

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
February 20, 2013  
Tinton Falls Municipal Building, Tinton Falls, New Jersey

**MINUTES OF THE MEETING**

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

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Robert Ades, Vice Chairman, Public Member – V
- Tim Lizura, President and COO, New Jersey Economic Development Authority (NJEDA) - V
- Brett Tanzman, Assistant Counsel, Authorities Unit, Office of the Governor – V
- Lillian Burry, Monmouth County Freeholder – V
- Gerald Tarantolo, Mayor of Eatontown - V
- Michael Skudera, Mayor of Tinton Falls - V
- Michael Mahon, Mayor of Oceanport – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor & Workforce Development

**V- Denotes Voting Member**

**Members Not Present**

- Dr. Robert Lucky, Public Member – V
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJTransit (NJT)
- Charles Richman, Deputy Commissioner, NJ Department of Community Affairs (DCA)

**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 7:03 pm, who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA Executive Director and Secretary, Bruce Steadman, announced that notice of this meeting has been sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA and the NJEDA websites.

The first item of business was the approval of the January 16<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Tim Lizura.

Motion to Approve: LILLIAN BURRY      Second: TIM LIZURA  
AYes 8

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the Board Meeting. Mr. Gorman stated that on January 29<sup>th</sup>, FMERA sold Parcel E, located in Tinton Falls, to CommVault Systems, Inc. Mr. Gorman stated that the closing was an undertaking that had multiple issues and matters to be resolved in order to effectuate the closing. Mr. Gorman thanked Bruce Steadman and the FMERA staff, Deputy Attorney's General Ed Pillsbury and Gabriel Chacon, Tinton Falls Mayor Skudera and the Borough of Tinton Falls for the diligent efforts facilitating this important transaction which over time will restore many of the jobs lost when Fort Monmouth closed.

Mr. Gorman stated that the Board would consider approval of five Board actions: 1) the lease of the Teen Center and Pool from the Army and FMERA's sublease of the property to the County of Monmouth 2) the lease of the former Provost Marshall's Office from the Army and FMERA's sublease of the property to the New Jersey State Police; 3) the lease of Buildings 410 and 418 from the Army and FMERA's sublease of the property to the County of Monmouth for the County's Homeless Shelter 4) the Award of Request for Proposals for Professional Management and Maintenance for Fort Monmouth Suneagles Golf Course and Associated Banquet Restaurant Facilities and 5) the Modification of Office of Economic Adjustment grant to reimburse host municipality consultant expenses incurred in support of FMERA's land use regulations and development and design guidelines. Mr. Gorman stated that the board materials are available to the public at the meeting.

The Chairman went on to state that there will be two comment periods at the meeting and due to the lengthy agenda, the comment period per commenter is limited to five minutes. 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 due to the full agenda. 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

Bruce Steadman stated that the four Staff Advisory Committee (SAC) memberships have been posted on the FMERA website. Mr. Steadman also stated that the Land Use Regulations have been published in the New Jersey Register, and have been posted on the FMERA and Economic Development Authority (EDA) websites for the beginning of the sixty day comment period which ends on April 20<sup>th</sup>. After the comment period, the regulations will go back to the Board for final approval.

### V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration, stated that the Federal Grant Status amendment for the grant scheduled to end June 30, 2013 is being prepared for submission to the Office of Economic Adjustment. Through this amendment the Authority is requesting additional funding for

expenses not previously funded under the grant, such as the outbound survey of the Phase 2 Economic Development Conveyance (EDC) parcel.

Ms. Akerblom stated that in accordance with the terms of the EDC, FMERA's proceeds from the sale of Parcel E to CommVault will be reinvested into Fort Monmouth job-generating and economic redevelopment activities in twelve allowable categories which include road, utility, storm and sanitary sewer construction. FMERA is required to submit certified annual financial statements that account for the reinvestment of proceeds generated from the economic development conveyance property. Ms. Akerblom stated that field work continues on the audit of the Authority's 2012 operations.

Ms. Akerblom concluded her report by stating that spending continues to be strictly monitored.

Mayor Tarantolo thanked Ms. Akerblom for all of her efforts.

## VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Bob English of Eatontown asked if the Request for Offer to Purchase (RFOTP) for Parcel B states that the housing must be owner occupied. Mr. English stated that a letter from the Borough Council of Eatontown was sent to FMERA stating their opposition for rental properties. Mr. English asked that the letter be shared with the Board.

Tom Mahedy of Wall Township stated that Monmouth County should not have to pay for the Teen Center and Pool. Mr. Steadman stated that the policy approved by the Board and the Army does not allow the Authority to give property for free. Mr. Steadman stated that there is an evaluation process which determines the public benefit derived from a property and reduces the appraised value of the property accordingly. Mr. Steadman stated that the County has reviewed and agreed to the evaluation process.

