



TO: Members of the Board of Directors

FROM: Bruce Steadman
Secretary & Executive Director

DATE: August 15, 2012

SUBJECT: Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Welcome – James V. Gorman, Chairman**
6. **Secretary’s Report**
7. **Treasurer’s Report:**
 - Summary of Status of Federal Grant and FMERA Financials
8. **Public Comment Regarding Agenda Items**
9. **Executive Director’s Report:**
 - Update on Meetings with Army Representatives
 - Update on Meetings with Master Broker (including brief presentation by Cushman & Wakefield)
 - Update on Former Post Library Construction
 - Update on Suneagles Golf Course and Gibbs Hall
 - Update on Issuance of Request for Qualifications (RFQ) for Appraisal Services
 - Update on Proposed Plan Amendment #2
 - Update on Land Use Regulations
 - Update on Staff Advisory Committees
 - Update on the Association of Defense Communities Conference
 - Update on Action Items

10. **Committee Reports**

- Audit Committee – Michael Mahon, Acting Chairman
- Real Estate Committee – James V. Gorman, Acting Chairman
- Environmental Staff Advisory Committee – Ken Kloof, Chairman
- Historical Preservation Staff Advisory Committee – Robert Ades, Chairman
- Housing Staff Advisory Committee – Charles Richman, Chairman
- Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

1. Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #2 Permitting Alternative Development Scenario in Oceanport
2. Consideration of Approval of Lease of Temporary Office Space
3. Consideration of Approval of Lease of the Motor Pool from the U.S. Army to FMERA
4. Consideration of Approval of Increase of Credit Facility B from NJEDA for Renovation of the former Post Library and of Amendment to the FMERA Budget to Reflect the Renovation of the former Post Library

12. **Other Items**

13. **Public Comment**

14. **Adjournment**

Fort Monmouth Economic Revitalization Authority
Board Meeting
July 18, 2012
Eatontown Municipal Building, Eatontown, New Jersey

MINUTES OF THE MEETING

I. **Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Caren Franzini, CEO, New Jersey Economic Development Authority (NJEDA) - V
- Brett Tanzman, Assistant Counsel, Authorities Unit, Office of the Governor - V
- Robert Ades, Public Member – V
- Lillian Burry, Monmouth County Freeholder – V
- Gerald Tarantolo, Mayor of Eatontown - V
- Gerald Turning, Business Administrator, Tinton Falls - V
- Michael Mahon, Mayor of Oceanport - V
- 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:

- Dr. Robert Lucky, Public Member – V
- Ken Kloof, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)

V- Denotes Voting Member

Also present:

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- FMERA staff

II

The meeting was called to order by Chairman James V. Gorman at 7:02 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 20, 2012 meeting minutes. A motion was made to approve the minutes by Mayor Tarantolo, and seconded by Gerald Turning

Motion to Approve: MAYOR TARANTOLO Second: GERALD TURNING
AYes: 7

Mayor Mahon abstained from voting stating that he was not present at the June meeting.

III. WELCOME

Chairman James V. Gorman welcomed attendees to the Board Meeting. Mr. Gorman stated that the Board will review and discuss FMERA's near term objectives regarding the former Fort properties. The property for which the former Fort library is located and will be converted into the FMERA office is located in the Phase 2 Economic Development Conveyance (EDC). It is the hope that by moving the FMERA office to the Fort, it will provide open access to the public so that citizens can better view the work process as it develops.

Mr. Gorman further stated that with the revitalization progress FMERA has made recently, the U.S. Army has taken positive notice and is advancing the timeline on discussions regarding the Phase 2 EDC. This has been a welcome improvement as we experience the benefits of properly focused and broad based federal, state and local government efforts all aimed at economic revitalization of the local communities. This is a fine example of good government at work. Mr. Gorman expressed his personal gratitude to the U.S. Army, the New Jersey Economic Development Authority (NJEDA), and to Executive Director Bruce Steadman for their recent activities.

The Chairman went on to state that there will be two comment periods at the meeting. The first comment period is for agenda items only and the Chairman asked for the public's cooperation in keeping their comments as brief as possible. The Chairman explained that the second public comment period is towards the end of the meeting agenda and is open to the full range of FMERA business. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Chairman continued by stating that in his role as Chairman he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

IV. SECRETARY'S REPORT

Mr. Steadman stated that the Secretary's report would be deferred to the Action Item on the Agenda.

V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration, stated that the Authority's 15-month grant request has been approved by the Office of Economic Adjustment. In addition to funding the Authority's administrative expenses through June 30, 2013, the grant provides funding for the renovation of the former library building to the FMERA office. Ms. Akerblom concluded by stating that spending continues to be strictly monitored.

VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Phil Welch of Lincroft referred to the press release regarding SoldierOn receiving \$2.9 million in grants from the U.S. Department of Veterans Affairs to provide Veterans Services and continue the fight against veteran homelessness in New York and New Jersey.

Tom Mahedy of Wall Township stated that the former Fort library should remain a public library and not converted into office space. Mr. Mahedy stated that there is a tremendous amount of tax payer money being used the rehabilitate the library. Mr. Mahedy stated that by moving the FMERA office to the Fort, the public will be intimidated about visiting the Fort.

Mr. Mahedy stated that there was no Environmental Staff Advisory Committee meeting in July and if the Committee chairperson cannot schedule a meeting, then they should step down and allow the committee members to conduct the meeting each month.

Bob English of Eatontown asked for the timeline of the rehabilitation of the Library. Mr. Steadman stated that if the lease is finalized at the Board meeting, then the contract with Patock Construction Co. can be executed following the 10-day gubernatorial veto period. As soon as the contract is executed construction can begin.

Mr. English asked if the public will have access to the new office space on the Fort. Mr. Gorman stated that the plan for public access is still being worked on, but the FMERA office will be accessible to the public, and when there is a firm and final plan related to access it will be made available to the public.

Bill Robinson of Eatontown stated that the public access issue should have been completed before FMERA's approval to move to the Fort was decided.

VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that the Economic Development Conveyance (EDC) agreement between the U.S. Army and FMERA was approved on June 25, 2012. With this great milestone achieved, FMERA is ready to begin the redevelopment of the former Fort Monmouth property in earnest. The executed Memorandum of Agreement (MOA) and the EDC application for Phase 1 can be found on the FMERA website.

Mr. Harrison further stated that FMERA and the Army have begun preliminary discussions on the future transfer of the balance of the Main Post, under the Phase 2 MOA. Meetings and communications with the U.S. Army continue to occur regularly and further a positive working relationship that will result in a revitalized Fort Monmouth.

Mr. Harrison stated that the Authority staff has been working with the New Jersey Attorney General's Office, the Authority's Outside Counsel, and Phillips Preiss Grygiel (PPG), the Authority's Planning Consultant to draft the land use regulations for the former Fort Monmouth property. PPG is finalizing the land use regulations, with input from these parties, and drafts continue to be circulated. Interim guidelines for review of redevelopment plans and interim guidelines for the Authority's mandatory conceptual review were approved by the Board of Directors at the June 20, 2012 meeting, and completed land use regulations are expected to go before the Board of Directors in August or

September. The regulations will serve as the zoning ordinance for the Fort property that governs redevelopment under the Reuse Plan, and will be used by the planning boards of the three host municipalities, and by the Authority, in evaluating proposed development projects.

Mayor Tarantolo asked if the land use regulations should be incorporated into each of the municipality's master plan. DAG Gabriel Chacon explained that it is up to the municipalities. Bruce Steadman stated he defers to the municipal planners.

Mayor Mahon stated that he would be reluctant to amend Oceanport's master plan.

Gerald Turning stated that the process worked well between Tinton Falls, FMERA, and CommVault. Mr. Turning invited Eatontown and Oceanport to come and meet with Tinton Falls' planners and discuss the process.

David Nuse, Director of Real Estate Development stated that the Army conveyed Parcel E, a 55 acre tract in the Tinton Falls section of the former Fort Monmouth property, to FMERA on June 27, 2012. FMERA anticipates closing on Parcel E with CommVault in the fall of 2012. The purchase-sale agreement which was approved by the FMERA Board in April has been executed.

Mr. Nuse further stated that the CommVault project is anticipated to be completed in three phases over 20 years, and consist of 250,000 up to 650,000 square feet of new high-tech office/research space in one or more buildings on the 55 acre property. The company also expects to create 250 new jobs in the first 3 years, and at full build out, the new corporate headquarters could house up to 2,500 employees after all three phases are completed.

David Nuse stated that FMERA staff held a kick-off meeting with Cushman and Wakefield/Continental Realty. The day-long meeting was productive and informative and included a tour of the former Fort Monmouth property and some of its facilities. The FMERA Board of Directors approved the selection of Cushman and Wakefield/Continental Realty as Master Broker at the June meeting of the Authority. The FMERA staff also met with Jones Lang LaSalle who was selected by the Board of Directors in June as the alternate broker. Both meetings laid the foundation for a good working relationship moving forward.

Bruce Steadman stated that the FMERA Board of Directors approved the selection of Patoch Construction Co. for design-build services to retrofit and convert the Library (Building #502) to professional administrative space on the Fort Monmouth property at the May meeting of the Authority. Construction has not yet begun on the Library, as there was a delay in receiving a lease agreement from the U.S. Army. The lease agreement between the U.S. Army and FMERA has been received and is being presented to the Board of Directors at tonight's meeting for consideration.

Should the Board of Directors approve the lease, FMERA staff is hopeful that the construction will begin in August, following the 10-day gubernatorial veto period. FMERA staff anticipates occupying the Library Building in the winter of 2013.

Mr. Steadman further stated that the library and its operations were closed by the Army as the Army determined that the building has a potentially high market value through creating office space. The books and shelving were removed by the Army. Mr. Steadman stated that the public access issue to the FMERA offices would be resolved and conducting the public meetings at the new FMERA office

would be beneficial and more convenient for members of the public. Mr. Steadman also stated that there is no state taxpayer money to be used to renovate the library, and that any EDA funds will be borrowed, and EDA will be paid back out of the revenue from sales and leases on the Fort property.

Mr. Steadman concluded by stating FMERA's action items for the coming months:

- Continued work with Matrix Design Group and the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- Continued work on the Notice of Interest (NOI) evaluation process
- FMERA anticipates issuing Requests for Offer to Purchase (RFOTP) for Parcel C (mixed use), C-1 (housing), Golf Course (golf course and related uses), Howard Commons (housing) and Parcel B (retail and housing)
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders
- Continued collaboration with our Trenton office on marketing and business development opportunities
- Publication of the FMERA newsletter which will be available on the FMERA website and via email.

Lillian Burry asked for an update regarding the leases for Monmouth County for the Motor Pool, Swimming Pool and Teen Center. Bruce Steadman stated that FMERA is actively working with the Army on short term leases for the properties and the leases will be brought to the Board for approval at the August meeting.

Mayor Tarantolo asked who would be approving the permits for the library. Rick Harrison stated that the Department of Community Affairs (DCA) will handle the permits due to the fact that FMERA is a state facility.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (MICHAEL MAHON, ACTING CHAIRMAN):

Mayor Mahon stated that the Committee did not meet this month and the Committee will most likely meet in August when quarterly information becomes available.

b) REAL ESTATE COMMITTEE (JAMES V. GORMAN, ACTING CHAIRMAN):

Chairman Gorman noted that the Committee met on July 12th at the FMERA office.

Mr. Gorman stated that Freeholder Burry was not present at the meeting but provided her comments to Mr. Steadman prior to the meeting.

