

Fort Monmouth Economic Revitalization Authority Board Meeting
February 16, 2011
Tinton Falls Municipal Building, Tinton Falls, N.J.

MINUTES OF THE MEETING

Members of the Authority present:

- James V. Gorman, Chairman of the Fort Monmouth Economic Revitalization Authority (FMERA) and Gubernatorial Appointed Public Member
- Brandon Minde, Assistant Counsel, representing Director Deborah Grammiccioni of the Office of the Governor, Authorities Unit
- Alfred C. Koepp, Chairman of the NJ Economic Development Authority (NJEDA)
- Michael A. Pane, Jr. Esq., Gubernatorial Appointed Public Member
- Dr. Robert Lucky, Gubernatorial Appointed Public Member
- Honorable Lillian Burry, Monmouth County Freeholder
- Honorable Gerald Tarantolo, Mayor of Eatontown
- Honorable Michael Mahon, Mayor of Oceanport
- Gerald M. Turning, Tinton Falls Business Administrator, representing Honorable Michael Skudera, Mayor of Tinton Falls
- Charles Richman, Assistant Commissioner, representing Commissioner Lori Grifa of the NJ Department of Community Affairs
- Mary Ellen Clark, Assistant Commissioner, representing Commissioner Harold Wirths of the NJ Department of Labor and Workforce Development
- Michele Siekerka Esq., Assistant Commissioner, representing Commissioner Bob Martin of the NJ Department of Environmental Protection
- Robert DeSando, Assistant Commissioner, representing Commissioner James Simpson of the NJ Department of Transportation

Also present:

- Bruce Steadman, Executive Director of the Fort Monmouth Economic Revitalization Authority
- Caren Franzini, CEO of the NJ Economic Development Authority
- Gabriel Chacon, Deputy Attorney General
- NJ Economic Development Authority Staff
- Fort Monmouth Economic Revitalization Authority Staff

The meeting was called to order by Chairman Gorman at 7:00 pm, 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.

MINUTES OF THE AUTHORITY

The first item of business was the approval of the December 15, 2010 meeting minutes. A motion was made to approve the minutes by Al Koepp and seconded by Gerald Tarantolo and was approved by eight voting members. Michael Pane abstained.

WELCOME

Chairman Gorman opened the meeting by announcing his gubernatorial appointment as Chairman of the Fort Monmouth Economic Revitalization Authority. Chairman Gorman described some modest changes to the meeting agenda format that differs from previous meetings. There will be two opportunities for public comment. The first public comment period will pertain to agenda items only with a five minute maximum time limit per citizen, per item. Citizens with multiple agenda items must yield the floor to other citizens before proceeding with the next item. The second opportunity for public comment is at the end of the meeting and is also limited to 5 minutes per topic, per citizen. Again, citizens with multiple topics must yield the floor to other citizens prior to proceeding with the next topic. This method will allow all citizens an opportunity to address their concerns with the FMERA Board.

Chairman Gorman recognized Al Koeppe as Interim Chair with a resolution to the Board that publically commended Interim Chair Koeppe's efforts.

A motion was made to approve the resolution to acknowledge Mr. Koeppe's efforts as Interim Chair by Lillian Burry and seconded by Michael Pane and was unanimously approved by all voting members.

PUBLIC COMMENT REGARDING AGENDA ITEMS

Phil Welch Jr. of Lincroft expressed some concerns over the FMERA Housing Staff Advisory Committee's handling of the appellate ruling regarding affordable housing and how it relates to the Fort Monmouth Redevelopment and Revitalization Plan. Chairman Gorman told Mr. Welch that the Board would respond during the Housing Committee Report.

Patrick Doherty of Neptune pointed out the costs and community impacts of closing Fort Monmouth.

Tom Mahedy of Wall Township questioned the change in meeting format in terms of public comment and questioned the appointment of the new board members.

AUTHORITY MATTERS

Treasurer's Report

Chairman Gorman, in accordance with Article IV of FMERA's By-Laws, appointed Executive Director Bruce Steadman as Acting Treasurer until the next Annual Meeting. Executive Director Steadman asked Senior Financial Officer, Beverlee Akerblom to provide the Board with a financial update. Ms. Akerblom explained that FMERA's current federal grant expires March 31, 2011. An extension request, to June 30, 2011, will be submitted to allow for completion of the Authority's existing contracts. The Authority's annual operating and administrative expense will be covered under a new grant application. In fiscal 2010 FMERA achieved a budget surplus. The budget continues to be actively managed in 2011.

