

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 Chief Operating Officer, New Jersey Economic Development Authority (NJEDA) - **V**
- Amy Herbold, Assistant Counsel, Authorities Unit, Office of the Governor – **V**
- Dr. Robert Lucky, Public Member – **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**
- Charles Richman, Deputy Commissioner, NJ Department of Community Affairs (DCA)
- Patricia Moran, Director of Workforce Grant and Program Management, Department of Labor & Workforce Development
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJTransit (NJT)

V- Denotes Voting Member

Members Not Present

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)

Also present:

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

II.

The meeting was called to order by Chairman James V. Gorman at 7:02pm, 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 19th meeting minutes. A motion was made to approve the minutes by Robert Ades and seconded by Lillian Burry

Motion to Approve: ROBERT ADES Second: LILLIAN BURRY
Ayes: 9

III. WELCOME

Chairman James V. Gorman welcomed attendees to the Board Meeting. Mr. Gorman stated that copies of the Board package were available at the door and in response to public comment; the Board package was posted to the FMERA website at 5:00 p.m. to give the public the opportunity to review the information in advance of the meeting. Mr. Gorman stated that the Board continues to evaluate this effort in the future.

Mr. Gorman stated that the agenda calls for the Board to consider approval of FMERA staff to enter into Exclusive Negotiations for a Purchase Agreement pursuant to the Request for Offers to Purchase (RFOTP) for Howard Commons, in order to move forward the final negotiations in compliance with the Reuse Plan.

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 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 Suneagles Golf Course bid challenge is coming to a close and FMERA staff is expecting to provide a recommendation to the Board at the August meeting.

Mr. Steadman stated that the August meeting will be held at the new FMERA office, the former post library and the public access plan will take effect on August 1st and be posted on the FMERA website: www.fortmonmouthredevelopment.com

V. TREASURER'S REPORT

Bruce Steadman, on behalf of Beverlee Akerblom, stated that the Authority has submitted a Grant Application to Office of Economic Adjustment (OEA) in support of the Authority's operations. The funds being requested from the Office of Economic Adjustment are consistent with the budget approved by the Authority's Board for fiscal year 2013 and presented to the State's Office of Management and Budget in support of the Authority's appropriation request for the fiscal year ending June 30, 2014. No word yet has been received from OEA on this application. FMERA has been notified that a grant amendment request submitted on June 28, 2013 for the June 22, 2012 grant has been approved. This will allow eligible costs to be reimbursed through October 31, 2013.

Mr. Steadman stated that in accordance with the EDC agreement between the Army and FMERA, reinvestment of sale and lease proceeds has begun via the 12 authorized expense categories, for

expenses within the footprint of the former Fort. These expenditures are in accordance with the Board approved budget.

Mr. Steadman concluded the report by stating that spending continues to be strictly monitored.

VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Bob English of Eatontown asked why the American Properties proposal for Howard Commons was deemed non-compliant. Dave Nuse, Director of Real Estate Development stated that the proposal only included detached single-family homes, which are not permitted in Howard Commons under the Reuse Plan and Land Use Rules.

Mr. English asked if the score sheets will be made public. Mr. Steadman stated that the score sheets will be made public after the Board's approval of a final plan to proceed.

Tom Mahedy of Wall Township stated that Howard Commons should not be sold to a corporation and should be rehabilitated and used for public housing or for those people affected by Superstorm Sandy. Mr. Mahedy stated that the score sheets for Howard Commons should be made available immediately.

Mr. Mahedy stated that the Board package should be made available to the public at the same time the Board receives the package and not the day of the meeting.

Mr. Gorman stated that FMERA does not yet have title to Howard Commons and the score sheets cannot be made public due to ongoing negotiations. Mr. Gorman stated that FMERA does not have an obligation to publish the Board package, but under the Open Public Meetings Act does publish meeting notices 48 hours prior to the meeting.

Robert Latch, Army retired, asked why the proposed Veterans Community will take 5 years to develop. Mr. Latch stated that the current housing at the Fort should be used to house Veterans now and that new buildings should not be built. Mr. Latch stated that the Veterans should have priority over all of the housing. Mr. Latch stated that AcuteCare's plans for the former clinic do not allow a place for Veterans. Mr. Latch asked what the \$1MM grant that Soldier On received is being used for.

