FMERA attorney Robert Tuteur, and FMERA staff Dave Nuse, Candice Valente and Jennifer Lepore for all of their work and efforts in the preparation of the financial documents with the County and the Monmouth County Improvement Authority.

Chairman Gorman asked for an update on Lennar's work on parcels C and C1. Mr. Steadman gave a brief update regarding Lennar's completion of due diligence for parcel C, and its preparation of the plans and specifications to be issued to the Tinton Falls Planning Board; and Lennar's recent completion of its due diligence for parcel C1. Mr. Nuse noted that Lennar is expected to file its Mandatory Conceptual Review (MCR) package with FMERA soon for parcel C, and that this submission is the precursor for Lennar's submission of its plans and specifications to the Borough. Mr. Nuse noted that the same preparation for parcel C1 would be slightly later than parcel C, and that both were expected soon.

Mr. Steadman concluded his report by stating FMERA's 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

## **COMMITTEE REPORTS**

### a) **AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)**

Robert Lucky stated that the Committee met on September 8<sup>th</sup> and discussed the following:

- Discussion regarding the 6-month Operational Summary including:
  - Office of Economic Adjustment (OEA) Grant started on 7/1/16 represents the final step down in funding and will end on 6/30/17.
  - EDC revenue and expenses and the Capital budget are all currently under budget
- Discussion regarding the status of the Phase 2 Financing documents with Monmouth County.
- Discussion regarding the closed parcels and upcoming building closings.

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

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

- Discussion regarding the Phase 2 financing documents provided by the County of Monmouth which includes the detailed terms of the maintenance and operation of the Avenue of Memories. The Committee discussed the misinformation by the public regarding the Phase 2 financing with Monmouth County, therefore, FMERA will post a Frequently Asked Questions and Answers section on their website regarding the financing.
- Discussion regarding a summary of a request to approve funding for the design and engineering of sanitary sewer infrastructure in the Phase 2 property. The Committee reached a consensus and agreed to recommend Board approval.
- Discussion regarding the RFOTP for the Suneagles Golf Course.
- Discussion regarding a potential deer management plan.
- Discussion regarding the relocation and preservation of the war monuments. The Committee defers this matter to the Historical Preservation Staff Advisory Committee and the Ad-Hoc Committees of Eatontown, Oceanport and Tinton Falls.
- Other items of discussion
  - Squier Hall
  - Main Post Chapel
  - Myer Center
  - McAfee Center

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

Kenneth J. Kloo stated that the Committee did not meet this month.

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

Bruce Steadman stated that the Committee met on September 14<sup>th</sup> and discussed the following:

- Review and discussion of the Mandatory Conceptual Review (MCR) for Russel Hall. Tetherview Property Management, LLC is proposing to reuse the property in a similar fashion after renovating the interior of the building.
- Discussion regarding the design exceptions that Tetherview would like to make to the building.
- Discussion regarding the site plan approval that Tetherview will submit to the Borough of Oceanport for their review and approval to grant the design exceptions. Tetherview is also awaiting approval from the NJ Historic Preservation Office (NJSHPO).
- The Committee reached a consensus and agreed to approve the Mandatory Conceptual Review.
- The Historical Preservation Committee approval shall be included and incorporated into the MCR.
- Discussion regarding the relocation of the Fort monuments.

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

Gina Fischetti stated that the Committee did not meet this month.

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

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



Ms. Burry stated that members of the FMERA Board, Tinton Falls Council and Monmouth County Freeholders reviewed the site plans for the Soldier On project to be built in Tinton Falls. Ms. Burry thanked Tinton Falls for welcoming the project to Tinton Falls.

Ms. Burry thanked John Tobia and the Monmouth County DPW for their preservation of the monuments on the Fort and their tireless efforts on preparing Avenue of Memories for its future opening.

### **BOARD ACTIONS**

- A) The first item before the Board was the consideration of approval of Organization Matters:
- i. Assistant Secretaries of the Authority
  - ii. OPRA Records Custodian and Ethics Liaison
  - iii. Meeting Schedule for October 2016-September 2017

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Lillian Burry and was seconded by Dennis Connelly.

Motion to Approve: LILLIAN BURRY      Second: DENNIS CONNELLY  
AYes: 8

- B) The second item before the Board was the consideration of approval of the Staff Advisory Committee Membership.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Tim Lizura and was seconded by Michael Collins.

Motion to Approve: TIM LIZURA      Second: MICHAEL COLLINS  
AYes: 8

- C) The third item before the Board was the consideration of approval of funding and design and engineering of sanitary sewer infrastructure.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked as Exhibit 3.

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

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

### **OTHER ITEMS**

There were no other items before the Board.

**PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (3 minutes re: any FMERA business)**

Tom Mahedy of Wall Township asserted that the Ethics Officer should be present at meetings due to ethics violations. Mr. Mahedy asserted that the Veterans project has been moved from a toxic area on the Fort to an area in Tinton Falls with high power lines overhead. Mr. Mahedy asserted that the Restoration Advisory Board (RAB) is a by-partisan cover-up and all of the computers were hacked to the benefit of the Army and FMERA. Mr. Mahedy asserted that the students at Trinity Hall and the visitors of the Teen Center will be exposed to contamination when the Myer Center is demolished. Mr. Mahedy asked what will be done to protect the surrounding areas.

