



Fort Monmouth Economic Revitalization Planning Authority

**FMERPA Briefing
Upcoming RFPs
Path Forward**

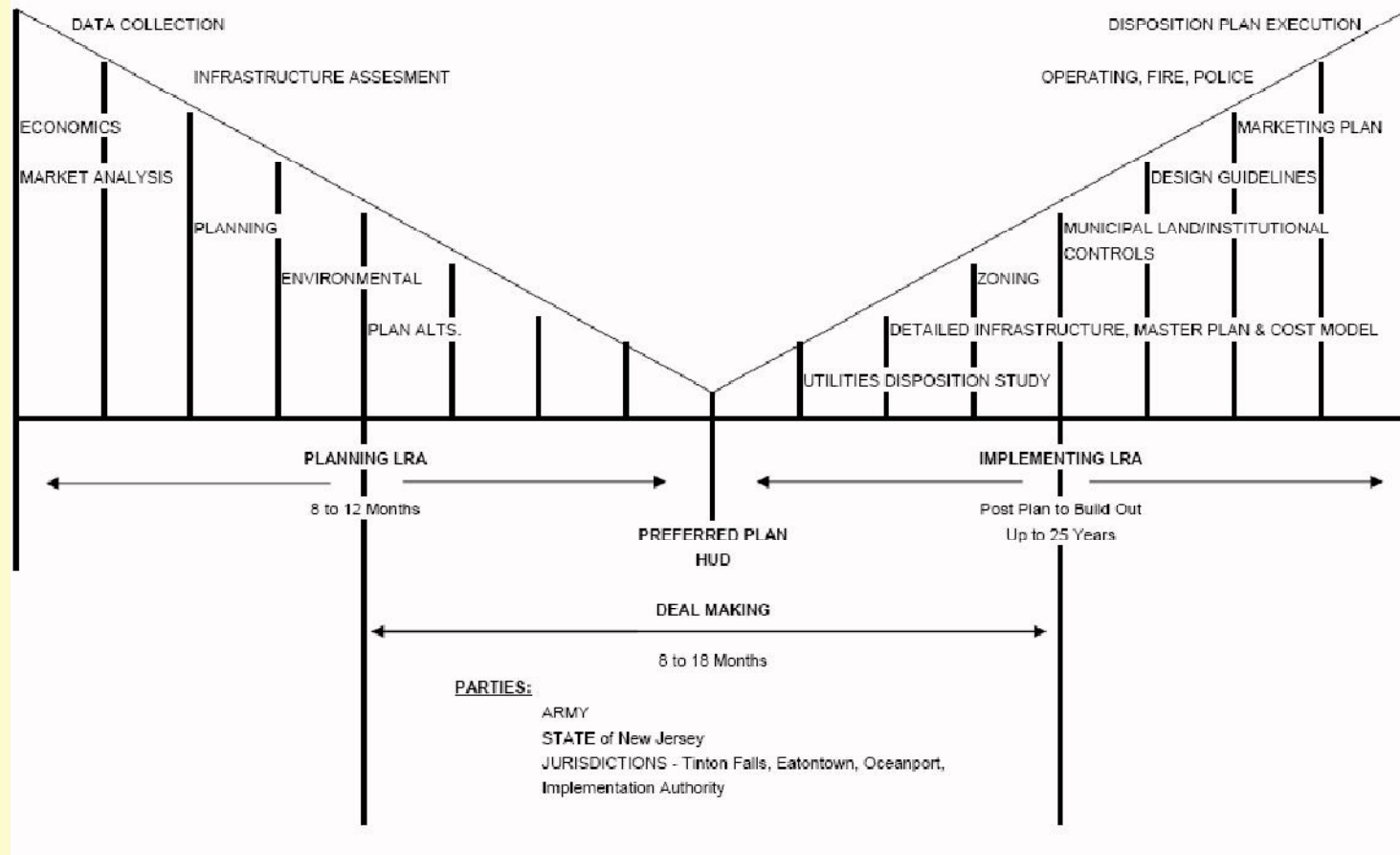
By

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Deputy Director



Fort Monmouth Economic Revitalization Planning Authority

From Plan to Implementation





The Objective

Successful Negotiations with the Army on disposal of property

- Understand and utilize tools and options
- Cost benefit of options/alternatives
- Develop local consensus



