

Fort Monmouth Economic Revitalization Authority
Board Meeting
October 19, 2011
Tinton Falls Municipal Building, Tinton Falls, New Jersey

MINUTES OF THE MEETING

I.

Members of the Authority present:

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - **V**
- Michael Pane, Jr. Esq., Vice-Chairman, FMERA - **V**
- Brandon Minde, Assistant Counsel, Office of the Governor, Authorities Unit -**V**
- Caren Franzini, Chief Executive Officer, 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**
- Gerald Turning, Business Administrator, Tinton Falls -**V**
- Michele Siekerka, Assistant Commissioner, NJ Department of Environmental Protection (DEP)
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs (DCA)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor and Workforce Development (LWD)

V- Denotes Voting Member

Also present:

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- NJ Economic Development Authority Staff: Eatontown and Trenton offices

II.

The meeting was called to order by Chairman Gorman at 7:02 p.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.

The first item of business was the approval of the September 21, 2011 meeting minutes. A motion was made to approve the minutes by Mayor Tarantolo, seconded by Mayor Mahon.

Motion to Approve: MAYOR TARANTOLO Second: MAYOR MAHON
AYes: 8

Freeholder Lillian Burry abstained from the vote stating she was not present at the September board meeting.

III.

WELCOME

Chairman Gorman thanked everyone for attending the meeting and stated that he was looking forward to a productive meeting. The Chairman continued by saying that since the last meeting the FMERA standing committees and professional staff have been working hard towards meaningful results in an effort to revitalize the local economy. Mr. Gorman clarified the misconception regarding the ownership of Fort Monmouth - stating that the Army continues to own all of the Fort property, until such time parcels are conveyed to FMERA. Mr. Gorman commended Executive Director Bruce Steadman, NJEDA CEO Caren Franzini and all of the EDA staff for their efforts and perseverance to help restore and create jobs and economic vitality in the community.

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. Chairman Gorman further stated that he would like to call to the public's attention that between these two public comment agenda items, each Committee reports its actions since the last Board meeting to the members of the Board and also the members of the public. In this fashion, the two public comment periods with the Committee reports sandwiched in between, the transparency to the public by this Authority is well maintained.

IV.

PUBLIC COMMENT REGARDING AGENDA ITEMS

Ken Brody of Wayne asked if the Department of Environmental Protection (DEP) has documented the parcels considered to have environmental issues and would the Army be responsible for the cleanup of those parcels. Michele Siekerka responded by stating that areas have been identified and the DEP is working directly with the Army on the cleanup of all environmental issues. Bruce Steadman added that under Federal law, the Army is forever responsible for the environmental cleanup of the Fort Monmouth property for contamination the Army caused, and a new buyer/leaser would be responsible only for its own contamination if any.

Mr. Brody asked if the Request for Offer to Purchase (RFOP) process has begun and Mr. Steadman stated that RFOP for Parcel E has been issued and can be found on FMERA's website. In addition, FMERA is asking for the Board's approval to begin the RFOP process for additional parcels.

Linda Zucaro of Tinton Falls asked for clarification on Parcel E, C, and C1, as she was unsure of their location on the Fort property. Bruce Steadman explained that Parcel E is a 55 acre parcel, currently located in the Tinton Falls portion of Charles Wood and borders Hope Road and Tinton Avenue. Parcel C is directly to the west of Parcel E and is a 44 acre parcel, and parcel C1 is a 12 acre parcel also located in Tinton Falls adjacent to Parcel E. Ms. Zucaro was shown the parcels on the map of the Fort.

Tom Mahedy of Wall Township asked for clarification as to whether the Army or the new owner of the conveyed property is responsible for cleanup. Bruce Steadman stated that the question had been previously answered. Mr. Mahedy asked if information on the parcels being discussed under the board actions are available on the website. Bruce Steadman stated that RFOP for Parcel E can be found on FMERA's website. Mr. Steadman continued by stating that regarding Parcel C, C1, the Golf Course and Howard Commons, the Board is being asked to approve allowing FMERA staff to begin the RFOP process for the parcels, in accordance with the Authority's proposed sales rules. Therefore, no information is available yet on those parcels.