Mr. Gorman stated that the Committee was provided with an update on the lease of the former library from the U.S. Army to FMERA. The Authority currently occupies leased offices at 2-12 Corbett Way in Eatontown and the lease has expired and the tenancy is on a month-to-month basis. In order to accommodate a large prospective tenant, the landlord has requested that FMERA vacate the current location on or about October 1, 2012.

Mr. Gorman stated that the Committee discussed the leases for Monmouth County for the Motor Pool, Swimming Pool and Teen Center and was given an update on the lease with Tinton Falls for the Early Childhood Education Center. The Committee was advised that the facility may be operating in the fall of 2013. In addition, that draft leases for the motor pool, swimming pool and teen center would likely be shared with the Committee in August.

Mr. Gorman stated that the Committee discussed the proposed land use regulations and it is expected the final draft of the land use regulations will be provided by McManimon Scotland within the next two weeks, for review by the Committee at its August meeting.

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KEN KLOO, NJDEP):

Bruce Steadman provided the Committee Report on Ken Kloo's behalf. Mr. Steadman stated that the Committee did not meet this month.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (ROBERT ADES):

Mr. Ades noted that the Committee did not meet this month and will be scheduling an August meeting.

e) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, DCA):

Mr. Richman stated the Committee did not meet this month, but that the Committee is expected to meet prior to the August Board meeting to discuss the draft of the Land Use Regulations.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY):

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that SoldierOn was awarded two separate grants of \$1 million each to serve veterans in four central New Jersey counties and 18 counties in upstate New York by the U.S. Department of Veterans Affairs. Ms. Burry also stated that Monmouth County Transportation Department responded to veterans needs for transportation.

VIII. Board Actions

The next item before the Board was the consideration of approval of lease of the former post library building from the U.S. Army to FMERA.

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 1.

Bruce Steadman stated that the Board Memo mirrored the resolution.

A motion was made to approve by Mayor Tarantolo, and was seconded by Lillian Burry.

Mayor Tarantolo asked for clarification regarding the taxes paid on the library building that are stated in the lease. DAG Gabriel Chacon explained that the burden is on the lessee, however, there are no taxes imposed on FMERA or the U.S. Army as they are both government agencies.

Bruce Steadman conducted a Roll Call Vote:

NAME	YES	NO
James V. Gorman	X	
Caren Franzini	X	
Brett Tanzman	X	
Robert Ades	X	
Lillian Burry	X	
Gerald Tarantolo	X	
Gerald Turning	X	
Michael Mahon	X	

Motion to Approve: MAYOR TARANTOLO Second: LILLIAN BURRY

AYes: 8

IX. Other Items

Robert Ades stated that the Board continues to discuss job creation as part of the revitalization. Mr. Ades suggested that an Industrial Promotional Committee be established to market the Fort property. Mr. Gorman stated that job creation is the #1 job of the Authority and board members and the community are very anxious about the redevelopment and job creation. Mr. Gorman also stated that he would take the establishment of a Committee under advisement and discuss with Secretary Bruce Steadman.

Mayor Mahon stated that there have been several published articles regarding outside parties interested in acquiring properties at the Fort. Mayor Mahon stated that there can always be more transparency when we expose things to the public because at the very worst, it is not a great risk to take. He further stated that the public needs to be made aware that there is a process that must be followed in acquiring property and that the process is underway. Mr. Mahon stated that while it is very important to be transparent there is also a need to keep some things confidential by the Board.

Mr. Gorman thanked Mr. Mahon for his comments and stated that there is a common misconception that FMERA, not the Army, owns the property.

Mr. Steadman stated that while there have been over 100 projects brought to FMERA, no project should be made public until after the RFOTP/RFP process has been completed and the project has received Board approval in order to protect the confidentiality of the project sponsors. Mr. Steadman stated that he would discuss with the Attorney General's Office a Confidentiality Agreement between interested parties and FMERA, to avoid premature discussion of confidential matters.

Caren Franzini stated that a meeting or discussion with parties does not indicate that the parties will be receiving the property and the process needs to be followed accordingly.

Caren Franzini left the meeting at 8:30 pm.

X. Public Comment

Harry Haarup of Fair Haven stated that Suneagles Golf Course and Gibbs Hall should not be sold off and should belong to Veterans. Mr. Haarup stated that Morale, Welfare & Recreation (MWR) Unit spent \$10MM to refurbish Suneagles and if it is sold, the Department of Defense (DOD), not the MWR, would receive the proceeds. Mr. Haarup also stated that the Commissary should not have been closed as it was a valuable resource to Veterans.

Bruce Steadman stated that the Army, not FMERA, determined under Base Realignment and Closure (BRAC) law the golf course must be sold. Mr. Steadman further stated that FMERA asked the management company, Atlantic Golf Management, to be consistent with the previous Army rates at the golf course to the extent possible. Mr. Steadman stated that it was the DOD's decision to close the Commissary not Army's or FMERA's. Mr. Steadman also stated that there is a strong interest to provide Veteran's services on the Fort property from several groups.

Phil Welch of Lincroft stated that he supported Mayor Mahon's comments regarding transparency. Mr. Welch stated that there should be a better process in getting information to the public regarding functions being proposed for Fort properties. Mr. Welch suggested that FMERA could learn from the municipalities regarding public information.

Bob English of Eatontown asked when the RFOTP/RFP will be published for Howard Commons. Bruce Steadman stated that FMERA notified Cushman & Wakefield (Master Broker) that Howard Commons needs to be on the list of priorities and the process may start in November 2012 and finish in the June or July, 2013 timeframe. Mr. English asked if demolition of buildings will be part of the RFOTP/RFP process and was answered yes.

Mr. English asked if the SoldierOn grant was for the Fort property. Bruce Steadman stated that the grant is to serve veterans in four central New Jersey counties, including Monmouth County, but that there is a not a direct tie to Fort Monmouth.

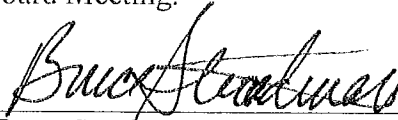
Tom Mahedy asked if the liquor license at Suneagles Golf Course was waived. DAG Chacon stated that the golf course is leased through FMERA and the process to obtain a liquor license was followed.

Mr. Mahedy stated that the Board actions should be made available to the public before the Board meetings. Mr. Mahedy stated that only major corporations are allowed access to the Fort property. Mr. Mahedy stated that there is contamination on the Fort property that has not been addressed.

Bruce Steadman clarified that the golf course was on a list for a short term operation, but FMERA was able to extend the lease with the Army. Mr. Steadman stated that the Department of Environmental Protection (DEP) is assertive and aggressive and the Army is aware that they need to complete due diligence regarding environmental issues on all of the Fort properties. Mr. Steadman further stated that immediate public access to the Fort cannot be allowed due to Army assets that remain on the Fort as well as concerns for public safety and security, but that a public access plan will be developed.

There being no further business, on a motion by Mayor Tarantolo seconded by Lillian Burry and unanimously approved by all voting members the meeting was adjourned at 8:50 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 cursive script, reading "Bruce Steadman", written over a horizontal line.

Bruce Steadman – Secretary

Resolution Regarding the
**Agreement of Lease with the Department of the Army for the
Former Post Library Building (Building #502)**

WHEREAS, Governor Christie signed the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51 to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, section 9(b) of the Act authorizes the Authority, “[a]s designated and empowered as the ‘local redevelopment authority’ for Fort Monmouth . . . to enter into agreements with the federal government . . .”; section 9(f) “[t]o lease as lessee . . .”; and section 9(s) “[t]o maintain an office at a place or places within the State as it may designate”; and

WHEREAS, the Authority’s current office lease has expired, our tenancy is on a month-to-month basis and, in order to accommodate a large prospective tenant, our landlord has requested that we vacate our current location on or about October 1, 2012; and

WHEREAS, the Office of Economic Adjustment, which supports the Authority’s administrative budget, has also recommended that the Authority move to the Fort to minimize expenses because, as the Local Redevelopment Authority for Fort Monmouth, FMERA has the opportunity to obtain use of office space on Fort Monmouth at less than fair market value; and

WHEREAS, the Authority has selected Building 502, the former Post Library, as the most suitable location on the Fort for our permanent offices; in order to accommodate the Authority's offices, this 10,650 sf building must be converted from its former use as a library to administrative space and many of the building systems will require updating and/or replacement; and

WHEREAS, the former Post Library is located outside of the area covered by the Phase 1 Economic Development Conveyance (EDC) agreement executed earlier this year by the Army and FMERA; consequently, in spring 2012 Authority staff requested that the Army enter into negotiations for a lease of the Library building with provisions that would protect FMERA’s investment in the building should it ultimately be sold to a third party; and

WHEREAS, the Army Corps of Engineers has now determined that the transaction will need to be structured initially as a short-term lease (with renewal options); and

WHEREAS, upon approval of FMERA’s economic development conveyance application for Phase 2 of the project, and execution of an EDC agreement covering Phase 2 and including the Library, the Authority will be in position to acquire title to the building or amend the lease to provide for a purchase option; and

WHEREAS, based on negotiations between FMERA and the Army, the Authority's proposed lease of the building will run for a term of one (1) year, with four (4) one-year options exercisable at the Army's discretion, or until the Army conveys ownership of the property; and

WHEREAS, the Real Estate Committee reviewed this matter at their July 12, 2012 meeting and recommends the lease to the full Board of Directors for approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons described in the attached memorandum, the Authority approves the Department of the Army Lease attached to the memorandum for the former Post Library, Building #502, for a term of one (1) year, with four (4) one-year options exercisable at the Army's discretion, or until the Army conveys ownership of the property, upon final terms consistent with the attached lease and acceptable to the Executive Director and the Attorney General's Office.

2. The Authority authorizes the Executive Director to execute and effectuate the lease and any related documents, as generally outlined in the attached board memorandum, with the Department of the Army for Building 502, the former Post Library, to be used as administrative space for the Authority.

3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

EXHIBIT 1
July 18, 2012



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

DATE: August 15, 2012

SUBJECT: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the Status of the Federal Grant and FMERA Financials; Update on Meetings with Army Representatives; Update on Meetings with the Master Broker; Update on Former Post Library Construction; Update on Suneagles Golf Course and Gibbs Hall; Update on Issuance of Request for Qualifications (RFQ) for Appraisal Services; Update on Proposed Plan Amendment #2; Update on Land Use Regulations; Update on Staff Advisory Committees; Update on the Association of Defense Communities (ADC) Conference; and Action Items for Next Month.

Treasurer's Report.

Federal Grant Status

1. Grant Amendment Request.

The Authority will be submitting a grant amendment to the Office of Economic Adjustment requesting additional funds in support of the Authority's operations. Through this amendment the Authority will request funding of expenses which previously were not funded through the grant, such as rent for the Christopher Way offices under consideration by the Board at this month's meeting, moving expenses, and revised library renovation costs.

2. Credit Facilities with New Jersey Economic Development Authority (NJEDA).

With the July 12, 2012 approval by the NJEDA Board of the increase in the loan facility funding the conversion of the former Post Library to the Authority's offices, the Authority has the following credit facilities in place with NJEDA:

- Facility A - \$500,000 working capital term loan at Prime plus 100 basis points (floor of 3%) fixed at closing with a 12 month term. No payments will be required as interest will be accrued and capitalized with all outstanding principal and interest due upon maturity.

Proceeds from this loan will be used to fund economic development conveyance (EDC) expenses prior to receipt of EDC funds, e.g., professional services such as appraisals, engineering, surveying services, and not day-to-day operating costs of the Authority.

