



Fort Monmouth Economic Revitalization Authority

2-12 Corbett Way • Eatontown, NJ 07724-4251 • Tel: 732.935.5966 • Fax: 732.935.7440

MEMORANDUM

TO: Members of the Authority

FROM: Bruce Steadman
Executive Director

DATE: December 15, 2010

SUBJECT: Agenda for Board Meeting of the Authority

1. **Pledge of Allegiance**
2. **Notice of Public Meeting - Roll Call**
3. **Approval of Previous Month's Minutes**
4. **Al Koepp, Interim Chairman, FMERA – Welcome**
5. **Public Comment**
6. **For Your Information:**
 - **Meeting with the New Jersey Turnpike Authority (NJTA)**
Summary: FMERA staff met with NJTA staff to discuss possible alternate access routes for safer and more efficient travel for future occupants of the area.
 - **Status of Advisory Committee Formation**
Summary: At the November board meeting, Chairman Koepp asked board members to chair the Housing, Environmental and Veterans Advisory Committees. Since the meeting, FMERA staff has assisted the Chairs of these advisory committees in identifying prospective members, and in holding preliminary meetings or conference calls with interested parties to discuss plans for moving the committees forward. As advisory committees are formed, it is anticipated that each will develop a specific mission, within the framework of the overall FMERA mission as outlined by the Board and staff. Also, each will develop a meeting schedule and process for reporting their progress back to the full board.

- **Meeting with New Jersey Adjutant General Glenn Rieth**
Summary: On Tuesday, December 7, 2010 Chairman Koeppe and FMERA Executive Director Bruce Steadman met with Adjutant General Glenn Rieth, who heads the New Jersey Department of Military and Veterans Affairs, along with members of his executive staff. This was an introductory meeting during which important veteran issues related to the closing of Fort Monmouth were identified and discussed.

- **Meeting with the Army**
Summary: On Thursday, December 9, 2010 FMERA staff met with Army representatives in Washington, D.C. to continue discussions related to the Army's ultimate conveyance of the Fort Monmouth property to FMERA and address key issues related to the transfer of the property.

- **Meeting with the Office of Economic Adjustment (OEA)**
Summary: On Thursday, December 9, 2010 FMERA staff met with OEA representatives in Washington, D.C. to follow up on the submission of FMERA's grant application and discuss current issues related to the development of the Business and Operations Plan.

- **Status of Planning, Engineering, Architectural and Environmental Engagement**
Summary: FMERA staff has held meetings with Matrix Design Group, the consultant for the planning, engineering, architectural and environmental engagement. The meetings addressed the status of their field work, as well as the schedule of reporting dates.

- **Outreach to Local Stakeholders**
Summary: FMERA staff has identified a number of local stakeholders who will be essential partners in the redevelopment process. It is staff's intention to meet with these individuals often to share ideas, concerns, and suggestions for moving forward. Several meetings have been held with elected officials, Army and civilian personnel at Fort Monmouth, prospective tenants and investors, and other important stakeholders.

- **Update on Marketing Effort**
Summary: Staff has been actively working on a marketing strategy which will include a logo, marketing materials and a new website, that will be informative to the public about who we are and how we conduct our business. The effort will focus on a work, play, live environment for future tenants or owners within the redevelopment.

6. **Board Actions:**

- **Consideration of 2011 Calendar of Meetings**
Summary: 2011 board meetings are proposed to be held on the third Wednesday of every month at various locations throughout Monmouth County.

Action: Board Members are requested to consider approving the 2011 Calendar of Meetings.

8. **Public Comment**

9. **Adjournment**

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

November 15, 2010

Tinton Falls Municipal Building, Tinton Falls, New Jersey

MINUTES OF THE MEETING

Members of the Authority present: Alfred Koeppel, NJ Economic Development Authority and Interim Chairman; Tom Hower, Assistant Counsel, Office of the Governor, Authorities Unit; Monmouth County Freeholder Director Lillian Burry; Eatontown Mayor Gerald Tarantolo; Oceanport Mayor Michael Mahon; Tinton Falls Borough Administrator, Gerald M. Turning; Charles Richman, NJ Department of Community Affairs; Michele Siekerka, NJ Department of Environmental Protection.