Mr. Mahedy stated that there is contamination around the area of the Teen Center and Pool and there is no Finding of Suitability to Transfer (FOST) for the property. Mr. Steadman clarified that there is a Finding of Suitability to Lease (FOSL) issued by the Army and it has been reviewed by the Department of Environmental Protection (DEP). Mr. Steadman stated that the FOSL does not indicate any environmental issues relative to the property that would preclude the lease from the Army and a sublease to the County.

Mr. Mahedy expressed his concern that no environmental testing has been completed on the Fort property since the flooding from Hurricane Sandy, including the property occupied by the New Jersey State Police (NJSP). Mr. Steadman stated that there was no flooding at the building occupied by the NJSP and the Army is working with their contractor, Parsons, and the Army Corp. of Engineers to evaluate the landfills and the dump areas that were flooded.

Mr. Mahedy asked if the fee for the liquor license at the Suneagles Golf Course would remain the same. Mr. Steadman stated that the fee for the liquor license would not change due to any FMERA change. DAG Gabriel Chacon stated that the fee for the liquor license is set by the Alcohol and Beverage Control (ABC) and not by FMERA.

Sara Breslow of Eatontown stated that there is a lack of openness by the Board. Ms. Breslow stated that the Staff Advisory Committees should be open to the public.

Nyna McKittrick of Colts Neck stated that she participated in the bus tour and that the speaker, David Nuse, was very informative and factual. Ms. McKittrick stated that it was an excellent opportunity to learn about the Fort's redevelopment, and that Mr. Nuse gave away free candy.

Kenneth J. Kloo arrived at 7:31 pm.

## VII. EXECUTIVE DIRECTOR'S REPORT

David Nuse, Director of Real Estate Development, stated that on January 29, 2013 FMERA closed on Parcel E with CommVault, one of the world's fastest growing data storage companies. Parcel E, a 55 acre parcel in Tinton Falls, is the first tract of the former Post to be sold, and is a significant milestone in the transformation of the 1,100+ acres.

CommVault plans to make a substantial investment to complete Phase I of the project, which involves the construction of an approximately 275,000-square-foot facility to serve as its worldwide corporate headquarters. The project will result in the retention of several hundred existing jobs for New Jersey and the creation of new jobs. At full build-out, the company anticipates up to 650,000 square feet of new high-tech office/research space in one or more buildings on the site. Once the three phases of the project are completed, CommVault could create a total of up to 1,500, or more, new jobs in the State.

David Nuse stated that in August of 2011 FMERA issued a Request for Proposals (RFP) for the 16-acre Clinic Parcel. One qualified proposal was received from AcuteCare. In February of 2012 the FMERA Board authorized staff to continue negotiations with AcuteCare, subject to the adoption of Plan Change Amendment #2, which was approved in December of 2012. FMERA expects to execute a purchase/sale agreement with AcuteCare in February.

The Fort Monmouth Reuse and Redevelopment Plan (the "Reuse Plan") envisioned that the Clinic would be demolished and the property redeveloped for a mix of residential uses totaling 85 units. The Reuse Plan, however, also acknowledged that additional analysis of the Clinic building's reuse potential should be explored. The Plan Change Amendment #2 allows for the reuse of the Clinic building and relocates the residential units elsewhere within the Oceanport Reuse Area.

In September 2012 the Board of Directors authorized FMERA's execution of the Purchase-Sale Agreement (PSA) for the Clinic Parcel. The PSA was subsequently revised, with Board approval, and the FMERA staff expects closing to occur this summer. AcuteCare will make a minimum of a \$5 million investment in the Clinic Building and create a minimum of 50 jobs in its first 3 years.

David Nuse stated that Cushman & Wakefield, Master Broker, continues to market the former Fort Monmouth property. The Cushman & Wakefield team has established a Fort Monmouth website, [www.fort-monmouth-marketing.com](http://www.fort-monmouth-marketing.com) to showcase the property. A one-time registration is required. The site contains information that will assist prospective purchasers in evaluating Fort Monmouth properties as they are brought to market. In addition, FMERA staff and Cushman and Wakefield continue to reach out to potential RFOTP recipients to set up presentations and familiarization tours in order to maximize interest in the market. We have been averaging two tours/meetings per week

Bruce Steadman explained the RFOTP, the RFP and the Request for Quotes (RFQ) process stating that the definitions and terms are defined in the Authority's Sales and Lease Rules. Mr. Steadman stated that the RFQ and RFOTP are not sealed bids, and that these proposals are evaluated based on several

criteria, and that contracts are not necessarily awarded to the lowest bid proposal, but to the proposal with the best score. Mr. Steadman stated that there is a list of criteria used to evaluate the submitted proposals and there is an extensive evaluation process in that each evaluator scores the proposals independently, and upon completion of the scoring, the proposals are ranked. Mr. Steadman stated that the Howard Commons evaluation process could take several months including discussions with the Housing Staff Advisory Committee and the Real Estate Committee.

