

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

December 15, 2010

Eatontown Municipal Building

Eatontown, New Jersey

MINUTES OF THE MEETING

Members of the Authority present: Alfred Koepp, NJ Economic Development Authority and Interim Chairman; Brandon Minde, representing the Office of the Governor, Authorities Unit; Monmouth County Freeholder Director, Lillian Burry; Mayor Gerald Tarantolo of Eatontown; Mayor Michael Mahon of Oceanport; Brian M. Nelson, Director of Law, representing Mayor Michael Skudera of Tinton Falls; Charles Richman, NJ Department of Community Affairs; Wayne Staub, NJ Department of Environmental Protection; Anthony Ferrera, Department of Labor and Workforce Development and Robert Desando, Department of Transportation

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

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

In accordance with the Open Public Meetings Act, FMERA Executive Director 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 websites of the FMERA and the NJEDA.

MINUTES OF THE AUTHORITY

The next item of business was the approval of the November 15, 2010 meeting minutes. A motion was made to approve the minutes by Freeholder Director Lillian Burry and seconded by Mayor Gerald Tarantolo and was unanimously approved by the voting members.

The next item of business was the approval of the November 15, 2010 Executive Session meeting minutes. A motion was made to approve the minutes by Mayor Gerald Tarantolo and seconded by Mayor Michael Mahon and was unanimously approved by the voting members.

Interim Chair Koepp thanked everyone for coming and he announced that as of December 1, 2010, Bruce Steadman officially joined the Fort Monmouth Economic Revitalization Authority as Executive Director. Interim Chair Koepp also thanked Tim Lizura for his work as the former Interim Executive Director of FMERA.

PUBLIC QUESTIONS/COMMENTS

Interim Chair Koeppel asked for public questions/comments.

Tom Mahedy of Wall Township asked if the November 15, 2010 board meeting minutes would be available to the public. Interim Chair Koeppel confirmed that the November 15, 2010 regular board meeting minutes would be available to the public, however, the Executive Session meeting minutes regarding the Appellate Court Decision would not be made available to the public as a result of attorney client privilege. Mr. Mahedy inquired about the criteria needed for advisory committee membership. Interim Chair Koeppel explained that the final choice on membership remains with each advisory committee chair and all candidates that are knowledgeable, serious and committed will be considered. Mr. Mahedy also questioned why FMERA has established less advisory committees than FMERPA had in the past. Interim Chair Koeppel said that three advisory committees (Housing, Environmental and Veterans' Affairs) are getting started and he believes there will be more committees added as necessary and appropriate or required by the statute or the bylaws.

AUTHORITY MATTERS

The next item was the Executive Director Report to the Board summarized by FMERA Executive Director Bruce Steadman for informational purposes only with no board action required. Mr. Steadman thanked Interim Chair Koeppel, the FMERA board members, the NJEDA, and the FMERA staff. With respect to FMERA activities, Executive Director Steadman proposed that at this meeting, and all future meetings, FMERA staff members brief the board and the public. Frank Cosentino, Director of Plans and Programs, highlighted FMERA's meetings with the Turnpike Authority, with the representatives of the Office of Economic Adjustment and FMERA's work with the Matrix Design Group, the consultant for the Planning, Engineering, Architectural and Environmental Engagement. Odis Jones, Director of Real Estate Development, reviewed FMERA's meeting with the Army regarding conveyance of the Fort Monmouth property and he described activities surrounding FMERA's marketing strategy. Executive Director Steadman provided a briefing on the formation of the initial three Advisory Committees. He also provided feedback on his and Interim Chair Al Koeppel's meeting with New Jersey Adjutant General Reith and FMERA's outreach to stakeholders.

BOARD MEMORANDUMS

The next item before the Board was consideration of 2011 Calendar of Meetings. FMERA 2011 board meetings are proposed to be held on the third Wednesday of every month at various locations throughout Monmouth County.

MOTION TO APPROVE: MAYOR GERRY TARANTOLO SECOND: BRANDON MINDE

AYES: 6

RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

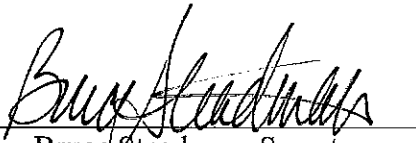
PUBLIC QUESTIONS/COMMENTS

Andrew Mayer, Council Member, Tinton Falls asked if FMERA planned on posting a formal call for participation on the advisory committees so that members of the public can be considered for membership. Interim Chair Koeppel explained that a call for volunteers is part of the process. Tom Mahedy requested that the Board create a mandate that all advisory committee meetings be held in the evening. Interim Chair Koeppel replied by saying the Board will not make evening meetings mandatory, but will try to accommodate members' schedules. Mr. Mahedy inquired about environmental

representation on the Board. Mr. Koepp responded by saying that a DEP representative sits on the Board as a non-voting member pursuant to the legislation and offers their counsel. Mr. Mahedy also questioned the decision not to perform a full Environmental Impact Statement (EIS) at the Fort. Interim Chair Koepp directed the question of an EIS to the Environmental Advisory Committee. Interim Chair Koepp asked Mr. Steadman to meet with Mr. Mahedy to address his concerns.

There being no further business, on a motion by Mayor Michael Mahon, and seconded by Mayor Gerald Tarantolo, the meeting was adjourned at 7:57 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.


Bruce Steadman, Secretary