- Facility B (as amended) - \$502,000 term loan at Prime plus 100 basis points (floor of 3%) with a 12-month draw period where interest will be accrued and capitalized, followed by repayment over a 5-year term based on a 10-year amortization period with a balloon payment at the end of the 5 year repayment period. The Authority has 24 months from August 6, 2012 to commence the 12-month draw period. Proceeds from this loan will be used to partially fund the conversion of a 10,650 square-foot building that formerly served as the Post Library (Building 502) to a professional office building that will be occupied by the Authority. The Office of Economic Adjustment has approved \$214,434 in grant funding in support of the project.
- Facility C - \$3,700,000 term loan at Prime plus 100 basis points (floor of 3%) with a 12-month draw period where interest will be accrued and capitalized, followed by repayment over a 5-year term based on a 10-year amortization period with a balloon payment at the end of the 5 year repayment period. The Authority will have 24 months to close on the facility and commence the 12-month draw period. Facility C will be used to fund the renovation of an 86,719 square foot building that will be leased by GSA, and only for that purpose. The GSA lease will include an amortization of 100% of the borrowed funds. If there is no lease there will be no need for the funds.

Facilities A, B and C would be secured by an assignment of the Authority's interest in the pending US General Services Administration ("GSA") lease (if obtained) and a lien on the project property/leasehold improvements should ownership be transferred to the Authority.

All three loans will be due in full upon sale of the proposed GSA property should that occur prior to the maturities of the loans.

3. Budget.

Spending continues to be strictly monitored.

Executive Director's Report.

1. Update on Meetings with Army Representatives.

FMERA and the Army have begun preliminary discussions on the future transfer of the balance of the Main Post, under the Phase 2 Memorandum of Agreement (MOA). Routine meetings and communications with the U.S. Army continue to occur and further a positive working relationship that will result in a revitalized Fort Monmouth.

2. Update on Meetings with the Master Broker.

FMERA and the Master Broker, Cushman & Wakefield/Continental Realty, have established a regular meeting schedule to coordinate a marketing, sale and lease strategy. These regular meetings help to establish a collaborative working relationship that will result in sale and lease of the former Fort Monmouth property. It is FMERA's intention,

with collaboration from Cushman & Wakefield, to propose parcels C, C1, the Golf Course, and Howard Commons for the Request for Offer to Purchase (RFOTP) process by late fall 2012.

3. Update on Former Post Library Construction.

The Board of Directors approved a lease with the U.S. Army for the former Post Library building at the July meeting of the Authority. FMERA executed the lease on August 7, 2012. Construction to retrofit the Library into professional administrative space for use by the FMERA staff has begun. FMERA anticipates occupying the space in the winter of 2013. There will be a plan to ensure public access to the FMERA office.

The Board of Directors is being asked to consider approving a lease for temporary office space on Christopher Way, Eatontown for a term of 5 months, with a 1 month extension option. Should the Board of Directors approve the lease for temporary office space, FMERA real estate staff will occupy the temporary office beginning in September and remain there until the new office space is completed. The remainder of the FMERA staff will temporarily occupy office space on the former Fort property in the Army's Caretaker Office at no cost. A plan will be set up to ensure that public access is available and will be announced at the September Meeting of the Authority.

4. Update on Suneagles Golf Course and Gibbs Hall.

The lease for Suneagles Golf Course and Gibbs Hall will expire next month however; the Army has agreed to extend the lease for a minimum of 6 months, or until such time the property can be conveyed to FMERA. The operator's agreement with Atlantic Golf Management will also be extended, and activities and events on the premises will continue to be scheduled.

5. Update on Issuance of Request for Qualifications for Appraisal Services.

On Friday, August 3, 2012 FMERA issued a publically advertised Request for Qualifications (RFQ) for Appraisal Services. FMERA by means of issuing the RFQ for Real Estate Appraisal Services is soliciting qualifications and supporting data, from qualified firms interested in performing real estate appraisal services to facilitate the conveyance of Fort Monmouth property from the U.S. Army to the Authority as well as property transfer from the Authority to interested purchasers, on an as needed basis. Responses to the RFQ are due by noon on August 24, 2012.

6. Update on Proposed Plan Amendment #2.

Should the transmittal to the host municipalities of proposed amendment #2 be approved by the Board of Directors at the August 15, 2012 meeting, the 45 day review period will begin following the receipt of the proposed amendment #2 by the municipalities and after the Governor's 10 day veto period. The FMERA staff anticipates the 45 day review period will begin on or about August 28, 2012, and end on or near October 12, 2012.

The proposed plan amendment #2 to the Fort Monmouth Reuse and Redevelopment Plan would allow, as an alternative, the incorporation of the 80,000 sf wellness campus envisioned in the Reuse Plan into the reused former Patterson Army Health Clinic while

maintaining the same housing units and types within Oceanport. The Clinic was slated to be demolished in the Reuse and Redevelopment Plan. In accordance with the FMERA Act, each host municipality may provide a report with comments on the proposed plan amendment within the 45 day review period. Each municipality will determine how to gather any such comments, and members of the public should provide their comments directly to the host municipalities.

7. Update on Land Use Regulations.

Authority staff has been working with the New Jersey Attorney General's Office, the Authority's Outside Counsel, and Phillips Preiss Grygiel (PPG), the Authority's Planning Consultant to draft the land use regulations for the former Fort Monmouth property. PPG is finalizing the land use regulations, with input from these parties, and drafts continue to be circulated. Interim guidelines for review of redevelopment plans and interim guidelines for the Authority's mandatory conceptual review were approved by the Board of Directors at the June 20, 2012 meeting, and completed land use regulations are expected to go before the Board of Directors in October. In addition, it is expected that PPG will make a presentation on the Land Use Regulations at the Annual Meeting of the Authority in September. The regulations will serve as the zoning document that implements the Reuse Plan for the Fort, and will be used by the planning boards of the three Host Municipalities, and by the Authority, in evaluating proposed development projects.

8. Update on Staff Advisory Committees.

The FMERA Staff Advisory Committee Chairpersons have been asked to evaluate their respective committee's membership and make a determination if the membership should be altered in any way. The changes to the Committees' makeup will be announced at the Annual Board meeting on September 19, 2012, along with other organizational matters. The purpose of reviewing the Staff Advisory Committees' makeup is to ensure that FMERA has a knowledgeable and balanced advisory committee membership, capable of providing timely and good advice to the FMERA staff regarding the subject matter of the Committee. Making changes to the membership also provides an opportunity for more members of the Community to participate in the redevelopment process.

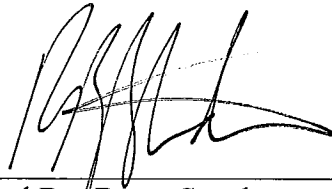
9. Association of Defense Communities (ADC).

David Nuse, FMERA's Director of Real Estate Development and Katie Hodes, FMERA's Project Officer, attended the Association of Defense Communities Conference in Monterey, California. The Conference provided an opportunity to hear the challenges and successes that other base closure communities around the Country are experiencing. Secretary of Defense Leon Panetta was the keynote speaker for the Conference. Workshops at the Conference covered a wide array of topics including budgeting and environmental issues.

10. Action Items for Next Month.

- Continued work with Matrix Design Group and the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- Continued work on the Notice of Interest (NOI) evaluation process

- FMERA anticipates issuing Requests for Offer to Purchase (RFOTP) for Parcel C (mixed use), C-1 (housing), Golf Course (golf course and related uses), Howard Commons (housing) and Parcel B (retail and housing)
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders
- Continued collaboration with our Trenton office on marketing and business development opportunities



Approved By: Bruce Steadman

Prepared by: Katie Hodes

ADOPTED
August 15, 2012

Resolution Regarding the
**Transmittal to Host Municipalities of Proposed Second Plan Amendment
Permitting Alternative Development Scenario
in Oceanport**

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, the FMERA Act, in N.J.S.A. 52:27I-26(c), authorizes FMERA “to adopt, revise, adjust, and implement . . . any aspect of the [Reuse] plan” and the Reuse Plan states that it is intended to “continue to evolve”; and

WHEREAS, the process set forth in the FMERA Act, in N.J.S.A. 52:27I-35, requires transmitting any proposed Reuse Plan amendment to the governing body of each of the three municipalities for a 45-day comment period and then to consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, FMERA issued a public advertised Request for Proposals (RFP) for the lease, with obligation to purchase, of a 16-acre parcel containing the former Patterson Army Health Clinic (“the Clinic Parcel”); and

WHEREAS, The Reuse Plan envisions that the Clinic would be demolished and the property redeveloped for a mix of residential uses, to include mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Clinic parcel to the north, the Reuse Plan envisions a medical center and medical offices that would provide services to area veterans and residents; and

WHEREAS, the proposed Amendment #2 presents an alternative scenario for the Oceanport Reuse Area in which the former Clinic building would be reused and would incorporate the medical center and medical offices envisioned in the Reuse Plan, and the types and number of housing units would remain the same but be redistributed to adjacent parcels within the Oceanport Reuse Area; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change amendment #2, and recommends to the full Board of Directors the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached Board memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #2 to the Fort Monmouth Reuse and Revitalization Plan Amendment that would permit an alternative development scenario in Oceanport Reuse Area.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: August 15, 2012

EXHIBIT 1



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Transmittal to Host Municipalities of Proposed Plan Amendment #2
Permitting Alternative Development Scenario in Oceanport

DATE: August 15, 2012

Request

I am requesting that the Members of the Board of Directors consider approving the transmittal to the three host municipalities of the proposed Amendment #2 to the Fort Monmouth Reuse and Revitalization Plan (the Reuse Plan) that would permit an alternative development scenario in Oceanport.

The Process for Amending the Reuse Plan

FMERA's predecessor authority, the Fort Monmouth Economic Revitalization Planning Authority created and developed the Reuse Plan. The Reuse Plan was completed in 2008 after years of careful consideration but under economic conditions that were different from today.

The FMERA Act, and the Reuse Plan itself, contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the FMERA Act authorizes FMERA "to adopt, revise, adjust, and implement . . . any aspect of the plan. . ." Moreover, the Reuse Plan states that it is intended to "continue to evolve." Reuse Plan amendments will allow FMERA to respond to opportunities that may arise once parcels are publicly advertised for sale. The Reuse Plan amendment process set forth in the FMERA Act requires transmitting the proposed Reuse Plan amendment to the governing body of each host municipality for a 45 day comment period and considering any comments received from the host municipalities prior to approving or disapproving the amendment.

In accordance with the relevant FMERA Act statute, the Reuse Plan is required to be "a report or statement and land use and development proposals" that includes:

- (1) A statement of objectives, assumptions, and standards on which the plan is based;
- (2) The relationship to Statewide, county and municipal planning objectives;
- (3) Proposed land uses; and
- (4) Any significant relationship to municipal and county plans as well as the State Development Redevelopment Plan.

In addition to these statutory considerations, the Board approved due diligence guidelines at the February 2012 meeting to assist the Authority in making an informed decision about any proposed Reuse Plan amendment, revision, or supplement. Pursuant to that policy, the Authority shall seek the following information from its professional consultants prior to its final approval of the Reuse Plan Amendment #2:

- (1) A statement that the resulting Reuse Plan is a rational and coordinated plan, to be provided from the planner. This will ensure that any change does not have unintended effects such as creating roads that do not meet.
- (2) A statement that the resulting Reuse Plan does not significantly impact the areas within Fort Monmouth of the other host municipalities, to be provided by the planner. This will ensure that any change in one municipality does not have effects such as shifting significant traffic to an adjacent municipality
- (3) An opinion of counsel that the resulting Reuse Plan does not negatively impact FMERA's obligations under federal Base Closure and Realignment (BRAC) law or under any Agreement with the Army, to be provided by BRAC counsel. Staff has been advised that, as a general matter, very few amendments will require federal approval.
- (4) An opinion of counsel that the resulting Reuse Plan does not negatively impact FMERA's obligations under fair housing laws, to be provided by outside counsel with expertise in this area.