Rick Harrison, Director of Facilities Planning, stated that FMERA and the Army continue to have regular discussions on the future transfer of the balance of the Main Post, under the Phase 2 Memorandum of Agreement (MOA). These discussions are helping to further a positive working relationship that will result in a revitalized former Fort Monmouth.

Rick Harrison stated that the following is a summary of the status of the current RFOTPs and RFPs that FMERA has issued and intends to issue:

- Howard Commons  
FMERA staff issued an RFOTP for the Howard Commons Area of the former Post on December 14, 2012. The approximately 64 acre parcel is intended to be developed into housing, as shown in the Fort Monmouth Reuse and Redevelopment Plan. On January 28, 2013 six firms submitted proposals, with some firms submitting multiple scenarios for development. FMERA expects to have a recommendation for the Board of Directors' consideration at the June or July meeting of the Authority.
- Professional Management and Maintenance Services – Suneagles Golf Course  
FMERA staff issued a RFP for the professional management and maintenance of Suneagles Golf Course and associated banquet and restaurant facilities on Friday, January 11, 2013. A mandatory pre-proposal conference was held on Friday, January 18, 2013 at Gibbs Hall. Two proposals were received on February 11, 2013 and the FMERA staff's recommendation is being considered by the Board of Directors at tonight's meeting of the Authority.
- Officers Housing  
FMERA staff issued a RFOTP for the Officers Housing in the Historic District on January 16, 2013. The Officers Housing is intended for residential reuse consistent with the Fort Monmouth Reuse and Redevelopment Plan. Proposals for the Officers Housing are due by 3:00 pm on April 1, 2013.
- Upcoming RFOTPs  
Lastly, FMERA intends to issue RFOTPs for Parcels B, C and C1 in the coming weeks, along with a RFP for a lease of the Marina. Please refer to our website [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com) for updates.

Katie Hodes, FMERA's Program Officer, stated that Cushman and Wakefield has provided on-going assistance to FMERA's small business attraction initiative. To date, FMERA has met with approximately 25 small businesses interested in relocating to Fort Monmouth. The most engaged parties are from light manufacturing industries. The initiative's goal is to enlist small businesses to support the FMERA mission, and ensure that small businesses participate in creating jobs and amenities needed for the successful redevelopment of the former Fort.

Katie Hodes stated that FMERA held its inaugural community bus tour on Wednesday, January 30, 2013, offering 60 residents an opportunity to visit the former military installation and learn more about the redevelopment effort. The tour showcased the 1,100+ acre property, which spans parts of Eatontown, Oceanport and Tinton Falls. FMERA recognizes how important it is to keep members of the Community informed and engaged on the redevelopment effort and hopes to schedule a second tour in the coming months. Please visit [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com) for information on upcoming events.

Bruce Steadman gave an update on the FMERA action items:

- Continued work with Matrix Design Group and the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- 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
- FMERA has collaborated with several Federal, State and Local agencies regarding storm response initiatives. There are 111 families currently staying within the Federal Emergency Management Agency's (FEMA) interim housing at the Fort via a FEMA/Army agreement.
- FMERA is renovating the former post library for the FMERA offices and anticipates moving by late spring and will hold the Authority's public meetings at the offices beginning July 2013.

## VIII. COMMITTEE REPORTS

### a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee did not meet this month, but will be meeting in April.

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

Chairman Gorman stated that the Committee met on February 13<sup>th</sup> at the FMERA offices.

- Update from Phillips Preiss Grygiel (PPG), to provide an overview of the potential impacts of the FEMA interim housing on the future redevelopment of Fort Monmouth.
- Update on the proposed Land Use Rules that will be published in the New Jersey Register on Tuesday, February 19, 2013 and will be posted on the NJEDA and FMERA websites. The 60 day public comment period for the Land Use Rules will end on April 20, 2013.
- Update on the Request for Proposals (RFP) for the professional management and maintenance of Suneagles Golf Course and associated banquet/restaurant facilities. The Committee approved the recommendation for the Board's consideration at tonight's meeting.
- Update of the three leases and subleases:
  - Teen Center and Pool which includes two buildings (Buildings 2566 and 2569) in the Tinton Falls Reuse Area of the Fort's Charles Wood Area. The County wishes to occupy the Property this spring so that the pool can be opened in time for the 2013 season. The Committee agreed to recommend the lease and sublease to the full Board of Directors for approval.
  - The New Jersey State Police (NJSP) Building, the former Provost Marshall's Office which includes two buildings (Buildings 977 and 983) in the Oceanport Reuse Area of the Main Post. The Committee agreed to recommend the lease and sublease to the full Board of Directors for approval.