The Objective

- **Informed Decision Making**

- Determine the real value of property and facilities
- How much will it cost to
 - Demolish?
 - Improve?
 - Rehabilitate?
 - Preserve?
 - Clean-up?
 - Operate?
 - Build new?
- How to best parcel-ize the property
 - Phasing
 - Sizing
 - Enhance values of parcels



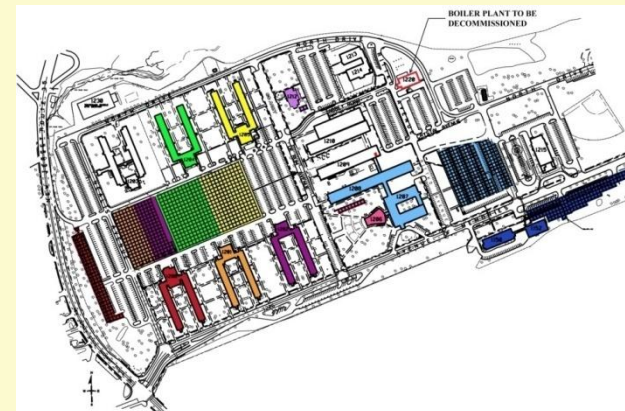
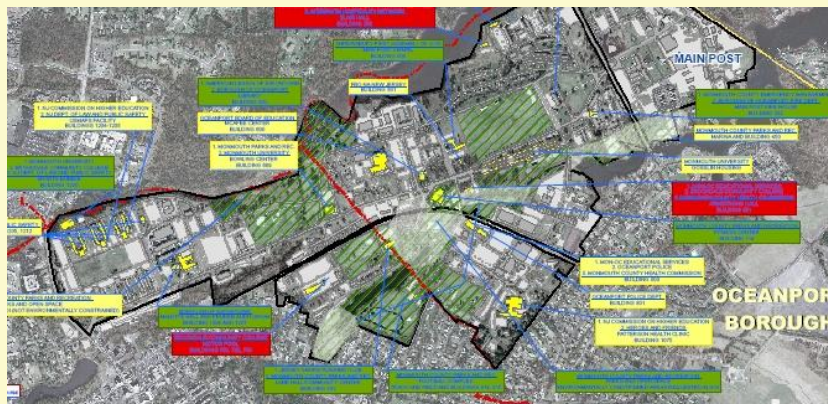
Infrastructure and Operating Analysis

- **Will provide the input necessary to meet these objectives**
 - Cost identification
 - Cost modeling
 - Valuations
 - Capital requirements
 - Job creation
 - Business plan creation
- **Will provide valuations and appraisals for**
 - Determining conveyance and disposal methods
 - Parcelization phasing and sizing
 - Privatization decisions
 - Clean-up options
 - Operate - sell - lease – decisions
 - Job creation
- **Will be funded by OEA**



Geographic Information System (GIS)

- **Long-Term Data Management**
- **Information Transfer**
- **Visualization**
- **Decision Support System**





GIS Uses

- **Master Planning**

- Land use and demographic analysis
- Zoning
- Infrastructure Cost Modeling
- Environmental Management
- Asset Inventory and Management

- **Infrastructure Cost Modeling**

- Cost Estimating Tool for Improvements
- Dynamic GIS Link
- Costs are updated to reflect any changes to GIS Data
- Detailed and Summary Reports



Business and Operations Plan

- **Role of the Business and Operations Plan for successful Development**
 - Real Estate Development and Sales
 - Care Taker Duties/Property Management
 - Public Works
 - Capital Improvement Plan
 - Financial Plan
 - Investment Model