Also present: Timothy Lizura, Interim Executive Director, Fort Monmouth Economic Revitalization Authority; Caren Franzini, CEO, NJ Economic Development Authority; Gabriel Chacon, Deputy Attorney General; Bruce Steadman, incoming Fort Monmouth Economic Revitalization Authority Executive Director NJEDA staff; and Fort Monmouth Economic Revitalization Authority staff.

Not present: Mary Ellen Clark, NJ Department of Labor & Workforce Development; Robert DeSando, NJ Department of Transportation.

The meeting was called to order by Interim Chair Koeppel at 7:00 pm, who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, Interim ED Lizura 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 websites of the FMERA and the NJEDA.

MINUTES OF THE AUTHORITY

The next item of business was the approval of the September 28, 2010 meeting minutes. A motion was made to approve the minutes by Freeholder Director Lillian Burry, seconded by Mayor Michael Mahon and was approved by 5 voting members. Mayor Tarantolo was not yet present.

Mayor Tarantolo arrived at 7:04 pm.

Interim Chair Koeppel welcomed Bruce Steadman as the incoming FMERA Executive Director. He also announced that Frank Cosentino will stay on with FMERA as Director of Neighborhood and Community Services and Beverlee Akerblom will remain as Fiscal Officer.

As an update Interim Chair Koeppel announced the direction to staff to convene several key advisory committees. He then stated that Charles Richman, NJ Department of Community Service, will be the Chair of the FMERA Housing Advisory Committee which will provide guidance and monitor the provision of affordable housing; that the Veterans Advisory Committee Chair will be Freeholder Director Lillian Burry and also stated that a Historical Preservation Committee and an Environmental Advisory Committee will be established.

Interim Chair Koeppel acknowledged that the Governor nominated three public members, who are subject to the Senate confirmation process. The nominees are James Gorman of Colts Neck and Michael Pane and Robert Lucky, both of Fair Haven.

Interim Chair Koeppel also announced that he will request an Executive Session at the end of the meeting to understand FMERA's obligation in terms of the Superior Court, Appellate Division's ruling.

PUBLIC QUESTIONS/COMMENTS

Interim Chair Koeppel asked for public questions/comments.

Linda Zuccaro, member of the Monmouth Advocacy Team, expressed some confusion over the recent Superior Court Appellate Division ruling and the impacts on available affordable housing. Ms. Zuccaro stated that she and members of the Monmouth Advocacy Team look forward to guidance on this matter, and to continue to be involved in the advising the Board. Interim Chair Koeppel thanked Ms. Zuccaro for her comments and offered Charles Richman and the Housing Advisory Committee as a resource. Ben Forest, New Jersey Friends of Clearwater, thanked the board for its swift action on the creation of the Environmental Advisory Committee. Mr. Forest also thanked the board for allowing public comments at the beginning of the meeting, prior to voting on any board action. Jeanette Mistretta, Freehold Resident, asked the board to be mindful of veterans in terms of affordable housing, as well as their other needs. Tom Mahedy, Wall Township Resident, expressed concern that FMERPA advisory committees did not include enough members of the public. He urged FMERA to include public members on their advisory committees. He questioned the legality of the recent FMERPA Advisory Committee Meet & Greet saying there was a quorum and therefore, should have been a public meeting. Interim Chair Koeppel responded by stating that there was not a quorum and it was not an official meeting of FMERA. Mr. Mahedy challenged the awarding of the Business and Operations RFP to Matrix Design Group and suggested that the Matrix Design Group had not met its environmental responsibilities in the past. Mr. Mahedy expressed concern regarding the Governor's recent nominations to the FMERA Board. He believes there is a conflict of interest with one of the nominees. Interim Chair Koeppel responded to Mr. Mahedy's comments by naming Michele Siekerka, Assistant Commissioner of NJDEP, as Chair of the Environmental Advisory Committee. In respect to any conflict of interest, Interim Chair Koeppel referred Mr. Mahedy to the Attorney General's Office.

AUTHORITY MATTERS

The next item was the Executive Director Report to the Board summarized by Mr. Lizura for informational purposes only with no Board action required. Mr. Lizura highlighted FMERA's Initial Meeting with the Army, Meet & Greet with FMERPA Advisory Committee Members, and NJEDA Activity in Monmouth County.

BOARD MEMORANDUMS

The next item before the Board was consideration of Award of Business and Operations Plan RFP to Matrix Design Group, Denver, Colorado and their team of subcontractors: H&R Advisors, NY, NY; TeraNoble Design, Glen Ridge, New Jersey; Armand Corporation, Cherry Hill, NJ and Gabel Associates, NJ.