- County Homeless Shelter, which includes Buildings 410 and 418 and their associated parking areas and open space, are situated on approximately 1.5 acres in the Oceanport Reuse Area of the Main Post. The County is seeking to lease the Property to replace Buildings 417 and 421 which were previously used for a homeless shelter. Buildings 417 and 421 were damaged by floodwaters from Hurricane Sandy and are unusable. The Committee agreed to recommend the lease and sublease to the full Board of Directors for approval.
  - Update on Parcel E with CommVault, and that a groundbreaking event is expected to take place in April, at CommVault's planning.
  - Update on Howard Commons and Officers Housing RFOTP process.
  - Update on the RFOTPs for Parcels B, C, C1 and the Marina.
  - Update on the AcuteCare purchase sale agreement.
  - Update on a possible Homeless Veterans Housing project.
  - Update on Cushman and Wakefield's marketing effort.
  - Update on the Small Business initiative and a small demonstration project.
- c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, NJDEP):

Kenneth J. Kloo stated that the Committee met on February 4th at 5:00 pm.

- FMERA staff provided an update on Parcel E, stating that FMERA closed with CommVault Systems Inc. on the 55 acre parcel in the Tinton Falls section of the Charles Wood Area on January 29, 2013.
- FMERA staff provided an overview of FEMA's new advisory base flood elevation maps and how they impact the former Fort Monmouth. FMERA staff stated that the new advisory flood maps primarily impact development of the 400 Area of the former Fort.
- FMERA staff provided an update on the current RFOTP including Howard Commons Area, Officers Housing, Parcels B, C, C1 and the Marina lease.
- Discussion of the FOSLs for the Motor Pool and Teen Center and Pool.
- Discussion on a briefing prepared by Matrix Design Group pertaining to Watson Labs and the Myer Center, which resulted in some questions requiring DEP follow-up.
- The Committee postponed discussing another briefing pertaining to the on-site landfills until the March meeting.
- Overview of the NJDEP's vapor intrusion (VI) strategy and that the US Environmental Protection Agency (EPA) had revised their VI screening levels and the DEP was likely to follow their lead. On February 6, the DEP revised their VI screening level to be consistent with US EPA's. In January, a VI investigation was performed by the Army on six buildings. Only one building, Building 699, exceeded the sub-slab screening level for PCE, which was attributed to a nearby dry cleaning facility. It was determined at that time that continued monitoring would occur in Building 699. However, now that the DEP has revised their VI screening levels, the sub-slab PCE level is within an acceptable range and no further monitoring is required.

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

Robert Ades stated that the Committee did not meet this month. Mr. Ades stated that the Committee will tour the Historical District on February 27<sup>th</sup>.

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

Bruce Steadman, on behalf of Charles Richman, stated that the Committee did not meet this month but will have a meeting in March.

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

Freeholder Burry stated that the Committee did not meet this month.

IX. Board Actions

A) The next item before the Board was the consideration of approval of lease of the Teen Center and Pool from the Army and FMERA's sublease of the property to the County of Monmouth upon the same terms as FMERA's lease with the Army.

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

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.

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

Tim Lizura requested that the resolution should be amended to reflect that the extension of the lease and sub-lease can be approved at the discretion of the FMERA staff. The amendment was accepted by the Board members who made and seconded the motion.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Brett Tanzman	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		

Motion to Approve: MAYOR TARANTOLO Second: LILLIAN BURRY  
AYes: 8

B) The next item before the Board was the consideration of approval of lease of the former Provost Marshall's Office from the Army and FMERA's sublease of the property to the New Jersey State Police upon substantially the same terms as FMERA's lease with the Army

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 2.

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.



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

Tim Lizura requested that the resolution should be amended to reflect that the extension of the lease and sub-lease can be approved at the discretion of the FMERA staff. The amendment was accepted by the Board members who made and seconded the motion.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Brett Tanzman	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		

Motion to Approve: LILLIAN BURRY Second: MAYOR TARANTOLO

AYes: 8

C) The next item before the Board was the consideration of approval of lease of Buildings 410 and 418 from the Army and FMERA's sublease of the property to the County of Monmouth for the County's Homeless Shelter upon the same terms as FMERA's lease with the Army.

