

## **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**
- Amy Herbold, Assistant Counsel, Authorities Unit, Office of the Governor – **V** (via telephone)
- 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**
- Tim Lizura, President and Chief Operating Officer, New Jersey Economic Development Authority (NJEDA) - **V**
- Charles Richman, Deputy Commissioner, NJ Department of Community Affairs (DCA)
- Jeff Stoller, Assistant Commissioner, NJ Department of Labor & Workforce Development (designee for Mary Ellen Clark).
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJTransit (NJT)

### **V- Denotes Voting Member**

### **Members Not Present**

- Dr. Robert Lucky, Public Member – **V**

### **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 7:00 p.m., who led the meeting in the Pledge of Allegiance.

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

The first item of business was the approval of the September 18<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Mayor Tarantolo.

Motion to Approve: TIM LIZURA Second: MAYOR TARANTOLO.

Ayes: 5

Robert Ades abstained stating he was not at the September meeting.  
Mayor Mahon abstained stating he was not at the September meeting.  
Lillian Burry abstained stating she was not at the September meeting.

The next item of business was the approval of the September 18<sup>th</sup> Executive Session meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Mayor Tarantolo.

Motion to Approve: TIM LIZURA Second: MAYOR TARANTOLO.

Ayes: 5

Robert Ades abstained stating he was not at the September meeting.  
Mayor Mahon abstained stating he was not at the September meeting.  
Lillian Burry abstained stating she was not at the September meeting.

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the 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 in the afternoon to give the public the opportunity to review the information in advance of the meeting. Mr. Gorman stated that the Board will continue to evaluate this effort in the future.

Mr. Gorman stated that there are three Board Actions, the Consideration of Approval to make the Pistol Range available through the Offer to Purchase Process, the Consideration of Approval to make the Charles Wood Area Fire Station available through the Offer to Purchase Process and the Consideration of Approval to Terminate the Building 2705 Request for Offers to Purchase Process.

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

Mr. Steadman stated that there were no items to report.

### V. TREASURER'S REPORT

Bruce Steadman, on behalf of Beverlee Akerblom, stated that the Request For Proposals (RFP) for Independent Auditing Service was issued on August 17, 2013. Six responses were received. The

responsive proposals were reviewed by the members of the Evaluation Committee who met on October 4<sup>th</sup> to discuss their findings and prepare their report for submittal to the Audit Committee. The Audit Committee will make their recommendation for appointment as the Authority's Independent Auditor to the Board at the Authority's November 13, 2013 meeting.

Mr. Steadman stated that the budget process for 2014 is underway. The FMERA Management Team is preparing for the budget sessions to be held in the coming weeks. The draft 2014 FMERA budget will then be forwarded to the Audit Committee for its review. The 2014 FMERA Budget is scheduled to be brought before the Board for its consideration and approval at the December Authority Meeting.

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

Mr. Gorman asked if FMERA was affected by the Government shutdown. Mr. Steadman stated that there has been a delay in the ongoing discussions with the Army regarding the Phase 2 Economic Development Conveyance (EDC) due to the shutdown, but no other direct impacts.

## VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Tom Mahedy of Wall Township stated that the Government shutdown affected FMERA due to the cancellation of the Restoration Advisory Board (RAB) and the Environmental Staff Advisory Committee (ESAC) meetings. Mr. Mahedy stated that the Pistol Range should be closed and the building be reused for the best use for the public. Mr. Mahedy stated that the proposals should be sealed bids. Mr. Mahedy stated that FMERA is already making deals with connected firms for the Charles Wood firehouse and the firehouse should be turned over to Tinton Falls at no charge and not sold off to a private entity. Mr. Mahedy stated that the Fort property should remain public. Mr. Mahedy stated that FMERA should move away from any government contracts and the new mission for the Fort should be one of healing.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that the Army, FMERA and representatives from Cushman and Wakefield met on July 31, 2013. Weekly conference calls and discussions continued until two weeks ago and while FMERA is not experiencing any direct or immediate impacts due to the shutdown of the federal government, discussions and conference calls with the Army have ceased due to the furloughs and the Government shutdown. This is at a time when we are in the midst of negotiating business terms for the Phase 2 MOA and as a result FMERA anticipates a delay of the redevelopment of Phase 2 by a time period corresponding to the government shutdown. Mr. Harrison stated that the local Army Caretaker Contractor workforce has not missed a beat during this period, continuing to maintain the property and support FMERA.