MOTION TO APPROVE: MAYOR GERALD TARANTOLO, SECOND: TOM HOWER

AYES: 6

RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

The next item before the Board was consideration of FMERA's 2011 Budget, including the deferred cost of NJEDA support services, and authorization of FMERA's Executive Director to submit a grant request to OEA.

**MOTION TO APPROVE: FREEHOLDER DIRECTOR LILLIAN BURRY, SECOND: MAYOR GERALD TARANTOLO AYES: 6
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

PUBLIC QUESTIONS/COMMENTS

Janette Mistretta, Freehold Resident, inquired about the schedule of monthly meetings and asked when the next meeting would be. She was told December 15, 2010. Tom Mahedy, Wall Township Resident, noted the increase of travel expenditures in FMERA's budget compared to FMERPA's. Mr. Mahedy again raised the issue of a conflict of interest with one of the Governor's nominees. Additionally, he opined that none of the Governor's nominees have a strong environmental background. Ed Dlugosz, Eatontown Resident, talked about environmental issues on the Fort. Ben Forest, New Jersey Friends of Clearwater, spoke about the Business and Operations Planning Consultant RFP and asked why there was little response. Interim Executive Director Tim Lizura explained the process that was used to inform prospective bidders and noted that firms may be more interested in transactional work going forward.

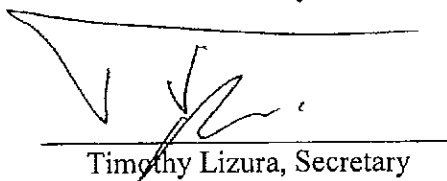
EXECUTIVE SESSION: Legal Brief re: Appellate Court Decision. Interim Chair Koeppel asked DAG Chacon to summarize the need to go into Executive Session. Mr. Chacon advised that the session fell under the attorney client privilege exception and the Board could be given advice from the Attorney General's Office on the Appellate Decision.

Interim Chair Koeppel asked for a motion to enter into Executive Session to the ruling:

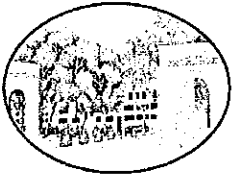
MOTION TO APPROVE: TOM HOWER, SECOND: MAYOR MICHAEL MAHON AYES: 6

There being no further business, on a motion by Michael Mahon, and seconded by Freeholder Director Lillian Burry, the meeting was adjourned at 8:57 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 meeting.



Timothy Lizura, Secretary



Fort Monmouth Economic Revitalization Authority

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MEMORANDUM

TO: Members of the Authority
FROM: Bruce Steadman
Executive Director
DATE: December 15, 2010
SUBJECT: Status Report

Summary

The following are brief descriptions of items for informational purposes only. No action is required. These items include a meeting with the New Jersey Turnpike Authority, status of advisory committee formation, meeting with New Jersey Adjutant General Glenn Rieth, meeting with the Army, meeting with Office of Economic Adjustment representatives, status of planning, engineering, architectural and environmental engagement, update on outreach to local officials and an update on the marketing effort.

Meeting with the New Jersey Turnpike Authority (NJTA)

FMERA staff met with NJTA staff to discuss possible alternate access routes for safer and more efficient travel for future occupants of the area. The NJTA acknowledged our needs as being consistent with their assessment of required improvements.

Status of Advisory Committee Formation

At the November board meeting, Chairman Koeppe asked board members to chair the Housing, Environmental and Veterans Advisory Committees. Since the meeting, FMERA staff has assisted the chairs of these advisory committees in identifying prospective members, and in holding preliminary meetings or conference calls with interested parties to discuss plans for moving the committees forward. As advisory committees are formed, it is anticipated that each will develop a specific mission, within the framework of the overall FMERA mission as outlined by the Board and staff. Also, each will develop a meeting schedule and process for reporting their progress back to the full board.

It is our goal that each of these first 3 advisory committees will hold its first full meeting in January. Also, we anticipate that in January the preliminary process will be completed for additional advisory committees, such as emergency services. The formation of the Audit and Real Estate Committees will occur after the first of the year.

Meeting with New Jersey Adjutant General Glenn Rieth

On Tuesday, December 7, 2010 Chairman Koeppe and FMERA Executive Director Bruce Steadman met with Adjutant General Glenn Rieth, who heads the New Jersey Department of Military and Veterans Affairs, along with members of his executive staff. This was an introductory meeting during which important veteran issues related to the closing of Fort Monmouth were identified and discussed.