As approved by the Board, failure to receive affirmative statements or opinions with respect to the above will not preclude the implementation of the Reuse Plan Amendment #2, as the above information is intended to serve as due diligence to guide the Board in its decision making.

Development Contemplated under the Reuse Plan

In the Reuse Plan, the Oceanport Reuse Area totals approximately 419 acres. The Reuse Plan envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

The former Patterson Army Health Clinic (the Clinic) is a 118,000 sf medical facility situated on a 16 acre parcel on Main Street in the Main Post area of the Fort. The Clinic was constructed in 1961 and was expanded several times in the following decades. At the time of the Fort's closure, the Clinic served as an outpatient clinic hospital and dental clinic. The Reuse Plan envisions that the Clinic would be demolished and the property redeveloped for a mix of residential uses, to include mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Clinic parcel to the north, the Reuse Plan envisions a medical center and medical offices that would provide services to area veterans and residents. This area would include construction of a new 60,000 sf joint veterans and community health care clinic supported by a 20,000 sf professional medical office building with the potential addition of professional medical offices to create a "wellness campus" totaling at least 80,000 sf. Although the Clinic was planned for demolition, the Reuse Plan acknowledges that additional analysis of the Clinic's reuse feasibility should be explored.

The Prospective Clinic Redeveloper

Accordingly, in August 2011, FMERA issued a Request for Proposals for the early lease of the Clinic, with an obligation to purchase, and received one qualified proposal from AcuteCare. In its proposal, AcuteCare proposed to reuse the property as a medical facility, creating 200 new jobs and investing approximately \$15 million to renovate the building. AcuteCare indicated that its intention is to serve the elderly, veterans and other patients. Renovation of the facility by AcuteCare will also avoid the need to demolish this building at an approximate cost of \$1 million.

At the February 2012 meeting, the Members authorized staff to pursue negotiations for the lease and ultimate sale of the Clinic to AcuteCare, subject to adoption of a Reuse Plan amendment. Our negotiations with AcuteCare have progressed and, subject to the Board's approval of a Reuse Plan amendment, we anticipate bringing a Purchase and Sale Agreement to the Members for their consideration this fall.

The Proposed Reuse Plan Amendment

The attached proposed Amendment #2 prepared by the Authority's planning consultant, Phillips Preiss Grygiel, LLC, encompasses certain Fort Monmouth properties in the Oceanport Reuse Area. This proposed amendment maintains the Plan's land use concepts and plans while permitting an alternative development scenario that, if pursued, would result in the reuse of the Clinic as a medical clinic while maintaining the total number of residential units within the Oceanport Reuse Area.

Under this alternative scenario, the 80,000 sf wellness campus envisioned in the Reuse Plan would be incorporated into the reused Clinic. The total number of residential units within the Oceanport Reuse Area would remain at 720. However, the 85 residential units the Reuse Plan slated for the 16 acre Clinic parcel would be redistributed to adjacent parcels in the Oceanport Reuse Area, with the types and densities of the redistributed units remaining the same as indicated in the Reuse Plan. Specifically, 48 mixed-income apartments and 22 townhouses would be redistributed to the wellness campus, and 15 small lot detached houses would be planned for the townhouse area north of Anson Avenue and south of Oceanport Creek.

The Real Estate Committee recommends that the Board approve transmitting the attached proposed Plan Amendment #2 to the governing body of each of the three host municipalities.

Recommendation

In summary, I request that the Board of Directors approve the transmittal to the governing body of each of the three host municipalities of the proposed Amendment #2 to the Fort Monmouth Reuse and Revitalization Plan that would permit an alternative development scenario in Oceanport.



Bruce Steadman

ATTACHMENTS
Prepared by: David E. Nuse

DRAFT

**Proposed Amendment #2 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for
The Fort Monmouth Economic Revitalization Authority

By
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, NJ 07030

August 2012

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I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority ("FMERA" and "the Authority") is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the "*Reuse Plan*" and "Plan") to provide the option for the reuse of the Patterson Army Health Clinic (the "Patterson Clinic" and the "Clinic") for use as a medical clinic. The existing Patterson Clinic is approximately 118,000 square feet and is located on a ±16-acre parcel located on Main Street in the Main Post Area of the former Fort Monmouth property in the Borough of Oceanport, New Jersey. The Patterson Clinic was constructed in 1961 and experienced several expansions in the ensuing decades. Prior to the Fort's closure in September 2011, the Patterson Clinic included an outpatient hospital and dental clinic. The *Reuse Plan* envisioned that the clinic building would be demolished and redeveloped for a mix of residential uses.

The proposed amendment does not purport to delete any provisions of the *Reuse Plan* but rather would supplement the Plan by proposing an alternative development scenario for the 16-acre parcel cited above. The amendment would ultimately be incorporated into the Land Use Regulations for the Oceanport Reuse Area in a manner similar to an "overlay zone," whereby an additional set of requirements are superimposed on the area allowing for such alternative development scenario to be realized. Overlay zoning would provide additional opportunities for development which would not apply unless the land is developed in accordance with the purposes for which the overlay zoning was adopted.

The Fort Monmouth properties in Oceanport ("the Reuse Area") total approximately 419 acres and are bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

Specifically, the Patterson Clinic parcel is planned for the demolition of the clinic building and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Patterson Clinic parcel to the north, the *Reuse Plan* envisions a medical center and medical offices that would provide services to area veterans and residents. This area would include construction of a new 60,000 square foot joint veterans and community health care clinic supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a "wellness campus" totaling at least 80,000 square feet. Although the Patterson Clinic was planned for demolition, the *Reuse Plan* acknowl-

edges that “additional analysis of the reuse feasibility of the clinic should be explored” (*Reuse Plan*, pg. 4-10)

This amendment, referred to as Amendment #2, maintains the land use concepts and plans articulated in the *Reuse Plan* but also permits an alternative development scenario that, if pursued, would result in the reuse of the Patterson Clinic for use as a medical clinic and offices. Under this alternative, the total number of residential units in the Oceanport Reuse Area would remain at 720, however the 85 residential units envisioned for the Patterson Clinic parcel would be redistributed to the wellness campus parcel and the townhouse neighborhood planned for an adjacent parcel north of Anson Avenue and south of Oceanport Creek. The 80,000 square foot wellness campus planned for in the *Reuse Plan* would be incorporated into the reused Patterson Clinic.

This amendment is consistent with the planning objectives and principles articulated in the *Reuse Plan* and is necessary to fulfill the Authority’s main objectives—specifically job creation, economic development, the provision of housing, and the advancement of the general prosperity, and economic welfare of the people in the host communities and larger region. The real estate market has taken a turn for the worse since the *Reuse Plan* was prepared and this downturn has been compounded by the actual closure of Fort Monmouth, which has resulted in the loss of 5,000 jobs on the base and 15,000 supporting jobs in the region. The impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

The *Fort Monmouth Reuse and Redevelopment Plan* involved years of careful consideration and study, as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision for the Oceanport Reuse Area. Instead, it provides an alternative development scenario that affords FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise overall *Reuse Plan* goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principals of the *Fort Monmouth Reuse and Redevelopment Plan*, as well as to FMERA’s own directive, and to relevant State, County and municipal planning objectives.

II. Scope of *Reuse Plan* Amendment

This amendment to the *Reuse Plan* is intended to allow for an alternative development concept for approximately 16 acres, referred to as the Patterson Clinic parcel, in the Oceanport Reuse Area. The Oceanport Reuse Area is bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former fort properties in Eatontown to the west.

The Patterson Clinic parcel is located on Main Street at the southern edge of the Main Post area in Oceanport. Stephenson Avenue travels in a roughly semi-circular manner around the property from its intersection with Main Street at the parcel's southern end to its connection with Anson Avenue at its northern end. The intersections of Main Street with Stephenson and Anson Avenues are currently gated. Access from within the Fort property to the parking areas of the former clinic is currently provided off of Stephenson Avenue.

The *Reuse Plan* envisions redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground. Under the *Reuse Plan*, the Patterson Clinic parcel would be developed for mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Patterson Clinic parcel to the north, the *Reuse Plan* envisions a medical center and medical offices that would provide services to area veterans and residents. This campus would include construction of a new 60,000 square foot joint veterans and community health care clinic supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a "wellness campus" totaling 80,000 square feet or more.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan*, but further permits an alternative development scenario that, if pursued would result in the reuse of the ±118,000 square foot Patterson Clinic as a medical clinic and offices. Under this alternative development scenario, the 80,000+ square foot wellness campus uses envisioned in the *Reuse Plan* would be incorporated into the reused Patterson clinic. The total number of residential units within the Oceanport Reuse Area would remain at 720. However, the 85 residential units the *Reuse Plan* planned for the Patterson clinic parcel would be redistributed to adjacent properties in the Oceanport Reuse Area. The housing types and density of the redistributed units would remain the same as indicated in the *Reuse Plan*, i.e., 48 mixed-income apartments and 22 townhouses would be redistributed to the wellness campus, and 15 small lot detached houses would be planned for the townhouse area north of Anson Avenue and south of

Oceanport Creek (see *Figure 1: Alternative Scenario for Patterson Clinic Parcel in the Oceanport Reuse Area*).

DRAFT

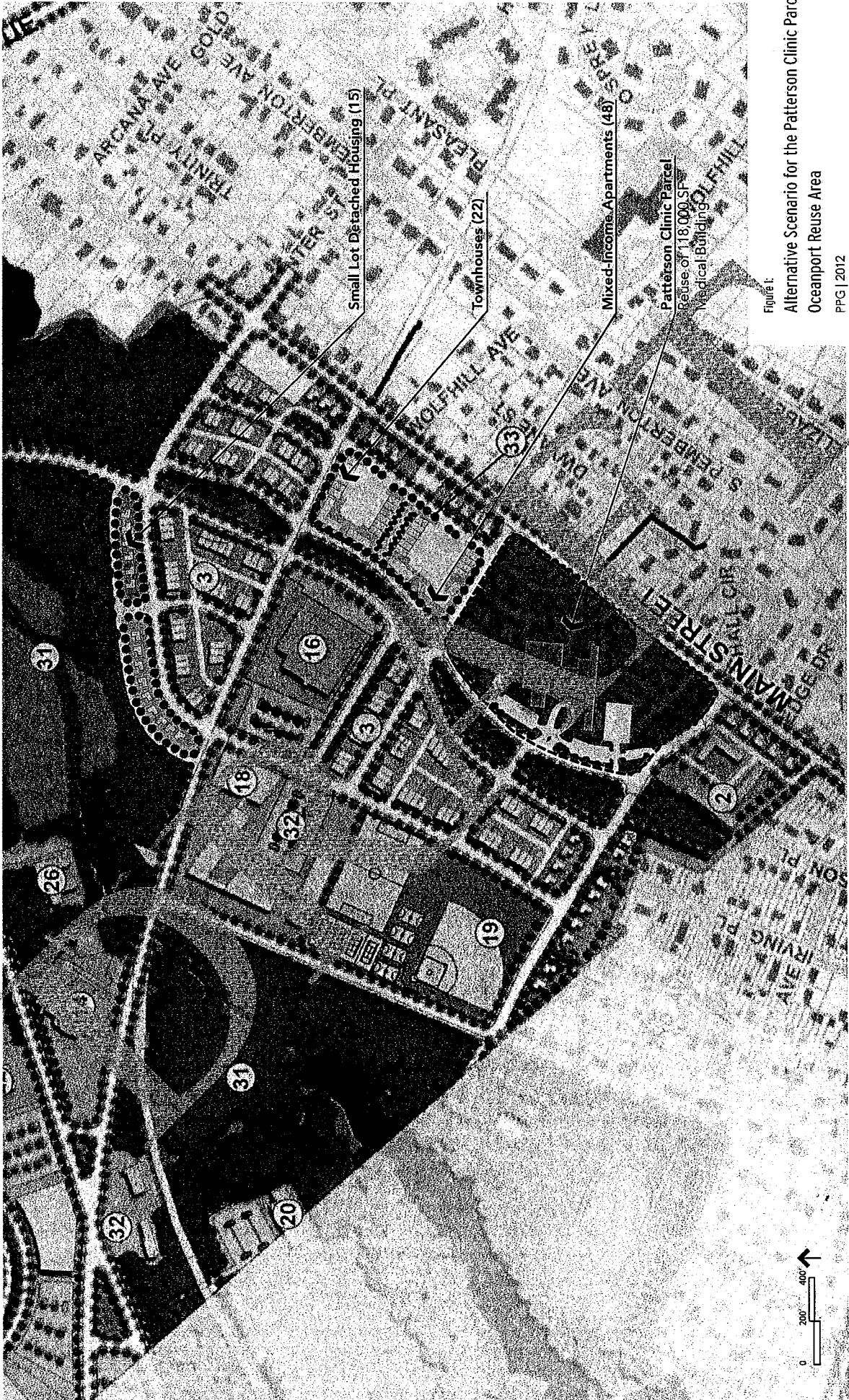


Figure 1.

