

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director and Secretary

**DATE:** March 15, 2017

**SUBJECT:** Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Approval of Previous Month’s Executive Session Minutes**
6. **Welcome – James V. Gorman, Chairman**
7. **Secretary’s Report**
8. **Treasurer’s Report**
9. **Public Comment Regarding Board Action Items**
10. **Executive Director’s Report:**
  - Update on Requests for Proposals (RFPs) and Contracts
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
11. **Committee Reports**
  - Audit Committee – Robert Lucky, Chairman
  - Real Estate Committee – James V. Gorman, Chairman
  - Environmental Staff Advisory Committee – Kenneth J. Kloof, Chairman
  - Historical Preservation Staff Advisory Committee – Mayor Jay Coffey, Chairman
  - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman
  - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

12. **Board Actions**

- a. Consideration of Approval of Contract for Security Guard Services

13. **Other Items**

14. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

15. **Adjournment**

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
February 15, 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
- Teri O'Connor – Monmouth County Administrator – V
- Gerry Turning – Mayor of Tinton Falls – V
- Stuart Briskey – Oceanport Councilman – V
- Dennis Connelly – Mayor of Eatontown – V
- Labinot Berljolli – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Paul Ceppi – Director, Business Banking & Community Development, NJEDA – 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
- 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:**

- Dr. Robert Lucky – Public Member – V

**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 7:00p.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 as the approval of the January 17<sup>th</sup> regular meeting minutes. A motion was made to approve the minutes by Dennis Connelly and seconded by Gerald Turning.

AYes: 6

Stuart Briskey abstained from voting stating he was not at the January meeting.

**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 thanked the members of the media who attended the media event on January 26<sup>th</sup> at the Marina in Oceanport. Mr. Gorman stated that the event was an opportunity to allow the media to receive information from both

the current and future developers at the Fort. Mr. Gorman stated that the event was both informative and successful and FMERA plans on hosting future events later this year.

Mr. Gorman stated that the Board would consider one board action: 1) Consideration of Approval of a Purchase and Sale Agreement & Redevelopment Agreement for Parcel B 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, and 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**

Bruce Steadman stated the Board would be entering into Executive Session to discuss the negotiations regarding the Purchase and Sale and Redevelopment Agreement for Parcel B.

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

A motion to go into executive session to discuss the negotiations related to Parcel B and for which the minutes are not anticipated to become available to the public until the negotiations are concluded and FMERA determines that the need for confidentiality no longer exists.

A motion was made by Teri O'Connor and was seconded by Gerald Turning.

The Board adjourned the Public Session of the meeting and entered into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7): Discussion of Negotiations related to Parcel B.

On a motion by Gerald Turning, seconded by Dennis Connelly and unanimously approved by all voting members present, the Board adjourned the Executive Session at 7:27p.m. and opened the Public Session.

### **TREASURER'S REPORT**

Jennifer Lepore, Senior Finance Officer stated that FMERA staff is preparing the Authority's 2016 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen have begun their audit of the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work will begin the week of February 27<sup>th</sup>.

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

There was no public comment.

### **EXECUTIVE DIRECTOR'S REPORT**

Kara Kopach, Senior Marketing & Development Officer, gave the following summary of the status of RFPs and Contracts that FMERA has issued.

#### Auctioneer:

- The Auctioneer's Group has several auctions planned starting in March:
  - March 18<sup>th</sup> at 10:00a.m. – Warehouse-HVAC, Plumbing, Supplies
  - March 18<sup>th</sup> at 1:00p.m. – Asbestos Abatement Material and Equipment
  - May 13<sup>th</sup> at 10:00a.m. – Construction and Landscaping Equipment/Supplies
  - May 20<sup>th</sup> at 10:00a.m. – Small-Lot Auction for the General Public

#### Utilities:

- FMERA is working with the Army contractor group to transfer all Phase 2 utility accounts to FMERA. A water main extension has been designed, under a Memorandum of Understanding (MOU) with the Borough of Oceanport, to serve a large part of the Phase 2 property. That application will be submitted to New Jersey American Water in the coming weeks.
- JCP&L has started to evaluate the Phase 2 electrical system in anticipation of the transfer from FMERA.
- FMERA has executed an MOU with Two Rivers Water Reclamation Authority for the survey and design work for a replacement sewer system in the Oceanport section of the Fort. Discussions on the construction phase MOU have begun.

