



Fort Monmouth Economic
Revitalization Planning Authority

**FORT MONMOUTH ECONOMIC REVITALIZATION
PLANNING AUTHORITY
*FMERPA***

***Briefing for New Jersey
Congressional Delegation Staff***

30 May 2008

**Frank C. Cosentino, Executive Director
Rick Harrison, Deputy Director**



Fort Monmouth, NJ

- **1,126 Acres**
- **Military, civilians, and embedded contractors - Greater Than 5,000 Jobs**
- **Contractors and other support organizations - Greater Than 10,000 Jobs**
- **\$2.4 Billion Gross State Product**
- **\$165 Million Estimated Annual State Revenue**



The Authority

April 28, 2006

Fort Monmouth Economic Revitalization Planning Authority (FMERPA) Act Signed Into Law by Governor Corzine.

10 member Authority with 9 of the members eligible to vote.

- Four members appointed by the Governor (four votes)
- The CEO/Secretary of the New Jersey Commerce, Economic Growth and Tourism Commission (one vote)
- The Mayors of Eatontown, Tinton Falls and Ocean Port (three individual votes)
- One Member of the Monmouth County Board of Chosen Freeholders (one vote)
- One Representative of Fort Monmouth to be appointed by the United States Department of Defense. (non voting)



Board Members

- **Robert Lucky, Ph.D. – Chair**
- **Virginia S. Bauer – Commissioner, NJNY Port of Authority - Vice Chair**
- **Lillian Burry - Monmouth County Freeholder**
- **Mayor Gerry Tarantolo - The Borough of Eatontown**
- **Mayor Michael Mahon - The Borough of Oceanport**
- **Mayor Peter Maclearie - The Borough of Tinton Falls**
- **Rosemarie Estephan - Gubernatorial Appointee**
- **Laurie Cannon - Gubernatorial Appointee**
- **Joseph Colfer - Gubernatorial Appointee**
- **Colonel Stephen M. Christian – Fort Monmouth Garrison Commander**



