



TO: Members of the Board of Directors

FROM: Bruce Steadman
Secretary & Executive Director

DATE: September 18, 2013

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. **Welcome – James V. Gorman, Chairman**
6. **Secretary’s Report**
 - Appointment of Secretary and Treasurer of the Authority by Chairman James V. Gorman
 - Appointment of Audit Committee and Real Estate Committee Members by Chairman James V. Gorman
 - Informational only - Staff Review of Executive Session Minutes
7. **Treasurer’s Report:**
 - Summary of Status of Federal Grant and FMERA Financials
8. **Public Comment Regarding Agenda Items**
9. **Executive Director’s Report:**
 - Update on Meetings with Army Representatives
 - Update on Requests for Offers to Purchase (RFOTPs)
 - Update on Suneagles Golf Course
 - Community Bus Tour
 - Action Items for Next Month

10. **Committee Reports**
- Audit Committee – Robert Ades, Chairman
 - Real Estate Committee – James V. Gorman, Chairman
 - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
 - Historical Preservation Staff Advisory Committee – Robert Ades, Chairman
 - Housing Staff Advisory Committee – Charles Richman, Chairman
 - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

1. Election of Vice-Chairperson of the Authority
2. Consideration of Approval of Organizational Matters
 - Assistant Secretaries of the Authority
 - OPRA Records Custodian and Ethics Liaison
 - Meeting Schedule for October 2013 – September 2014
3. Consideration of Approval of Staff Advisory Committee Membership Criteria
4. Consideration of Approval of Award of Environmental Advisory Consulting Contract
5. Consideration of Approval to Make the Marina Available through the Offer to Purchase Process

12. **Other Items**

13. **Public Comment**

14. **Executive Session – OPMA EXEMPTION N.J.S.A 10:4-12b(5) and (7):**
Pending Real Estate and Contract Negotiations with the Army

15. **Adjournment**

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 17th 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 Sun eagles 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 18th 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 19th 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, 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.

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 21st, 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. 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 14th 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 13th 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 Suneagles 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



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

DATE: September 18, 2013

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 Status of the Federal Grant and FMERA Financials; Update on Meetings with Army Representatives; Update on Requests for Offers to Purchase (RFOTPs); Update on Suneagles Golf Course; Community Bus Tour; and Action Items for Next Month.

Treasurer's Report.

1. Independent Auditing Services Request for Proposals (RFP).

The RFP for Independent Auditing Service was issued August 17, 2013. Responses are due September 18, 2013. Responsive proposals will be reviewed by the members of the Auditor 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 Auditor Evaluation Committee's report, will make their recommendation for appointment as the Authority's Independent Auditor to the Board at the Authority's October 16, 2013 meeting.

2. 2014 Budget Overview.

The budget process for 2014 is underway. In the coming weeks, the FMERA Management Team will hold budget sessions and the 2014 FMERA budget will be drafted. The draft 2014 FMERA budget will then be forwarded to the Audit Committee for its review. The FMERA Management Team will then present the draft 2014 FMERA Budget to the Audit Committee.

The 2014 FMERA Budget is scheduled to be brought before the Board for its consideration and approval at the December Authority Meeting.

3. Budget.

Spending continues to be strictly monitored.

FMERA welcomes Jennifer Lepore to our team as accountant in the Finance and Administration Department. Jennifer has extensive experience in the mutual fund industry having worked six years for State Street Corporation, an investment accounting firm. Jennifer most recently held the position of Senior Associate in charge of preparing and reviewing financial statements for a noted investment management company. A graduate of Rowan University Jennifer resides with her family in Ocean Township.

Executive Director's Report.

1. Update on Meetings with Army Representatives.

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). 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. We are now entering a critical juncture in the negotiations that will require discussion of alternative financial scenarios in Executive Session.

2. Update on RFOTPs.

The following is a summary of the status of the RFOTPs that FMERA has issued and plans to issue:

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.

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

Parcel V-1

At the May meeting of the Authority, the Board approved making Parcel V-1 available through the offer to purchase process. Parcel V-1 is a 10-acre tract in the Eatontown section of the former Fort Monmouth which is being put out for bid for the purpose of establishing a Veterans Community. An RFOTP was publically issued for the parcel on Friday, September 6, 2013. Responses are due by noon on December 6, 2013. 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 Economic Development Conveyance Agreement with the Army. That agreement is currently under negotiation. An RFOTP was publically issued for Russel Hall on Friday, September 6, 2013. Responses are due by noon on November 7, 2013.