Mr. Steadman stated that the 5-year development timeframe for the Veterans Community is inaccurate, and that the Army still owns the property and FMERA cannot sell the property until we take title. Mr. Steadman stated that FMERA is actively and aggressively working to take title to the Main Post within the next several months to two years. Mr. Steadman stated that Base Realignment and Closure (BRAC) law requires that the Army sell the property to maximize its value, and the FMERA laws require that the Fort be sold through a public bidding process. Mr. Steadman stated that FMERA is very committed to the Veterans Community project and no project is more important than this one. Mr. Steadman stated that Soldier On may be a bidder on the project, but has two different business entities: building residential units for homeless Veterans, and using the grants received from the Veterans Association to provide services on a County by County basis. The \$1MM is not related to the FMERA's Veterans Community. Mr. Steadman further stated that AcuteCare has indicated that among the many services they will be providing, they have committed to finding a way to provide Veterans medical services if possible.

Ms. Burry stated that she has been on the Board of FMERA and its predecessor Fort Monmouth Economic Revitalization Planning Authority (FMERPA) for a total of 8 years and is extremely

committed to the Veterans and has been working for Veterans since 2005. Ms. Burry stated that as Chairperson of the Veterans Committee, the Committee has reached out to several Veterans organizations for their insight into the needs of Veterans.

Joe Irace of Oceanport and the Oceanport Borough Council President read a statement which is attached hereto.

Mr. Gorman stated that he is proud to serve on the Board with the three Mayors. The Board is unanimous in revitalizing and rebuilding the Fort, and there is openness and transparency amongst FMERA and the Mayors. Mr. Gorman stated that it is not appropriate for FMERA to comment on how the Mayors work with their councils.

Bruce Steadman stated that he emailed the three Mayors regarding the inaccuracy of the Asbury Park Press (APP) article, and asked the APP for a retraction due to the inaccuracies.

VII. EXECUTIVE DIRECTOR'S REPORT

Dave Nuse stated that FMERA and the Army continue to have regular discussions on the future transfer of the balance of the Main Post, to be accomplished under a 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, and job creation. FMERA and the Army will be having a meeting later in the month at the Fort.

Dave Nuse stated that FMERA and Cushman & Wakefield have been working to market the Fort and Cushman & Wakefield has been involved in the RFOTP process through flyers, brochures, email blasts to the target market, presentations and tours. Cushman & Wakefield is working on additional signage for the Fort and a virtual tour video which will be posted on the FMERA website when completed. Cushman & Wakefield, in collaboration with the Small Business Development Officer, Katie Hodes held an open house for brokers and real estate developers on June 26th at the Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth). FMERA intends to issue an RFOTP for the five fabrications shops (Buildings 2502-2504, 2506 and 2507) which consist of flex (industrial/office) space in varying configurations and range in size from 7,680 sf to 10,944 sf. There is also a building (Building 2501) on site that is 1,440 sf and well-suited for use as office space. The buildings together total over 44,000 sf.

Rick Harrison, Director of Facilities Planning gave the following summary of the status of the current RFOTPs that FMERA has issued and plans to issue:

Howard Commons

On January 28, 2013 six firms submitted proposals, with some firms submitting multiple scenarios for redevelopment. FMERA will be acting on a recommendation to enter into exclusive negotiations with the highest scoring bidder, in accordance with the Authority's Sales Rules.

Officer Housing

Proposals for the Officer Housing were due on April 1, 2013 and two proposals were received. Staff has begun to evaluate the proposals in accordance with the Authority's Sales Rules. As per the RFOTP alternative proposals were permitted including the potential to expand Parcel B eastward.

Parcels B, C and C1

Proposals for each of the three parcels were due on June 10, 2013. Four proposals were received for Parcel B, three proposals were received for Parcel C, and three proposals were received for Parcel C1. The proposals are in the process of being scored by individual evaluators.

Parcel B is a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse and Redevelopment Plan calls for Parcel B to be developed as a lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments.

Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. The 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development.

Parcel C1 is a 12-acre tract also located in Tinton Falls. In accordance with the Reuse Plan, the property can accommodate up to 49 newly constructed residential units.

Building 2705

Proposals were due on June 6, 2013 and one proposal was received. Staff has begun to evaluate the proposal in accordance with the Authority's Sales Rules.