#### Suneagles Golf Course:

- Our operator reports that maintenance continues, with the grounding of reels and bed knives completed, with oil and filter changes next in line. All winter afternoon programs are ahead of schedule. Joe's is open on good weather days, and will start regular hours in March for Thursdays-Sundays and a full schedule in April.

#### Property Management/Maintenance:

- Chenega Operations Services (COS) and the Army caretakers continue to monitor buildings and property for safety, security and marketing purposes. FMERA has been fortunate given the continued support from the Army Caretaker Group – Buffalo. Buffalo has helped on repairs as well as provided institutional knowledge on the many building and utility systems. FMERA appreciates their continued support through March 15<sup>th</sup>.

#### Security Guard Services:

- FMERA issued an RFP for Security Services on December 9, 2016. Proposals were due January 9<sup>th</sup> and 5 proposals were received. Staff hopes to identify a successful bidder for approval at the March Board meeting.

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 Officer Housing parcels on January 13<sup>th</sup>. RPM Development will be renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units. Twenty (20%) percent of the units will be available to low- and moderate-income households. This closing marks the first residential project on the Fort, as well as the first Phase 2 property transaction.

Also in Oceanport, FMERA has executed contracts on 4 parcels:

- 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.
- 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.
- Main Post Chapel, an approximately 16,372 square foot building on 5 acres that is slated for reuse as a house of worship, under contract to Triumphant Life Church with hopes to close by the end of February.

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 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, 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.

On December 29<sup>th</sup>, FMERA issued two RFOTPs for the Lodging Area and Allison Hall. The Lodging Area RFOTP is seeking proposals for medium density residential, institutional/civic, and/or office/research development of the approximately 15-acre site. The Allison Hall RFOTP is seeking proposals to reuse the historic Allison Hall for a boutique hotel, as well as retail, office/research and open space/recreation uses in the approximately 13-acre parcel. Proposals that include both parcels in a comprehensive redevelopment project will receive additional points. Proposals in response to both RFOTPs are due on March 31.

FMERA received authorization from the Board to issue an RFOTP for Barker Circle, also in the historic district in Oceanport.

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;
- 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. FMERA is in negotiations with the proposer and expects to present a recommendation to the Board shortly.
- Parcel B, an expanded parcel including up to 89 acres for a mixed-use town center along Route 35 to include up to 350,000 square feet of retail space and other commercial space and 302 housing units, where Fort Monmouth Parcel B Redevelopment, LLC, has been approved for exclusive negotiations. FMERA staff will present a recommendation to enter into a PSARA with the company for the property at tonight's meeting.

FMERA issued an RFOTP for the Suneagles Golf Course on October 7, 2016, and received four proposals on December 7. FMERA sought 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. An evaluation committee is currently scoring the proposals.

In Tinton Falls, FMERA has executed contracts on five 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 of 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 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.

FMERA is working with the New Jersey Economic Development Authority to evaluate options for the demolition of the Myer Center and redevelopment of the 36-acre Parcel F-1 site.

Candice Valente, Senior Planning & Development Officer, gave the following marketing update.

FMERA hosted an informational media event at the Marina in Oceanport on January 26<sup>th</sup> to provide members of the media with a chance to learn more about the Fort's next phase of redevelopment. Representatives from RPM

Development, TetherView's joint venture partner vi Hub, Triumphant Life Church, Paramount Realty, FM Partners, and others presented their upcoming development projects, answered questions from members of the media, and took the opportunity to network and share ideas. FMERA plans to host multiple events like this throughout the year.