Sara Breslow of Eatontown stated that she agreed with Mr. Mahedy's comments. Ms. Breslow continued by saying that the Army stated at their Restoration Advisory Board (RAB) meeting that they would not be held responsible for environmental cleanup of the Fort property.

Joe Rizzo of Spring Lake asked if there is discussion regarding retaining the jobs that have not been relocated due to the Fort closing and he asked if there is a committee that is working on the topic. Bruce Steadman stated that FMERA's primary mission is to create an atmosphere where jobs will be created and that FMERA works with investors, developers and employers to help spur job creation.

V.

TREASURER'S REPORT

Beverlee Akerblom, Senior Finance Officer for FMERA, noted that the Authority's Grant extension request for the OEA grant scheduled to end September 30, 2011 was approved by the Office of Economic Adjustment and extended through December 31, 2011 to allow for completion of previously approved contracts, which include the Infrastructure Analysis, and the Business and Operations Plan and Economic Development Conveyance Application (EDC).

Ms. Akerblom stated that the FMERA Management Team has begun the 2012 FMERA budget process and in addition to the Authority's operating budget, the 2012 budget will also contain the EDC budget which will take into account the sales and lease activity expected to occur in 2012. She further stated that the EDC component will include projections of revenue to be generated from the operation, lease and/or sale of Fort property, and the related qualifying expenses in the 12 allowable EDC expense categories.

Ms. Akerblom stated that the draft 2012 FMERA budget will be forwarded to the Audit Committee for its review and that the FMERA Management Team will present the draft 2012 FMERA Budget to the Audit Committee at the November 2011 meeting. The FMERA 2012 Budget is scheduled to be brought before the Board for its consideration and approval at the December Board meeting.

Mayor Tarantolo asked how the revenue part of the budget is projected. Beverlee Akerblom explained that FMERA receives the approved funding for 90% of the operating budget from the Office of Economic Advisory (OEA) and the remaining 10% is matched by the state. She further stated that the EDC revenue will be compiled by the staff based on estimations of what is likely to close or come into lease operation during 2012 and input received by Matrix through the business plan. The expenses will be generated based on the categories in which funds can be disbursed under the EDC. All EDC funds must be re-invested into the footprint of the EDC property.

VI.

SECRETARY'S REPORT

Bruce Steadman noted that the November 16, 2011 Board meeting will likely need to be rescheduled and notification will be sent accordingly.

Jonathan Lowy arrived at 7:05p.m.

VII.

EXECUTIVE DIRECTOR'S REPORT

Odis Jones, Director of Real Estate, stated that the FMERA staff continues discussions with representatives of the Office of the Deputy Assistant Secretary of the Army for Installation and Housing, related to the closure process and property disposition and to finalize the Memorandum of Agreement (MOA) and EDC application. FMERA anticipates bringing the MOA to the Board for approval at the November meeting of the Authority.

Mr. Jones gave an update on the Suneagles Golf Course, noting that the Course officially reopened on Friday, September 31, 2011. He stated that FMERA is committed to ensuring that the golf course continues to operate in a way that offers excellent services to all patrons.

Mr. Steadman gave an update on Fort Security and stated that the New Jersey State Police (NJSP) presence is promoting the safety and security on Fort Monmouth. Mr. Steadman thanked the NJSP for their professionalism, assertiveness and respectful relationship. Mr. Steadman also thanked John Occhipinti, BRAC Site Manager for Fort Monmouth, for his outstanding work on the transition of the Fort.

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

Mayor Tarantolo asked about the status of the zoning map. Bruce Steadman responded by stating that FMERA's planner Phillips Priess Grygiel LLC has met with the respective professionals in all three host municipalities and their work is 80% complete. Bruce Steadman stated that they have integrated legal counsel into the process to sort through several details, and that all three host municipalities will have an opportunity to review the map upon completion.