Authority Staff

Frank Cosentino - Executive Director

Rick Harrison - Deputy Director

Beverlee Akerblom – Accountant

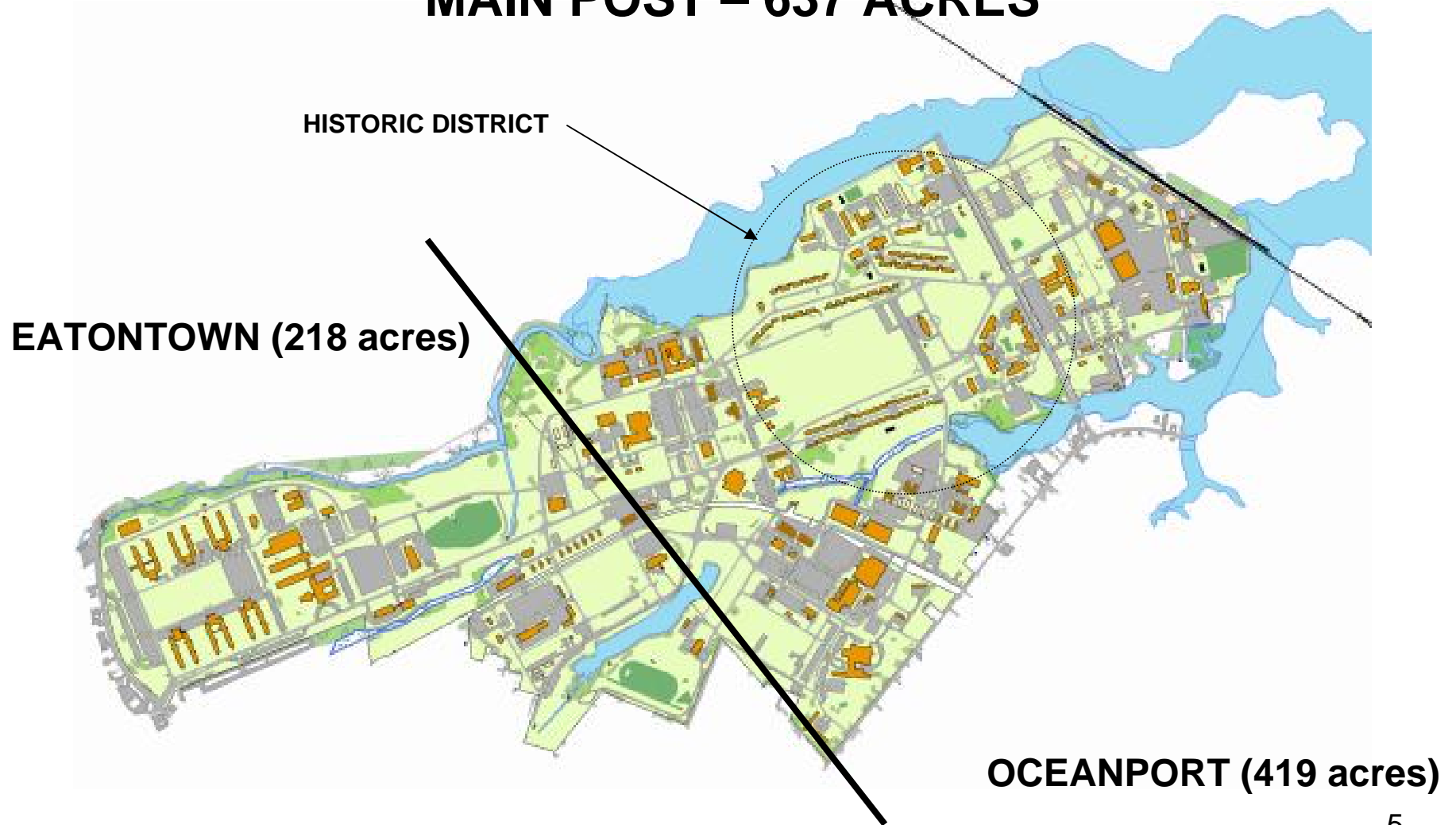
Diane Canterbury – Project Manager

Kathryn Verrochi - Executive Assistant

Jeanne Gannon - Administrative Assistant



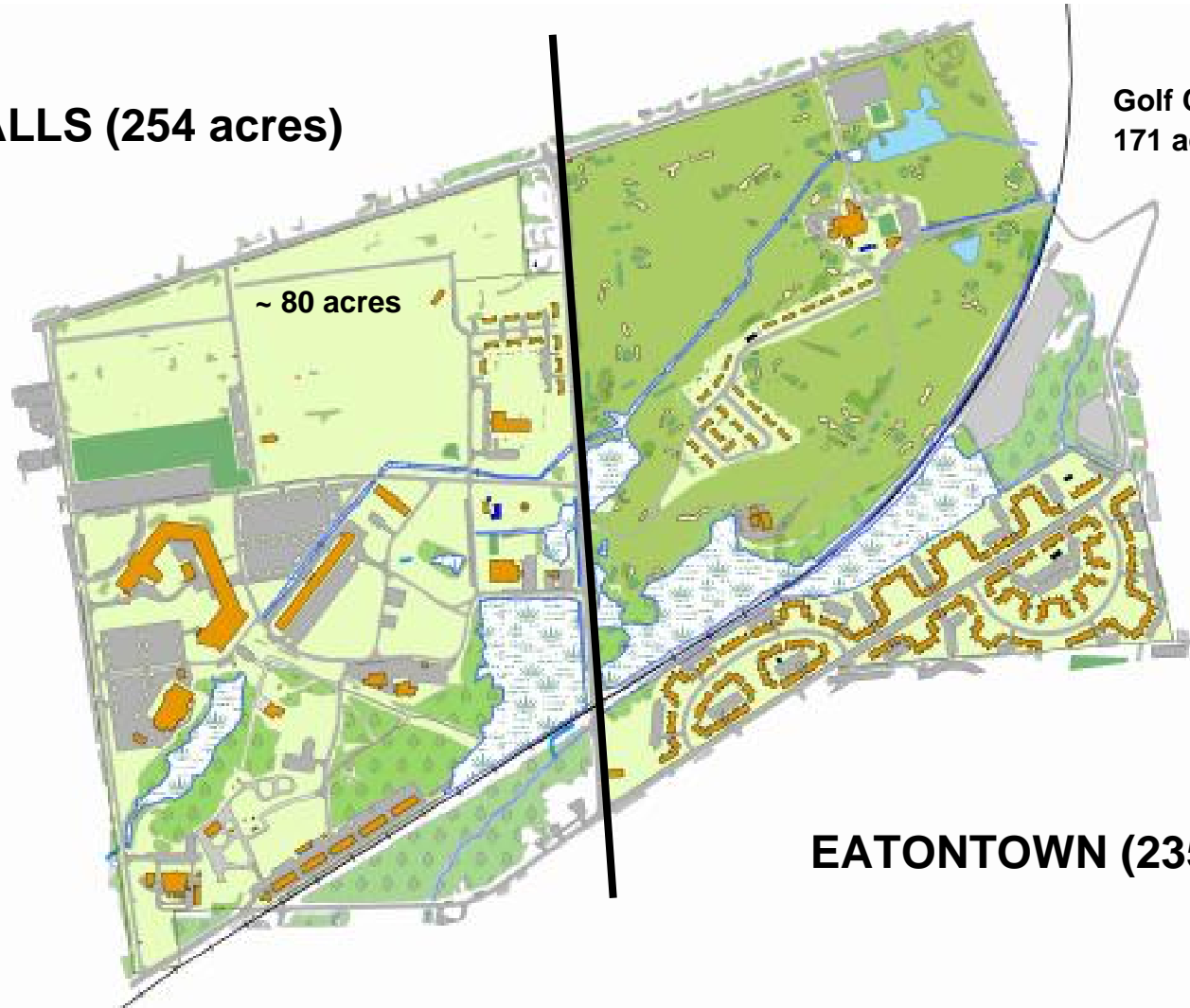
BASIC INFORMATION MAP MAIN POST – 637 ACRES