Bruce Steadman thanked Oceanport, Eatontown, Tinton Falls and Monmouth County for the productive monthly meetings and their continued support.

Mr. Steadman thanked Dave Nuse, Kara Kopach, and Candice Valente for all their work on the many on-going FMERA projects.

Mr. Steadman thanked Bill Colvin, Army environmental representative, for his help with the environmental projects and remediation issues.

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

## COMMITTEE REPORTS

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

Bruce Steadman, on behalf of Robert Lucky, stated that the Committee did not meet this month. A meeting will be scheduled in April to review the Auditors report.

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

Chairman Gorman stated that the Committee met on February 7<sup>th</sup> and discussed the following:

- Discussion regarding a summary of the status of several current redevelopment projects. The Committee discussed several issues that affect multiple parcels, including contract negotiations, the Request for Bids (RFB) process, the timeline provided for purchasers to seek approvals, and strategies for curtailing the time needed for approval from municipal officials, and the Army's response time for addressing and closing the carve-outs.
- Discussion regarding a summary of the final issues under negotiations in order to finalize a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with Fort Monmouth Parcel B Redevelopment, LLC for Parcel B in Eatontown. The Committee reached a consensus and agreed to recommend Board approval.
- Update on the status of discussions with the Borough of Oceanport in relation to the 13-acre parcel proposed for the Borough's municipal complex.

### 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 (JAY COFFEY, CHAIRMAN)

Bruce Steadman, on behalf of Jay Coffey, stated that the Committee met on February 1<sup>st</sup> and discussed the following:

- Discussion regarding the Chapel and the anticipated February closing with Triumphant Life.
- Discussion regarding the relocation of the WWII monuments to the memorial on Greely Field and the potential creation of a monument park in the Oceanport section of the Fort for the non-WWII monuments. Monument Park would include all of the remaining monuments at the Fort. The Avenue of Memories (Route 537) monuments would remain in place and be maintained by Monmouth County.

- Discussion regarding the Barker Circle RFOTP. Barker Circle Property consists of 19.5± acres of land and 7 buildings (including the former Museum) in Oceanport. The Property is located within the Fort Monmouth Historic District, and all seven buildings are considered contributing resources to the Historic District and are subject to historic preservation covenants.
  - Update on the current RFOTPs within the Historic District including:
    - Allison Hall
    - Lodging Area
  - The Committee was then given a tour of the Russel Hall which is within the Historic District. Russel Hall is currently being renovated and upgraded by TetherView.
- e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

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

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

Bruce Steadman, on behalf of Lillian Burry stated that the Committee met on February 8<sup>th</sup> and discussed the following:

- John Tobia, Monmouth County Director of Public Works and Engineering provided an update of Monmouth County's plans to preserve and maintain the monuments on the Avenue of Memories.
- The Committee discussed the relocation of the WWII monuments and the potential creation of a monument park in the Oceanport section of the Fort. FMERA staff met with the Monmouth County design landscaper to discuss the park.
- Update on the current and upcoming RFOTPs including:
  - Suneagles Golf Course
  - Allison Hall
  - Lodging Area
- The Committee discussed the potential to have a designated Veterans resource facility at the Fort which Veterans could visit and have access to an array of services.

## **BOARD ACTIONS**

- A) The first item before the Board was Consideration of Approval of a Purchase and Sale Agreement & Redevelopment Agreement for Parcel B in Eatontown.

Candice Valente read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Dennis Connelly and was seconded by Gerald Turning.

Motion to Approve: DENNIS CONNELLY      Second: GERALD TURNING  
 AYes: 7

Dennis Connelly, on behalf of Eatontown, thanked the Board and the FMERA staff for their hard work and dedication on the negotiations with regards to Parcel B while taking into consideration the interests of Eatontown.

Paul Ceppi asked if the affordable residential units would be rental or for sale units. Dave Nuse stated that the PSARA indicates that contingent on certain subsidies being available and provided, Paramount will construct the affordable units as for sale affordable units, which is the preference of both Eatontown and FMERA.



