

## **MINUTES OF THE MEETING**

### **I. Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - **V**
- Robert Ades, Vice Chairman, Public Member – **V**
- Tim Lizura, President and Chief Operating Officer, New Jersey Economic Development Authority (NJEDA) - **V**
- Amy Herbold, Assistant Counsel, Authorities Unit, Office of the Governor – **V**
- Dr. Robert Lucky, Public Member – **V**
- Lillian Burry, Monmouth County Freeholder – **V**
- Gerald Tarantolo, Mayor of Eatontown - **V**
- Michael Skudera, Mayor of Tinton Falls - **V**
- Joseph Irace, Borough Council President, Oceanport – **V**
- Charles Richman, Deputy Commissioner, NJ Department of Community Affairs (DCA)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor & Workforce Development
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJTransit (NJT)

### **V- Denotes Voting Member**

### **Members Not Present**

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

### **Also present:**

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

### **II.**

The meeting was called to order by Chairman James V. Gorman at 7:02 p.m., who led the meeting in the Pledge of Allegiance.

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

The first item of business was the approval of the July 17<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Mayor Tarantolo.

Motion to Approve: TIM LIZURA Second: MAYOR TARANTOLO  
Ayes: 8

Joseph Irace abstained from voting stating that he was not present at the July meeting.

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the first Board Meeting at the new FMERA offices. Mr. Gorman asked for the public's cooperation in making the meeting as workable as possible for the Board. Mr. Gorman thanked Mayor Mahon, Mayor Skudera, and Mayor Tarantolo for their past kindness in allowing the Authority to use their municipal buildings for the Board meetings. Mr. Gorman stated that copies of the Board package were available at the door and in response to public comment; the Board package was posted to the FMERA website at 2:30p.m. to give the public the opportunity to review the information in advance of the meeting. Mr. Gorman stated that the Board will continue to evaluate this effort in the future.

Mr. Gorman stated that the agenda calls for the Board to consider a Challenge to the January 11, 2013 Request for Proposals for the Professional Management and Maintenance for the Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities.

The Chairman went on to state that there will be two comment periods at the meeting. The first comment period is for agenda items only and the Chairman asked for the public's cooperation in keeping their comments as brief as possible. The Chairman explained that the second public comment period is towards the end of the meeting agenda and is open to the full range of FMERA business. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible due to the full agenda. 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.

### IV. SECRETARY'S REPORT

Bruce Steadman stated the Annual meeting will be held at the FMERA offices on September 18<sup>th</sup> and all future meetings will be held at the new FMERA offices.

### V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration stated that the Authority's Grant Application in support of the Authority's operations has been approved. The funds requested from the Office of Economic Adjustment (OEA) are consistent with the budget approved by the Authority's Board for fiscal year 2013 and presented to the State's Office of Management and Budget (OMB) in support of the Authority's appropriation request for the fiscal year ending June 30, 2014.

The 2012 Comprehensive Annual Report of the Authority, approved by the FMERA Board at the June 19, 2013 Board meeting, has been issued, distributed and posted on the Authority's website in accordance with Executive Order 37. The Authority's 2012 financial data has been timely submitted to the Federal Audit Clearinghouse in compliance with OMB Circular A-133 requirements.

The Request for Proposals for Independent Auditing Service has been issued. Responsive proposals will be reviewed by the members of the Evaluation Committee who will then meet to discuss their findings and prepare their report for submittal to the Audit Committee. We anticipate that the Audit Committee, based on their review of the Evaluation Committee's report, will make their recommendation to the Board at the Authority's October 16, 2013 meeting.

Ms. Akerblom concluded her report by stating that spending continues to be strictly monitored.

#### VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Mike McMahon of Oceanport thanked FMERA for their efforts to keep Suneagles Golf Course open for the enjoyment of Veterans and the retired community. Mr. McMahon asked the criteria for monitoring the present contract as there are extensive maintenance issues at the golf course. Mr. McMahon stated that the month to month lease with Atlantic Golf Management does not allow them to make any capital investments in the repairs.