BASIC INFORMATION MAP CHARLES WOOD - 489 ACRES

TINTON FALLS (254 acres)





FACILITY ASSETS IN SQUARE FEET

		Tinton Falls	Eatontown	Oceanport	Total Assets (SF)	
	FACILITY CLASSES	254 acres	452 acres	419 acres	1,125 acres	
100	Operational & Training Facilities	1,440	249,651	81,621	332,712	6.7%
200	Maintenance & Production Facilities	15,427	23,402	34,698	73,527	1.5%
300	Research, Devel, Test & Eval Facilities	666,156	53,990	91,415	811,561	16.2%
400	Supply Facilities	15,702	32,796	256,887	305,385	6.1%
500	Hospital & Medical Facilities	0	0	127,523	127,523	2.6%
600	Administrative Facilities	202,411	623,910	550,407	1,376,728	27.5%
700	Housing & Lodging Facilities	40,700	741,413	736,490	1,518,603	30.4%
	Community Facilities	80,352	104,184	269,290	453,826	9.1%
		1,022,188	1,829,346	2,148,331	4,999,865	100.0%
	Percentage of Real Property	20.4%	36.6%	43.0%		



Fort Monmouth – The Challenges

How do we create “Added Value” to the region through the conversion of the Fort?

Questions to be asked and answered:

- How will new jobs be created?
- How will redevelopment improve transportation and traffic?
- What will be the infrastructure impact on schools, emergency services, tax base?
- What cost implications are there for communities in the region?
- How will more open space be created and made accessible to the public?



Additional Challenges and Goals

- Maintain and honor the history of the site and those who served there:
 - Maintain and integrate into the development over 20 monuments plus markers and signage





Additional Challenges and Goals

- Maintain and Reuse:
 - Historic District
 - 136 Historically Eligible Buildings





THE PROCESS TO PLAN SUBMITTAL

- Master Planner Designated – *EDAW Inc.*
- Formulate Outreach to Public through Regional, Municipal and Stakeholder Charettes
 - *Over 150 Meetings to Date*
- Integrate Public Input with Municipal Planning efforts and Advisory Committee data
- Preliminary Draft Plan reviewed at Public Meeting
 - *March 19, 2008*
- Draft Homeless Assistance recommendations presented to the FMERPA Board
 - *June 18, 2008*
- Finalize Redevelopment Plan, Economic Revitalization Plan and HUD Application
 - *July 30, 2008*
- Submit to Federal Government (HUD & DOA)
 - *September 8, 2008*



FUTURE OF THE WORKFORCE

- Anticipate 75% of the Civilian workforce will NOT relocate to Aberdeen.
- Economic Revitalization inherent to our mission
- Integration of efforts among Advisory Committee, State Agencies (DOL, OEG, DMAVA), Consultants and FMERPA to recognize and solicit prospective Industry and other tenants.
- Collaborative efforts with Educational Community and State agencies