Parcel V-1

At the May meeting of the Authority, the Board approved making Parcel V-1 available for through the offer purchase process. Parcel V-1 is a 10-acre tract in the Eatontown section of Fort Monmouth and will be put out for offers to purchase for the purpose of establishing a Veterans Community. Staff anticipates issuing an RFOTP for Parcel V-1 in the coming weeks.

Russel Hall

At the June meeting of the Authority, the Board approved making Russel Hall (Building 286) available through the offer to purchase process. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase Two Economic Development Conveyance Agreement with the Army. That agreement is currently under negotiation. Staff anticipates issuing an RFOTP for Russel Hall in the coming weeks.

Environmental Advisory Services

An RFP was issued on July 28th with proposals due on August 2nd. A mandatory pre-proposal conference was held on July 11th. The current contract with Matrix Design Group will expire in August.

Rick Harrison stated that the FMERA Office in the former Fort library is complete and staff would move into the new facility by the end the week. Public board meetings will be held in the new office space beginning in August. A public access plan has been established in coordination with the Army and the New Jersey State Police, and will be posted on the FMERA website, www.fortmonmouthredevelopment.com, to take effect on August 1st.

Mr. Steadman acknowledged Katie Hodes for her lead and coordination on the Fabrication Shops Open House and the subsequent tours that followed. Mr. Steadman acknowledged Tony Poklasny, Senior Engineer for his lead in the conversion of the library to the FMERA offices. Mr. Steadman

acknowledged John Windish, Asset Officer for the coordination and FMERA's move to the library. Mr. Steadman acknowledged Regina McGrade, Program Assistant for her anticipation of any gaps in the coordination of these many projects, and for taking the lead in filling the gaps.

Mr. Steadman stated that according to the Army, there are currently 300 people living in the FEMA housing on the Fort. Mr. Steadman further stated that FMERA has engaged their planner, Phillips Preiss Grygiel (PPG) to conduct an inventory of the open space and develop a plan at the Fort to manage the open space.

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 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.

Ms. Burry stated that the FMERA staff did a remarkable job on the conversion of the library to the FMERA offices.

VII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee met on June 24th at the FMERA offices and discussed the following:

- Discussion on the expected timeline for the Phase II EDC.
- Discussion on Cushman & Wakefield's efforts to promote the RFOTPs.
- Discussion on the Homeless Obligation Fund being established and that the funds have been deposited into a segregated, interest bearing account.
- Discussion on the Auditor RFP Evaluation Committee along with the status of the draft RFP, evaluation criteria and timeline. The Audit Committee is to determine the evaluation criteria and scoring weights.

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

Chairman Gorman stated that the Committee met on July 10th at the FMERA offices and discussed the following:

- Update on the status of discussions for a Phase 2 Economic Development Conveyance (EDC) agreement with the Army. The discussions are ongoing.
- Update on the Golf Course Operator Request for Proposals (RFP) challenge. FMERA staff confirmed that the golf course is being well maintained during the challenge period.
- Update on the Howard Commons RFOTP. The FMERA staff asked that the Real Estate Committee recommend that the Board of Directors authorize entering into exclusive

negotiations with Hovnanian for a purchase agreement pursuant to the RFOTP, and in accordance with the Authority's Rules for the Sale of Real and Personal Property. The Committee reached a consensus and agreed to recommend entering into exclusive negotiations with Hovnanian to the Board of Directors for approval.

- Update on AcuteCare
- Update on Officers Housing
- Update on Parcels, B, C & C1
- Update on the FMERA office
- Update on Fort Access and Security
- Update on the Veterans Community Project
- Update on the Open Space Inventory
- Update on Pinebrook Road Commerce Center at Fort Monmouth June 26th Open House event
- Update on the Applied Sciences University Project
- Update on the FEMA housing
- Update and review of the Marina sublease from FMERA to the Borough of Oceanport
- Update on Cushman & Wakefield's broker marketing effort
- Discussion on the Teen Center opening on August 10th

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, CHAIRMAN):

Bruce Steadman, on behalf of Kenneth J. Kloo stated that the Committee did not meet this month.

• HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee did not meet this month.

d) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, CHAIRMAN):

Charles Richman stated that the Committee did not meet this month.

e) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY, CHAIRWOMAN):

Freeholder Burry stated that the Committee did not meet this month Ms. Burry stated that she does not want to be put in a position where she must defend herself regarding Veterans projects. Ms. Burry stated that the Soldier On has a total program for Veterans to allow them to transition back into society after they serve and this is what some of the VA grant money is used for.

VIII. Board Actions

- a) The next item before the Board was the consideration of approval for FMERA staff to enter into Exclusive negotiations for a Purchase Agreement pursuant to the Request for Offers to Purchase

(RFOTP) for Howard Commons.

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 Tim Lizura.

Bruce Steadman conducted a roll call vote.

| Name | Yes | No | Abstain |
|------------------|-----|----|---------|
| James V. Gorman | X | | |
| Robert Ades | X | | |
| Tim Lizura | X | | |
| Amy Herbold | X | | |
| Dr. Robert Lucky | X | | |
| Lillian Burry | X | | |
| Gerald Tarantolo | X | | |
| Michael Skudera | | | X |
| Michael Mahon | X | | |

Mayor Skudera abstained from voting stating that he is an employee of K. Hovanian.

Motion to Approve: MAYOR TARANTOLO Second: TIM LIZURA
AYes 8

IX. Other Items

Mayor Mahon read a statement which is attached hereto.

Mayor Tarantolo concurred with Mayor Mahon. Mayor Tarantolo stated that there are three reasons for his council to have Executive Sessions, and he must abide by this rule: (1) litigation (2) negotiating and (3) personnel.

X. Public Comment

Robert Latch stated that he does not appreciate being told his facts were fabricated. Mr. Latch stated that the FEMA housing should be used for the homeless Veterans when the families move out.

Anthony Talerico of Eatontown stated that the Open Public Meetings Act has more than three exemptions and that the Borough of Eatontown should be involved and engaged with the Fort redevelopment. Mr. Talerico stated that the Borough of Eatontown should be engaged in the Howard Commons redevelopment.

Linda Zucaro of Tinton Falls stated that there have been RFOTPs issued with regards to housing and as a member of the Housing Staff Advisory Committee, asked that the Committee have a meeting

within the next month to discuss the RFOTPs and housing. Mr. Steadman noted that there will be an HSAC meeting in August.

Bob English of Eatontown asked if the Board has any problem or issues with the Mayors conveying to their councils, in closed session, any information related to the Fort redevelopment.

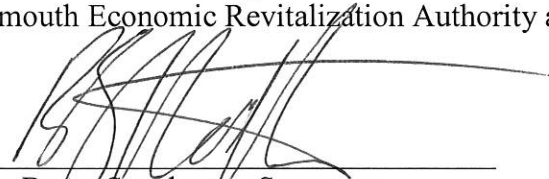
DAG Gabriel Chacon stated the Board cannot advise the Mayors on this subject.

Tom Mahedy of Wall Township stated that he is not in favor of Matrix Design Group as the Environmental Advisory Consultant. Mr. Mahedy stated that Matrix was asked to produce an Environmental Impact Statement and declined to do so. Mr. Mahedy stated that the Teen Center pool is toxic and the public should not be responsible for cleaning it up. Mr. Mahedy asked what was included in the \$200K deduction given to CommVault. Mr. Mahedy stated that a property listed as a carve out, means that it is a toxic site. Mr. Mahedy stated there is too much secrecy and during his participation on the ESAC, he was advised he had to sign a form that he would not discuss any contamination at the Fort.

Mr. Steadman clarified Mr. Mahedy's comments stating that Matrix is not leaving any mess behind and that the Army said no to an Environmental Impact Statement, not Matrix. Mr. Steadman stated that there is no toxic dumpsite at the Teen Center pool. Mr. Steadman stated that the information related to the \$200K deduction for CommVault would be made available. Mr. Steadman stated that a carve out does not indicate that the site is toxic. Mr. Steadman stated that there never has been nor is there planned a Finding of Suitability for Early Transfer (FOSET). Mr. Steadman stated that there was no form given to the ESAC members. The Committee was asked for confidentiality in the discussion of specific parcels related to the business aspects of parcels, not the environmental information.

There being no further business, on a motion by Robert Ades seconded by Tim Lizura and unanimously approved by all voting members present, the meeting was adjourned at 8:45 pm.