Bill Riviere asked if road way improvements will need to be made on Route 35 in Eatontown. Dave Nuse stated that a highway access permit will be required and that the project will require a NJDOT developer's agreement. The costs associated with the highway improvements will be subject to the infrastructure agreement which will be presented to the Board within the next 6 months.

### **OTHER ITEMS**

There were no other items before the Board.

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

Roseanne Letson of Oceanport asked for clarification from the Executive Director's report regarding the Officer Housing 20% affordable units and will the number of affordable housing units be equal to 20% of the rental units or 20% of all of the units. Ms. Letson asked what the developer's plans are for the Nurses Quarters and will the plans require a Reuse Plan amendment. Ms. Letson asked if the Nurses Quarters are part of the 13-acre parcel that Oceanport will be purchasing for their municipal complex. Ms. Letson asked what the developer's plans are for Squier Hall and will a Reuse Plan amendment be required.

Bruce Steadman stated that the Officer Housing affordable units will be 20% of all of the units. Mr. Steadman stated that the Reuse Plan for the Nurses Quarters states that the existing 24 units will be rehabbed, with an additional 10± units to be constructed. The plans that were submitted by the highest bidder are consistent with the Reuse Plan, therefore will likely not require a plan change. Mr. Steadman stated that the Nurses Quarters are independent of the 13-acre parcel in Oceanport.

Bruce Steadman stated that FMERA is currently in the pre-due diligence stages with the bidder of Squier Hall and FMERA does not foresee a Reuse Plan amendment for the property at this time.

There being no further business, on a motion by Teri O'Connor seconded by Dennis Connelly 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.

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

Bruce Steadman –Secretary

**ADOPTED**  
**February 15, 2017**

Resolution Regarding  
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement with Fort  
Monmouth Parcel B Redevelopment, LLC, for Parcel B**

**WHEREAS**, on February 10, 2015, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of July 10, 2015, in connection with the planned redevelopment of Parcel B in Eatontown; and

**WHEREAS**, Parcel B is a 77-acre parcel located in the Eatontown Reuse Area, containing 13 obsolete buildings slated for demolition in the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan), which could accommodate approximately 250,000 square feet of retail and other commercial uses, along with 302 housing units; and

**WHEREAS**, FMERA received five proposals for Parcel B, which were scored independently by an evaluation committee, and Fort Monmouth Parcel B Redevelopment, LLC, (Parcel B Redevelopment) received the highest score and submitted the highest price proposal, and the proposal included a viable and fair proposal for the optional 12-acre property; and

**WHEREAS**, the Board authorized staff to enter into exclusive negotiations with Parcel B Redevelopment in February 2016 because staff determined during the evaluation process that there is a high likelihood that negotiating with Parcel B Redevelopment, LLC, will lead to an acceptable sales contract between the parties; and

**WHEREAS**, the exclusive negotiating period commenced on October 3, 2016 and by letter dated November 4, 2016, the Executive Director extended the exclusive negotiating period for an additional thirty days as permitted by the Authority's Sales Rules; and

**WHEREAS**, the Board subsequently extended the exclusive negotiating period through February 15, 2017 in order to finalize negotiations for a Purchase and Sale Agreement & Redevelopment Agreement (PSARA), and the parties have negotiated a mutually acceptable PSARA for the parcel; and

**WHEREAS**, the terms of the proposed PSARA include Parcel B Redevelopment's payment of \$22.1 million for the property; initial closing will occur within 30 days of satisfaction of the conditions precedent, which include: Parcel B Redevelopment 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 Parcel B Redevelopment as redeveloper; and

**WHEREAS**, the project will consist of residential and commercial components with an overall development cost of at least \$130 million, including 302 residential units and

approximately 350,000 square feet of retail space and up to 40,000 square feet of office space.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of Fort Monmouth Parcel B Redevelopment, LLC, as the purchaser of Parcel B in Eatontown pursuant to the February 10, 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 Fort Monmouth Parcel B Redevelopment 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: February 15, 2017

**EXHIBIT 1**

**MEMORANDUM**

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: March 15, 2017

SUBJECT: Monthly Status Report

**Summary**

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the 2016 Annual Report; Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

**Treasurer's Report**

2016 Comprehensive Annual Report of the Authority

Staff is preparing the Authority's 2016 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen, have begun their audit of the Authority's 2016 operations. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work began the week of February 27.