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 this week.

Please refer to our website, www.fortmonmouthredevelopment.com, for more information.

3. Update on Suneagles Golf Course.

FMERA is committed to operating the golf course and associated amenities through the rest of this season, the winter (weather-permitting), next season, and the years beyond. Notwithstanding our current lease with the Army, any future sale of the golf course, and the status of our existing operating agreement, FMERA will maintain Suneagles as a top-notch local golf course at the level and condition that our members and guests are accustomed to.

With the new membership drive nearly upon us, our goal is to keep current members and attract new ones as we prepare for the 2013 fall, winter, and 2014 season. FMERA will ensure that all memberships entered into for the 2013/2014 season will be honored for the entire season.

We appreciate your continued support and look forward to the months and years ahead. As always, if you have questions or require any information, please contact the Pro Shop at (732) 389-4300.

Special Concessionaire Permit

The sale of alcoholic beverages in any public building belonging to or under the control of the State or any political subdivision except the National Guard, requires the issuance of a "Special Concessionaire Permit" by the Director of the Alcoholic Beverage Control. This annual permit is issued to a private vendor who has a contract with the unit of government to provide services to the public. The permit, for example is issued to a vendor to provide alcoholic beverages for consumption on premises such as the Meadowlands, state college pubs, municipally-owned golf courses, marinas or similar facilities. (N.J.S.A. 33:1-42; N.J.A.C. 13:2-5.2) The fee established in the Division of Alcoholic Beverages Control rules is \$2,000 per year.

4. Community Bus Tour.

FMERA has scheduled its third Community Bus Tour for Tuesday, October 29, 2013. The Bus Tour will allow members of the public to tour the former Fort and speak to members of the FMERA staff about the redevelopment effort.

The tour will leave from the Visitor Center on Oceanport Avenue at 10:00 am on October 29th. Due to the capacity of the buses, the tour will be limited to 60 members of the public. Members of the public will be able to reserve a seat on the bus on a first come, first serve basis and will receive an e-mail from the FMERA Office confirming their attendance. Please express your interest in participating in the tour by e-mailing FMERAINFO@njeda.com.

5. 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
- FMERA has collaborated with several Federal, State and Local agencies regarding storm response initiatives.

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

Approved By: Bruce Steadman

Prepared by: Katie Hodes

ADOPTED
September 18, 2013

**Resolution Regarding the
Appointment of Three Directors of the Fort Monmouth Office to be Assistant Secretaries,
Reaffirmation of OPRA Records Custodian and Ethics Liaison, and Approval of
October 2013 – September 2014 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 three Directors of the Fort Monmouth Office as Assistant Secretaries.
2. The Authority affirms the appointment of Marcus Saldutti as OPRA Records Custodian, the appointment of Fred Cole as Ethics Liaison Officer, and the appointment of Shane McDougall as Acting OPRA Records Custodian while the OPRA Records Custodian is on leave.
3. The Authority approves the October 2013 – September 2014 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 18, 2013

EXHIBIT 1



MEMORANDUM

TO: Members of the Board of Directors

FROM: James V. Gorman
Chairman

DATE: September 18, 2013

SUBJECT: Annual Meeting


The Fort Monmouth Economic Revitalization Authority's By-Laws provide that an annual reorganization meeting be held in September of each year. One of the purposes of this meeting is to elect a Vice-Chairperson of the Authority for the coming year. The position of Vice-Chairperson is currently being held by Robert Ades. I am re-nominating Robert Ades for the position of Vice-Chairperson, subject to confirmation by the Members.

The By-Laws of the Authority also provide for the appointment of one or more Assistant Secretaries. Specifically, the By-Laws state that the Authority may by resolution appoint one or more Assistant Secretaries and provides them with the power to perform any and all duties as Secretary, by request of the Secretary or if he is absent or disabled. To provide for efficient operation of the Authority, the Directors of the Fort Monmouth Office are recommended to continue serving in the role of Assistant Secretaries and be re-appointed: Director of Real Estate Development, Director of Facilities Planning and the Director of Finance and Administration.

I am also asking the Board to reaffirm the appointment of Marcus Saldutti as OPRA Records Custodian and the appointment of Fred Cole as Ethics Liaison Officer. The Board is also asked to affirm that while the OPRA Records Custodian is on leave, Shane McDougall will serve as Acting OPRA Records Custodian.

In addition, attached is a proposed schedule of the monthly Board meetings for October 2013 – September 2014.

