

Fort Monmouth Economic Revitalization Authority
Board Meeting
July 20, 2011
Tinton Falls Municipal Building, Tinton Falls, New Jersey

MINUTES OF THE MEETING

I.

Members of the Authority present:

- Michael Pane, Jr. Esq., Vice Chairman of the Fort Monmouth Economic Revitalization Authority (FMERA) - **V**
- Alfred Koeppe, Chairman of the New Jersey 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 (DEP)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs (DCA)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor and Workforce Development (LWD)

Members of the Authority not present:

- James Gorman, Chairman of FMERA - **V**
- Brandon Minde, Assistant Counsel, Office of the Governor, Authorities Unit - **V**

V- Denotes Voting Member

Also present:

- Bruce Steadman, Executive Director, FMERA
- Caren Franzini, CEO, NJEDA
- NJ Economic Development Authority Staff: Eatontown & Trenton Offices
- Gabriel Chacon, Deputy Attorney General

II.

The meeting was called to order by Vice Chairman Pane at 7:03 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.

The first item of business was the approval of the June 15, 2011 meeting minutes. A motion was made to approve the minutes by Alfred Koeppel, seconded by Mayor Gerald Tarantolo and unanimously approved by all voting members present.

III.

WELCOME

Vice Chairman Pane explained that the purpose of the Authority is to guide the reintegration of the Fort Monmouth property into the host communities. The Authority was created by state law and he explained that the Board is comprised of individuals with different areas of expertise. Vice Chairman Pane continued by stating that the Board serves without compensation and the motivation of the Board Members is based on what is best for the community. Mr. Pane explained how public comment would proceed at the meeting, with the first public comment period being for agenda items only and the second public comment period being for general comments and questions.

IV.

PUBLIC COMMENT REGARDING AGENDA ITEMS

Tom Mahedy of Wall Township asked about the executive session that was being held following the public session. Mr. Mahedy expressed concern over what he perceives to be quick action being made without public comment. Mr. Mahedy questioned NJDEP's coordination meeting with the Army and noted his concern that members of the public cannot attend the meeting. Mr. Mahedy was told by board member and Assistant DEP Commissioner Michele Siekerka that is it standard NJDEP practice to conduct a coordination meeting with property owners only. Mr. Mahedy continued by saying that he is concerned over the possible demolition of Howard Commons. Mr. Mahedy was told by Mr. Steadman that the Army allowed Howard Commons to deteriorate to such a level that it is not reusable and not up to code in its current condition. Mr. Mahedy also asked why FMERA staff was not present at the Army's Restoration Advisory Board (RAB) meeting.

VI.

TREASURER'S REPORT

Beverlee Akerblom, Senior Finance Officer for FMERA, noted that the Authority's Grant Extension and Additional Funds request for the grant scheduled to end June 30, 2011 has been reviewed and approved by the Office of Economic Adjustment and extended through September 30, 2011.

A Grant Amendment request for additional funds for the grant scheduled to end March 31, 2012, is being prepared for submission to the Office of Economic Adjustment. The Authority is

preparing several requests for proposals at this time, and securing the federal funding prior to award of the contracts is required.

Spending continues to be strictly monitored and managed.

VII.

SECRETARY'S REPORT

Bruce Steadman stated that there are no issues to report at this time.

Mayor Michael Mahon arrived at 7:32 pm.

VIII.

EXECUTIVE DIRECTOR'S REPORT

Odis Jones, FMERA Director of Real Estate, provided an update on The U.S. Department of Housing and Urban Development's (HUD) approval of the Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission (HAS) on June 16, 2011.

Mr. Jones stated that FMERA continues to meet with the Matrix Design Group on the business plan and environmental issues. In addition, as the Army begins to prepare Findings Of Suitability to Transfer (FOSTs) for property to be transferred to FMERA, then to buyers through a competitive process, Matrix will advise FMERA on the contents of each FOST.