**Executive Director's Report**

1. Update on RFPs and Contracts

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

- Auctioneer: The Auctioneer's Group has several auctions planned starting this month:
- March 18<sup>th</sup> 10:00 AM – Warehouse-HVAC, Plumbing, Supplies
- March 18<sup>th</sup> 1:00 PM – Asbestos Abatement Material and Equipment
- May 13<sup>th</sup> 10:00 AM – Construction and Landscaping Equipment/Supplies
- May 20<sup>th</sup> 10:00 AM – Small-Lot Auction for the General Public

- Utilities: FMERA is working with the Army contractor group to transfer all Phase 2 utility accounts to FMERA. A water main extension has been designed, under a Memorandum of Understanding (MOU) with the Borough of Oceanport, to serve a large part of the Phase 2 property. That application was recently submitted to New Jersey American Water. JCP&L has started to evaluate the Phase 2 electrical system in anticipation of the transfer from FMERA. As a follow-up to the MOU with Two Rivers Water Reclamation Authority for the survey and design work for replacement sewer system in the Oceanport section of the Fort, an RFP was issued by TRWRA. A tour for prospective bidders is scheduled for March 16<sup>th</sup>. Discussions on the construction phase MOU were held on March 9<sup>th</sup> and are progressing.
- Suneagles Golf Course: Our operator, Linx Golf Management reports that much to our surprise the weather held up and the course had a very strong February. We experienced an increase of 400 rounds compared to the same period last year. We recently began winter clean up but that will need to be put on hold due to the incoming snow and frigid temperatures for the early part of March. We hope it is short lived since everyone is anxious to get back into a normal routine. We hired a seasoned Head Superintendent to take over the reins at Suneagles. He previously worked at one of our other properties and will be a welcome change to our environment. We hired some new crew as well and I can say with a high degree of confidence the golf course will continue to improve this year. And that's good for everyone. Other ongoing functions include:
  - Continuing to overhaul and repair maintenance equipment.
  - Dragging fairways and blow off winter debris.
  - Continued goose control daily.
  - Sprayed greens with quick release fertilizer for the first of the season.
  - Bunker clean up and draining to commence this week, weather permitting. Aerification planned earlier than years past due to mild winter and increasing air temp
- Property Management/Maintenance: Our property management contractor, Chenega Operations Services (COS) has been dealing with various utility issues and outages including a main post power outage, a water main break and a sewer back-up. They are now focused on shutting down utilities to buildings that are not occupied and are not planned for reuse. They are also closing out the transfer of vehicles and Government Furnished Equipment (GFE) and supplies from the Army and their contractor Buffalo. We were fortunate to have Buffalo beyond the official transfer of ownership in November to March 15<sup>th</sup>. Throughout the transition and shutdown of their operations they have been cooperative and very helpful.
- Security Guard Services: FMERA issued an RFP for Security Services on December 9<sup>th</sup>. Proposals were due January 9<sup>th</sup> and 5 proposals were received. The Board is being asked to approve the successful bidder at tonight's meeting, to become effective following the expiration of the Governor's veto period. The Army Guard contract is ending at 11:59 p.m. on March 15<sup>th</sup>. We have entered into a short-term agreement with Marion Security to continue guard service until we contract with the successful bidder.

2. Update on RFOTPs

The following is a town-by-town summary of the status of our redevelopment projects.

In **Oceanport**, FMERA closed on the Main Post Chapel on February 27<sup>th</sup>. Triumphant Life Assembly of God Church will be renovating the approximately 16,372 square foot building for use as a house of worship. This marks the second closing in Oceanport in as many months, after FMERA

closed on the Officer Housing parcels on January 13<sup>th</sup> with RPM Development. The company will be renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units, twenty (20%) percent of which will be available to low- and moderate-income households.

