

MINUTES OF THE MEETING

I.

Members of the Authority present:

- James Gorman, Chairman of the Fort Monmouth Economic Revitalization Authority (FMERA)-**V**
- Michael Pane, Jr. Esq. Vice Chairman- **V**
- Brandon Minde, Office of the Governor, Authorities Unit - **V**
- Caren Franzini, CEO of the NJ Economic Development Authority (NJEDA)-**V**
- Dr. Robert Lucky, Public Member -**V**
- Lillian Burry, Monmouth County Freeholder -**V**
- Gerald Tarantolo, Mayor of Eatontown -**V**
- Michael Mahon, Mayor of Oceanport -**V**
- Michael Skudera, Mayor of Tinton Falls -**V**
- Michele Siekerka, Assistant Commissioner, NJ Department of Environmental Protection
- Robert DeSando, Assistant Commissioner, NJ Department of Transportation
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs
- Gary Altman, Director, NJ Department of Labor and Workforce Development

V- Denotes Voting Member

Also present:

- Tim Lizura, Senior Vice President of the NJ Economic Development Authority
- Odis Jones, Director of Real Estate and FMERA Staff
- NJ Economic Development Authority Staff
- Gabriel Chacon, Deputy Attorney General

II.

The meeting was called to order by Chairman Gorman at 7:03 who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, Tim 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 FMERA and the NJEDA websites.

The first item of business was the approval of the March 16, 2011 meeting minutes. A motion was made to approve the minutes by Gerry Tarantolo and seconded by Michael Mahon and unanimously approved by all voting members.

III.

WELCOME

Chairman Gorman thanked everyone for attending and announced that due to unforeseen family circumstances, Bruce Steadman, FMERA Executive Director and Frank Cosentino, Director of Plans and Programs could not attend the meeting. Odis Jones, Director of Real Estate and Assistant Secretary for FMERA will perform Bruce Steadman's role as Secretary and Tim Lizura, former Interim Executive Director of FMERA and Senior Vice President of Business Development for the NJEDA will carry out the Executive Director Role. Chairman Gorman expressed FMERA's excitement over the redevelopment of Fort Monmouth and described how it will impact the residents and businesses of Monmouth County for many years to come. Chairman Gorman went on to state that FMERA's primary focus is jobs. The goal is to not only survive base closure, but to thrive.

Robert DeSando, Department of Transportation arrived at 7:12 pm.

IV.

PUBLIC COMMENT REGARDING AGENDA ITEMS

Tom Mahedy of Wall Township inquired about the mandatory pre-bid conference for FMERA's Request for Proposal (RFP) for Professional Planning Consulting Services and asked if the Matrix Design Group was among the bidders. Mr. Mahedy also asked about the process for awarding the RFP to the successful bidder. Mr. Mahedy requested more detail surrounding FMERA's meetings and tours and more information regarding the Veterans Hospital. Chairman Gorman acknowledged that Mr. Mahedy's questions would be addressed later on in the meeting.

V.

TREASURER'S REPORT

Beverlee Akerblom, Senior Financial Officer of FMERA provided a financial update that included status on FMERA's request for a no cost extension on the existing grant. The extension of this grant through June 30, 2011 allows for continued funding of contracts previously approved under the grant until their completion. A new grant application was submitted for federal funds consistent with the budget approved by the Authority's Board for fiscal year 2011 and presented to the State Office of Management and Budget in support of the Authority's appropriation request for the fiscal year ending June 30, 2011. This Grant provides funding of the Authority's operating expenses, and proposed contractual commitments for the period of April 1, 2011 through March 31, 2012. Expenses continue to be strictly monitored.

VI.

SECRETARY'S REPORT

Acting Secretary, Odis Jones had nothing to report at this time.

VII.

EXECUTIVE DIRECTOR'S REPORT

Tim Lizura highlighted FMERA's work activities including their progress with the Matrix Design Group and their negotiations with the Army. FMERA continues to work towards a Memorandum of Agreement (MOA) and a Caretaker Agreement with the Army. Mr. Lizura stated that with the assistance of the Governor's Office and the Lt. Governor's Office, FMERA has had meetings with State Police and the Office of Homeland Security and Preparedness to seek guidance on how best to provide security to the Fort once the Army leaves in September. Meetings and Tours continue and in response to Mr. Mahedy's earlier question regarding a list of tour and meeting participants, Mr. Lizura explained that

some of the meetings/tours are preliminary and therefore, not appropriate to disclose at this time. Additionally, Mr. Lizura provided an overview of FMERA's recently posted RFP for Professional Planning Consulting Services and stated that Matrix Design Group has not met the requirements of the procurement process relating to attendance at a mandatory pre-bid meeting and as such will not be able to bid on the work. Mr. Lizura asked FMERA Program Officer, Rick Harrison to explain the RFP selection process. Mr. Harrison explained that the evaluation committee will consist of FMERA staff with counsel from State Agencies as necessary. The Board will approve the final selection. FMERA and NJEDA's Trenton offices continue to work on a marketing plan that will improve community outreach and will create key marketing tools (Logo, Letterhead, etc.). Mr. Lizura provided information on The Attorney General's Office's upcoming RFP for additional outside counsel with a specific expertise in municipal law and real estate development Law.

VIII.