Therefore, I am seeking your approval for the following actions: 1) Appointment of Assistant Secretaries 2) the reaffirmation of OPRA Records Custodian, Ethics Liaison Officer, and Acting OPRA Records Custodian and 3) monthly Board meeting schedule.



James V. Gorman, Chairman

ATTACHMENT

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**2013-2014 Board Meeting Calendar**

DATE	TIME	LOCATION
Wednesday, Oct. 16, 2013	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Nov. 13, 2013	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Dec. 18, 2013	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Jan. 15, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Feb. 19, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, March 19, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, April 16, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, May 21, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, June 18, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, July 16, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Aug. 20, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Sept. 17, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757

Please note that all meeting dates, times and locations are subject to change.

ADOPTED
September 18, 2013

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; and

WHEREAS, last year FMERA staff developed SAC membership criteria, 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 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 18, 2013

EXHIBIT 2



TO: Members of the Board of Directors
FROM: Bruce Steadman
DATE: September 18, 2013
SUBJECT: Staff Advisory Committee Membership Criteria

Request

The Fort Monmouth Economic Revitalization Authority (FMERA) staff is asking that the Board of Directors reaffirm the Staff Advisory Committee (SAC) membership criteria, and authorize the FMERA Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly.

Background

The four (4) Staff Advisory Committees (SAC) are Environmental, Housing, Veterans, and Historical Preservation. The SACs were established to assist FMERA, such as by providing advice to the FMERA staff. The Committees are charged with making recommendations to staff on how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise. Each SAC is chaired by a FMERA board member and is made up of selected members of the Community impacted by the closing of Fort Monmouth. 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. Meetings are scheduled by the FMERA staff in consultation with the SAC Chairs, the frequency and timing of which to be determined based on specific issues confronting the staff in each of the subject areas.

Last year FMERA staff developed SAC membership criteria, which helped to standardize and focus experience and expertise requirements for prospective SAC members. The objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to the FMERA staff regarding the subject matter of the committee. It is important that subject matter experts, and parties involved in various segments of the community and marketplace, participate on the committees, to give FMERA staff access to current and creative thinking in each of the SAC subject matter areas.

Attached hereto is a description sheet for each of the four SACs, including a mission statement.

Recommendation

In summary, the FMERA staff is asking that the Board of Directors reaffirm the Staff Advisory Committee (SAC) membership criteria, and authorize the FMERA Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly, which membership shall be at the pleasure of the Board.



Bruce Steadman

Prepared by: Bruce Steadman

Environmental Staff Advisory Committee
Mission Statement

The Environmental Staff Advisory Committee will serve in an advisory role to the FMERA staff and board. Members of the Committee will review and discuss environmental issues related to the closing of Fort Monmouth. The Environmental Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Kenneth J. Kloof

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Historical Preservation Staff Advisory Committee
Mission Statement

The Historical Preservation Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss historical preservation issues related to the redevelopment of Fort Monmouth. The Historical Preservation Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Robert Ades

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Housing Staff Advisory Committee
Mission Statement

The Housing Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss housing issues related to the closing of Fort Monmouth. The Housing Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise and guidelines potentially imposed by state mandates.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Charles Richman

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

FMERA Veterans Staff Advisory Committee
Mission Statement

The Veterans Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss veterans issues related to the closing of Fort Monmouth. The Veterans Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Lillian Burry

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

ADOPTED
September 18, 2013

Resolution Regarding the
Approval of Award of Environmental Advisory Consulting Contract

WHEREAS, FMERA issued a Request for Proposals (the “RFP”) for Environmental Advisory Consulting Services on June 28, 2013 to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Environmental Advisory Consulting Services tasks as determined to be needed from time to time during the term of the contract, to facilitate the conveyance of Fort Monmouth property from the U.S. Army to the Authority as well as property transfer from the Authority to interested purchasers; and

WHEREAS, proposals were due on August 2, 2013 and four compliant proposals were received; and

WHEREAS, the four technical proposals were distributed to the Evaluation Committee; and

WHEREAS, cost proposals were analyzed by FMERA’s Director of Finance and Administration and the RFP Coordinator; and

WHEREAS, the Evaluation Committee met on August 20, 2013 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. The technical ranking ranged from a high of 289 points to a low of 225 points, with the highest technically ranked firm being Langan-Matrix; and

WHEREAS, FMERA staff then entered into negotiations with Langan-Matrix in order to secure a fair and reasonable price in accordance with the RFP. We were able to negotiate the hourly fees to a range of \$60 to a high of \$195 which is in line with the industry norm and equal to or less than our prior Environmental Services contract.