Also in Oceanport, FMERA has executed contracts on 3 parcels:

- 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.
- 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 3 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, 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.

On December 29<sup>th</sup>, FMERA issued two RFOTPs for the Lodging Area and Allison Hall. The Lodging Area RFOTP is seeking proposals for medium density residential, institutional/civic, and/or office/research development of the approximately 15-acre site. The Allison Hall RFOTP is seeking proposals to reuse the historic Allison Hall for a boutique hotel, as well as retail, office/research and open space/recreation uses in the approximately 13-acre parcel. Proposals that include both parcels in a comprehensive redevelopment project will receive additional points. Proposals in response to both RFOTPs are due on March 31<sup>st</sup>.

On March 8<sup>th</sup>, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP is seeking proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA will accept proposals that include 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 are due by June 2, 2017.

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 and other commercial space, as well as 302 housing units.

FMERA is in negotiations for the sale and redevelopment of another 2 properties in Eatontown:

- 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; and
- 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. FMERA is in negotiations with the proposer and expects to present a recommendation to the Board shortly.

FMERA issued an RFOTP for the Suneagles Golf Course on October 7, 2016, and received four proposals on December 7. FMERA sought 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 primarily within the 10-acre former Megill Housing area. An evaluation committee is currently scoring the proposals.

In **Tinton Falls**, FMERA closed on Parcel F-3 on February 23<sup>rd</sup>. 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, 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;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrades 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, 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.

FMERA is working with the New Jersey Economic Development Authority to evaluate options for the demolition of the Myer Center and redevelopment of the 36-acre Parcel F-1 site.

### 3. Marketing Update

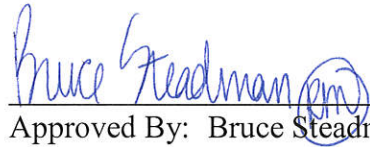
FMERA and Cushman & Wakefield (Cushman), the Authority's Master Broker, continue to conduct several tours per week. FMERA staff kicked off quarterly meetings with the Partnership for Action on March 8. The Partnership, which includes representatives from Choose NJ, the NJ Department of State's Business Action Center, and the NJ Economic Development Authority, is an effort to coordinate marketing and business attraction strategy for the State. The group discussed the Fort's new redevelopment opportunities after closing with the Army on Phase 2 in November.

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



4. Action Items for Next Month.

- 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

A handwritten signature in blue ink that reads "Bruce Steadman" with a circled "pm" at the end. The signature is written over a horizontal line.

Approved By: Bruce Steadman

Prepared by: Candice Valente

**ADOPTED**  
**March 15, 2017**

Resolution Regarding  
**Selection of Security Services Pursuant to the Security Services  
Request for Proposals**

**WHEREAS**, FMERA, the Authority (“Authority”) issued a Request for Proposals (RFP) on December 9, 2016, soliciting proposals from qualified firms interested in performing the services described herein as the “Security Guard” for the properties and facilities owned, operated, leased and/or managed by the Authority located on the former Fort Monmouth property.

**WHEREAS**, responses were due on January 9, 2017 and 4 compliant proposals were received and FMERA staff independently evaluated the proposals for compliance and scoring; and the fee proposals were evaluated by FMERA’s Treasurer and the RFP Coordinator; and

**WHEREAS**, the Evaluation Committee met on March 3<sup>rd</sup> and reviewed the scores and agreed to conduct interviews with two of the proposers, and on March 7<sup>th</sup>, the interviews were conducted; and after the interviews, the Committee reevaluated the scores; and

**WHEREAS**, the fee scores were added to the technical proposal scores with the combined technical and fee ranking ranging from a high of 307 to a low of 206 points, with the highest scoring firm being Marion Security;

**WHEREAS**, and FMERA staff recommends selecting Marion Security as the Security Guard firm which received the highest combined technical and fee score of 307 from the evaluation committee.