Employment Analysis: Projection of Current Employee Future Paths

Current Occupational Categories	Current Employment	Estimated Retirees (15%)	Estimated Relocation to Aberdeen (25%)	Estimated Number of Employees Seeking Work
Total	4,811	722	1,046	3,043
Engineers & Scientists	1,532	230	333	969
Administrative & Businesses	1,142	171	248	722
Logistics, Supply and Maintenance	925	139	201	585
Other	514	77	112	325
Clerks & Admin. Support	434	65	94	275
Information Technology	264	40	57	167



Employment Analysis: Anticipated Employment from Preliminary Plan

Standard Occupational Categories	Anticipated Employment	Average Projected Annual Compensation
Total Anticipated Employment	5,000+	\$60,679
Top Ten Total Employment	3,406	N/A
Computer and Mathematical Occupations	514	\$100,114
Architecture and Engineering Occupations	465	\$69,518
Legal Occupations	393	\$48,854
Business and Financial Operations Occupations	373	\$71,905
Life, Physical, and Social Science Occupations	359	\$66,704
Healthcare Support Occupations	339	\$46,583
Building and Grounds Cleaning and Maintenance Occupations	273	\$21,632
Sales and Related Occupations	251	\$24,002
Personal Care and Service Occupations	247	\$34,714
Management Occupations	192	\$100,528



Fort Monmouth Employment Strategy:

NJDLWD estimates 31-percent of existing workforce could be absorbed by available positions within 20-miles of the base.





Fort Monmouth Business Retention and Attraction

Key Strategies to Accelerate Job Creation

- **Create expedited “one-stop” permitting shop**
- **Establish business incubator space for small technology firms**
- **Designate experienced “Master Developer”**
- **Leverage existing and proposed financial incentive programs**
- **Create branding strategy and promote nationally**



Mission: A Sustainable Technology Community that Promotes Governor Corzine's Economic Initiatives

Create a Framework Model for a Redevelopment & Reuse Plan that:

- Promotes the Technology Corridor Initiative
- Is consistent with State, County & Municipal planning policy
- Focuses on job replacement & employee training
- Is founded in market and economic analysis
- Addresses Homeless, COAH & Workforce housing needs
- Leverages Fort assets (People, Infrastructure, Location)
- Is a Green Community Model



Prospective Business Park Themes

- **Professional Business / R&D Park**
- **Green Industry R & D Campus**
- **Technology Company Incubator**
- **‘Closed Loop’ Sustainable Mixed-Use Business and Research Park**
- **Telecommuting and Business Support Service Hub**
- **Education – Medical Campus**