Mr. Harrison stated that due to unforeseen circumstances the FMERA Community Bus Tour scheduled for Tuesday, October 29, 2013 has been postponed. The bus tour will now be held on Thursday, November 7, 2013. We apologize for any inconvenience this may cause.

The tour will leave from the Visitor Center on Oceanport Avenue at 10:00 am on November 7, 2013. If you reserved a seat for the October 29, 2013 tour, FMERA will hold your reservation for the November 7, 2013 tour unless we are notified otherwise. Members of the public who have not yet reserved a seat on the bus can do so by e-mailing [FMERAINFO@njeda.com](mailto:FMERAINFO@njeda.com). Reservations are made on a first come, first serve basis, and please note that due to the capacity of the buses, the tour will be

limited to 60 members of the public. FMERA staff looks forward to the opportunity to tour the former Fort with members of the public and speak about the redevelopment effort.

Mr. Harrison stated that FMERA is committed to operating the golf course and associated amenities through the rest of this season, the winter (weather-permitting), next season, and the years beyond. Notwithstanding our current lease with the Army, any future sale of the golf course, and the status of our existing operating agreement, FMERA will maintain Suneagles as a top-notch local golf course at the level and condition that our members and guests are accustomed to.

With the new membership drive underway, our goal is to keep current members and attract new ones as we prepare for the 2013 fall, winter, and 2014 season. FMERA will ensure that all memberships entered into for the 2013/2014 season will be honored for the entire season.

FMERA recognizes that there are some needed improvements and maintenance issues with certain tee boxes, sand traps and trees, and a need for a new fleet of golf carts. These issues are being addressed in the upcoming Re-bid Request for Proposals (RFP) for a golf course operator.

Jonathan Lowy arrived at 7:26.

Dave Nuse, Director of Real Estate Development gave an update on the following Request For Offers To Purchase (RFOTPs):

### **Howard Commons**

- At the July meeting, the Board authorized FMERA staff to enter into exclusive negotiations with HovWest Land Acquisition, LLC for the sale and redevelopment of Howard Commons.
- This 64-acre parcel on Pinebrook Road in Eatontown is intended to be developed into 275 units of housing and 15,000 sf of retail space.
- HovWest and FMERA entered into exclusive negotiations on August 28, 2013 and discussions are on-going.
- FMERA hopes to bring a Purchase & Sale Agreement to the Board for approval by the end of the year.

### **Officer Housing**

- FMERA staff issued an RFOTP for the Officer Housing parcel in Oceanport on January 16, 2013.
- These 117 historic housing units are planned for renovation consistent with the Fort's Reuse Plan.
- Proposals were due on April 1, 2013 and two proposals were received.
- FMERA staff and an Army representative have evaluated and ranked the proposals in accordance with our Sales Rules, and held an initial meeting with the higher ranked proposer last month.

### **Parcels B, C and C1**

- On March 26, 2013 FMERA publicly issued separate RFOTPs for Parcels B, C and C1. Proposals for all three parcels were due on June 10, 2013. Four developers submitted proposals on Parcel B, three submitted proposals for Parcel C, and three submitted proposals for Parcel C1, with some firms submitting multiple scenarios for redevelopment.
- Parcel B is a 55-acre mixed-use tract located along the Fort's Route 35 frontage in Eatontown.
- Parcel C is a 39-acre tract in Tinton Falls that's planned as a mixed-use town center.
- Parcel C1 is a 12-acre housing tract also located in Tinton Falls.

- FMERA staff and an Army representative have evaluated and ranked the proposals in accordance with the Authority's sales rules. FMERA met with the highest ranked firms earlier this month.