Alternative Scenario for the Patterson Clinic Parcel
 Oceanport Reuse Area
 PPG | 2012

III. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

Relationship to Reuse and Redevelopment Plan Elements

In considering the impacts of the *Reuse Plan* amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation and community impacts. The relationship between the amendment and these Plan elements are described below.

Land Use and Circulation

Total Development Yield

If the alternative development scenario that is part and parcel of this amendment is pursued, it would result in the reuse of $\pm 118,000$ square feet of medical clinic and office uses. The 80,000+ square foot of medical clinic and office uses envisioned in the *Reuse Plan* for the wellness campus would be incorporated into this reused building. Thus, there would be a net increase of up to $\pm 38,000$ square feet of medical clinic and office uses if this amendment were pursued rather than the development scenario articulated in the *Reuse Plan*. However, it should be emphasized that this increase in square footage is a result of the reuse of an existing building constructed over 50 years ago, and not because of new construction. The number of residential units in the Oceanport Reuse Area would remain at 720. The amendment would be reflected in the following tables in the *Reuse Plan*: "Reuse & Redevelopment Program," "Non-Residential Building Reuse Index" and "Residential Building Reuse Index" as indicated in Tables 1 through 3 below. In these tables is a comparison of the development scenario contemplated under the *Reuse Plan*, if Amendment #1¹ only is pursued, if Amendment #2 only is pursued, and if Amendments #1 and #2 are both pursued.

¹ Amendment #1 was adopted by FMERA on May 16, 2012. It is incorporated herein by reference.

Table 1: Reuse & Redevelopment Program Under Different Development Scenarios

	Oceanport 10 Year Plan	Oceanport 20 Year Plan	Total Oceanport	Tinton Falls 10 Year Plan	Tinton Falls 20 Year Plan	Total Tinton Falls	Fort Total 10 Year Plan	Fort Total 20 Year Plan	Grand Fort Total
Existing Reuse Plan									
Total Residential Units	302	418	720	288	---	720	885	720	1,605
Total Non-Residential Square Footage	1,024,378	304,000	1,328,378	802,568	207,000	1,009,568	2,538,407	858,072	3,396,479
If Amendment #1 Only is Pursued									
Total Residential Units	302	418	720	288	---	720	885	720	1,605
Total Non-Residential Square Footage	1,024,378	304,000	1,328,378	1,436,812	207,000	1,643,812	3,172,651	858,072	4,030,723
If Amendment #2 Only is Pursued									
Total Residential Units	302	418	720	288	---	720	885	720	1,605
Total Non-Residential Square Footage	1,062,378	304,000	1,366,378	802,568	207,000	1,009,568	2,676,407	858,072	3,434,479
If Amendments #1 and #2 are Both Pursued									
Total Residential Units	302	418	720	288	---	720	885	720	1,605
Total Non-Residential Square Footage	1,062,378	304,000	1,366,378	1,436,812	207,000	1,643,812	3,240,651	858,072	4,068,723

Table 2: Non-Residential Building Reuse Index Under Different Development Scenarios

	Gross Square Feet to be Reused	Office	Lab/Data	Homeless	Retail	Educ.	Other
Existing Reuse Plan							
Total Oceanport Excluding Residential	579,182	317,119	---	31,322	85,950	13,595	131,196
Total Tinton Falls Excluding Residential	954,586	423,489	426,594	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,079,061	913,168	635,637	31,322	108,089	73,460	317,385
If Amendment #1 Only is Pursued							
Total Oceanport Excluding Residential	579,182	317,119	---	31,322	85,950	13,595	131,196
Total Tinton Falls Excluding Residential	938,830	423,489	410,838	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,064,726	913,168	619,881	31,322	108,089	73,460	317,385
If Amendment #2 Only is Pursued							
Total Oceanport Excluding Residential	697,182	317,119	---	31,322	85,950	13,595	249,196
Total Tinton Falls Excluding Residential	956,251	423,489	426,594	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,197,061	913,168	635,637	31,322	108,089	73,460	435,385
If Amendments #1 and #2 are Both Pursued							
Total Oceanport Excluding Residential	697,182	317,119	---	31,322	85,950	13,595	249,196
Total Tinton Falls Excluding Residential	938,830	423,489	410,838	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,181,305	913,168	619,881	31,322	108,089	73,460	435,385

Table 3: Residential Building Reuse Index Under Different Development Scenarios

Oceanport Residential SF to be Reused	Tinton Falls Residential SF to be Reused	Total Fort Residential SF to be Reused	Oceanport Total Residential Buildings to be Reused	Oceanport Total Residential Units to be Reused	Tinton Falls Total Residential Buildings to be Reused	Tinton Falls Total Residential Units to be Reused	Fort Total Residential Buildings to be Reused	Fort Total Residential Units to be Reused
<i>Existing Reuse Plan</i>								
716,390	40,700	790,000	63	227	11	22	74	249
<i>If Amendment #1 Only is Pursued</i>								
716,390	---	750,000	63	227	---	---	63	227
<i>If Amendment #2 Only is Pursued</i>								
716,390	40,700	790,000	63	227	11	22	74	249
<i>If Amendments #1 and #2 are Both Pursued</i>								
716,390	---	750,000	63	227	---	---	63	227

Compatibility with Surrounding Land Uses

The properties fronting Main Street opposite the Patterson Clinic in Oceanport are developed mostly for single-family residential purposes. The areas to the south and west of clinic parcel within the Fort boundaries historically included dwelling units and retail services for military personnel and their families. To the south of the clinic are two extant buildings which were used as unaccompanied officers quarters (Buildings 01077 and 01078). The *Reuse Plan* envisions redeveloping these buildings for mixed-income apartments. To the west is vacant land where fort housing was once located and which the *Reuse Plan* designates for townhouse development. To the north of the clinic are the Fort's former bank (Building 01006), exchange main store (Building 01000) and Commissary (Building 01007). The *Reuse Plan* plans for the reuse of the commissary but not of the bank or exchange main store. The Commissary will be part of a planned retail center.

The *Reuse Plan* envisions a mixed-income residential development on the Patterson Clinic parcel—in the form of mixed-income apartments, townhouses, and small lot detached residences—and an 80,000 square foot medical campus abutting the clinic parcel to the north for the following reasons cited in Section 3.2:

A residential zone in this area provides an appropriate transition with the existing housing outside of the Fort's gates along Main Street. This residential area would benefit from the education and medical campus planned for the area. (Reuse Plan, page 3-4)

Reusing the Patterson Clinic building for medical clinic and office use and redistributing residential units to the wellness campus site, as well as an adjacent townhouse neighborhood, is compatible with surrounding land uses and the land use objectives for this area cited in the *Reuse Plan*. Similar to placing residential uses on the clinic parcel as is envisioned in the *Reuse Plan*, placing residential uses on the wellness campus site will fulfill a plan objective to provide an appropriate transition between the Reuse Area and the existing housing along Main Street. Furthermore, medical

uses on the Patterson Clinic site are appropriately positioned to serve the nearby existing and future residential populations as the wellness campus site proposed in the *Reuse Plan*.

Access to the clinic site can be provided off of Main Street directly and/or via Anson and Stephenson Avenues once the gates blocking these entrances are removed. The existing building is setback from Main Street behind a landscaped buffer of mature trees and lawn. The campus like setting of the existing clinic building has co-existed with the residential uses on Main Street for over fifty years. The entrance driveways currently face west towards Stephenson Avenue and away from the residential uses on Main Street. Furthermore, Stephenson Avenue will provide a buffer between the clinic uses and future residential uses within the Reuse Area. The *Reuse Plan* proposes creating a large, landscaped park along Stephenson Avenue further buffering the clinic parcel from residential uses to the west.

The redistribution of residential units to the locations shown in Figure 1 is generally compatible with existing and future development envisioned in the *Reuse Plan*. The mixed-income apartments and the small-lot detached homes and townhouse units will be interspersed with other planned residential uses, as well as all of the amenities such as the Commissary and parks and open space.

Circulation

The amendment is consistent with and would not otherwise compromise any of the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*. The proposed improvements to roadways cited in the plan, including opening closed gates on Main Street, aligning Stephenson Avenue with Whitehall Court, and realigning Anson Avenue with Wolf Hill Avenue would further support the alternative development scenario contemplated as part of this amendment as there would be improved access to this area from residential neighborhoods outside of the Fort's boundaries. All other planned streets, pedestrian, and transit plans would remain unchanged.

Open Space

The amendment would involve the placement of fifteen small lot detached housing units on the north side of a street shown in the *Reuse Plan* with townhouses on its south side. This will encroach slightly into the Wetland Preservation Park south of Oceanport Creek as outlined in the *Reuse Plan*. However, there is still a substantial buffer between these planned homes and the creek. Furthermore, none of these homes would encroach upon mapped wetlands, floodplains or on otherwise environmentally constrained land.

Sustainability

The amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*, and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation of the Clinic building which is currently served by Fort roadways furthers the plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (*Reuse Plan*, page 4-15)

Infrastructure

As indicated in the *Reuse Plan*, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

Traffic

This amendment, if pursued, would result in a maximum of 138,000 more of medical clinic and office square footage than is contemplated in the *Reuse Plan*. However, as has been noted, the amendment contemplates the reuse of a building which has been located at this site and used for medical care and offices for over fifty years. Furthermore, a detailed traffic analysis would be prepared as part of any site plan review related to reuse of the Clinic building and any traffic mitigation necessary would be addressed at that time.

Environmental Issues

The land permitted to be developed by this amendment is not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environment Protection (NJDEP). Based on review of this data, it is evident that those portions of the Reuse Area where this amendment permits residential development are suitable for residential use, so long as developers of such areas conform to the applicable requirements of NJDEP.

The Department of Defense (DoD) is working with the New Jersey Department of Environmental Protection (NJDEP) on the ongoing environmental investigation and remediation of the former fort properties. The DoD developed the Installation Restoration Program (IRP) to comply with federal guidelines for managing and controlling past hazardous waste disposal actions on Fort lands. Among the IRP sites identified is FTMM-64 (former gasoline distribution area), which is located on a vacant area of land on the Patterson Clinic site and FTMM-13 (M-13 pathenogenic waste incinerator) which is located in the vicinity of a utility building (Building 01076) also on the

clinic site. FTMM-64 is still an active site but FTMM-13 is considered a site of No Further Action (NFA) because investigation and/or response actions are complete.