Mr. Steadman answered Mr. Mahedy by stating that the Restoration Advisory Board (RAB) is an Army-directed group of public and private entities that meet to discuss environmental issues, and that FMERA does not have management responsibilities for the RAB. Mr. Steadman stated that, as noted on many previous occasions, it is expected that an engineering firm will be hired to prepare the necessary design plans, safety plan, and associated documents and permits for the safe demolition of the Myer Center which should address the various aspects of a large demolition project, such as noise, traffic, safety, environmental considerations, communication of schedule to neighboring property owners and visitors, and/or other issues.

There being no further business, on a motion by Lillian Burry seconded by Tim Lizura and unanimously approved by all voting members present, the meeting was adjourned at 8:05p.m.

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



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Bruce Steadman - Secretary

**ADOPTED**  
September 21, 2016

Resolution Regarding the  
**Appointment of a Director of the Fort Monmouth Office to be Assistant Secretary,  
Reaffirmation of OPRA Records Custodian and Ethics Liaison, and Approval of  
October 2016 – September 2017 Meeting Dates**

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

**WHEREAS**, the Authority’s By-Laws provide that an annual reorganization meeting be held in September of each year.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the designation of the Director of Facilities Planning and the Senior Planning and Development Officer of the Fort Monmouth Office as Assistant Secretaries.
2. The Authority affirms the appointment of Marcus Saldutti as OPRA Records Custodian and the appointment of Fred Cole as Ethics Liaison Officer.
3. The Authority approves the October 2016 – September 2017 Meeting Dates attached hereto.
4. 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: September 21, 2016

**EXHIBIT 1**

ADOPTED  
September 21, 2016

Resolution Regarding  
Staff Advisory Committee Membership Criteria

**WHEREAS**, the Authority has established four staff advisory committees: Environmental, Historical Preservation, Housing and Veterans; and

**WHEREAS**, these Committees (“Staff Advisory Committees” or “SAC”) were established to assist FMERA, such as by providing advice to FMERA staff on how best to move Fort Monmouth’s redevelopment effort forward within the context of their area of expertise; and

**WHEREAS**, while the SACs provide important insight and information to the staff for the benefit of the staff as it manages the issues associated with the redevelopment of the Fort property, there is no formal action taken at SAC meetings; and

**WHEREAS**, each SAC is chaired by a FMERA board member; however, the selection of the Historic Preservation SAC chair is deferred to allow time for the nomination and confirmation of a public member to the currently vacant position; and

**WHEREAS**, FMERA staff developed SAC membership criteria in 2012, which helped to standardize and focus experience and expertise requirements for prospective SAC members; and

**WHEREAS**, the objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to FMERA regarding the subject matter of the Committee.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached Board memorandum, the Authority reaffirms the Staff Advisory Committee (SAC) membership criteria attached to the Board memorandum, selects the identified committee chairs, and authorizes the FMERA Executive Director and the SAC Chairs to fill the membership of each Committee accordingly, which membership shall be at the pleasure of the Board.

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: September 21, 2016

EXHIBIT 2

**ADOPTED**  
**September 21, 2016**

**Resolution Regarding  
Approval of Dedicated Funding to Reimburse Two Rivers Water Reclamation Authority  
for Design and Engineering of New Sanitary Sewer Infrastructure**

**WHEREAS**, FMERA co-funded a study with Two Rivers Water Reclamation Authority (TRWRA) to develop a concept plan for a new sanitary sewer system to serve the Oceanport area of Fort Monmouth; and

**WHEREAS**, as part of the contract for the purchase of the Officer Housing parcel, RPM Development will install new sewer pipes within the property under contract, which represents a significant portion of the new system; and

**WHEREAS**, FMERA will be negotiating a Memorandum of Understanding (MOU) with TRWRA setting forth the obligations for the ultimate construction work of the new sewer system; and

**WHEREAS**, in order to expedite the installation the new sewer pipes in accordance with the new sewer system concept plan within the Officer Housing parcel, staff is recommending that up to \$230,000 from RPM's \$700,000 offsite infrastructure improvement funding and \$70,000 from the Office of Economic Adjustment (OEA) Grant be allocated to fund the design and engineering of the new sewer system; and

**WHEREAS**, the \$70,000 from the OEA Grant funds will be used for this initial deliverable with subsequent payments to be made upon closing with RPM and as additional deliverables are completed; and

**WHEREAS**, no funds will be reimbursed to TRWRA until a MOU is fully negotiated and approved by the Members of the Board at a subsequent meeting; and

**WHEREAS**, the Real Estate Committee has reviewed this request and recommends Board approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Board authorizes the dedication of up to \$300,000 to reimburse Two Rivers Water Reclamation Authority (TRWRA) for design and engineering of new sanitary sewer infrastructure as work is completed with \$70,000 of Office of Economic Adjustment (OEA) grant funds being allocated to reimburse TRWRA for the design and engineering work to construct a proposed new sanitary sewer system. 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: September 21, 2016

**EXHIBIT 3**