Frank Cosentino, FMERA Director of Plans and Programs, gave an update on the Authority Staff's continued weekly conference calls with with Army Representatives regarding property disposition and the Business Plan. Mr. Cosentino also stated that Fort security remains a top priority of FMERA. Mr. Cosentino commented on the work being done with the New Jersey State Police (NJSP) and the Office of Homeland Security and Preparedness (OHSP) regarding a policing plan for the Fort property. In addition, Mr. Cosentino noted that a Fire Response Planning meeting was held with fire officials from the three host municipalities.

Mayor Gerald Tarantolo asked who will cover the cost for security. Frank Cosentino explained that it is the intent and desire of FMERA to not financially impact the three host municipalities and the County. Mr. Cosentino explained that emergency services will be addressed in the Memorandum of Understanding (MOU) between FMERA and each town and the County. Frank Cosentino further explained that the proposed policing plan is a supplement to the Caretaker Agreement with the Army. Bruce Steadman stated that it is FMERA's goal to set aside funds from lease and sale proceeds to support law enforcement services. Freeholder Lillian Burry stated that the Sheriff's Department is prepared to assist with 911 response.

Bruce Steadman provided an update regarding the Commissary. Mr. Steadman stated that Governor Christie sent a letter to the Under Secretary of Defense for Personnel and Readiness in support of the Commissary remaining open. FMERA is awaiting a response from the U.S. Department of Defense. Mr. Steadman also stated that FMERA issued an RFP (Request for Proposals) for a professional manager and operator for Suneagles Golf Course and Gibbs Hall. A pre-proposal conference was held on Tuesday, July 19, 2011 and bids are due on August 1, 2011.

In addition, Mr. Steadman noted that the Office of the Attorney General issued a RFQ (Request for Qualifications) for special counsel for municipal law as it relates to FMERA. Proposals have been received and the review is ongoing.

The Executive Director's Report concluded with Mr. Steadman providing an overview of FMERA action items for the next month.

IX.

COMMITTEE REPORTS

- a) AUDIT COMMITTEE (BEVERLEE AKERBLUM, FMERA): Beverlee Akerblom stated that there was no meeting this month of the Audit Committee. The Audit Committee will meet upon the completion of the audit - scheduled for late July.
- b) REAL ESTATE COMMITTEE (MICHAEL PANE, CHAIR): Mr. Pane noted that the Real Estate Committee is a sub-committee of the Board. The Real Estate Committee met on July 11, 2011 at the FMERA Office. Mr. Pane stated that Committee discussed the Memorandum of Agreement (MOA). Mr. Pane went on to state that because FMERA now has HUD approval a written agreement with the Army can be developed and formalized. Mr. Pane stated the Committee discussed the Economic Development Conveyance (EDC) Application and that it will be reviewed as it relates to the MOA during the executive session following the public session. In addition, there will be no board action after the executive session. In closing, Mr. Pane stated that the Committee discussed proposed rules for sale and recommended that the rules be moved to the Board pending review by the Attorney General's Office.
- c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (MICHELE SIEKERKA - NJDEP): Michele Siekerka noted that the Environmental Staff Advisory Committee met on July 12, 2011 at the FMERA Office. The Committee discussed a future coordination meeting with NJDEP and the Army to determine a process for how FOSTs will be achieved for phase 1 parcels (Tinton Falls Acreage, Marina, Howard Commons and the Golf Course). Ms. Siekerka gave a status update on NJDEP's review of the Army's Baseline Ecological Evaluation (BEE) stating that NJDEP is reviewing the document and hopes to have an assessment in a month or so. Ms. Siekerka went on to note that Bruce Steadman, and Dan Schnepf and Julie Carver of Matrix Design Group, provided an overview of lead paint and asbestos abatement. Ms. Siekerka noted that there was a lengthy discussion regarding friable vs. non-friable asbestos. The Army has removed friable asbestos to the extent that it was known. Ms. Siekerka further stated that Matrix Design Group has agreed to review two studies regarding the possible contamination of Wampum Lake in order to ensure due diligence in Fort cleanup. Mayor Tarantolo asked if Matrix could update him with regard to their review of the studies. Wampum Lake is not on the Fort Property, but there is concern in the Community that because of activity on the Fort, the Lake is contaminated.