Historic Preservation

None of the extant structures on the Patterson Clinic parcel or wellness campus parcel were identified by the State Historic Preservation Office (SHPO) as worthy of listing on the State or National Registers of Historic Places. Therefore, the amendment will not impact historic resources required for preservation according to the Programmatic Agreement between the SHPO and FMERA.

Community Impacts and Affordable Housing

As noted in the *Reuse Plan*, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase non-residential tax rates would therefore lessen the burden on local residents.

Medical clinics and offices typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do other land uses, specifically residential development. Additional medical clinic and office uses can be expected to have a positive fiscal impact on the tax base of Oceanport. These uses would not generate any school children and the municipal costs associated per new employee, as indicated in the *Reuse Plan*, is almost 30 percent less than municipal costs associated per new resident in Oceanport.

The number of residential units in the Oceanport Reuse Area would remain the same whether the Patterson Clinic parcel is developed for residential or the existing clinic is retained. The redistributed residential units would be in the form as is anticipated in the *Reuse Plan*, i.e., small lot detached housing, mixed-income apartments and townhouses. Thus, the impacts on the municipality, local school system and county in terms of costs or tax revenues are the same as is anticipated in the *Reuse Plan* because the anticipated population and number of schoolchildren remain unchanged.

On a related note, since the housing type and total number of units is as anticipated in the *Reuse Plan*, this amendment, if pursued, does not affect the provision of affordable housing.

Relationship to Objectives and Principles of the Reuse Plan

The amendment will fulfill the objectives and planning principles outlined in the *Reuse Plan*. Those planning objectives articulated in the *Reuse Plan* include the following:

- *Promote the Technology Corridor Initiative.* When the *Reuse Plan* was adopted, the governor touted the Fort's potential to become a "high tech corridor." This amendment would allow for the creation of a medical and wellness campus in an extant Fort Monmouth medical building. The plan cites the potential for the wellness campus in Oceanport to "allow for medical research activities." (*Reuse Plan, page 4-10*). Thus, this amendment is consistent with the plan's objectives to attract high-technology uses (as potential tenants of the clinic could include medical research activities).
- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment will provide for an existing medical clinic building to be reused for a similar purpose which has the potential to replace jobs lost at the Patterson Clinic when the Fort closed. Further, this amendment will provide for increased flexibility in relation to those locations where medical clinic and office use may be located within the Oceanport Reuse Area. This flexibility will aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth.
- *Be founded on market and economic analysis.* By permitting the planned medical clinic and office uses in an existing medical clinic building, the amendment responds to the marketplace of certain medical use tenants that may find it more cost effective to upgrade an existing medical building to modern standards than develop an entire new building or retrofit an existing building for medical uses.
- *Address homeless, COAH, and workforce housing needs.* The amendment does not change the total number of residential units planned for the Oceanport Reuse Area, nor does it change the *Reuse Plan's* ability to fulfill this objective.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage an existing asset within the Oceanport Reuse Area, i.e., the Patterson Clinic, to attract new medical clinic and office users that generate much-needed local employment and tax ratables.
- *Be a green community model.* Preservation of the Clinic building which is currently served by Fort roadways furthers the plan's green building sustainability goal

to "Maximize the adaptive reuse of existing buildings and infrastructure." (*Reuse Plan*, page 4-15)

The amendment further advances a number of key planning principles from which the overall concepts in the *Reuse Plan* were devised:

Principle #1: Decreasing Density West to East & Create Mixed-Use Live/Work/Leisure Centers. This amendment does not increase the residential density of the Oceanport Reuse Area outlined in the *Reuse Plan* nor does it involve the construction of new non-residential square footage. The amendment contemplates the reuse of a medical building which has been in existence at this location for over 50 years.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort. The amendment would allow a redevelopment pattern that takes advantage of its close proximity to existing residences in Oceanport and planned residential uses in the Reuse Area. The amendment does not impact the *Reuse Plan's* vision for an extensive system of bikeways, pedestrian trails and sidewalks.

Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements. The *Reuse Plan* acknowledges that redevelopment of the Fort will require improvements to the roadway system and recommends a realignment of Stephenson Avenue with Whitehall court and Anson Avenue with Wolf Hill Avenue. This proposed roadway improvements would enhance the uses at the locations contemplated in this amendment.

Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt. The amendment, and specifically the potential redistribution of residential units within the Oceanport Reuse Area, does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats.

Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort. The amendment would not impact the proposed bike path, or trails envisioned as part of the *Reuse Plan*.

Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities. The amendment would not prevent the opening of any gates into the Fort, nor inhibit public access to the Fort's amenities. In fact, this amendment would further expedite the gate opening process

as any user of the reused Patterson Clinic site would involve opening two gates along Main Street: the Stephenson Avenue and Anson Avenue gates.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure). The amendment affords FMERA with an opportunity to leverage an existing asset of the Oceanport Reuse Area, i.e., the Patterson Clinic, to attract new medical clinic and office users that generate much-needed local employment and tax ratables. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, the amendment is consistent with the *Reuse Plan* elements, objectives and planning principles.

Relationship to FMERA Directive

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the *Reuse Plan* and adopt development and design guidelines and land use regulations to implement the plan.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27]-18 et. seq.) FMERA's purpose is the following:

to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, enhancing the public welfare by providing for medical uses in close proximity to residential uses, as well as providing new housing.

IV. Relationship to State, County and Municipal Planning Objectives

State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which "provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities." The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Oceanport Reuse Area, currently unused and unproductive, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. The SDRP further advocates for the provision of a full range of housing choices in PA-1 through redevelopment, new construction and the introduction of new housing in appropriate nonresidential settings. The amendment is consistent with this policy objective as well. Also in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks which is consistent with the plans for the Oceanport Reuse Area.

Monmouth County Open Space Plan

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service's Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls.

The amendment is not inconsistent with the County's interests with regard to parks and recreation.

Fort to Village Plan: A Vision for Oceanport's Fort Monmouth

The former fort properties in Oceanport are included within the "master plan" for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport's Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008. The plan advocates for the preservation of the Patterson Medical Center to be the anchor of a medical office park consisting of residential and medical uses. The plan maintains that "the wellness-oriented niche ties into the growth in the older population of Monmouth County and the increasing market for health care-related uses." The plan further states that the existing character of Main Street would be maintained and that landscaped buffers would block the view of parking areas from Main Street.

The amendment is consistent with that vision articulated in the *Fort to Village Plan*.

Oceanport Zoning

Although the development of the former fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the study area lies within the Borough's R-1, Single-Family Residential District under the municipality's current zone plan. This designation represents permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

The amendment is generally consistent with the Borough's intent for the Oceanport Re-use Area.

V. Conclusion

The subject amendment, referred to as Amendment #2 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the *Reuse Plan*. However, the amendment permits an alternative development scenario that, if pursued, would result in the reuse of the ±118,000 square foot Patterson Clinic building, as well as the redistribution of 85 residential units to an abutting parcel planned for a wellness campus and an adjacent area planned for townhouse uses. In addition, at least 80,000+ square feet of medical clinic and office uses contemplated for the wellness campus in the *Reuse Plan* would be incorporated in the reused clinic building resulting in an increase of up to ±38,000 square feet as compared to the *Reuse Plan*. However, the total number of residential units, would remain at 720 within the Oceanport Reuse Area, if this amendment were pursued, and the distribution of those units by housing type would be the same as envisioned in the *Reuse Plan*.

This amendment is consistent with the objectives and principles in the *Reuse Plan*, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment, enhancing the public welfare, and providing new housing opportunities. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential medical clinic and office users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.



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August 3, 2012

Bruce Steadman

FMERA

Executive Director

2-12 Corbett Way

Eatontown, NJ 07724

Subject: **Amendment #2 to the Fort Monmouth Reuse and Redevelopment Plan**

Dear Mr. Steadman:

As the preparers of the above referenced amendment to the *Fort Monmouth Reuse and Redevelopment Plan* (the "Reuse Plan") on behalf of the Fort Monmouth Economic Revitalization Authority ("FMERA"), you have requested that Phillips Preiss Grygiel LLC provide a written statement affirming that with Amendment #2 in place the *Reuse Plan* remains a rational and coordinated plan and does not significantly impact areas within the former Fort Monmouth boundaries of the other host municipalities.

Amendment #2 provides for an alternative development scenario that would permit the reuse of the Patterson Army Health Clinic (the "Patterson Clinic"), a ±118,000 square foot former medical clinic located on a ±16-acre parcel (the "Clinic Parcel") fronting Main Street in the Main Post Area of the former Fort Monmouth property in the Borough of Oceanport, New Jersey (the "Oceanport Reuse Area"). The existing *Reuse Plan* designates the clinic building for demolition and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Patterson Clinic parcel to the north, the *Reuse Plan* envisions a medical center and medical offices that would provide services to area veterans and residents. This area would include construction of a new 60,000 square foot joint veterans and community health care clinic supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a "wellness campus" totaling at least 80,000 square feet. Although the Patterson Clinic was planned for demolition, the *Reuse Plan* acknowledges that "additional analysis of the reuse feasibility of the clinic should be explored" (*Reuse Plan*, pg. 4-10).

This amendment maintains the development concepts and plans articulated in the *Reuse Plan*, but further permits an alternative development scenario that, if pursued would result in the reuse of the ±118,000 square foot Patterson Clinic as a medical clinic and offices. Under this alternative development scenario, the 80,000+ square foot wellness campus uses envisioned in the *Reuse Plan* would be incorporated into the reused Patterson clinic. The total number of residential units within the Oceanport Reuse Area would remain at 720. However, the 85 residential units the *Reuse Plan* planned for the Patterson clinic parcel would be redistributed to adjacent



PHILLIPS PREISS GRYGIEL LLC
Planning & Real Estate Consultants

properties in the Oceanport Reuse Area. The housing types and density of the redistributed units would remain the same as indicated in the *Reuse Plan*, i.e., 48 mixed-income apartments and 22 townhouses would be redistributed to the wellness campus, and 15 small lot detached houses would be planned for the townhouse area north of Anson Avenue and south of Oceanport Creek

The amendment does not purport to delete any provisions of the *Reuse Plan* but would be incorporated into the Land Use Regulations in a manner similar to an "overlay zone," whereby an additional set of requirements are superimposed on the area allowing for such alternative development scenario to be realized. Overlay zoning would provide additional opportunities for development which would not apply unless the land is developed in accordance with the purposes for which the overlay zoning was adopted.

In our professional opinion, with the amendment in place, the *Reuse Plan* remains a rational and coordinated plan that continues to be consistent with the objectives and principles in the *Reuse Plan*, as well as State, County and local planning goals. Moreover, the amendment will not significantly impact the areas within the former Fort Monmouth boundaries of the other host municipalities. The amendment considers and addresses potential impacts of the alternative development scenario on surrounding land uses, roadway networks, utility infrastructure, traffic patterns, environmental and historic resources, population and affordable housing.

The amendment further advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment, enhancing the public welfare, and providing new housing opportunities. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential medical clinic and office users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

We trust that the above is responsive to your needs.

Yours sincerely,

Paul A. Phillips, PP, AICP

12071



ATTACHMENT

(The legal opinion from outside counsel and legal opinion from BRAC counsel to which the preceding memorandum refers have been removed from this full agenda).