Mr. Steadman read a statement regarding the golf course stating that FMERA wants the public to know that we are committed to operating the golf course and associated amenities through the rest of this season, through the winter (weather permitting) and through next season and the years beyond. Notwithstanding our current lease with the Army, and the status of our operating agreement with Atlantic Golf Management, FMERA is committed to maintaining Suneagles as a top-notch local golf course at the level of condition that our members and guests are accustomed to. Now that the new membership drive is nearly upon us, please know that we hope to keep our current members and attract new ones, as we prepare for the 2013 fall and winter and the 2014 season. FMERA will ensure that all memberships entered into for the 2013/2014 season will be honored for the entire season. Thanks to all for your great and continued support. We certainly appreciate it, and look forward to the months and years ahead.

Mr. Steadman stated that FMERA has met with Atlantic Golf Management regarding the repair and maintenance, and we are reviewing possible repair/maintenance tasks for fall and winter.

Tom Mahedy of Wall Township stated that the golf course challenge is a corrupt process and no money was paid to FMERA from proceeds of the golf course until the bid challenge. Mr. Mahedy stated that the Board, the Governor's office and FMERA staff are involved in a cover-up and that there is major collusion. He also complained about the liquor license at Joe's 19<sup>th</sup> Hole. Mr. Steadman stated that Mr. Mahedy's accusations were incorrect, and the proper process was followed regarding the bid challenge and the hearing officer's report was filed and the report was available on the FMERA website. Mr. Steadman stated that there was no collusion or underhanded deals and that FMERA was transparent regarding the operations at the golf course and would accept the hearing officer's recommendation.

#### VII. EXECUTIVE DIRECTOR'S REPORT

- A) Rick Harrison, Director of Facilities Planning stated that FMERA and the Army continue to have regular discussions on the future transfer of the balance of the Main Post, to be accomplished under a Phase 2 Memorandum of Agreement (MOA) and Economic Development Agreement (EDC) The Army, FMERA and representatives from Cushman and Wakefield met at the former Fort

Monmouth on July 31, 2013. The meeting was productive and will help to further a positive working relationship that will result in a revitalized former Fort Monmouth, and job creation.

B) Update on RFOTPs.

Dave Nuse, Director of Real Estate Development gave an update on the status of the RFOTPs that FMERA has issued and plans to issue:

Howard Commons

FMERA staff issued an RFOTP for the Howard Commons Area of the former Fort on December 14, 2012. The approximately 64-acre parcel is intended to be developed into housing, as shown in the Fort Monmouth Reuse and Redevelopment Plan. On January 28, 2013 six firms submitted proposals, with some firms submitting multiple scenarios for redevelopment. At the July meeting of the Authority the Board of Directors authorized FMERA staff to enter into exclusive negotiations with HovWest Land Acquisition LLC for the property.

Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort on January 16, 2013. The Officer Housing is intended for residential reuse consistent with the Fort Monmouth Reuse and Redevelopment Plan. Proposals for the Officer Housing were due on April 1, 2013 and two proposals were received. Staff has begun to evaluate the proposals in accordance with the Authority's Sales Rules.

Parcels B, C and C1

On March 26, 2013 FMERA publically issued RFOTPs for Parcels B, C and C1. Proposals for each of the three parcels were due on June 10, 2013. Four proposals were received for Parcel B, three proposals were received for Parcel C, and three proposals were received for Parcel C1, with some firms submitting multiple scenarios for redevelopment. FMERA staff has begun to evaluate the proposals in accordance with the Authority's Sales Rules.

Parcel B is a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse and Redevelopment Plan calls for Parcel B to be developed as a lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments.

Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. In the Reuse Plan 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development.

Parcel C1 is a 12-acre tract also located in Tinton Falls. In the Reuse Plan, the property can accommodate up to 49 newly constructed residential units.

Building 2705

On May 6, 2013 FMERA publically issued a Request for Offers to Purchase (RFOTP) for Building 2705 in the Tinton Falls section of the former Fort. FMERA staff has determined that Building 2705 and its two outbuildings would require a parcel measuring approximately 5.5 acres. The parcel size would increase to about 7.25 acres if the geothermal well field located south of the building were included. Proposals were due on June 6, 2013 and one proposal was received. Staff has begun to evaluate the proposal in accordance with the Authority's Sales Rules.