### **Building 2705**

- On May 6, 2013 FMERA publically issued an RFOTP for Building 2705, a 47,000 sf research & development building on Pearl Harbor Road in Tinton Falls.
- Proposals were due on June 6, 2013 and one proposal was received.
- That proposal offered a purchase price that was less than the floor price required by FMERA's Phase 1 EDC Agreement.
- As a result, staff does not anticipate selling Building 2705 at this time, and an action item terminating the RFOTP for that property is on this evening's agenda.

### **Russel Hall**

- An RFOTP was issued for Russel Hall on September 6<sup>th</sup>.
- Russel Hall is a 42,000 SF, 4-story office building located within the Fort's historic district in Oceanport.
- The response deadline is November 7<sup>th</sup>.

### **Parcel V-1**

- An RFOTP was issued on September 6<sup>th</sup> for Parcel V-1, with a response deadline of December 6<sup>th</sup>.
- Parcel V-1 is a 10-acre tract in Eatontown, which is proposed as the site of a Veterans Community.

### **The Fabrication Shops (a/k/a Pinebrook Road Commerce Center).**

- An RFOTP was issued on September 20<sup>th</sup> with a response deadline of November 20<sup>th</sup>.
- The Fabrication Shops consist of 5 flex/industrial buildings and 1 small administration building on 6.5 acres in Tinton Falls.
- The buildings are well-suited for small business use.

We anticipate issuing several additional RFOTPs on Phase 1 properties in the 4<sup>th</sup> Quarter. Those properties include the Golf Course, the Marina, the Pistol Range and the Charles Wood Fire House in Tinton Falls.

Our RFOTPs and our marketing flyers are posted on FMERA's website, [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com)

### **Marketing Update:**

- FMERA continues to work with our Master Broker, Cushman & Wakefield, to market the Fort to prospective investors and employers.
- Staff conducts two to three tours or more per week with interested purchasers, and are optimistic that marketing efforts will attract good investment in the Fort that will result in successful redevelopment.
- FMERA plans to invite Cushman & Wakefield representatives to make a presentation at the November Board Meeting to provide more information on their efforts, and an overview of current market conditions and how they relate to the Fort.

Bruce Steadman gave an update on the other Action Items for next month.

- Continued work with 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 in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities
- FMERA has collaborated with several Federal, State and Local agencies regarding storm response initiatives
- FMERA met with the Langan/Matrix team to address certain environmental issues moving forward and Langan/Matrix will present at the December Board meeting

Mr. Steadman thanked Charlie Goebel, Program Manager of the Chenega Operations Services (COS) and his staff for their excellent work during the Government shutdown as the Army Caretaker.

## VII. COMMITTEE REPORTS

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

Robert Ades, stated that the Committee met on October 8<sup>th</sup> and discussed the following:

- Discussion of the Auditor Evaluation Committee's recommendation regarding the proposals that were received for the Independent Auditing Services.
- The Committee will review the RFP, the score sheets and the proposals and conduct interviews with the top two scoring firms in order to make a recommendation to the full Board at the November meeting.

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

Bruce Steadman, on behalf of Chairman Gorman, stated that the Committee met on October 9<sup>th</sup> at the FMERA offices and discussed the following:

- Update on the Phase 2 Economic Development Conveyance (EDC) agreement with the Army, noting that discussions are delayed due to the shutdown of the federal government.
- Discussion regarding possible omnibus changes to the Reuse Plan (the Plan) with respect to administrative issues. The Committee will have further discussions before making a decision.
- Update on the affordable housing as it relates to the Fort.
- Update on the Howard Commons transaction.
- Overview of the Pistol Range parcel. The Pistol Range (Building 2627) is a state-of-the-art one story 11,110 sf building, equipped with 10 firing lanes and constructed in 2006. The facility sits on a 1-acre parcel in the Tinton Falls Reuse Area of the Fort. FMERA staff believes the best use for the building is as a Pistol Range. The Committee reached a consensus and agreed to recommend approval to the full Board.
- Overview of the Charles Wood Fire Station Parcel. The Fire Station (Building 2560) is located at Corregidor Road and Heliport Drive on a 2.25 acre parcel in the Tinton Falls Reuse Area. The parcel contains a one story 10,070 sf Fire Station constructed in 2001, consisting of three high-bays, offices, bedrooms, a day room, kitchen and associated parking. The Committee reached a consensus and agreed to recommend approval to the full Board.
- Update on the Building 2705 RFOTP process. Staff recommends terminating the Offer to Purchase process. One proposal was received for the property and the proposal was below the

minimum acceptable price threshold as determined by the Army. The Committee reached a consensus and agreed to recommend approval to the full Board.