Secretary's Report

FMERA Secretary, Bruce Steadman welcomed the new Chairman and Board members and announced the Chairs of the Real Estate and Audit Committees. Chairman Gorman appointed Michael Pane as Chair of the Real Estate Committee under Article IX of FMERA's By-Laws, and appointed himself as head of the Audit Committee under Article VIII of the By-Laws. The next item of business was the election of FMERA's Vice Chairman. Chairman Gorman nominated Michael Pane as Vice Chairman. There were no other nominations. Mr. Pane was unanimously approved by all voting members.

Executive Director's Report

Executive Director Bruce Steadman highlighted FMERA activities including updates on Staff Advisory Committees. Each Staff Advisory Committee Chair provided updates as follows:

Environmental Staff Advisory Committee Chair Michele Siekerka provided feedback on the Environmental Committee's efforts including the creation of a baseline report that is still in draft form, but identifies a list of buildings at the Fort that are of an environmental concern.

Housing Staff Advisory Committee Chair Chuck Richman reported that the Housing Staff Advisory Committee had its first meeting, but their activities are contingent upon the decision of the legislature and pending court rulings on affordable housing. Phil Welch debated the interpretation of the Appellate Court ruling suggesting that the ruling invalidated the Plan. Chair Richman stated that the court did not invalidate the plan; it just mandated that the Fort Monmouth Economic Revitalization Authority establish a housing committee.

Veterans Staff Advisory Committee Chair Lillian Burry reported that the Committee has developed a mission statement that hopes to create a Veteran's Center and has established three sub-committees: Clinic and Hospital; Learning Center for Transitioning Veterans, and Morale, Welfare and Recreation that examines the use of the both the commissary and golf course for veterans.

Executive Director Bruce Steadman continued with his report by asking Frank Cosentino (FMERA Director of Plans and Programs) to describe FMERA's ongoing work with the Matrix Design Group on the Infrastructure and Building Assessment and preliminary information on the environmental condition of the Fort Monmouth Property. Odis Jones (FMERA Director of Real Estate) reported on FMERA's meetings with the Army regarding transfer of title. Mr. Jones also elaborated on the various tours of the Fort that have been underway with potential tenants. Executive Director Steadman finished his report by outlining action items for next month.

COMMITTEE REPORTS

Executive Director Bruce Steadman announced that the Audit and Real Estate Committees are now being formed and the goal is to have the Committees fully formed and operational prior to the next board meeting. They will report out at succeeding Board Meetings.

PUBLIC COMMENT

Wendy of Tinton Falls inquired about the Master Plan and how it impacts Tinton Falls' zoning. Executive Director Steadman shared that a meeting is scheduled with the Tinton Falls Planning Board on Thursday, February 17, 2011.

Richard of Hazlet encouraged the Board to be mindful of homeless veterans and permanent housing.

Gary of Tinton Falls inquired about public membership for FMERA sub-committees. Executive Director Bruce Steadman explained that the current committee meetings under FMERA are not open to the public.

Avery of Long Branch asked the Board to consider a planned community that wouldn't split the land among three different towns.

Phil Welch of Lincroft asked the Board to be cognizant of both FMERA's state and federal obligations in terms of affordable housing.

James Jones of Wall Township asked to see the Plan. Mr. Jones was referred to the FMERA website where the detailed plan is available.

Gerry of Tinton Falls asked the Board to consider marketing to the New York, Philadelphia and metropolitan areas and encourage them to enjoy the lifestyle that Monmouth County offers.

Neal of Tinton Falls inquired about the Executive Session process and the availability of the minutes from Executive Session. The Deputy Attorney General Gabriel Chacon explained the Executive Session Process.

Lee of Tinton Falls asked if local vendors and contractors will be given preferential treatment in terms of bidding for opportunities at the Fort. Chairman Gorman stressed that the FMERA Board wants to keep jobs here in NJ, but cannot guarantee preferential treatment under the law.


Mr. Mahedy of Wall Township expressed concern over Veterans, Housing and Environmental issues surrounding Fort Monmouth and he challenged his role and responsibility on the Environmental Staff Advisory Committee.

EXECUTIVE SESSION

At 9:02 pm a motion was made by Lillian Burry for an Executive Session to discuss Real Estate Matters and was seconded by Gerald Tarantolo and was unanimously approved by all voting members.

There being no further business on a motion by Michael Mahon and seconded by Lillian Burry, the meeting was adjourned at 10:04 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