### Parcel V-1

At the May meeting of the Authority, the Board approved making Parcel V-1 available for purchase through the offer to purchase process. Parcel V-1 is a 10-acre tract in the Eatontown section of Fort Monmouth and will be put out for offers to purchase for the purpose of establishing a Veterans Community. Staff anticipates issuing an RFOTP for Parcel V-1 next month. We look forward to a great project that will acknowledge the outstanding service to our country by military veterans. We salute our veterans.

### Russel Hall

At the June meeting of the Authority, the Board approved making Russel Hall (Building 286) available through the offer to purchase process. Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. Taking into account the parking and setback requirements of the Land Use Rules, FMERA staff has determined that Russel Hall will require a parcel measuring approximately 6.5 acres. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 MOA and EDC with the Army currently under negotiation. Staff anticipates issuing an RFOTP for Russel Hall next month.

### Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June meeting of the Authority, the Board approved making the Fabrication Shops (Buildings 2501 – 2504, 2506 and 2507) available through the offer to purchase process. The five fabrications shops (Buildings 2502-2504, 2506 and 2507) consist of flex (industrial/office) space in varying configurations and range in size from 7,680 sf to 10,944 sf. There is also a building (Building 2501) on site that is 1,440 sf and well-suited for use as office space. The buildings together total over 44,000 sf. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. Staff anticipates issuing an RFOTP for the Fabrication Shops in the coming weeks.

Please refer to our website, [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com), for more information.

### C) New Jersey Technology Council Conference at Gibbs Hall.

The New Jersey Technology Council will hold its Data Summit & Expo: Aligning Infrastructure Efficiencies and Big Data Business Objectives with an IT Strategy on December 12, 2013 at Gibbs Hall on the former Fort Monmouth. The conference is expected to attract 150+ attendees from the technology sector. For more information, please visit [www.njtc.org](http://www.njtc.org).

### D) Update on FMERA Office Move.

The FMERA staff moved into our new office space in the former Post library at the end of July. Tonight, August 21<sup>st</sup>, is the first public board meeting in the new space. An access plan for the public is posted on the FMERA website, [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com). Thanks to our staff, and all of our partners, including Patock Construction and Army, who made the move possible. Mr. Steadman also thanked the N.J. Economic Development Authority (NJEDA), the Department of Community Affairs (DCA), Tony Poklasny, John Windish and Regina McGrade for all of their help and efforts in the completion of the new office.

Mr. Steadman stated that Fort Monmouth is still owned by the Army, and is not yet an open post and the access plan must be followed.

E) 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
- Continued collaboration with our Trenton office on marketing and business development opportunities
- FMERA has collaborated with several Federal, State and Local agencies regarding storm response initiatives
- Anticipated bus tour in October

Mr. Steadman concluded his report by thanking the Army caretaker staff and the Monmouth County Public Works for their help with landscaping and road work needs on the Main Post and the Charles Wood Area.

Lillian Burry stated that the Teen Center open house was a success, well received and beautifully done.

VII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee did not meet this month.

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

Chairman Gorman stated that the Committee met on August 14<sup>th</sup> at the FMERA offices and discussed the following:

- Update on RFOTP for Building 2705. One proposal was received with a purchase price lower than the Army and the FMERA appraisals. The Committee discussed alternative pricing structures and uses for the building.
- Overview of the Bid Challenge for the Professional Management and Maintenance for Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities. The Committee reached a consensus and agreed to recommend rescinding the award to the full Board of Directors at tonight's meeting.
- Update on the Phase 2 MOA/EDC agreement discussions with the Army. The Committee reviewed how the MOA/EDC can respond to current and future scenarios.
- Update on AcuteCare
- Update on Officers Housing
- Update on Howard Commons
- Update on Parcels B, C, C1
- Update on Veterans Community Project
- Update on Russel Hall
- Update on Myer Center
- Update on Applied Sciences University
- Update on Broker Marketing Effort including the new signage on the Fort property

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

Bruce Steadman, on behalf of Kenneth J. Kloo stated that the Committee did not meet this month due to no new issues to discuss.

• HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee did not meet this month due to no issues affecting the Historic District.

d) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, CHAIRMAN):

Charles Richman stated that the Committee met on August 13<sup>th</sup> at the FMERA offices and discussed the following:

- Discussion on the Howard Commons proposal by HovWest Land Acquisition LLC and the site plan proposed.
- Discussion on the proposals received for the Officers Housing.
- Discussion on the proposals received for Parcels B, C, C1 and the status of the evaluation committee's review.
- Discussion on the status of the RFOTP for Parcel V-1 and the proposed Veterans Community.