ADOPTED
August 15, 2012

Resolution Regarding the
Agreement of Lease
of the Fort Monmouth Economic Revitalization Authority

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, FMERA’s current office space lease at 2-12 Corbett Way in Eatontown will expire on August 31, 2012; and

WHEREAS, The Authority’s planned offices in the former Library building are projected to be ready for occupancy on or about February 1, 2013; and

WHEREAS, in the interim, the Army has offered FMERA temporary administrative offices in the Department of Public Works building in the 400 Area of the Fort; and

WHEREAS, this office space does not include a conference room or facilities suitable for our marketing activities; and

WHEREAS, FMERA staff has conducted a search, including contacting three local real estate firms in addition to the current landlord, for suitable space for the Authority’s Real Estate Department for the interim period, September 1, 2012 through January 31, 2013;

WHEREAS, FMERA staff has identified an 1,800 square feet office, located at 15 Christopher Way, Eatontown, as the recommended site for the Real Estate Department’s interim office. Under the terms of the new Agreement of Lease, the rent will be \$16.00 per square foot; and

WHEREAS, while the standard minimum rental term on most leases is three to five years, the Landlord has agreed to allow a shorter term of only 5 months with a one month extension to be exercised at the sole discretion of the Authority, so that this lease will end in concert with the completion of the library renovation; and

WHEREAS, the Real Estate Committee has reviewed the matter, and recommends approval of the lease to the full Board of Directors.

THEREFORE, BE IT RESOLVED THAT:

1. As expressed in the attached memorandum, the Authority approves the Agreement of Lease between the Authority and 550 Realty Corp., for 1,800 square feet of office space at 15 Christopher Way in Eatontown on terms acceptable to the Executive Director and the Attorney General's Office and generally consistent with those outlined on the term sheet attached to the board memorandum.

2. As expressed in the attached memorandum, the Authority approves amending the 2011 Operating Budget to reflect the lease of the temporary office space.

3. The Executive Director or any individual authorized to execute documents pursuant to delegated authority is hereby authorized to execute the Agreement of Lease and do and perform all acts necessary to effectuate the above.

4. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval.

ATTACHMENT

Dated: August 15, 2012

EXHIBIT 2



TO: Members of the Board of Directors
FROM: Bruce Steadman
Executive Director
RE: Agreement of Lease - FMERA
DATE: August 15, 2012

Summary

The Members of the Board of Directors are requested to approve an Agreement of Lease - FMERA with 2 Corbett Way, LLC, for 1,800 square feet of office space at 15 Christopher Way, Eatontown, NJ.

Background

On August 22, 2007, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) entered into a five-year Lease Agreement with 2 Corbett Way, LLC, to lease 3,150 square feet of office space in Suite C at 2-12 Corbett Way, Eatontown, NJ. With the establishment of FMERA, an additional 2,804 square feet was leased in the same building and on the same floor as the current FMERPA office. The total square footage for both suites was 5,954 square feet (s.f.). The lease will expire on August 31, 2012. The Authority offices are scheduled to relocate on or about September 17, 2012.

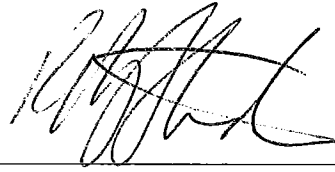
The FMERA offices in the former Library building are projected to be ready for occupancy February 1, 2013. In the interim, Army has offered FMERA temporary administrative offices in the Department of Public works building in the 400 Area of Fort Monmouth. This office space does not include a conference room. Accordingly, FMERA staff has conducted a search for suitable space for the Authority's Real Estate Department.

FMERA staff contacted 3 local real estate firms, in addition to the current landlord, in its search for suitable office space. Staff has identified a 1,800 s.f. office, located at 15 Christopher Way, Eatontown, NJ as the recommended site for the real estate department. The terms of the new Agreement of Lease - the rent will be \$16.00 per square foot. While the standard minimum rental term on most leases is three to five years, the Landlord has agreed to allow a shorter term of only 5 months with a one month extension to be exercised at the sole discretion of the Authority, so that this lease will end in concert with the completion of the library renovation. The Landlord has agreed to waive the security deposit, and will provide the office furniture at no charge. Electric will be billed at \$100.00 per month. The commencement date on the new space will be on or about September 1, 2012, and will be paid out of FMERA's operating budget.

The Real Estate Committee has reviewed the Agreement of Lease and recommends it to the Board of Directors for approval.

Recommendation

The Members of the Board of Directors are requested to approve an Agreement of Lease - FMERA with 550 Realty Corp., for 1,800 square feet of office space at 15 Christopher Way, Eatontown, NJ, at terms generally consistent with those outlined on the attached sheet, and amendment of the 2011 Operating budget for rent totaling \$7,600 (4 months at \$1,900 per month). The Members also are requested to authorize any related documents required to carry out this objective, subject to the review of the Executive Director and the Attorney General's Office.



Bruce Steadman

ATTACHMENT

Prepared by: Beverlee Akerblom

ATTACHMENT

FMERA Lease

Premises

15 Christopher Way, Eatontown, NJ (1,800 square feet)

Term

5 Month Lease Term, with one month extension at Authority's discretion
(On or about 9/01/12 through 01/31/13)

Rent

5 Months (9/01/12-01/31/13) - \$16.00/s.f. on modified gross basis, excluding tenant electric of \$100 per month

Option to Renew

One (1) month at \$16/s.f.

ADOPTED
August 15, 2012

Resolution Regarding
**Consideration of Approval of Lease of the
Motor Pool from the
U.S. Army to FMERA**

WHEREAS, Governor Christie signed the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, Monmouth County is seeking to acquire the Motor Pool as a permanent location for a Highway Division regional facility to serve eastern Monmouth County. and

WHEREAS, because the Motor Pool property is not located within the areas covered by our Phase 1 Economic Development Conveyance Agreement with the Army, FMERA has requested that the Army lease the Motor Pool to the Authority on an interim basis, and

WHEREAS, upon submission and approval of our EDC application for Phase 2 of the Fort’s redevelopment, and execution of a Phase 2 EDC agreement, FMERA will be in position to request title from the Army; and

WHEREAS, the lease from the Army to the Authority will run for a term of one (1) year, with an option for an additional six (6) month extension at the Army’s discretion, or until the Army conveys the property; and

WHEREAS, the Real Estate Committee has reviewed the Lease for the Motor Pool and recommends it to the full Board of Directors for approval.

NOW, THEREFORE BE IT RESOLVED THAT:

1. As expressed in the attached memorandum, the Board of Directors approves the lease between the Army and the Authority for the Motor Pool property on the terms contained in the lease attached to the memorandum, subject to final terms acceptable to the Executive Director and the Attorney General’s Office,

2. The Executive Director is authorized to execute documents and perform all acts necessary to effectuate the above. Authority to execute the lease between the Army and FMERA is contingent upon obtaining written acceptance from the County of Monmouth of all terms and conditions associated with the lease with the Army.

3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT
DATED: August 15, 2012

EXHIBIT 3



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Approval of Lease of the Motor Pool Property from the Army to FMERA

DATE: August 15, 2012

Request

I am requesting that the Members of the Board of Directors consider approving a lease with the Army for the Motor Pool property on the Main Post. The County intends to use the property as a regional facility for the Highway Division of its Department of Public Works.

Background

The Motor Pool, also known as the Maintenance Facility, is comprised of six buildings (Buildings 750, 753, 754, 756, 760 and 761) and their associated parking areas on approximately 10.5 acres in the Eatontown area of the Main Post. Totaling 29,094 sf, the buildings consist of vehicle maintenance and storage buildings, including a green truck wash station. The facilities were constructed between 1987 and 1992.

The County is seeking to acquire the Motor Pool as a permanent location for a Highway Division regional facility to serve eastern Monmouth County. The Highway Division is responsible for the maintenance, construction, and repairs of all roadways under County jurisdiction. Its duties include preparing roadways for resurfacing, performing surface repairs, upkeep of the grassy areas surrounding County roadways, snow removal and winter maintenance.

The County is seeking to occupy the Motor Pool prior to winter so that it can serve as a base for snow plowing operations. Because the property is not located within the areas covered by our Phase 1 Economic Development Conveyance Agreement with the Army, we have requested that the Army lease the Motor Pool to the Authority on an interim basis. Upon submission and approval of our EDC application for Phase 2 of the Fort's redevelopment, and execution of a Phase 2 EDC agreement, we will be in position to request title from the Army. Subject to Authority Board approval, we would subsequently sell the property to the County for cash and/or in-kind consideration, which could take the form of road improvements, maintenance and snow removal within or associated with the Fort.

The lease from the Army to the Authority will run for a term of one (1) year, with an option for an additional six (6) month extension at the Army's discretion, or until the Army conveys the property. The draft lease does not commit the Army to any renewals beyond the stated term, nor does it commit the Army to dispose of the property upon lease expiration to FMERA or any

other party. The Army will lease the property to FMERA in as-is, where-is condition but subject to the Army's continuing obligations under CERCLA for pre-existing environmental conditions. The consideration for the lease is the operation and maintenance of the property by the Authority or its sublessee, along with the cost of utility services.

The Army issued a Finding of Suitability to Lease for the Motor Pool in August 2011, indicating that the property meets federal and state environmental standards for continued use as a vehicle maintenance facility.

The Real Estate Committee has reviewed the Lease for the Motor Pool and recommends it to the full Board of Directors for approval.

Recommendation

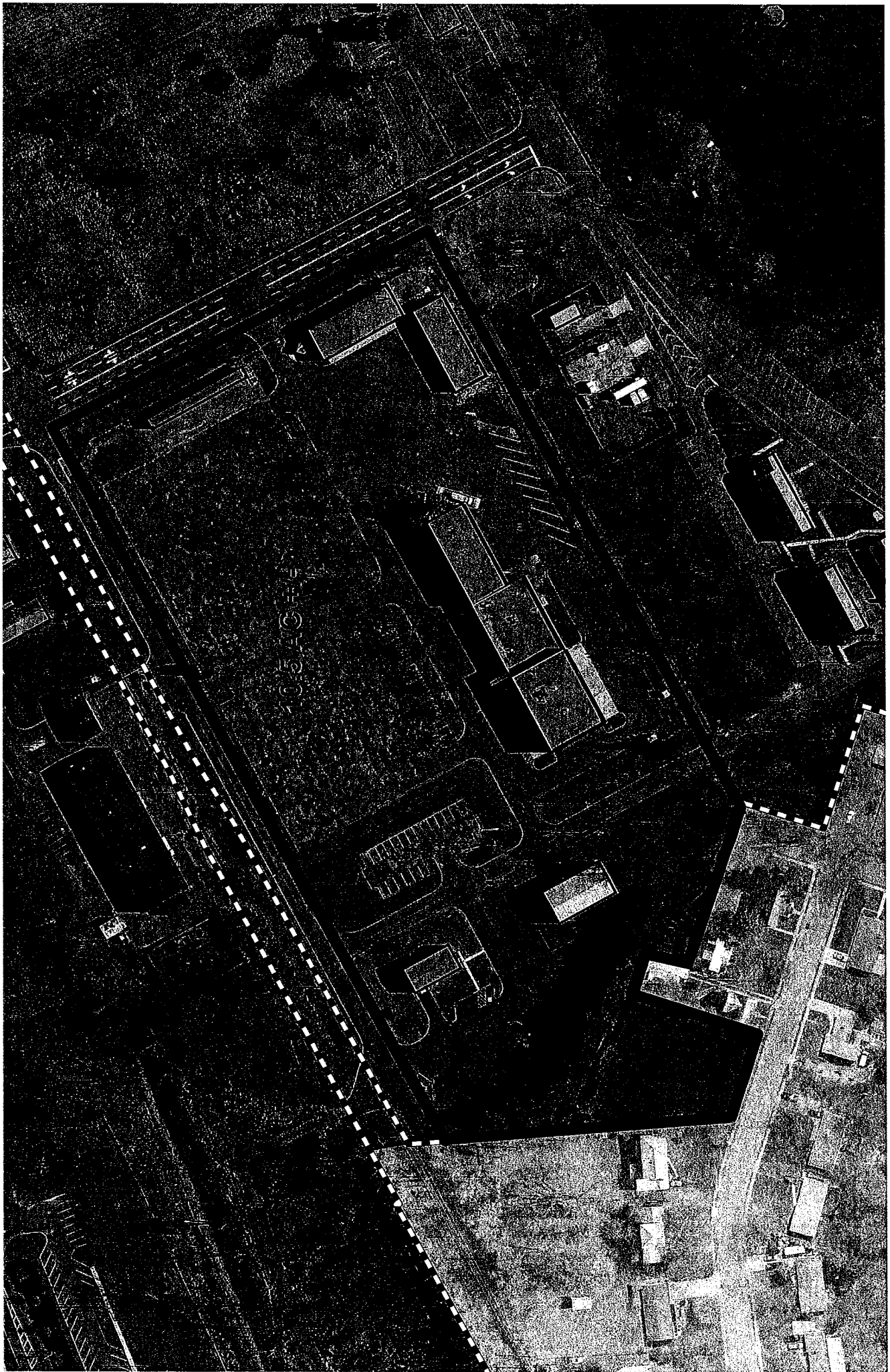
In summary, I request that the Board of Directors consider the approval of a lease between the Army and the Authority for the Motor Pool property on the terms contained in the attached lease. In order to avoid the possibility of FMERA having a lease without a sublease, in addition to authority from the Board to enter into the sublease, authority to execute the lease between the Army and FMERA is contingent upon obtaining written acceptance from the County of Monmouth of all terms and conditions associated with the lease with the Army.