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



Bruce Steadman - Secretary

ADOPTED
July 17, 2013

**Resolution Regarding the
Consideration of Authorization for FMERA Staff to Enter into Exclusive Negotiations
for a Purchase Agreement Pursuant to the Request for Offers to Purchase (RFOTP)
for Howard Commons**

WHEREAS, FMERA issued a Request for Offers to Purchase (RFOTP) in connection with the planned redevelopment of the Howard Commons site in Eatontown on December 14, 2012; and

WHEREAS, Howard Commons is a 63.67-acre tract on Pinebrook Road in the Fort's Charles Wood Area; and

WHEREAS, the RFOTP was publically advertised and the response date for offers to purchase Howard Commons was January 28, 2013, 45 days after the issuance of the RFOTP; and

WHEREAS, FMERA received proposals from six development entities: American Properties at Monmouth, LLC; BNE Real Estate Group/Sterling Properties Joint Venture; Fieldstone Associates, LP; HovWest Land Acquisition LLC (Hovnanian); Somerset Development, LLC; and US Home Corporation, a wholly owned subsidiary of Lennar Corporation (Lennar); and

WHEREAS, five of the six respondents provided compliant proposals; American Properties was deemed to be non-responsive because it proposed detached single-family homes, which are not permitted in Howard Commons under the Reuse Plan or the Land Use Rules; and

WHEREAS, all proposals were scored independently by an evaluation committee; and

WHEREAS, HovWest Land Acquisition LLC received the highest score; and

WHEREAS, as provided in the Rules for the Sale of Real and Personal Property, FMERA staff has determined during the evaluation process that there is a high likelihood that negotiating with Hovnanian will lead to an acceptable sales contract between the parties, and, if exclusive negotiations are approved, Hovnanian will make an additional deposit of 10% of the proposed purchase price that will be credited to Hovnanian at closing; and

WHEREAS, the FMERA Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to enter into exclusive negotiations with Hovnanian for a purchase agreement pursuant to the RFOTP for Howard Commons.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA Staff, pursuant to the Rules for the Sale of Real and Personal Property, to enter into exclusive negotiations with Hovnanian for a purchase agreement pursuant to the RFOTP for Howard Commons.

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: July 17, 2013

EXHIBIT 1

Remarks Regarding Confidentiality and Keeping the Oceanport Local Governing Body Informed

Mr. Chairman, members of the FMERA board, Staff and members of the public;

The legislation creating this Authority includes specific recognition of the Host Municipalities, and Host County, which Fort Monmouth called home for over 90 years. These include the Boroughs of Eatontown, Tinton Falls, Oceanport and the County of Monmouth. Accordingly, the statute grants guarantees representation on the FMERA board to these three communities and the County Board of Freeholders with ex-officio, and therefore automatic, representation by the Freeholder Designee, and the 3 Mayor's or the Mayor's Designee. This Designee can come from a number of municipal officials including members of the Borough Council. The involvement of these communities and the impacts, both of the closing and the redevelopment, are special concerns repeated again and again in the statute. These mentions include specific rights of review and outline a process for plan amendments, municipal review, and planning board review. The Statute calls out specific time frames for review by the Host Communities and the County.

This FMERA board has considered several key documents and referred them for review by the Host Communities. Among these are two plan change amendments and the Land Use Regulations. The former required public review by the Planning and Zoning Board and an Oceanport Council resolution returning comments to the FMERA Board, from both the Planning Board and Borough professionals. While these activities are very public and information is shared directly with Host Communities and County, some details are, and remain confidential. In these cases, the Oceanport meeting agenda includes an executive or closed session and a formal resolution is read and approved before the discussion takes place in private. The meeting minutes of the Oceanport governing body very clearly reflect the resolution, the matter for discussion and are available on the borough website. The minutes of the Executive session remain sealed until those matters are concluded and these are not posted for any pending matters.

In addition, and specific to the Borough of Oceanport, the FMERA Board publicly consented to a sub-lease of the Fort Marina in Oceanport, and approved a sales purchase agreement with purchasers of the former Patterson Army Health Clinic which included a provision for "terms" related to the local tax levy to be negotiated. In both cases, these actions must be authorized by the governing

Remarks Regarding Confidentiality and Keeping the Oceanport Local Governing Body Informed

body before the Mayor can sign. Clearly, this Council consent requires the Council to be informed; to provide feedback and to contribute to a final agreement.