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 3.

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.

A motion was made to approve by Mayor Tarantolo and was seconded by Michael Mahon.

Freeholder Burry stated that the County has been maintaining the Homeless Shelter at the Fort for many years and that those displaced by Hurricane Sandy were now living at the Monmouth County Care Center and will be returning to the Fort property when the buildings are operational.

Tim Lizura requested that the resolution should be amended to reflect that the extension of the lease and sub-lease can be approved at the discretion of the FMERA staff. The amendment was accepted by the Board members who made and seconded the motion.

Mr. Steadman stated that the homeless shelter should be operational within 45 days.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Brett Tanzman	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		

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

D) The next item before the Board was the consideration of approval of Award of Request for Proposals for Professional Management and Maintenance for Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities.

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 4.

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.

A motion was made to approve by Robert Ades and was seconded by Mayor Tarantolo.

Mayor Tarantolo asked if the proposals are subject to the Open Public Records Act (OPRA) and was answered yes by DAG Gabriel Chacon.

Mayor Mahon stated that the memo explains that the engagement is for up to 18 months with extensions on a month-to-month basis however, he asked what the plans are due to the FEMA housing at Suneagles. Mr. Steadman stated that the RFOTP process will begin well in advance of the 18 months in order to ensure that FMERA is ready to issue and close within the 18 month period. Mayor Mahon asked if FMERA wishes to have the authorization to extend the lease on a month-to-month basis. DAG Gabriel Chacon stated that he did not have the lease and contract before him, but if the lease and contract includes extensions, the Board is approving the possibility of those extensions and therefore FMERA staff would have the authority to approve the month-to-month extensions. DAG Gabriel Chacon also explained that Mr. Lizura's amendments to the prior motions clarified the wording of the resolutions to expressly state that FMERA staff had the discretion to extend those leases and subleases.

Tim Lizura requested that the resolution should be amended to reflect that the extension of the lease can be approved at the discretion of the FMERA staff. The amendment was accepted by the Board members who made and seconded the motion.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Brett Tanzman	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		

Motion to Approve: ROBERT ADES      Second: MAYOR TARANTOLO  
AYes: 8

E) The next item before the Board was the consideration of approval of modification of Office of Economic Adjustment (OEA) grant to reimburse host municipality consultant expenses incurred in support of FMERA's land use regulations and development and design guidelines.

Bruce Steadman read the resolution which is attached hereto and marked Exhibit 5

Bruce Steadman stated that the board memo mirrored the resolution and provided additional backup information.

A motion was made to approve by Mayor Tarantolo and was seconded by Robert Ades.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
James V. Gorman	X		
Robert Ades	X		
Tim Lizura	X		
Brett Tanzman	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		

Motion to Approve: MAYOR TARANTOLO      Second: ROBERT ADES  
AYes: 8

X. Other Items

There were no other items for discussion.

## XI. Public Comment

Sara Breslow of Eatontown stated that the taxpayers should not be responsible for the renovations of the library. Mr. Steadman stated that it is customary on all closed military bases for the Local Reuse Authority (LRA) to occupy a building on the property in order to manage security, facilitate tours and business and to be a part of the base community. The money being used to renovate the building comes from OEA, and from EDC funds which have to be reinvested into the property. Mr. Steadman stated that the building will eventually be sold with the proceeds being split with the Army.

Ms. Breslow asked if the membership on the Environmental Staff Advisory Committee was increased. Mr. Steadman stated that the membership for all of the Staff Advisory Committees include eight members, and a chairperson, with each committee having the same membership criteria. Mr. Steadman stated that the Committees have representatives, who are subject matter experts, and who have different areas of expertise in various parts of the marketplace.

Ms. Breslow stated that the Committee Members listed on the FMERA website do not have a science or environmental background and this undermines the effectiveness of the Committee. Mr. Steadman stated that each member on the Committee is affiliated with an environmental group, is an environmental professional, or has environmental experience related to property development.

Mr. Kloo stated that the academia representative for the Committee holds a PhD in environmental science and chemistry, the county representative holds a PhD in environmental science, the real estate representative is completing her doctoral thesis in environmental science, and the developer representative holds a masters degree and formerly served as the Commissioner of the DEP.

Ms. Breslow asked if there is a public comment period for the RFOTPs and Mr. Steadman stated that the public is not part of the evaluation process. Tim Lizura stated that the plan change amendments do allow for a public comment period.

Anthony Talerico of Eatontown stated that he appreciated that the RFOTPs for Howard Commons and Parcel B include language regarding Eatontown's preference for for-sale properties. Mr. Talerico stated that the bus tour was very well done and that the Mayors should actively get involved in notifying their boroughs of the tours.