The Committee was satisfied on the number of proposals that were received for Parcel B, C, and C1 and the fact that there were multiple scenarios within several of the proposals.

e) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY, CHAIRWOMAN):

Freeholder Burry stated that the Committee did not meet this month and is awaiting the RFOTP for Parcel V-1. Ms. Burry thanked Eatontown for the cooperation with the Veterans Community project.

VIII. Board Actions

The next item before the Board was the consideration of Challenge on the January 11, 2013 Request for Proposals for the Professional Management and Maintenance for the Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities.

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 1.

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.

A motion was made to approve by Mayor Tarantolo and was seconded by Lillian Burry.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Amy Herbold	X		
Dr. Robert Lucky	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Joseph Irace	X		

Motion to Approve: MAYOR TARANTOLO Second: LILLIAN BURRY  
AYes 9

Mayor Tarantolo asked who was responsible for monitoring the funds received from Atlantic Golf Management and was answered FMERA. Mayor Tarantolo asked who appoints the Hearing Officer. Mr. Steadman stated that as Executive Director, he is responsible for appointing the Hearing Officer and appointed Donna Sullivan based on her experience and professionalism. Mr. Steadman stated that he chose not to be the Hearing Officer himself, and appointed Ms. Sullivan who would be objective and independent.

#### IX. Other Items

There were no other items at this time.

#### Public Comment

Anthony Talerico of Eatontown stated that between the Howard Commons' 275 units planned and Parcel B's 302 housing units as well as the Veterans Community housing in Eatontown, there is concern that Eatontown's total number of units could be exceeded. Mr. Talerico referenced a letter dated February 16, 2013 from the Eatontown Borough Council stating that Eatontown requests Parcel B be owner occupied and the proposed Veterans Community may contain rental properties, which he supports.

Sara Breslow of Eatontown asked if the public can attend any of the Committee meetings and was answered no. Ms. Breslow stated that it is the right of the public to be able to attend all of the meetings and FMERA is overstepping the boundaries of confidentiality. Ms. Breslow asked what laws FMERA is following by not allowing the public to attend these meetings.

DAG Gabriel Chacon clarified that the Committee meetings are not Executive Session meetings and that the Executive Session applies only to the FMERA Board. The Committee meetings do not have a quorum therefore they are not required to be public. Mr. Chacon stated that there are no actions that bind the Board at the Committee meetings and all actions are taken at the Board meetings. Further, it is noted that each Committee reports out at the Public Board meetings.

Ms. Breslow stated that she objects to closed session, that the Reuse Plan is being changed with no regard to how it designates certain areas and that the land is being sold with environmental issues.



Bob English of Eatontown asked if the Board is prepared to say that the 577 units of housing and the 116 affordable housing units designated for Eatontown in the Reuse Plan will not be exceeded by the Howard Commons, Parcel B and the Veterans Community projects.

Mr. Gorman stated that an RFOTP for the Veterans Community has not yet been issued.

Mr. Steadman stated that Howard Commons is currently in Exclusive Negotiations and that Parcel B and Parcel V-1 are in the very early stages. Mr. Steadman stated that FMERA and the Board are well aware of their obligations under the Reuse Plan and what the housing requirements are. Mr. Steadman stated that FMERA is committed to working with the Army and each municipality to find the very best plan to move forward. Mr. Steadman further stated that FMERA works with the proposers, keeping in mind what the requirements are based on the Reuse Plan. Mr. Steadman stated that the process to date is to include the Mayors and all the Committees, to the extent possible, in developing individual site plans.


Linda Zucaro of Tinton Falls stated that Parcel V-1 is not in the Reuse Plan as a Veterans Community. Ms. Zucaro stated that by definition, the number of units within the Community will be affordable and will take away from working families who are in need of affordable housing.

Mr. Steadman stated that Veterans Community was not in the Reuse Plan because the information regarding Homeless Veterans was not known 12 years ago or it was ignored. Mr. Steadman stated that FMERA is committed to the Veterans Community, and we have a strong responsibility to help all Veterans who have served their Country.