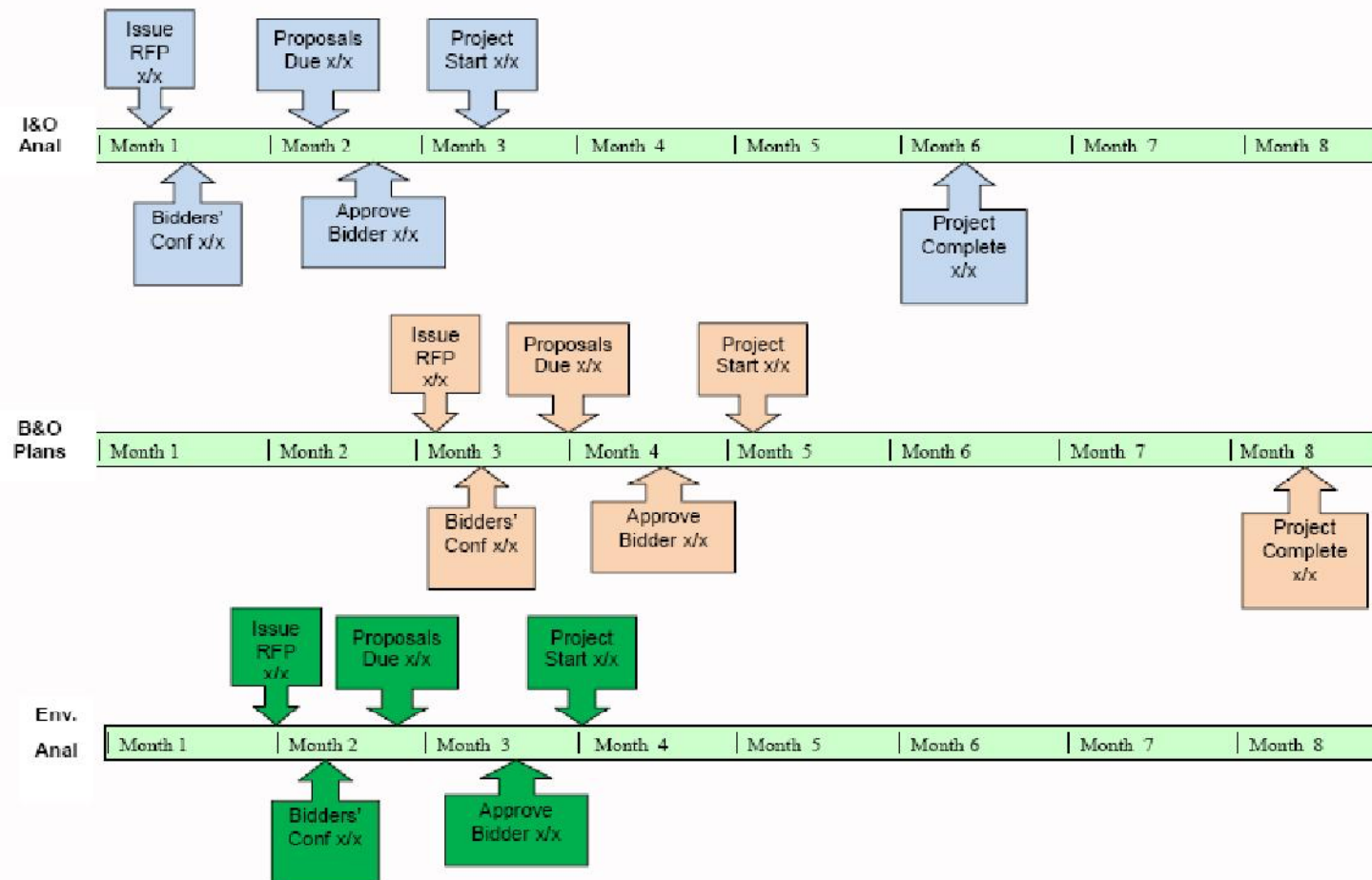
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Environmental Consultant

- Ongoing support as needed
- Review and advise FMERPA on ongoing environmental investigations and remediation
- Monitor implementation of mitigation
- “On call” for any new “unknown” issues that may arise
- Assist FMERPA in analyzing any regulatory issues or negotiations between the NJ DEP and the Army



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