Bruce Steadman

Attachments

Prepared by: Rick Harrison





MOTOR POOL LEASE MEMO ATTACHMENT

(The lease that the preceding memo refers to has been removed from this full agenda).

ADOPTED
August 15, 2012

Resolution Regarding
**Increase of Credit Facility B from NJEDA for Renovation
of the former Post Library and
Amendment to the FMERA Budget to
Reflect the Renovation of the former Post Library**

WHEREAS, Governor Christie signed the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, under the FMERA Act, N.J.S.A. 52:27I-26.jj, the New Jersey Economic Development Authority (NJEDA) may assist the Authority by providing loans to fund approved budgets; and

WHEREAS, on May 16, 2012 the FMERA Board of Directors approved obtaining Credit Facility B from the NJEDA to partially fund the conversion of a 10,650 square-foot building that formerly served as the Post Library (Building 502) to a professional office building that will be occupied by the Authority; and

WHEREAS, the Credit Facility B as approved was a \$300,000 term loan at prime plus 100 basis points (floor of 3%) with a 12-month draw period where interest will be accrued and capitalized followed by a 5-year term and 10-year amortization; and

WHEREAS, on June 20, 2012 the FMERA Board of Directors approved the request to apply for additional funds from NJEDA and/or the Office of Economic Adjustment (OEA) to support Phase 2 of the renovation costs associated with conversion of the former Post Library; and

WHEREAS, on July 12, 2012 the NJEDA Board approved FMERA’s request to increase Credit Facility B to \$502,000, under the same terms and conditions as originally approved.

NOW, THEREFORE BE IT RESOLVED THAT:

1. As expressed in the attached memorandum, the Board approves the additional \$202,000 amount of Credit Facility B.
2. As expressed in the attached Board memorandum, the Members of the Authority approve the amended FMERA budget to reflect the renovation of the former Post Library.
3. The Executive Director is authorized to execute documents and perform all acts necessary to effectuate the above.

4. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT
DATED: August 15, 2012

EXHIBIT 4



TO: Members of the Board of Directors
FROM: Bruce Steadman
Executive Director
RE: Increase of Credit Facility B from NJEDA for Renovation of the former Post Library and of Amendment to the FMERA Budget to Reflect the Renovation of the former Post Library
DATE: August 15, 2012

Request:

Consideration of approval is requested to approve the modification of the Credit Facility B from NJEDA to reflect an increase in the loan amount from \$300,000 to \$502,000 under the same terms and conditions and to amend the Authority's budget to reflect the sources and uses for the renovation of the former Post Library.

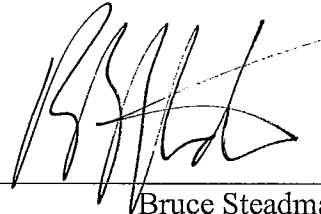
Background:

On May 16, 2012, the Board approved obtaining Credit Facility B from NJEDA to partially fund the conversion of a 10,650 square-foot building that formerly served as the Post Library (Building 502) to a professional office building that will be occupied by the Authority. The Credit Facility B as approved was a \$300,000 term loan at prime plus 100 basis points (floor of 3%) with a 12-month draw period where interest will be accrued and capitalized followed by a 5-year term and 10-year amortization. The Authority will have 24 months to close on the facility and commence the 12-month draw period. On June 20, 2012 the Board approved the request to apply for additional funds from NJEDA and/or the Office of Economic Adjustment (OEA) to support Phase 2 of the renovation costs associated with conversion of the former Post Library, copy of June 20, 2012 Board Memo attached. On July 12, 2012 the NJEDA Board approved FMERA's request to increase Credit Facility B to \$502,000, under the same terms and conditions as originally approved. Therefore, the Board is now requested to approve the additional \$202,000 amount of Credit Facility B.

With the increase in Credit Facility B to \$502,000, the amount available for funding for the renovation of the former Post Library are \$214,434 from OEA and \$502,000 from NJEDA and the uses of the funding are \$690,700 for Patock Construction Company with a \$20,000 contingency. Therefore, the Board is requested to approve amendment of the Authority's budget to reflect the conversion of the former Post Library to a professional office building that will be occupied by the Authority.

Recommendation:

Accordingly, I recommend that the Board of Directors approve the modification of the Credit Facility B from NJEDA to reflect an increase in the loan amount from \$300,000 to \$502,000 under the same terms and conditions and to amend the Authority's budget to reflect the conversion of the former Post Library.

A handwritten signature in black ink, appearing to read 'B. Steadman', is positioned above a horizontal line.

Bruce Steadman

Prepared by: Beverlee Akerblom
ATTACHMENT

**ADOPTED
June 20, 2012**

Resolution Regarding the
**Approval to Request Funds
for Phase 2 of the
Former Post Library Renovation**

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, on May 16, 2012, the Authority approved, subject to certain conditions, the selection of Patock Construction Company (Patock) for design-build services to retrofit and convert the Library (Building #502) to professional administrative space on the Fort Monmouth property; and

WHEREAS, on May 16, 2012 the Authority approved a budget of \$514,434 to complete the design-build services; and

WHEREAS, on May 16, 2012, the Authority approved a loan from the New Jersey Economic Development Authority (NJEDA) that included \$300,000 for the renovation of the former Library (Building #502); and

WHEREAS, the Office of Economic Adjustment (OEA) has approved funding of \$214,434 for the renovation; and

WHEREAS, Patock’s original proposal was for \$807,700; and

WHEREAS, the FMERA staff through value engineering and scope decrease lowered the total construction amount to \$690,700; and

WHEREAS, in an effort to not delay the project, the FMERA staff has phased the construction work, with the first phase total being \$508,100 and thus within the Authority’s May 16, 2012 approval, and the second phase total being \$182,600; and

WHEREAS, the staff would like to apply to the NJEDA and/or the Office of Economic Adjustment (OEA) for \$182,600 plus a contingency amount of \$20,000 (for a sum of \$202,600) to complete Phase 2 of the former Post Library Renovation; and

WHEREAS, the amount of \$202,600 for Phase 2 would bring the project to \$69/square foot; and

WHEREAS, the FMERA staff believes this is the lowest total construction amount that will offer the FMERA staff a functional, efficient, and adaptable work environment, and allow for all marketing, construction, committee, and Board Meetings to be held under one

roof; and

WHEREAS, the members of the Real Estate Committee reviewed the staff's process and recommendation; and

WHEREAS, the Members of the Board wish to request funds in the amount of \$202,600 from the NJEDA and/or OEA to complete Phase 2 of the former Post Library renovation.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached Board memorandum, the Members of the Board authorize the Executive Director and staff to request funds in the amount of \$202,600 from the NJEDA and/or OEA to complete Phase 2 of the former Post Library renovation.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the request for additional funds from the NJEDA and/or OEA.

3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Dated: June 20, 2012
ATTACHMENT

EXHIBIT 3



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Request for Funds for Phase 2 of the former Post Library Renovation

DATE: June 20, 2012

Request

I am requesting the Board of Directors' approval for FMERA to request an additional \$202,600 in funds through the Office of Economic Adjustment and/or the New Jersey Economic Development Authority to fund the second phase of the former Post Library renovation.

Background

The Board approved the selection of Patock Construction Company (Patock) for design-build services to retrofit and convert the Library (Building #502) to professional administrative space on the Fort Monmouth property at the May 16, 2012 Board Meeting, subject to the FMERA staff's negotiations with Patock based on initial available funds of \$514,434. The initial available funds of \$514,434 was based on a preliminary staff estimate, with grant funds from the Office of Economic Adjustment (OEA) of \$214,434 and loan funds from New Jersey Economic Development Authority (NJEDA) of \$300,000. The Board of Directors approved the \$300,000 loan from NJEDA as part of a \$4.5 million credit facility at the May meeting of the Authority. Patock's original proposal was for a total construction amount of \$807,700. FMERA staff has worked with Patock through value engineering and scope decrease to lower the total construction amount to \$690,700. We believe this is the lowest total construction amount that will offer the FMERA staff a functional, efficient, and adaptable work environment, and allow for all marketing, construction, committee, and Board Meetings to be held under one roof.

Further, to satisfy our obligation to stay within the initial available funds, Patock has taken out of the original scope several items related to interior furnishings and HVAC, so that in a phased construction approach the first phase total would be \$508,100, well within our \$514,434 limit. The second phase would then total \$182,600; this would bring the grand total to \$690,700, or approximately \$69 per square foot for a complete upgrade of a 10,000 square foot building built roughly 40 years ago.

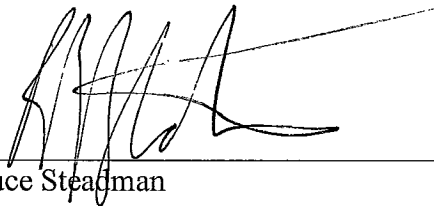
We will initiate the first phase of construction with Patock immediately, based on the Board's approval in May, and also considering OEA's request that we move out of our Eatontown offices as soon as possible after June. Then, it will be our intention to seek additional OEA/EDA funding to complete the second phase of the upgrade project.

Given the age of the building, and the limited as-built drawings available from the Army, it is possible that unknown conditions may be encountered during the renovation that may increase the construction budget further. To prepare for this possibility, I would ask that the second phase funding be increased by a contingency amount of \$20,000, bringing the total additional funds being sought through OEA and/or NJEDA to \$202,600.

The Real Estate Committee reviewed and discussed the funds needed for Phase 2 of the former Post Library renovation and recommends approval to the full Board of Directors.

Recommendation

In summary, I am requesting the Board of Directors' approval for FMERA to request an additional \$202,600 in funds through the Office of Economic Adjustment and/or the New Jersey Economic Development Authority to fund the second phase of the former Post Library renovation.



Bruce Steadman

Prepared by: Bruce Steadman