COMMITTEE REPORTS

- a) AUDIT COMMITTEE (CHAIR – JAMES GORMAN): The Audit Committee held its first meeting on April 12, 2011 at the FMERA offices. The FMERPA audit for the period ending September 30, 2010 is underway and the FMERA audit for the period from October 1, 2010 through December 31, 2010 will start when the FMERPA audit is completed. The independent auditing firm will also provide auditing services for FMERA through 2011. The Audit Committee Charter was approved by the Committee and will be posted on the FMERA web-site. The Committee also established a calendar of meetings for 2011.
- b) REAL ESTATE COMMITTEE (CHAIR – MICHAEL PANE) The Real Estate Committee had its first meeting on April 8, 2011 at the FMERA office. Mr. Pane stated that the purpose of the Real Estate Committee is to review real estate transfers, monitor land use and to make proposals and review recommendations for a designated Redeveloper Agreement with the New Jersey Economic Development Authority. As per legislation, the NJEDA is the master redeveloper of Fort Monmouth. The Real Estate Committee will work closely with Michele Siekerka of the DEP to ensure environmental concerns are addressed as they pertain to real estate and the transferring of the property.
- c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (CHAIR-MICHELE SIEKERKA) The Environmental Staff Advisory Committee met on April 12, 2011 at the FMERA office. The Committee discussed landfills and the Committee's baseline document that describe the status of environmental issues. The current NJDEP case manager, Larry Quinn will be replaced by Matt Turner and a smooth transition is expected. As a follow up from last month's meeting, Ms. Siekerka described DEP's proposed Waiver Rule. The NJDEP is hearing public comment regarding the proposed Waiver Rule through June 2, 2011 and more information can be found on the web-site of The NJDEP. The proposed Waiver Rule applies to the entire State of New Jersey. It is not specific to Fort Monmouth.
- d) HOUSING STAFF ADVISORY COMMITTEE (CHAIR- CHARLES RICHMAN) The Housing Staff Advisory Committee met in March and it is committed to 20% affordable housing consistent with the Plan while recognizing that the exact impact of the 20% will be driven by economics and what is ruled by the courts. Recently, the New Jersey Supreme Court has agreed to hear a case arguing on the Growth Share Concept. The Housing Committee and the Real Estate Committee will work closely together to ensure that the proper amount of affordable housing is included in the

redevelopment of the Fort. Gerry Tarantolo wanted to ensure that the record reflects his concern over COAH and Growth Share, and the potential impacts to the municipalities if these policies and methodologies are reinstated. Charles Richman also noted that there was a meeting with the Department of Community Affairs and local finance officials to discuss the 2% cap and how it relates to Fort Monmouth and the municipalities.

- e) VETERANS STAFF ADVISORY COMMITTEE (CHAIR-LILLIAN BURRY) The Committee continues to focus on areas of concern to veterans and retirees. The VA has recently leased property off site in Tinton Falls to continue to be able to provide medical services to veterans. The Committee views this as a temporary lease/interim solution until FMERA is in a position to offer them a permanent lease on the property. The Committee is finalizing a business plan in support of a Veterans Center. The Veterans Transition Initiative is conducting a Transition Seminar for Veterans on May 21, 2011 in Colts Neck.

Chairman Gorman called for a motion to approve the activities highlighted in the Executive Director's Report and the Committee Reports. A motion was made to approve the Committee Reports by Gerry Tarantolo and was seconded by Lillian Burry and unanimously approved by all voting members.

IX.

Matrix Design Group Presentation The consultants from the Matrix Design Group gave a presentation on the BRAC Redevelopment Process, Environmental Status and Business Plan. See Attached Presentation.

X.

Public Comment

Bill Kenny of Monmouth Beach asked if there is any opportunity for landfills to become Green Acres and asked who will pay for insurance in connection with clean-up. Chairman Gorman noted that FMERA will buy insurance at the expense of the Army.

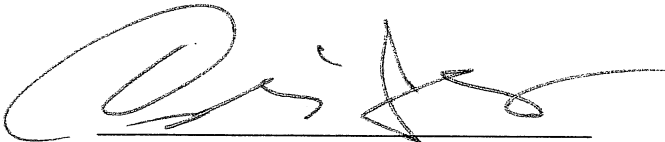
Linda Zucaro of Tinton Falls and member of the Monmouth A-Team asked for feedback from FMERA's meeting with the Women's Council of Realtors and the early transfer of property, specifically Howard Commons. Mr. Jones noted that the Howard Commons parcel has been identified as an early sale parcel and therefore, we intend to issue an RFP for the property in accordance with the reuse plan.

Phil Welch of Lincroft stated that the Matrix Presentation suggested that the commercial development will be slower than residential development. He asked if the NJEDA has expertise in residential development. Caren Franzini offered that FMERA's number one focus is jobs, and economic development activity that can be supported by EDA financing and incentive programs. NJEDA's sister agency, the NJ Department of Community Affairs, acts as EDA's subject matter expert on housing.

Tom Mahedy of Wall Township inquired about an Environmental Impact Study (EIS). Matrix responded by saying that the DOD (Department of Defense) determines whether an EIS is warranted. Mr. Mahedy asked about the status of Wampum Lake. The FMERA Staff will provide status on Wampum Lake at the next meeting. Mr. Mahedy questioned NJDEP's change in case manager. Michele Siekerka explained that the NJDEP is going through a major reorganization and there will be a smooth transition between case managers. Mr. Mahedy also inquired about potential contamination at the Golf Course. Julie Carver of Matrix believes that the NJDEP has issued a NFA (No Further Action) on the property. If Mr. Mahedy provides specific details of the property of concern, more information can be provided.

There being no further business on a motion by Gerry Tarantolo and seconded by Lillian Burry and unanimously approved by all voting members, the meeting was adjourned at 9:56 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.

A handwritten signature in black ink, appearing to read "Odis Jones", written over a horizontal line.

Odis Jones, Assistant Secretary