**THEREFORE, BE IT RESOLVED THAT:**

1. As described in the attached memorandum, the Authority authorizes the selection of Marion Security as the Security Guard Services provider and authorizes the Executive Director or Deputy Executive Director to take all necessary actions to effectuate the selection and optional additional extensions.

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: March 15, 2017

**EXHIBIT 1**

**MEMORANDUM**

**TO:** Members of the Board of Directors

**FROM:** Bruce Steadman  
Executive Director

**RE:** Selection of Security Guard Services

**DATE:** March 15, 2017

**Summary**

I am requesting the Members to approve the selection of Marion Security for Security Guard Services

**Background**

Governor Christie signed P.L. 2010 c. 51 on August 17, 2010 to create the Fort Monmouth Economic Revitalization Authority (FMERA or the Authority). The economies, environment, and quality of life of the host municipalities, Monmouth County, and the State will benefit from the efficient, coordinated, and comprehensive redevelopment and revitalization of Fort Monmouth.

In accordance with the federal Base Realignment and Closure law, Fort Monmouth was closed September 15, 2011. FMERA took title to the Phase One and Two Properties, including all of Charles Wood and Main Post areas (with the exception of some environmental carve-outs) The Army has continued to provide security guard service which will end at 11:59 on March 15, 2017. FMERA has arranged for the Security firm hired by the Army, Marion Security, to continue providing service to FMERA for a short transitional period until FMERA can finalize its contract with Marion.

The Fort Monmouth Economic Revitalization Authority (the “Authority” or “FMERA”), issued a Request for Proposals for Security Guard Services on December 9, 2016, soliciting Technical Proposals, and Fee Proposals from qualified firms interested in providing Guard 1 as required, including at a minimum, One Guard 1 coverage 24/7 for an initial period of three (3) months continuing for up-to an additional nine (9) months on a schedule to be determined. The Authority reserves the right to extend the term of this engagement for up to an additional twelve (12) months. The on-duty guard will staff the Main Gate area during normal business hours and patrol the property during non-business hours.

The proposals were due on January 9, 2017. Five proposals were received from:

- The Davis Group
- Marion Security Agency
- Motivated Security Services Inc.
- Traffic Plan
- U.S. Security Associates

The five technical proposals were distributed to the Evaluation Committee. The Committee was made up of three New Jersey Economic Development Authority employees, all of which are assigned to the FMERA Office. Cost proposals were analyzed by FMERA's Treasurer and the RFP Coordinator. The technical proposals were scored independently by each of the evaluators. The scores were then compiled. The Evaluation Committee met on March 3, 2017, to review the scoring of the technical proposals. The technical evaluation scoring is based upon a comparative ranking with an emphasis on relevant experience and management approach. Fee proposals were scored and analyzed based on proposed hourly rates, fees for: uniforms; vehicles; and equipment. During the evaluation of the Fee proposals it was noted that the hourly rate quoted by the Davis Group was below the prevailing wage rate. When questioned about this The Davis Group withdrew their proposal as they did not take into account the requirement for prevailing wage. The combined Technical and Fee scores ranged from a high of 307 points to a low of 206 points, with the highest ranked firm being Marion Security. The Evaluation Committee recommends that the Board approve the selection of Marion Security as the FMERA Security Guard Services contractor.

FMERA will utilize the EDC account to pay this contract. FMERA has sufficient funds available to satisfy the initial three month contract in the EDC account. Funding for the additional services month four, up-to month twelve, will be made available as needed, based on the services requested.

#### Recommendation

In summary, I am requesting the Members' approval to enter into a contract with Marion Security for services sought in the Request for Proposals for Security Guard Services.



\_\_\_\_\_  
Bruce Steadman

ATTACHMENT: Evaluation Committee RFP Scoring Compilation

Prepared by: Rick Harrison

**ATTACHMENT**

[The attachment that the preceding memo refers to has been removed from this full agenda.]