It is my practice to participate in negotiations or discussions with FMERA staff, or contract purchasers, developers, etc; with Borough legal counsel, field related professionals, and no more than two members of Council with relevant committee responsibilities. These council members are on the negotiating team and participate first hand in discussions. The Borough has been called upon to negotiate tax abatements with potential purchasers. This very process requires specific public actions under the Local Redevelopment and Housing Authority Act calling for a study, a referral to the Planning Board and a resolution affirming that an "AREA in NEED of Rehabilitation or Redevelopment" exists, the drafting of an ordinance and public hearings prior to adoption by Council. Most of this process is public and has been experienced by Tinton Falls for the CommVault project and in Oceanport for the Acute Care project.

Each of these was accomplished by keeping our Governing Bodies informed through the seal of Executive Session, and when permitted or required, during public session.

With regard to any negative impact this process may have on "sensitive negotiations" and the success or failure of redevelopment deals; the Oceanport Governing Body will continue to seek out those opportunities that are "Best for Oceanport", best for our residents and neighbors while achieving the goals of this Authority. Doing it right the first time requires building consensus, engaging our stakeholders and understanding local issues. When all is said and done with the redevelopment of the Fort I expect that we the Authority all hope to be proud of our accomplishments. Proud of how we have shaped a recovery through the creation of jobs with economic stability and growth. Proud of how we have respected and preserved the character and history of Fort Monmouth. Proud of how we have respected and preserved the character and history of each of the Host Communities and the County of Monmouth.

Thank you, Mr. Chairman

Comments from Joe Irace

Today's Asbury Park Press article regarding FMERA and the three Fort Monmouth host towns was disturbing to say the least. Apparently, the Mayors of Oceanport and Tinton Falls are in trouble with FMERA's Executive Director for reporting back to their respective municipal councils. It appears that the mayors of Oceanport and Tinton Falls are doing something that the Mayor of Eatontown is not and Eatontown Council doesn't like it. I'm guessing this is what makes it news. I believe that the mayors of Oceanport and Tinton Falls share information necessary to keep their respective councils informed regarding the redevelopment of Fort Monmouth. I believe that neither of the mayors were taking any confidential operating information and making it PUBLIC. They are not putting any Fort Monmouth plans in jeopardy! They were and are, in fact, bringing information back to the municipal bodies that they are part of by virtue of their election into office. They were and are bringing that information back as part of an executive session that excludes the general public from the municipal council meetings. The confidential nature of the executive sessions the municipal councils partake in are the SAME as the ones that FMERA partakes in. Nothing is being made public that shouldn't be made public. Frankly, the Mayors of Oceanport and Tinton Falls are doing the job they were elected to do! Oceanport's residents have been through a lot over the past few years. I am proud to be a member of our community and our Borough Council. I think FMERA has forgotten that FMERA is funded by taxpayer dollars. For a salaried, appointed bureaucrat to question the integrity of our local elected officials is just wrong. There is a distinct difference between "leaking" information and "conveying" information. I believe that it is each mayor's obligation and duty to convey as much information as possible to their respective municipal councils in executive session. Mike Mahon takes his duties as Mayor seriously and he is committed to maintaining an active, informed and participatory governing body. To quote the press, "But Bruce Steadman, FMERA's executive director, said the mayors, as board members, are "entrusted with confidential FMERA operating information that must remain confidential until it is appropriate to be made public." However, Mr. Steadman seems to think that FMERA operates in a vacuum, independent of the communities it will impact upon and the form of government under which they operate. The investment that the Army, FMERA's board and FMERA's bureaucracy have in the Fort's redevelopment pales in comparison to that of Eatontown, Oceanport and Tinton Falls. The Army has already abandoned us and, in time, FMERA will be gone, too. And we'll be left to deal with your decisions for generations to come. This necessitates that the elected officials in Eatontown, Tinton Falls and Oceanport be kept in the information loop. To suggest that disciplinary action may be in order when, in fact, the Mayors in question are only doing their job, is preposterous! In my opinion, an apology is in order to both Mayor Mahon and Mayor Skudera and, more importantly, maybe FMERA should follow the lead of Oceanport and Tinton Falls and become more open and transparent.