Phil Welch of Lincroft stated that the homeless veterans programs for housing should consider housing for families. Mr. Welch stated that the FEMA housing is interim housing and suggested the units be reused and made available to families and affordable housing permanently.

Nyna McKittrick of Colts Neck stated that the undeveloped land could be used for community gardens.


Tom Mahedy of Wall Township asked for the total amount of tax incentives CommVault is receiving from the Economic Development Authority (EDA). Mr. Lizura stated there are two performance based programs that CommVault was approved for which are based on activity and job creation and retention. Mr. Lizura stated that the EDA approved up to \$7.2MM worth of Business Employment Incentive Program (BEIP) grant reimbursements if CommVault creates 250 new jobs and the employee's withholding taxes support that level of reimbursement. Mr. Lizura stated that there are no funds provided by the EDA in advance and are given when CommVault meets their obligations under the agreement, and these are tax reimbursement programs, not grant programs.

Mr. Mahedy asked what the \$200,000 deduction in the sale price of CommVault included. Mr. Steadman stated that during the due diligence process, CommVault came upon a number of issues which would have totaled about \$1.5MM of unanticipated costs and upon discussions with CommVault and the Army, the price was reduced by \$200,000 after negotiations.

Mr. Mahedy asked for the name of the appraisal companies that appraised Parcel E. Mr. Steadman stated he would send Mr. Mahedy the name of the appraisers and a copy of the appraisals.

There being no further business, on a motion by Lillian Burry seconded by Mayor Tarantolo and unanimously approved by all voting members the meeting was adjourned at 8:40 pm.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board Meeting.



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David E. Nuse, Assistant Secretary

Resolution Regarding the  
**Agreement of Lease with the Department of the Army for the  
Teen Center and Pool and Sublease of the Property  
to the County of Monmouth (“County”) upon the  
same terms as FMERA’s Lease with the Army**

**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 . . .” and section 9(f) “[t]o lease as lessee[ and] lease as lessor . . .”; and

**WHEREAS**, the Teen Center and Pool facilities include two buildings (Buildings 2566 and 2569) and their associated parking areas on approximately 6.5 acres in the Tinton Falls Reuse Area of the Fort’s Charles Wood Area; and

**WHEREAS**, the County is seeking to acquire the Property as a public recreational facility to be managed by the Monmouth County Parks Department; and

**WHEREAS**, the outdoor pool will operate on a seasonal basis while the Teen Center will be used year-round. The County wishes to occupy the Property this spring so that the pool can be opened in time for the 2013 season; and

**WHEREAS**, at the December 2012 meeting of the Authority, the Board approved the Notice of Interest evaluation scoring for the Property and authorized staff to transfer ownership to the County at a discounted price of \$502,645; and

**WHEREAS**, because the Army has not yet issued a Finding of Suitability to Transfer (“FOST”), FMERA has requested that the Army lease the Property to the Authority on an interim basis, allowing us to sublease the property simultaneously to the County. Upon issuance of the FOST, FMERA will be in position to request title from the Army; and

**WHEREAS**, consistent with the proposed lease of the Property from the Army to the Authority, the County’s sublease will run for a term of one (1) year, with an option for an additional six (6) month extension at the discretion of FMERA staff, or until either: (i) FMERA conveys title to the Property to the County; or (ii) the Army terminates FMERA’s lease; and

**WHEREAS**, the consideration for the lease from the Army is the maintenance of the Property for the benefit of the public, and the consideration for the sublease by the County will be the performance of such maintenance, along with the cost of utility services; and

**WHEREAS**, the Real Estate Committee reviewed this matter at their February 13, 2013 meeting and recommends the lease and sublease 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 lease of the Teen Center and Pool through the Army's standard form of short-term lease and the sublease of the Property to the County of Monmouth via the attached substantially final sublease, which reflects the same terms and conditions as the Authority's proposed lease of the Property from the Army; final terms shall be acceptable to the Executive Director and the Attorney General's Office.

2. The Authority authorizes the Executive Director to execute and effectuate the lease, sublease and any related documents, as generally outlined in the attached board memorandum, with the Department of the Army and the County of Monmouth for the Teen Center and Pool.