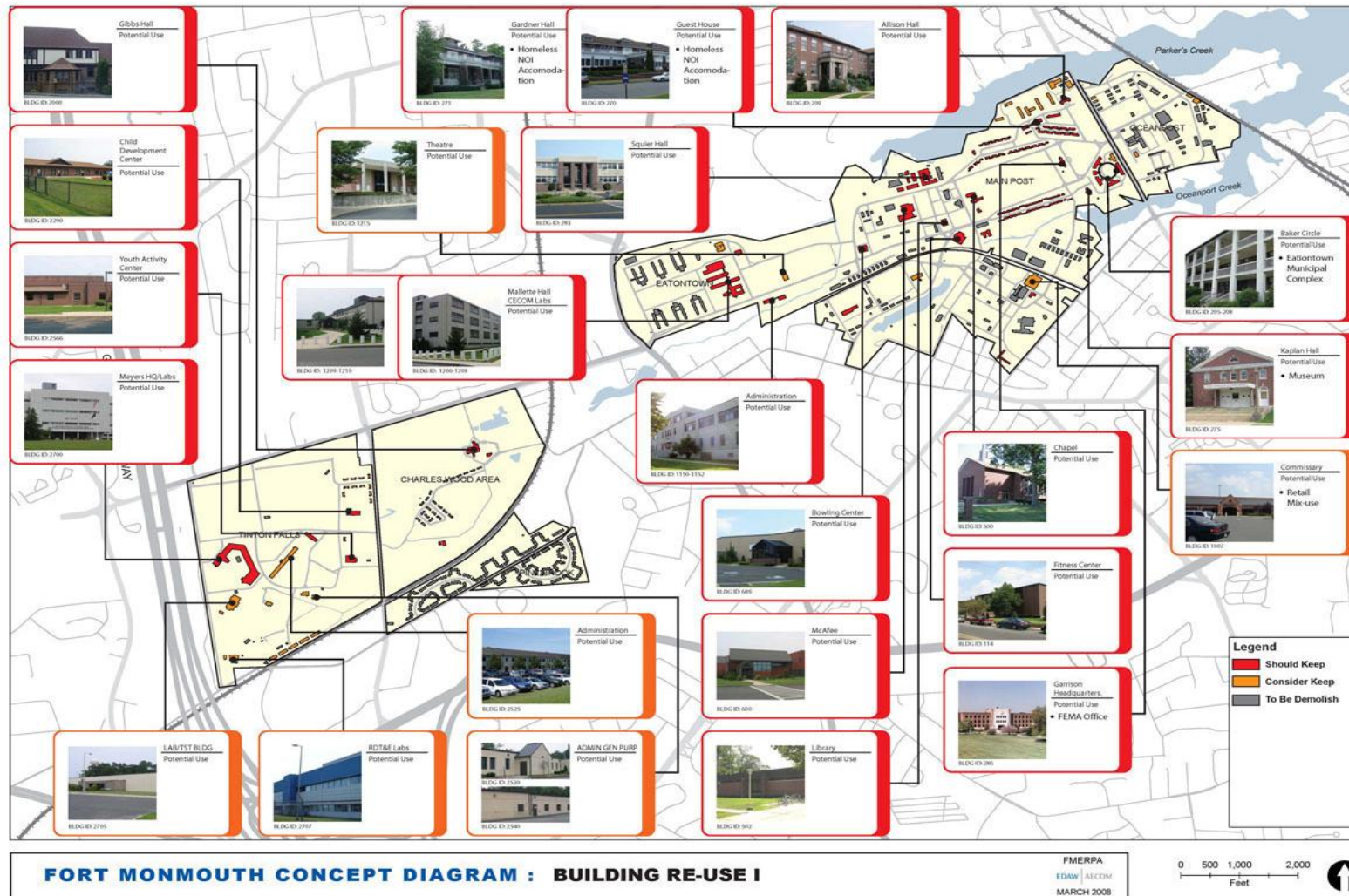
Major Industry Groups within Park

- **Information Communications Technology (ICT), Wireless**
- **Alternative & Renewable Energy (Geothermal, Hydrogen Fuel Cell & PV)**
- **Radio Frequency Identification RFID**
- **Homeland Defense**
- **Professional Services (consultants)**
- **Financial Back Office**
- **Healthcare**



Building Reuse Summary

- 50 Non Residential Buildings, 2,085,922 GSF Adaptively Reused
- 98% of Historic Housing to be reused, 694,948 GSF





Housing Issues

- Homeless Accommodation – HUD Requirement
 - 14 Notices of Interest
 - Current County Shelter on Fort Monmouth
 - Many requests for Permanent Supportive Housing
 - Victims of Domestic Violence
 - Veterans
- Affordable/COAH Requirements
 - New Rules not Settled
 - Planning for at least 25% Affordable Units to carry the potential Additional Fort Monmouth Redevelopment Obligation
 - Will consider accommodating additional obligations of Eatontown, Oceanport, Tinton Falls



Planning Principles

- **Principle # 1:** Decrease Density West to East & Create Mixed-Use Live/Work/Leisure Centers
- **Principle # 2:** Link centers & increase mobility with connected transit infrastructure serving the region and the Fort
- **Principle # 3:** Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements
- **Principle # 4:** Combine Open Space, Habitat & Water Resources to establish a continuous Blue – Greenbelt
- **Principle # 5:** Utilize the Blue – Greenbelt as an armature for enhanced bicycle & pedestrian mobility throughout the Fort
- **Principle # 6:** Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities
- **Principle # 7:** Leverage existing Fort Monmouth Assets (People, Buildings, Technology & Infrastructure)



