

# FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

September 28, 2010

Tinton Falls Municipal Building, Tinton Falls, New Jersey

## MINUTES OF THE MEETING

Members of the Authority present: Alfred Koeppe, NJ Economic Development Authority and Interim Chairman; Deborah Gramiccioni, Director, Office of the Governor, Authorities Unit; Monmouth County Freeholder Director Lillian Burry; Eatontown Mayor Gerald Tarantolo; Oceanport Mayor Michael Mahon; Tinton Falls Mayor Michael Skudera; Charles Richman, NJ Department of Community Affairs; Michele Siekerka, NJ Department of Environmental Protection; Mary Ellen Clark, NJ Department of Labor & Workforce Development; Robert DeSando, NJ Department of Transportation.

Also present: Timothy Lizura, Interim Executive Director, Fort Monmouth Economic Revitalization Authority; Caren Franzini, CEO, NJ Economic Development Authority; Gabriel Chacon, Deputy Attorney General; Thomas Hower, Office of the Governor, Authorities Unit; NJEDA staff; and Fort Monmouth Economic Revitalization Planning Authority staff.

The meeting was called to order by Interim Chair Koeppe at 7:00 pm, who led the meeting in the Pledge of Allegiance. He welcomed all in attendance; thanked Chair Dr. Robert Lucky, the FMERPA Board and Staff for their efforts in creating the Fort Monmouth Reuse and Redevelopment Plan; noted Timothy Lizura, SVP, Business Development, will serve as Interim Executive Director of the Fort Monmouth office; Deborah Gramiccioni, an Executive Branch Designee, will coordinate State agencies; and that the Municipal, County and State members of the Board were charged with a collaborative implementation effort of economic revitalization and land redevelopment of Fort Monmouth.

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 FMERPA and the NJEDA.

### PUBLIC QUESTIONS/COMMENTS

Interim Chair Koeppe asked for public questions/comments.

Phil Welch, Jr., Co-Chair, Monmouth Advocacy Team, noted support for evening meetings, local locations, public input; questioned short notice of meeting and transparency; and asked for local expertise on advisory committees relating to housing and environmental issues. Mayor Skudera arrived at this time. Joe Irace, President, Oceanport Council, expressed concerns relating to agenda items, adopting By-Laws, approving the MOU, public documents and asked for board transparency. Frank Scatorchio, Eatontown, echoed Mr. Irace's concerns. NJEDA SVP Maureen Hassett read into record a letter from Tom Mahedy, Wall. (Exhibit A)

Interim ED Lizura welcomed the FMERPA Board and thanked Freeholder Director Burry, Mayors Mahon, Skudera and Tarantolo for serving on the FMERPA Board. He discussed the creation of FMERPA noting Corporate Governance, Administration and Operation, and the Budget as key areas toward the advancement of the reuse and redevelopment plan and land transfer.

## **BOARD MEMORANDUMS**

The next item before the Board was adoption of the By-Laws. An initial suggestion by Mayor Mahon to hold the by-laws in order to allow for more time and public input resulted in Interim Chair Koepp reviewing each section of the by laws to explain their intent and to note whether they were consistent with the FMERA enabling statute, other laws, or best practices modeled after Sarbanes-Oxley rules. Interim Chair Koepp stated the Executive Director Search sub-committee would consist of himself, Deborah Grammiccioni, Freeholder Director Burry and one of the Mayors of the host municipalities, to be determined by the Mayors.

**MOTION TO APPROVE: Mayor Tarantolo SECOND: Freeholder Director Burry AYES: 6  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**

The next item before the Board was approval of the Assistant Secretaries, adoption of the 2010 Meeting dates and designation of the Newspapers of Record.

**MOTION TO APPROVE: Mayor Tarantolo SECOND: Deborah Grammiccioni AYES: 6  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

The next item before the Board was adoption of the Memorandum of Understanding between the New Jersey Economic Development Authority and the Fort Monmouth Economic Revitalization Authority. Mayor Mahon asked that the MOU be introduced first and adopted at a succeeding meeting, which resulted in Interim Chairman Koepp asking Deputy Attorney General Gabriel Chacon for his counsel on the implication of delaying the adoption of the MOU. Deputy Attorney General Chacon indicated that delaying the adoption of the MOU would delay the ability of the new authority to operate because FMERPA, the predecessor authority, would not exist at the completion of the Board Meeting and FMERA, by statute, is required to rely on EDA employees with an agreement to define that relationship. The Real Estate Development Operating Authority component of the MOU was tabled for a later meeting.