COMMITTEE REPORTS

- a) AUDIT COMMITTEE (JAMES V. GORMAN, CHAIRMAN, FMERA):
Beverlee Akerblom, Treasurer, stated that the Audit Committee did not meet this month and will meet in November to review the FMERA 2012 budget.
- b) REAL ESTATE COMMITTEE (MICHAEL PANE, CHAIR): Mr. Pane noted that the Real Estate Committee met on October 17, 2011 at the FMERA Office. Chairman Pane stated that the Committee had a lengthy discussion regarding the ongoing negotiations of property transfers from the Army.

Mr. Pane excused himself from the meeting during discussions of other matters due to a possible conflict of interest.

- c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (MICHELE SIEKERKA - DEP): Michele Siekerka noted that the Environmental Staff Advisory Committee met on October 5, 2011 at the FMERA Office. Ms. Siekerka stated that the Committee discussed confidential matters related to job creating projects. The Chairwoman explained that any information regarding contamination matters at Fort Monmouth is public information, but when discussing environmental issues on job creating parcels there must be confidentiality, as to not jeopardize the integrity of the real estate process or the negotiations with the Army. Ms. Siekerka further stated that the Committee discussed the Findings of Suitability to Lease (FOSL) for Suneagles Golf Course. In addition, noting that DEP reviewed the FOSL and their comments were not substantial. Ms. Siekerka noted that if the DEP has any concerns with future Finding of Suitability to Transfer (FOSTs) or FOSLs, the DEP will engage the Army in a dialogue about those concerns. Ms. Siekerka shared with the Committee that there will be another Coordination Meeting between DEP and the Army regarding the Baseline Ecological Evaluation (BEE) and FOSTs for phase 1 parcels. Ms. Siekerka also noted that there was some discussion on possible vapor intrusion at the Myer Center and the Committee asked Julie Carver of Matrix to prepare a summary of vapor intrusion data to be presented at a future meeting.
- d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (BRUCE STEADMAN, FMERA) Bruce Steadman noted that the Committee did not meet this month.
- e) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, DCA): Mr. Richman noted that the Committee did not meet this month. Mr. Richman stated that a meeting is scheduled for October 26, 2011.
- f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY): Ms. Burry noted that the Committee did not meet this month. She stated that a meeting is scheduled for October 24, 2011 with representatives from SoldierOn.

Chairman Gorman called for a motion to approve the activities highlighted in the Committee Reports. A motion was made to approve the Committee Reports by Mayor Tarantolo and was seconded by Michael Pane and unanimously approved by all voting members.

IX.

Board Actions

The next item before the Board was the Confirmation of Board's Approval to Make Parcel E Available through the Offer to Purchase Process.

Bruce Steadman stated that at the September 21, 2011 Meeting of the Authority the Board approved, in Executive Session, in conjunction with its approval of negotiating terms with the Army, making Parcel E available through the Offer to Purchase process.

Mr. Steadman further explained that the sale of Parcel E would be a key milestone in the redevelopment of Fort Monmouth and that FMERA staff is asking for the Board to confirm their

approval to make Parcel E available through the Offer to Purchase process, in accordance with the Authority's proposed sale rules.

Mayor Tarantolo asked if a potential use of Parcel E conflicts with the original redevelopment plan. Mr. Steadman stated the Board is being asked to confirm their approval to issue the Offer to Purchase, and if any proposal FMERA receives conflicts with the plan, the proposed plan change would have to be presented to the Board for their consideration with a recommendation from the Real Estate Committee.

Chairman Gorman called for a motion to approve the confirmation of the Board's approval to make Parcel E available through the Offer to Purchase process. A motion was made to approve by Mayor Tarantolo and was seconded by Dr. Lucky.

Motion to Approve: MAYOR TARANTOLO Second: DR. ROBERT LUCKY
AYes: 8

Michael Pane abstained from voting due to a potential conflict of interest.

The next item before the Board was the consideration of approval for FMERA to Make Parcel C, C1, the Golf Course and Howard Commons available through the Offer to Purchase process.