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves entering into a contract with the Langan-Matrix Team for the services sought in the FMERA Environmental Advisory Consultant RFP as set forth in the attached memorandum, for a term of 24 months with FMERA’s option to extend the contract for up to an additional 24 months and subject to all other terms and conditions in this Resolution, the RFP and any addenda, and the Langan-Matrix Team proposal, and for a total expenditure of \$120,000 or less for the balance of this fiscal year.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the selection of the Langan-Matrix Team as the FMERA Environmental Advisory Consultant.

3. 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 18, 2013

EXHIBIT 3



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Selection of Environmental Advisory Consultant

DATE: September 18, 2013

Summary

I am requesting the Members to consider approving the selection of the Langan-Matrix Team pursuant to a Request for Proposals, to provide environmental advisory consulting services to the Authority.

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.

The Fort Monmouth Economic Revitalization Authority (the “Authority” or “FMERA” issued a Request for Proposals (the “RFP”) for Environmental Advisory Consulting Services on June 28, 2013 to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Environmental Advisory Consulting Services tasks as determined to be needed from time to time during the term of the contract, to facilitate the conveyance of Fort Monmouth property from the U.S. Army to the Authority as well as property transfer from the Authority to interested purchasers. The proposals were due on August 2, 2013. Four compliant proposals were received.

The four 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 Director of Finance and Administration 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 August 20, 2013 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. The technical ranking ranged from a high of 289 points to a low of 225 points, with the highest technically ranked firm being Langan-Matrix. FMERA staff then entered into negotiations with Langan-Matrix in order to secure a fair and reasonable price in accordance with the RFP. We were able to negotiate the hourly fees to a range of \$60 to

a high of \$195 which is in line with the industry norm and equal to or less than our prior Environmental Services contract therefore, the Evaluation Committee recommends that the Board approve the selection of the Langan-Matrix Team as the FMERA Environmental Advisory Consultant for a term of 24 months with FMERA's option to extend the contract for up to an additional 24 months. It is expected that \$120,000 or less will be spent on this contract for the balance of this fiscal year.

Recommendation

In summary, I am requesting the Members' approval to enter into a contract with Langan-Matrix for services sought in the Request for Proposals for Environmental Advisory Consulting Services.



Bruce Steadman

ATTACHMENT

Prepared by: Rick Harrison

Environmental Advisory Consulting Services

Langan/Matrix	289
Hatch Mott MacDonald	271
Brinkerhoff	249
Brownfield Redevelopment	225

ADOPTED
September 18, 2013

Resolution Regarding
Approval to Make the Marina
Available through the Offer to Purchase Process

WHEREAS, section 9(j) of the Fort Monmouth Economic Revitalization Authority Act (“Act”) authorizes the Authority to issue Requests for Proposals and section 9(bb) “[t]o purchase at any sale, upon such terms and at such prices as it determines to be reasonable, and take title to the property, real, personal, or mixed, so acquired and similarly sell, exchange, assign, convey or otherwise dispose of any property”; and

WHEREAS, in accordance Section 19:31C-2.5(a) of FMERA’s Rules for the Sale of Real and Personal Property, “[b]efore advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process”; and

WHEREAS, the Marina is a 3.9 acre parcel located at Oceanport and Riverside Avenues in the 400 area of the Oceanport Reuse Area. The property consists of a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house (Building 450) constructed in 1986, two circa-1939 administrative buildings (Buildings 498 and 499) totaling 3,263 sf, and associated off-street parking; and

WHEREAS, authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Marina in Oceanport; and

WHEREAS, the Authority’s master broker and FMERA staff have shown the Marina to several interested parties and believe that issuance of an RFOTP at this time could facilitate the attraction of one or more purchasers; and

WHEREAS, given the need to negotiate a redevelopment agreement that best serves the property’s role in the Reuse Plan as gateway to the Oceanport Village Center, its potential for reuse, and the interest expressed by potential purchasers, staff believes that negotiation with respondents may be necessary to ensure that the objectives of the Reuse Plan are properly met, and that the value of the property, and adjacent tracts, are maximized; and

WHEREAS, the Real Estate Committee has reviewed and discussed making the Marina available through the offer to purchase process and recommends it to the full Board of Directors for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves making the Marina in Oceanport available through the offer to purchase process, as set forth in the attached memorandum.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Request for Offer to Purchase and the notice of availability for sale through the offer to purchase process.