- Update on AcuteCare
- Update on Officers Housing
- Update on Parcel B, C, & C1
- Update on the Pinebrook Road Commerce Center
- Update on the Marina
- Update on the Broker Marketing Effort

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

Kenneth J. Kloo stated that the Committee did not meet this month but a meeting is scheduled for November 4<sup>th</sup>. Mr. Steadman stated that the Committee did not meet due to there being no environmental issues to address and the Committee is awaiting the Langan/Matrix team to be present at the November meeting.

- 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 met on September 24<sup>th</sup> and October 15<sup>th</sup> and discussed the following:

- Discussion on the expected schedule for the housing projects and the potential developer's suggestion of a lengthy schedule. HovWest, the leading proposer for Howard Commons housing & small retail, estimated 18-24 months for the planning stage which seemed excessive to the Committee.
- Discussion on the proposed town centers in the Reuse Plan and the potential developer designing the centers for the future community. The town centers should be designed as a destination for the future (30 years) and to attract people to the area with as much foresight as possible.

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

Lillian Burry stated that the Committee met on October 7<sup>th</sup>: The Committee supports the Veterans Community and all Veterans for the many sacrifices that they have made to serve this Country.

### VIII. Board Actions

The next item before the Board was the consideration of approval to make the Pistol Range available through the Offer to Purchase Process

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 Lillian Burry and was seconded by Mayor Skudera.

Mayor Skudera asked the Board not delay the approval of the purchase of the Pistol Range if a private entity does purchase the property in that it will create jobs for the Community.

Bruce Steadman conducted a roll call vote.

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
James V. Gorman	X		
Robert Ades	X		
Amy Herbold	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		
Tim Lizura	X		

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

The next item before the Board was the consideration of approval to make the Charles Wood Area Fire Station Available through the Offer to Purchase Process

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 Skudera.

Bruce Steadman conducted a roll call vote.

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>
James V. Gorman	X		
Robert Ades	X		
Amy Herbold	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		
Tim Lizura	X		

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



The next item before the Board was the consideration of approval to terminate the Building 2705 Request for Offers to Purchase Process

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 Robert Ades.

Mayor Skudera reiterated his previous statement that the Board not delay the approval of the purchase of the Charles Wood Firehouse if a private entity does purchase the property in that it will create jobs for the Community.

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Robert Ades	X		
Amy Herbold	X		
Lillian Burry	X		
Gerald Tarantolo	X		
Michael Skudera	X		
Michael Mahon	X		
Tim Lizura	X		

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

IX. Other Items

Mayor Skudera of Tinton Falls thanked the FMERA staff for their excellent work on Tinton Falls projects and RFOTPs.

Public Comment

Anthony Talerico of Eatontown read a statement from a resolution which was adopted by the Eatontown Borough Council. [At this time, FMERA has not yet received the resolution].

Mr. Talerico stated that no one in Eatontown is opposed to a Veterans project and it was a shame that a Veterans Community was not included in the Reuse Plan, and for Housing and Urban Development (HUD) to accept the plan without Veterans housing. Mr. Talerico stated that the resolution was set forth in order to get a better understanding of affordable housing and how it relates to the Veterans Community.

Mr. Talerico referred to the Executive Director's report regarding reaching out to stakeholders and the three host municipalities and encouraged FMERA to reach out to the governing bodies regarding the redevelopment process.

Mayor Mahon stated that the Borough of Oceanport has received the resolution and it is on the agenda for the next Borough Council meeting.

