

Fort Monmouth Economic Revitalization Authority
Special Board Meeting
September 9, 2011
FMERA Office, Eatontown, New Jersey

MINUTES OF THE MEETING

I.

Members of the Authority present:

- James Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Michael Pane, Jr. Esq., Vice-Chairman, FMERA - V
- Alfred Koepp, Chairman, New Jersey Economic Development Authority (NJEDA) — V (telephone)
- Lillian Burry, Monmouth County Freeholder - V
- Gerald Tarantolo, Mayor of Eatontown -V
- Kimberly A. Jungfer, Oceanport Borough Administrator/Clerk - V
- Gerald Turning, Business Administrator, Tinton Falls -V
- Brandon Minde, Assistant Counsel, Office of the Governor, Authorities Unit –V
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor and Workforce Development (LWD) (telephone)
- Michele Siekerka, Assistant Commissioner, NJ Department of Environmental Protection (NJDEP) (telephone)

V- Denotes Voting Member

Members of the Authority not present:

- Dr. Robert Lucky, Public Member - V
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs (DCA)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)

Also present:

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- Caren Franzini, Chief Executive Officer, EDA (telephone)
- NJDEA Staff: Eatontown and Trenton Offices

II.

The meeting was called to order by Chairman Gorman at 11:02 a.m. 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.

III.

WELCOME

Chairman Gorman thanked everyone for attending the meeting and noted that today's actions require prompt action.

Chairman Gorman then 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 # 1 REGARDING AGENDA ITEMS

Phil Welsh of Lincroft asked whether a finding of suitability for transfer (FOST) would be obtained for the lease of the golf course. Mr. Steadman stated that a draft of the finding of suitability for lease (FOSL) has been completed by the Army and was scheduled to be reviewed by the NJDEP within the next week. The lease will not be executed until such time as it is complete and fully reviewed.

Tom Mahedy of Wall Township questioned sewage sludge being spread on the golf course. He stated that Shaw Environmental reportedly had said this 3 to 4 years ago. Mr. Mahedy also asked about PCBs on the golf course. Chairman Gorman said the NJDEP would investigate and report any findings at the September 21st meeting. Ms. Siekerka reported that the NJDEP was not aware of any sewage sludge spreading, but she would investigate if there were any such reports. Mr. Steadman noted that the PCB area reportedly was confined to a small area beneath asphalt. Ms. Siekerka indicated she would investigate this as well and report back on both issues at the September 21st Board Meeting. Mr. Mahedy asked if the lease would cause FMERA to assume environmental liabilities for Army contamination. Mr. Chacon replied that CERCLA defined Army's continuing responsibility for any environmental issues stemming from Army's use of the property.

V.

Board Actions

The next item before the Board was the consideration of Approval of Lease of the Golf Course from the U.S. Army to the Fort Monmouth Economic Revitalization Authority.

Bruce Steadman presented an overview of the Lease of the Golf Course.

Mr. Pane stated that the Lease was discussed at a special meeting of the Real Estate Committee this morning, and the committee voted to recommend the lease to the Board for its approval, subject to clarification of the self-insurance question.

DAG Chacon noted that the motion would be subject to the self-insurance provision being resolved, and proper review of the Army's FOSL.

Freeholder Burry noted that the lease is a "no cost" to FMERA .

Mayor Tarantolo asked if the housing units would be included. Mr. Steadman responded no.

Chairman Gorman asked if the Request for Proposals (RFP) for Golf Course Operator was conducted in accordance with all state laws and guidelines. Mr. Steadman responded yes.

Mayor Tarantolo requested information on what local and state laws the golf course would be operated under. Mr. Steadman stated there would be a meeting next week to address these issues.

Motion to Approve: Freeholder Burry

Second: Mayor Tarantolo

AYes: 8

Resolution Attached and Marked Exhibit I

VI.

Other Items

There were no other items.

VII.

Public Comment # 2

Mr. Walsh asked if there is anything in the lease that specifies fees to the public. Chairman Gorman stated that the fees will be able to be raised up to 20% in 2012, but will still remain competitive. And, Mr. Harrison noted there would be no fee increase through the end of 2011.

Allison Means of Ocean Township asked the Chairman to confirm that fees could only be raised up to 20% in 2012. The Chairman confirmed this.

Tom Mahedy of Wall Township questioned if the responses to the RFP would be made public. DAG Chacon stated that he would need to review the RFP response to determine what can be made public legally. He also stated that some aspects went directly to Treasury. Mr. Mahedy

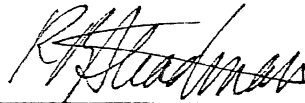
also stated that he believed that the meeting could have been conducted at time of day when more members of the public would be able to attend.

Mr. Chacon clarified the public notice period for FMERA lease and sales rules for 60 days each, with a means of commenting on the web site. There is no public comment period regarding the golf course lease.

Michele Siekerka left the call at 11:51.

There being no further business, on a motion by Mayor Tarantolo seconded by Freeholder Burry and unanimously approved by all voting members present the meeting was adjourned at 11:55 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