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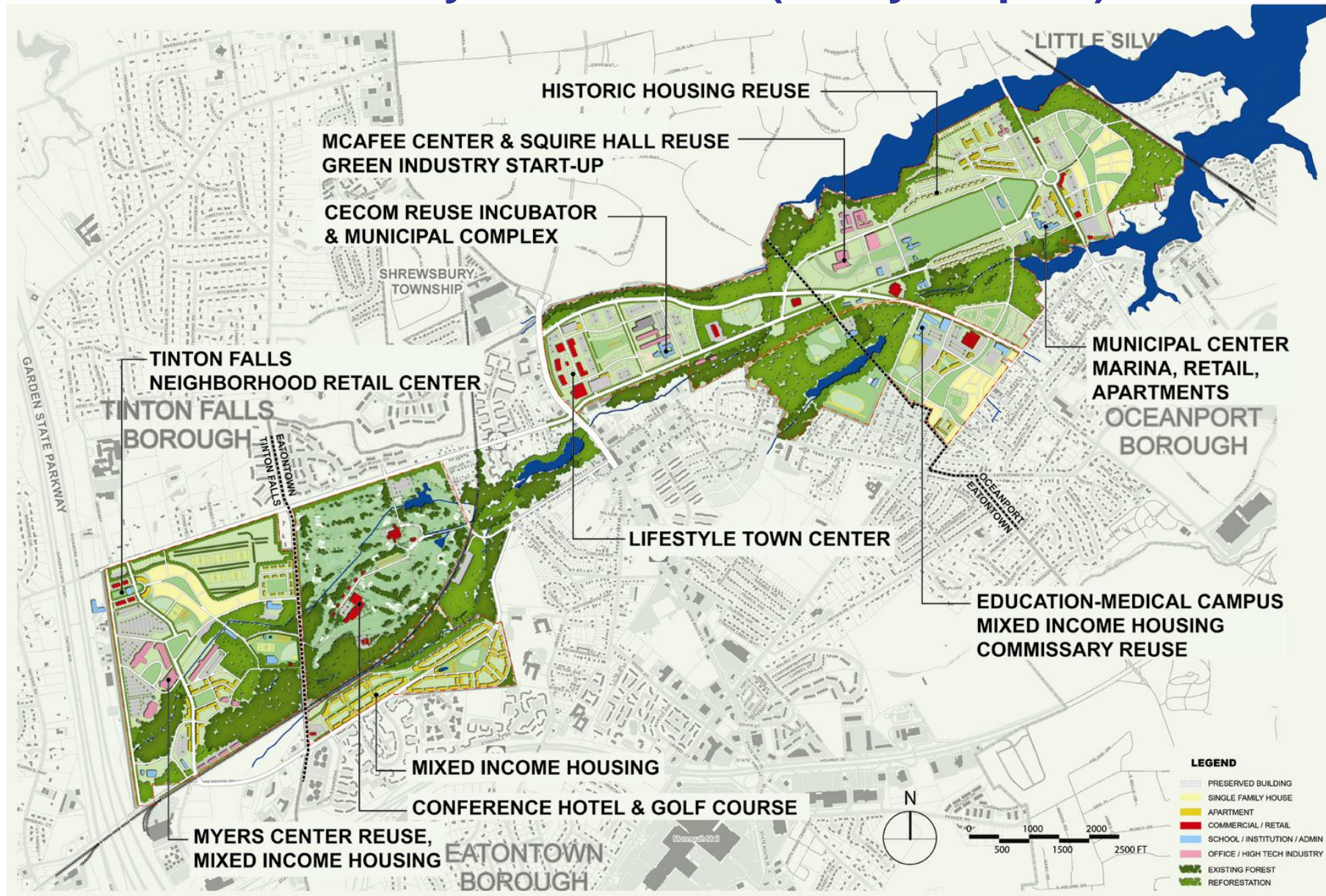
Preliminary Plan in 2028 (20 – year plan)





Fort Monmouth Economic
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Preliminary Plan in 2018 (10 – year plan)





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www.nj.gov/fmerpa



Back-up Slides



Investment & Real Tax Value

Land Use	Units	Construction Cost
Commercial/Office	1,513,000 SF	\$454,000,000
Retail	229,000 SF	\$41,237,000
Housing	1,500 DU	\$447,000,000
Hospitality	225 RMS	\$20,000,000
Total Open Space	450 AC	
Total	4,000,000 SF	\$962,237,000



Jobs and Construction Cost

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Preliminary Plan	\$962,237,000	8,635	5,044+



2018 Preliminary Development Program

	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	275,000 SF	175,000 SF	173,500 SF	623,500 SF
Retail	15,000 SF	150,000 SF	15,000 SF	180,000 SF
Mixed Income Residential	125 DU	275 DU	200 DU	600 DU
Hotel – Conference Center		150 RM		150 RM
Medical Office			20,000 SF	20,000 SF
Community - VA Healthcare Facility			60,000 SF	60,000 SF
Sun Eagles Golf Course		152 Acres		152 Acres
Greenbelt Parks	115 AC	126 AC	229 AC	470 AC

- Approximately 35% - 40% of the program can be expected to be developed in the initial 10-years