3. 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 18, 2013

EXHIBIT 4



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Making the Marina available through the Offer to Purchase process

DATE: September 18, 2013

Request

I am requesting that the Board of Directors authorize the Fort Monmouth Economic Revitalization Authority (FMERA) staff to make the Marina available through the Offer to Purchase process, in accordance with FMERA's approved sales rules.

Background

The Marina is a 3.9 acre parcel located at Oceanport and Riverside Avenues in the 400 area of the Oceanport Reuse Area. The property consists of a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house (Building 450) constructed in 1986, two circa-1939 administrative buildings (Buildings 498 and 499) totaling 3,263 sf, and associated off-street parking.

The Marina is designated as a Phase One parcel in the Authority's June 25, 2012 Economic Development Conveyance Agreement ("Agreement") with the Army. The Agreement contemplated that the Army would convey the Marina to the Authority on or about October 1, 2012. Due to Superstorm Sandy, the parties were unable to meet that timeline, as the storm damaged the floating docks and boathouse and delayed the Army's completion of its environmental clearance process. Consequently, staff turned its focus toward marketing the Phase One housing parcels to help meet the region's post-Sandy housing needs. The Authority is now prepared to bring the Marina parcel to the marketplace.

The Board of Directors approved the Rules for the Sale of Real and Personal Property (the Sale Rules) at the August 17, 2011 Meeting of the Authority. In accordance with Section 19:31C-2.5(a) of the Sale Rules, the Board shall approve a particular parcel of real property and accompanying personal property as being available for sale through either a Sealed Bid or Offer to Purchase process. Before advertising a particular parcel of real property and accompanying personal property as being available for sale through the Offer to Purchase process, the Board shall review and approve a recommendation of the Director and FMERA to offer the property for


sale through the Offer to Purchase process. In its determination to use the Offer to Purchase process, the Board also may consider various factors including, but not limited to, purchase price, jobs to be created and timing, to determine whether the Offer to Purchase process will enhance the economic value to FMERA or Fort Monmouth.

The FMERA staff recommends proceeding with the Offer to Purchase process for the Marina, rather than Sealed Bids. The Authority's master broker and FMERA staff have shown the Marina to several interested parties and believe that issuance of an RFOTP at this time could facilitate the attraction of one or more purchasers. Given the need to negotiate a redevelopment agreement that best serves the property's role in the Reuse Plan as gateway to the Oceanport Village Center, its potential for reuse, and the interest expressed by potential purchasers, staff believes that negotiation with respondents may be necessary to ensure that the objectives of the Reuse Plan are properly met, and that the value of the property, and adjacent tracts, are maximized.

The Real Estate Committee has discussed making the Marina available through the Offer to Purchase process and recommends approval to the full Board of Directors.

Recommendation

In summary, I am requesting that the Board of Directors authorize the Fort Monmouth Economic Revitalization Authority staff to make the Marina available through the Offer to Purchase process, in accordance with FMERA's approved sales rules.



Bruce Steadman

ATTACHMENT

Prepared by: Katie Hodes

ADOPTED
September 18, 2013

Resolution Regarding
Entering into Executive Session
To Discuss Pending Real Estate and Contract Negotiations with the Army

WHEREAS, pursuant to the Open Public Meetings Act, specifically N.J.S.A. 10:4-12(5), a public body may enter into executive session to discuss “[a]ny matter involving the purchase, lease or acquisition of real property with public funds . . . where it could adversely affect the public interest if discussion of such matters were disclosed”; and

WHEREAS, pursuant to the Open Public Meetings Act, specifically N.J.S.A. 10:4-12(7), a public body may enter into executive session to discuss “[a]ny pending or anticipated . . . contract negotiation other than [a collective bargaining agreement] in which the public body is, or may become a party”; and

WHEREAS, the Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts.

THEREFORE, BE IT RESOLVED THAT:

1. In accordance with the Open Public Meetings Act, the Authority shall go into executive session for the purpose of discussing real estate purchase, lease or acquisition from and pending contract negotiations with the U.S. Army.

2. The Authority anticipates that the minutes of the executive session will not become available to the public until after such time as the subject purchase, lease or acquisition negotiations are concluded and the Authority determines that the need for confidentiality no longer exists and the matters discussed can be disclosed.

Dated: September 18, 2013

EXHIBIT 5