- d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (BRUCE STEADMAN, FMERA) Bruce Steadman noted that the Historical Preservation Staff Advisory Committee met on July 18, 2011 at the FMERA Office. Bruce stated that the Committee watched a video regarding the history of Fort Monmouth and were given a status update on the 3M's (Monuments, Memorials, and Markers).
- e) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, NJDCA): Mr. Richman noted that the Committee did not meet last month, but there will be a meeting before the August board meeting. Mr. Richman stated that the next Committee meeting will involve discussion of sustainable construction techniques and materials.
- f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY): Lillian Burry stated that the Committee did not meet last month. Ms. Burry stated that the Committee continues to explore possibilities for a Veterans Clinic with private medical providers. In addition, Ms. Burry noted the continued work on a Veterans Transition Center.

X.

Public Comment

Linda Zucaro of Tinton Falls asked when the public can expect to have access to the business plan. Bruce Steadman stated that the business plan will be made public after the completion of the Economic Development Conveyance (EDC) Application. Ms. Zucaro also asked if all of Tinton Falls acreage is included in phase 1. Bruce Steadman explained that in discussions with the Army all of the Tinton Falls acreage will be in phase 1.

Ken Brody of Wayne asked if FMERA is only marketing the property locally and statewide. Michael Pane explained that before property can be conveyed the Authority needs to establish rules for leasing and sale and that the rules will most likely be adopted in August along with the Agreement with the Army for the transfer of property. Mr. Brody asked to go on a tour of Fort Monmouth and was told to contact the FMERA office for more information.

Bob English of Eatontown asked if the NJSP or OHS&P will handle all security on the Fort or will each municipality handle separately. Bruce Steadman stated that an independent law enforcement service will have overall security and there should be a plan available at a future meeting. Mr. English also asked if the gates will be unlocked after September 15 and was told they would continue to be locked. He also asked the mayors of the host municipalities if they are satisfied with their respective municipality's representation on the Environmental Staff Advisory Committee. Mayor Tarantolo stated that he is aware and concerned about environmental issues and will take a "wait and see" approach as it pertains to the Army's handling of environmental matters.

Ernest Jansen of Colts Neck asked who will receive the funds from the lease and sale of the Fort property. Michael Pane explained that the information is contained in the agreement with the Army. Bruce Steadman stated that the property will be conveyed to FMERA and the division of funds is included in the EDC Application which will be made available to the public at a future

meeting. Mr. Jansen also asked if a major environmental issue is found, will the project be stopped. Michael Pane explained that the overall project would not stop if major environmental issue was identified, but that work would probably stop on the parcel involved.

Harry Harrup of Fair Haven asked if FMERA is soliciting jobs from out of state in an effort to not cannibalize jobs from places like Industrial Way in Eatontown. Mr. Harrup stated soliciting jobs from out of state would improve real estate and property values.

Tom Mahedy of Wall Township asked again about who will attend NJDEP's coordination meeting with the Army. Mr. Mahedy also commented on FMERA's Staff Advisory Committees versus Board Committees.

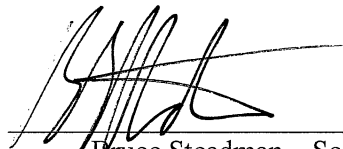
The next item was to adjourn the public session of the meeting and enter into executive session - OPMA Exemption N.J.S.A. 10:4-12b(5) and (7) to discuss pending real estate and contract negotiations with the Army. A motion was made to enter into executive session by Mayor Michael Mahon, seconded by Freeholder Lillian Burry and unanimously approved by all voting members present.

There being no further business in executive session a motion was to go back into public session by Alfred Koeppe, seconded by Mayor Michael Mahon and unanimously approved by all voting members present.

The Board returned to public session.

There being no further business, on a motion by Alfred Koeppe, seconded by Mayor Michael Mahon and unanimously approved by all voting members the meeting was adjourned at 9:55 p.m.

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