Meeting with the Army

On Thursday, December 9, 2010 FMERA staff met with Army representatives in Washington, D.C. to continue discussions related to the Army's ultimate conveyance of the Fort Monmouth property to FMERA and address key issues related to the transfer of the property. Some of the issues that were discussed include timing and cost of the transfer, environmental considerations on the property, safety and security services, maintenance of the property's buildings and grounds, and continued operation of the commissary. In addition, opportunities for early property transfer were addressed, such as the golf course, the marina and other areas.

Meeting with the Office of Economic Adjustment (OEA)

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Status of Planning, Engineering, Architectural and Environmental Engagement

FMERA staff has held meetings with Matrix Design Group, the consultant for the planning, engineering, architectural and environmental engagement. The meetings have addressed the status of their field work, as well as the schedule of reporting dates.

Outreach to Local Stakeholders

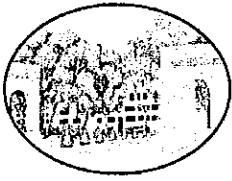
FMERA staff has identified a number of local stakeholders who will be essential partners in the redevelopment process. It is staff's intention to meet with these individuals often to share ideas, concerns, and suggestions for moving forward. Several meetings have been held with elected officials, Army and civilian personnel at Fort Monmouth, prospective tenants and investors, and other important stakeholders. Frequent meetings of this type will continue into the future, and will be a key part of our understanding and addressing important issues.

Update on Marketing Effort

Staff has been actively working on a marketing strategy which will include a logo, marketing materials and a new website, that will be informative to the public about who we are and how we conduct our business. The effort will focus on a work, play, live environment for future tenants or owners within the redevelopment.


Bruce Steadman

Prepared by: Frank Cosentino, Odis Jones and Katie Hedden



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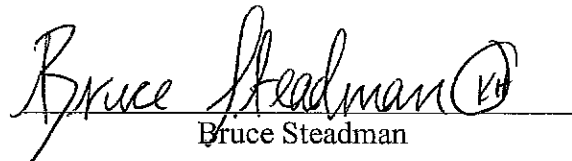
SUBJECT: 2011 Calendar of Meetings

Summary

2011 board meetings are proposed to be held on the third Wednesday of every month at various locations throughout Monmouth County. The proposed 2011 calendar of meetings is attached to this memo.

Recommendation

Board Members are requested to consider approving the attached 2011 calendar of meetings.


Bruce Steadman

Attachment

Prepared by: Katie Hedden

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

2011 Board Meeting Calendar

DATE	TIME	LOCATION
Wednesday, Jan. 19, 2011	7:00 PM	Maple Place School 2 Maple Place, Oceanport NJ 07757
Wednesday, Feb. 16, 2011	7:00 PM	Tinton Falls Municipal Building 556 Tinton Ave, Tinton Falls NJ 07724
Wednesday, Mar. 16 2011	7:00 PM	Maple Place School 2 Maple Place, Oceanport NJ 07757
Wednesday, Apr. 20, 2011	7:00 PM	Eatontown Municipal Building 47 Broad Street Eatontown, NJ 07724
Wednesday, May 18, 2011	7:00 PM	Tinton Falls Municipal Building 556 Tinton Ave, Tinton Falls NJ 07724
Wednesday, Jun. 15, 2011	7:00 PM	Eatontown Municipal Building 47 Broad Street Eatontown, NJ 07724
Wednesday, Jul. 20, 2011	7:00 PM	Tinton Falls Municipal Building 556 Tinton Ave, Tinton Falls NJ 07724
Wednesday, Aug. 17, 2011	7:00 PM	Eatontown Municipal Building 47 Broad Street Eatontown, NJ 07724
Wednesday, Sep. 21, 2011	7:00 PM	Freehold Agricultural Building 4000 Kozloski Road Freehold, NJ 07728
Wednesday, Oct. 19, 2011	7:00 PM	Tinton Falls Municipal Building 556 Tinton Ave, Tinton Falls NJ 07724
Wednesday, Nov. 16, 2011	7:00 PM	Eatontown Municipal Building 47 Broad Street Eatontown, NJ 07724
Wednesday, Dec. 21, 2011	7:00 PM	Tinton Falls Municipal Building 556 Tinton Ave, Tinton Falls NJ 07724

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