Tom Mahedy of Wall Township asked who determines if the ESAC meetings should be cancelled. Mr. Steadman stated that he, as Executive Director, consults with Kenneth J. Kloo, ESAC Chairman and the FMERA staff to determine if a meeting should be held. Mr. Mahedy asked if the Committee members are consulted and was answered no. Mr. Kloo stated that no issues were raised by any Committee members regarding the October meeting being cancelled.

Mr. Mahedy stated that Matrix and the NJDEP were opposed to the Environmental Impact Study (EIS). Mr. Steadman stated that the EIS has been discussed on numerous occasions and Mr. Mahedy is incorrect in his statements on this subject.

Mr. Steadman stated that the ESAC has a number of very active and experienced members in the environmental field who provide excellent information at the meetings. Mr. Steadman stated that there has never been any complaints expressed to him or FMERA staff from any committee member if a meeting is cancelled. Mr. Steadman stated there has never been any shortcutting the redevelopment process as it relates to environmental issues.

Mr. Mahedy stated that Matrix is on the Board for the National Association for Government Contractors, and the Army, with Matrix's help, has left contamination across the country.

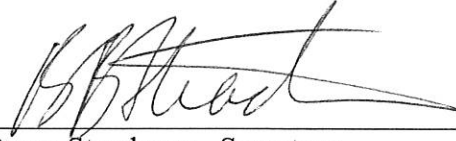
Mr. Mahedy stated that the FEMA housing should be used for those who are still without housing after the FEMA families leave.

Mr. Mahedy stated that the Audit Committee should not be involved in selecting the Independent Auditor because they will select a firm that they know and it will be a conflict of interest.

Bob English of Eatontown asked for clarification on the 18-24 month approval process for Howard Commons. Mr. Steadman stated that a developer would like to have a full set of approvals before closing on a project which is common in New Jersey. Mr. Steadman stated that the developer is highly motivated to move quickly on the closing and to work with the Borough of Eatontown to possibly reduce the time period for closing to less than 18-24 months.

There being no further business, on a motion by Mayor Tarantolo seconded by Lillian Burry and unanimously approved by all voting members present, the meeting was adjourned at 8:16 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 black ink, appearing to read "B. Steadman", written over a horizontal line.

Bruce Steadman - Secretary

**ADOPTED**  
**October 16, 2013**

Resolution Regarding  
**Approval to Make the Pistol Range**  
**Available through the Offer to Purchase Process**

**WHEREAS**, section 9(j) of the Fort Monmouth Economic Revitalization Authority Act (“Act”) authorizes the Authority to issue Requests for Proposals and section 9(bb) “[t]o purchase at any sale, upon such terms and at such prices as it determines to be reasonable, and take title to the property, real, personal, or mixed, so acquired and similarly sell, exchange, assign, convey or otherwise dispose of any property”; and

**WHEREAS**, in accordance Section 19:31C-2.5(a) of FMERA’s Rules for the Sale of Real and Personal Property, “[b]efore advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process”; and

**WHEREAS**, the Pistol Range (Building 2627) is a one story 11,110 sf building, equipped with 10 firing lanes. The facility sits on a 1-acre parcel in the Tinton Falls Reuse Area of the former Fort Monmouth. The range was constructed in 2006; and

**WHEREAS**, the Pistol Range’s planned 1-acre parcel represents the minimum lot size needed to accommodate required parking and building set-backs. The Request for Offers to Purchase (RFOTP) will allow respondents the option to provide alternate proposals that include the purchase of additional adjacent land and/or buildings; and

**WHEREAS**, authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Pistol Range in Tinton Falls; and

**WHEREAS**, FMERA staff believe that issuance of an RFOTP at this time could facilitate the attraction of one or more purchasers; and

**WHEREAS**, should the Pistol Range be purchased by a private entity an amendment to the Reuse Plan would be needed; and

**WHEREAS**, staff also believes that negotiation with respondents may be necessary to coordinate the Reuse Plan amendment with the possible redevelopment of the property and to ensure that the value of the property, and adjacent tracts, are maximized and therefore the Offer to Purchase process is preferred, rather than Sealed Bids; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed making the Pistol Range available through the Offer to Purchase process and recommends it to the full Board of Directors for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the Pistol Range in Tinton Falls available through the Offer to Purchase process, as set forth in the attached memorandum.
2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Request for Offer to Purchase and the notice of availability for sale through the offer to purchase process.
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: October 16, 2013