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**

**February 20, 2013**

Resolution Regarding the  
**Agreement of Lease with the Department of the Army  
for the former Provost Marshall's Office  
and FMERA's Sublease of the Property to the  
New Jersey State Police ("NJSP") upon substantially  
the same terms as FMERA's Lease with the Army**

**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 . . ." and section 9(f) "[t]o lease as lessee[ and] lease as lessor . . ."; and

**WHEREAS**, the former Provost Marshall's Office includes two buildings (Buildings 977 and 983) and their associated parking areas on approximately 2.4 acres in the Oceanport Reuse Area of the Main Post; and

**WHEREAS**, the NJSP currently occupies the Property in connection with its patrols of Fort Monmouth; and

**WHEREAS**, the lease and sublease of the Property will formalize its occupancy and address related issues including maintenance, insurance and utility service fees; and

**WHEREAS**, consistent with the proposed lease of the Property from the Army to the Authority, the NJSP's sublease will run for a term of one (1) year, with an option for an additional six (6) month extension at the discretion of FMERA staff, or until either: (i) FMERA conveys title to the Property to the NJSP; or (ii) the Army terminates FMERA's lease; although the sublease does not commit FMERA to dispose of the Property upon sublease expiration to the NJSP or any other party; and

**WHEREAS**, the Army issued a Finding of Suitability to Lease for the Property in August 2011, indicating that it meets federal and state environmental standards for continued use as a police facility; and

**WHEREAS**, the consideration for the lease from the Army is the maintenance of the property for the benefit of the public, and the consideration for the sublease by the NJSP will be the performance of such maintenance; FMERA will retain responsibility for the cost of supplying utilities and other services to the Property; and



**WHEREAS**, the Real Estate Committee reviewed this matter at their February 13, 2013 meeting and recommends the lease and sublease 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 lease of the former Provost Marshall's Office through the Army's standard form of short-term lease and the sublease of the Property to the New Jersey State Police via the attached substantially final sublease, which reflects substantially the same terms and conditions as the Authority's proposed lease of the Property from the Army; final terms shall be acceptable to the Executive Director and the Attorney General's Office.

2. The Authority authorizes the Executive Director to execute and effectuate the lease, sublease and any related documents, as generally outlined in the attached board memorandum, with the Department of the Army and the New Jersey State Police for the former Provost Marshall's Office.

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 2**

**February 20, 2013**

Resolution Regarding the  
**Agreement of Lease with the Department of the Army for the  
Lease of Buildings 410 and 418  
and FMERA's Sublease of the Property to the  
County of Monmouth ("County") for the  
County's Homeless Shelter upon the same terms  
as FMERA's Lease with the Army**

**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 . . ." and section 9(f) "[t]o lease as lessee[ and] lease as lessor . . ."; and

**WHEREAS**, buildings 410 and 418 and their associated parking areas and open space are situated on approximately 1.5 acres in the Oceanport Reuse Area of the Main Post; and

**WHEREAS**, the County is seeking to lease the Property to replace Buildings 417 and 421 which were previously used for a homeless shelter; and

**WHEREAS**, buildings 417 and 421 were damaged by floodwaters from Hurricane Sandy and are unusable; and

**WHEREAS**, consistent with the proposed lease of the Property from the Army to the Authority, the County's sublease will run for a term of one (1) year, with an option for an additional six (6) month extension at the discretion of FMERA staff, or until either: (i) FMERA conveys title to the Property to the County; or (ii) the Army terminates FMERA's lease; although the sublease does not commit FMERA to dispose of the Property upon sublease expiration to the County or any other party; and

**WHEREAS**, the Army issued a Finding of Suitability to Lease ("FOSL") for the Property in January 2013, indicating that the Property is suitable for lease for the intended use as temporary housing to support the homeless shelter contemplated in the lease; and

**WHEREAS**, the consideration for the lease from the Army is the maintenance of the property for the benefit of the public, and the consideration for the sublease by the County will be the performance of maintenance and repair and all operating expenses of the Property; and

**WHEREAS**, the Real Estate Committee reviewed this matter at their February 13, 2013 meeting and recommends the lease and sublease 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 lease of Buildings 410 and 418 through the Army's standard form of short-term lease and the substantially final sublease of the Property to the County of Monmouth via the attached sublease, which reflects the same terms and conditions as the Authority's proposed lease of the Property from the Army; final terms shall be acceptable to the Executive Director and the Attorney General's Office.

2. The Authority authorizes the Executive Director to execute and effectuate the lease, sublease and any related documents, as generally outlined in the attached board memorandum, with the Department of the Army and the County of Monmouth for Buildings 410 and 418.