Bruce Steadman stated that the Authority staff is recommending proceeding with the Offer to Purchase process because there is specific interest in the area. Mr. Steadman further stated that the sale of said parcels will be a key milestone in the redevelopment and will help to fuel creation of jobs, housing and reinvestment. Mr. Steadman added that the parcels may be offered in separate or joint Request(s) for Offer to Purchase (RFOP).

Caren Franzini asked for a distinction from the previous action item, stating that there has not been a Request for Offer to Purchase issued or posted on the aforementioned parcels. Ms. Franzini further stated that when an RFOP(s) is prepared it will be reviewed by the Authority's Real Estate Committee. In addition, the selection of the purchaser(s) will come before the Board for their consideration.

Chairman Gorman called for a motion to approve FMERA making Parcel C, C1, the Golf Course and Howard Commons available through the Offer to Purchase process. A motion was made to approve by Dr. Lucky and was seconded by Mayor Mahon and unanimously approved by all voting members.

Motion to Approve: DR. ROBERT LUCKY Second: MAYOR MAHON
AYes: 9

X.
Other Items

There were no other items for discussion.

XI.

Public Comment

Joe Rizzo of Spring Lake asked if there is a process or a vision for each of the parcels containing the hospital and school on the Fort property. Mr. Rizzo was referred to the FMERA website to review the redevelopment plan.

Sara Breslow asked if the Environmental Committee meetings are open to the public. Ms. Siekerka stated that the meetings are only open to committee members. Ms. Breslow stated that if the committee members are being asked to keep things confidential, the confidence of the public will be lost. Ms. Siekerka reiterated that the committee members are asked to only keep potential negotiation matters confidential. Bruce Steadman further explained that the committee is not a public committee, and it was noted upon formation of the committee, that there would be confidential matters discussed at meetings.

Jerry Spumberg of Tinton Falls thanked Mr. Gorman for his professionalism. Mr. Spumberg stated that he has contact with a global company making investments in New Jersey. Odis Jones provided his business card to Mr. Spumberg.

Linda Zucaro asked what the reuse plan indicates should be on Parcel E and Bruce Steadman indicated that there is housing shown on the reuse plan. Ms. Zucaro also asked where she can locate the RFOP and was referred to the FMERA website. Linda Zucaro further asked how the discussions with the Army can include the Business Plan if it is not yet complete. It was explained that FMERA and the Army use concepts from the Business Plan in their discussions, and it is hoped the business plan will be completed soon.

Ken Brody of Wayne asked if the Howard Commons zoning is staying the same and Mr. Gorman answered that the Board is in discussion with the Army regarding Howard Commons. Mr. Steadman stated that the plan for Howard Commons has many combinations and multi-family housing is included. Mr. Brody asked if there was any study regarding local schools if Howard Commons was redeveloped. Mayor Tarantolo explained that when the Army families transferred to Maryland the number of students in Eatontown decreased. Therefore, if new homes are built in Eatontown there would be no impact on the schools because there is room from the students that have left.

Phil Welch of Lincroft stated that he is interested in the SoldierOn group that is meeting with the Veterans Staff Advisory Committee, further stating that maybe SoliderOn would be interested in Howard Commons for Veterans housing.

Paul Gaffney of West Long Branch stated that he had received a press release from the Governor's Office regarding the new strategic job growth plan. Admiral Gaffney asked if at a future meeting it can be addressed how FMERA can interact with the Governor's plan. Michele Siekerka stated that FMERA is in the Plan, as are all of the state agencies represented on the FMERA Board.

Mr. Mahedy stressed that the Fort should be used for Veterans.

The next item on the Agenda 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): Pending Real Estate and Contract Negotiations with the Army.

A motion was made to enter into Executive Session by Mayor Mahon, seconded by Gerald Turning and unanimously approved by all voting members.

There being no further business in Executive Session a motion was to go back into Public Session by Mayor Mahon, seconded by Caren Franzini and unanimously approved by all voting members.

The Board returned to public session.

There being no further business, on a motion by Mayor Tarantolo seconded by Mayor Mahon and unanimously approved by all voting members the meeting was adjourned at 9:40 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