**EXHIBIT 1**

Resolution Regarding  
**Approval to Make the Charles Wood Area Fire Station (Fire Station)**  
**Available through the Offer to Purchase Process**

**WHEREAS**, section 9(j) of the Fort Monmouth Economic Revitalization Authority Act (“Act”) authorizes the Authority to issue Requests for Proposals and section 9(bb) “[t]o purchase at any sale, upon such terms and at such prices as it determines to be reasonable, and take title to the property, real, personal, or mixed, so acquired and similarly sell, exchange, assign, convey or otherwise dispose of any property”; and

**WHEREAS**, in accordance Section 19:31C-2.5(a) of FMERA’s Rules for the Sale of Real and Personal Property, “[b]efore advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process”; and

**WHEREAS**, the Fire Station (Building 2560) is located at Corregidor Road and Heliport Drive on a 2.25 acre parcel in the Tinton Falls Reuse Area. The parcel contains a one story 10,070 sf Fire Station constructed in 2001, consisting of three high-bays, offices, bedrooms, a day room, kitchen and associated parking; and

**WHEREAS**, authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Charles Wood Area Fire Station in Tinton Falls; and

**WHEREAS**, FMERA staff believe that issuance of an RFOTP at this time could facilitate the attraction of one or more purchasers; and

**WHEREAS**, the Reuse Plan envisions the Fire Station would be used for an institutional or civic function; and

**WHEREAS**, should the Fire Station be purchased by a private entity an amendment to the Reuse Plan would be needed; and

**WHEREAS**, staff also believes that negotiation with respondents will be necessary to coordinate the redevelopment of the property with the Reuse Plan amendment and to ensure that the value of the property, and adjacent tracts, are maximized and therefore the Offer to Purchase process is preferred, rather than Sealed Bids; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed making the Fire Station available through the Offer to Purchase process and recommends it to the full Board of Directors for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the Fire Station in Tinton Falls available through the Offer to Purchase process, as set forth in the attached memorandum.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Request for Offer to Purchase and the notice of availability for sale through the offer to purchase process.

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: October 16, 2013

**EXHIBIT 2**

**ADOPTED**  
**October 16, 2013**

Resolution Regarding  
**Approval to Terminate the Building 2705  
Request for Offers to Purchase Process**

**WHEREAS**, building 2705 is a 47,600 sf, one-story former research facility located on Pearl Harbor Road in the Tinton Falls Reuse Area of the Fort; and

**WHEREAS**, based on staff's recommendation, and with the Real Estate Committee's concurrence, the Board authorized proceeding with the offer to purchase process for Building 2705 at the March 2013 meeting of the Authority; and

**WHEREAS**, accordingly, on May 6, 2013, FMERA publically issued an RFOTP for Building 2705, with proposals due on June 6, 2013; and

**WHEREAS**, one proposal was received from Aaski Technology, Inc. (Aaski), a local ICT firm that proposed to renovate and occupy the facility as its headquarters; and

**WHEREAS**, that proposal, however, offered a purchase price that was substantially less than the Floor Price required by FMERA's EDC Agreement with the Army; and

**WHEREAS**, following discussions with Aaski and consultation with the Army, staff has concluded that further negotiation will not result in purchase terms that will satisfy the requirements of the EDC Agreement; and

**WHEREAS**, staff does not anticipate selling Building 2705 at this time, and requests that the Committee recommend the termination of the RFOTP process; and

**WHEREAS**, the Real Estate Committee has discussed terminating the Offer to Purchase process with regard to Building 2705 and recommends approval of the matter to the full Board of Directors.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves terminating the Building 2705 Request for Offers to Purchase process without awarding a purchase contract, as set forth in the attached memorandum.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the termination of the Building 2705 Request for Offers to Purchase process, including returning the deposit with accrued interest to the bidder.



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: October 16, 2013

**EXHIBIT 3**