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 3**

**February 20, 2013**

Resolution Regarding the  
**Selection of the Professional Manager  
for the Professional Management and Maintenance for  
Fort Monmouth Suneagles Golf Course and  
Associated Banquet/Restaurant Facilities  
Request for Proposals**

**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(j) of the Act authorizes the Authority to issue Requests for Proposals; section 9(cc) to “administer, operate, . . . and maintain, renovate, repair, modernize, lease or otherwise deal with any property”; and section 9(gg) “[t]o make and enter into all contracts and agreements necessary or incidental to the performance of the duties authorized”; and

**WHEREAS**, on January 11, 2013, the Authority issued a Request for Proposals for Professional Management and Maintenance for Fort Monmouth Suneagles Golf Course and Associated Banquet/Restaurant Facilities (“the RFP”) with a mandatory pre-proposal conference held on January 18, 2013 and bid submissions due by February 11, 2013; and

**WHEREAS**, managing and maintaining the Suneagles Golf Course and its associated banquet/restaurant facilities is important to preserving the value of the golf course and surrounding properties; accordingly, evaluation criterion for this contract emphasizes qualifications and quality of service over price; and

**WHEREAS**, the Authority received bids from two eligible bidders; and

**WHEREAS**, the technical evaluation scoring, done independently by each of the members of the Evaluation Committee and then compiled, was based upon a comparative ranking with an emphasis on relevant experience and management approach; the highest technically ranked bid was from Atlantic Golf Management; and

**WHEREAS**, cost proposals were analyzed by two FMERA staff members who were not on the Evaluation Committee; and

**WHEREAS**, the overall score, based on all selection criteria including technical scoring and fees, for Atlantic Golf Management is 363 points and the overall score, based on all selection criteria including technical scoring and fees, for Meticulous Golf Management is 313 points; and

**WHEREAS**, the Evaluation Committee recommends the selection of Atlantic Golf Management (“the Professional Manager”), with a fee proposal of \$250,000 for the 18-month period; and

**WHEREAS**, the award is contingent on the Army granting to the Authority a lease extension for the golf course for an additional 18 months.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves an extension for 18 months to the existing golf course lease with the Army. The Authority authorizes the Executive Director to extend the lease on a month-to-month basis for an additional 6 months.

2. The Authority approves entering into a contract with Atlantic Golf Management for the services sought in the RFP as set forth in the attached memorandum subject to the terms and conditions set forth in this Resolution, the RFP and addendum, and Atlantic Golf Management’s proposal, which contract is contingent on the Army extending the existing golf course lease. The Authority authorizes the Executive Director to extend the contract on a month-to-month basis for an additional 6 months.

3. The Authority authorizes the Executive Director to take all necessary actions to effectuate the golf course lease extension with the Army and the selection of Atlantic Golf Management as the Professional Manager.

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: February 20, 2013**

**EXHIBIT 4**

Resolution Regarding the  
**Modification of Office of Economic Adjustment Grant to  
Reimburse Host Municipality Consultant Expenses  
Incurred in Support of FMERA's  
Land Use Regulations and Development and Design guidelines**

**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(x) of the Act authorizes the Authority to apply for and receive any federal, State or other public or private funds, grants or loans for, or in aid of, the Authority's authorized purposes; and

**WHEREAS**, FMERA is requesting the Board's approval to seek a modification to the current existing grant agreement with the U.S. Department of Defense, in an amount not to exceed \$11,362; and

**WHEREAS**, of this amount, \$10,225 or 90% represents Federal funds and \$1,137 represents municipal matching funds (10% match); and

**WHEREAS**, these funds are intended to support the reimbursement to the Boroughs of Eatontown, Oceanport and Tinton Falls (the "Host Municipalities") for consulting service expenses incurred by the Host Municipalities in support of the development of the Authority's Land Use Regulations and Development and Design Guidelines; and

**WHEREAS**, the municipal matching funds from the Host Municipalities represent funds expended by the Host Municipalities, of which \$3,583 is claimed by Eatontown, \$3,189 by Oceanport and \$4,590 by Tinton Falls; and

**WHEREAS**, the U.S. Department of Defense has agreed to assess these expenses and possibly reimburse 90 percent back to each of the communities; and

**WHEREAS**, no Authority or State funds are being expended in connection with this matter. The Authority is not approving or passing judgment on the veracity of the amount of the reimbursement being sought by the Host Municipalities, on the sufficiency of the 10% local match required by the 2006 National Defense Authorization Act, or on the procurement and approval procedures undertaken by the Host Municipalities in connection with the engagement by the Host Municipalities of consultants providing municipal services.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons described in the attached memorandum, the Authority authorizes the Executive Director of the Authority to take all necessary steps to effectuate the submission of a grant modification and any other necessary documentation for receipt of funds from DoD in an additional amount not to exceed \$10,225 (90% matching grant), of which \$3,225 is claimed by Eatontown, \$2,869 by Oceanport and \$4,131 by Tinton Falls.

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**

**EXHIBIT 5**

**February 20, 2013**