**MOTION TO APPROVE: Mayor Tarantolo SECOND: Deborah Grammiccioni AYES: 5 NAYS:1  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3  
Mayor Michael Mahon voted no.**

The next item before the Board was approval of the 2010 Three-Month Budget and Fiscal year 2011 Budget of the Authority, the Deferment of Payment for Support Services and the Office of Economic Adjustment Grant Requests. The Fiscal year 2011 Budget component was tabled for a later meeting date until the Audit Committee is formed and is able to review the delegations.

**MOTION TO APPROVE: Mayor Mahon SECOND: Deborah Grammiccioni AYES: 6  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4**

The next item before the Board was the designation of the Records Custodian.

**MOTION TO APPROVE: Mayor Mahon SECOND: Mayor Tarantolo AYES: 6 RESOLUTION  
ATTACHED AND MARKED EXHIBIT: 5**

The next item before the Board was the approval of the Additional Space Lease at 2-12 Corbett Way, Eatontown, New Jersey.

**MOTION TO APPROVE: Mayor Tarantolo SECOND: Freeholder Director Burry AYES: 6  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6**

## PUBLIC QUESTIONS/COMMENTS

Interim Chair Koeppé asked for public questions/comments.

Ben Forest, New Jersey Friends of Clearwater, expressed concern about the environmental issues on the property, the scope and speed of business discussed, the timeliness of public notice and public document disclosure. Interim Chair Koeppé reassured all that the involvement of the State departments on the Board will address issues relating to their expertise and that the meeting platform is being built starting tonight. Phil Welch asked about the FMERA website, public information access, the MOU; and reiterated the formation of Advisory Committees with local involvement and local meeting locations.

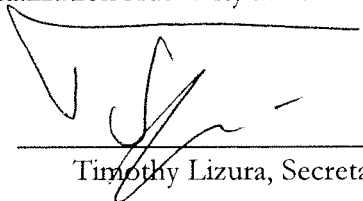
## AUTHORITY MATTERS

The next item was the Executive Director Report to the Board summarized by Mr. Lizura for informational purposes only with no Board action required. The report consisted of: Status of Fort Monmouth Economic Revitalization Planning Authority Closeout; Report on Work of Architectural, Engineering, Planning and Environmental Consultant; Status of Business and Operations Plans and Conveyance Application RFP; Status of Reuse and Redevelopment and Homeless Plans; and the Technology Solutions Grant.

The new FMERA website was provided as [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com).

There being no further business, on a motion by Mayor Mahon, and seconded by Mayor Tarantolo, the meeting was adjourned at 8:30 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.



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Timothy Lizura, Secretary

FMERA BOARD MEETING Sept 28, 2010

Exhibit A

DEAR FMERA BOARD -

I AM NOT ABLE TO ATTEND TONIGHT'S MEETING SO I ASK YOU TO KINDLY READ THESE COMMENTS INTO THE RECORD, BEFORE THE VOTES.

My name is TOM MAHEDY and I WISH YOU ALL PEACE. I AM WITH THE FORT MONMOUTH EARTH RENAISSANCE PEACE ALLIANCE. WE HAVE A WEBSITE AT [WWW.FMERPA.US](http://WWW.FMERPA.US) WHICH I INVITE YOU TO LOOK AT.

CONCERNING THE VOTES TONIGHT I ASK YOU TO SERIOUSLY CONSIDER POSTPONING VOTING ON THE SERIOUS FOUNDATIONAL ISSUES UNTIL THE REMAINING 3 MEMBERS ARE APPOINTED TO THE BOARD. ADDITIONALLY THE PUBLIC HAS NOT BEEN ALLOWED TO READ AND ANALYZE DOCUMENTS SUCH AS THE BY-LAWS AND MEMORANDUM OF UNDERSTANDING, WITH THE NJDEA.

ALTHOUGH WE ARE READY TO MOVE AHEAD UP THE TRACK, WE MUST NOT LEAVE PASSENGERS AT BACK AT THE STATION- LEFT BEHIND. RIGHT NOW BY SPEEDING AWAY WE MIGHT LEAVE BEHIND, THE PUBLIC,

The public common good, TRANSPARENCY,  
OPENNESS, DEMOCRACY AND THE  
SHARING OF IDEAS FROM ALL.

THE 18 PAGES OF BYLAWS HAVE  
BEEN GIVEN TO THE BOARD MEMBERS  
BUT DENIED TO THE PUBLIC - THEY  
HAVE BEEN LEFT AT THE STATION  
WITH NOTHING.

I URGE YOU ALL TO SHOW  
GOOD FAITH and good will and  
POSTPONE THE VOTING UNTIL next  
meeting and to RELEASE ALL  
DOCUMENTS TO THE PUBLIC PRIOR  
TO THE MEETING DAYS SO THAT  
WE CAN ALL PARTICIPATE IN  
A STRONG ROBUST DEMOCRATIC  
DIALOGUE. THANK YOU

GO IN PEACE

Sincerely

TOM Malady

Wall, NY.