Tom Mahedy of Wall Township stated that the Army should be responsible for paying for the renovations of the FMERA offices and the teen center and the pool. Mr. Mahedy stated that the Environmental Advisory Committee should not be cancelled for the last three months as there was a flood on the Fort after Hurricane Sandy and the grounds are contaminated. Mr. Mahedy stated that female veterans are being excluded from the Veterans Community. Mr. Mahedy stated that the clinic should be a public hospital. He also complained about Cushman & Wakefield as the Master Broker, and the nature of the Technology Conference.

There being no further business, on a motion by Lillian Burry seconded by Mayor Tarantolo and unanimously approved by all voting members present, the meeting was adjourned at 8:20 pm.

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



Bruce Steadman - Secretary

**ADOPTED**  
**August 21, 2013**

Resolution Regarding the  
**Consideration of Challenge to the January 11, 2013 Request for Proposals for the  
Professional Management and Maintenance for the Fort Monmouth Suneagles Golf Course  
and Associated Banquet/Restaurant Facilities**

**WHEREAS**, on January 11, 2013, the Fort Monmouth Economic Revitalization Authority (FMERA) issued a Request for Proposals (RFP) for the Professional Management and Maintenance for Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities; and

**WHEREAS**, the successful consultant would be required to manage, operate and maintain the Suneagles Golf Course and the associated banquet/restaurant facilities for a term of eighteen (18) months; and

**WHEREAS**, the January 11, 2013 RFP was issued to replace an existing contract with Atlantic Golf Management (AGM); and

**WHEREAS**, proposals were received from AGM and Meticulous Golf Management (MGM) on February 11, 2013, and the names and addresses of the responding firms were read aloud to representatives from both AGM and MGM at the public proposal opening on February 12, 2013; and

**WHEREAS**, both proposals were independently reviewed and evaluated by an Evaluation Committee comprised of four (4) FMERA staff members, and the Fee Schedules of each Proposal were analyzed by two (2) FMERA staff members who did not participate on the Evaluation Committee; and

**WHEREAS**, the Evaluation Committee recommended the selection of the highest ranked firm, AGM, to provide the services based upon its overall score, price and other factors included; and

**WHEREAS**, on February 20, 2013, the FMERA Board selected AGM as the Professional Manager of the Suneagles Golf Course and Associated Banquet/Restaurant Facilities subject to the Army's approval of a lease extension for the golf course for an additional eighteen (18) months; and

**WHEREAS**, a Bid Challenge was timely received by letter dated March 15, 2013 from the attorney for MGM; and

**WHEREAS**, the Hearing Officer designated to hear the bid challenge issued a report on June 24, 2013; and

**WHEREAS**, it is the Hearing Officer's finding "...that the Bid Challenge has merit based solely on the lack of financial data available to prospective bidders in the Request For Proposals related to the food and beverage operations and, therefore, it is recommended that the award to Atlantic Golf Management be rescinded, the selection process be terminated, and that, if the procurement of these services are re-bid through issuance of a subsequent Request For Proposals, access to the food and beverage financial information be provided to all prospective bidders..."; and

**WHEREAS**, AGM and MGM submitted timely exceptions to the Hearing Officer report; and

**WHEREAS**, FMERA staff recommends accepting the Hearing Officer's report and further recommends that the Board direct staff to issue a new RFP; and

**WHEREAS**, the Real Estate committee reviewed the bid challenge, the Hearing Officer's report, the exceptions, and the staff memorandum and recommends that the Board accept the Hearing Officer's report and direct staff to issue a new RFP.

**THEREFORE, BE IT RESOLVED THAT:**

1. Upon review of the March 15, 2013 bid challenge from MGM, the June 24, 2013 Hearing Officer's report, the July 1, 2013 exceptions from AGM, the July 8, 2013 exceptions from MGM, and the staff memorandum, the Authority adopts the attached Hearing Officer's report, including the findings of fact, conclusions, and recommendations, as the final agency determination regarding the bid challenge.

2. The award of the January 11, 2013 RFP to Atlantic Golf Management is rescinded.

3. Staff is directed to issue a new RFP for the Professional Management and Maintenance for Fort Monmouth Sineagles Golf Course and Associated Banquet/Restaurant Facilities, which will include pertinent food and beverage financial information.

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: August 21, 2013

**EXHIBIT 1**