

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
December 18, 2013  
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ

**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**
- Dr. Robert Lucky, Public Member – **V**
- Amy Herbold, 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**
- Tim Lizura, President and Chief Operating Officer, New Jersey Economic Development Authority (NJEDA) - **V**
- Charles Richman, Deputy Commissioner, NJ Department of Community Affairs (DCA)

**V - Denotes Voting Member**

**Members Not Present**

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor & Workforce Development
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJTransit (NJT)

**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 7:02 p.m., who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA Executive Director and Secretary, Bruce Steadman, announced that notice of 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 November 13<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Robert Ades and seconded by Mayor Mahon.

Motion to Approve: ROBERT ADES      Second: MAYOR MAHON  
AYes: 7

### 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 extended best wishes for a joyous Holiday season. Mr. Gorman stated that there has been substantial progress in 2013 to restore jobs and economic vitality to the Communities. Mr. Gorman thanked the dedicated FMERA staff, headed by Executive Director Bruce Steadman, for their hard and professional work and the accomplishments made during 2013. Mr. Gorman thanked Al Koepp, NJ Economic Development Authority Chairman, Michele Brown, NJ Economic Development Authority CEO and Tim Lizura for their continuing support. Mr. Gorman stated that the Board is encouraged of the prospects for an excellent 2014. Mr. Gorman gave thanks to Mayor Michael Skudera, as it is his last Board meeting, for his service and wished him well in his future endeavors.

Mr. Gorman stated that there will be two Board Actions, Consideration of Approval of FMERA's 2014 Budget and Authorization of FMERA's Executive Director to submit grant requests to the Office of Economic Adjustment (OEA) as necessary, and the Consideration of Approval to make the Chapel available through the Offer 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.

Mayor Tarantolo arrived at 7:05p.m.

### IV. SECRETARY'S REPORT

Mr. Steadman stated that the Board package was posted to the FMERA website at 1:55p.m. Mr. Steadman stated that Langan-Matrix would not be presenting at tonight's meeting, but will present at the January meeting when additional NJ Department of Environmental Protection (NJDEP) information becomes available.

### V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration stated that the Authority submitted its preliminary appropriation request to the New Jersey Office of Management and Budget for inclusion in the state's fiscal year 2015 budget. The request is under the Authority's 2014 appropriation, and reflects the Authority's dedication to controlling costs, eliminating unnecessary spending, as well as the Authority's transition to the implementation of the Phase 1 EDC agreement. The State appropriation is required to satisfy the local match requirement of the federal grant received through the OEA. As FMERA advances the land transfer and redevelopment strategy, and opportunities for revenue through sales and leasing as well as other sources develop, state appropriation requirements are projected to be reduced further.

Ms. Akerblom stated that the Authority's grant amendment request for additional funds in support of the Authority's operations was approved by the OEA. The funds requested from the OEA are consistent with amounts approved by the members of the Authority and provide funding for expenses not previously funded

under the grant including additional support for the occupancy costs associated with its offices in the former Post Library building, such as utilities, repairs and maintenance expenses.

Lillian Burry arrived at 7:10p.m.

## VI. PUBLIC COMMENT REGARDING AGENDA ITEMS

Tom Mahedy of Wall Township referred to the Board memo regarding the projected sales for 2014 of \$19MM. Mr. Mahedy stated that he has a difference of opinion to any private broker commissions being paid, and that FMERA should not be using a private broker as the Fort property is a public entity. Mr. Mahedy asked what the process was for hiring a Master Broker. Mr. Mahedy objected to the Army receiving any proceeds from the sale of property and he was in favor of the homeless funds. Mr. Mahedy stated that the Memorandum of Agreement (MOA) between FMERA and the Army should be revised. Mr. Mahedy referred to the Board memo regarding the projections of the income payments from the Suneagles Golf Course to be lower in 2014. Mr. Mahedy stated that more money should be asked for the liquor license at the golf course.

Mr. Mahedy stated that the Chapel should be kept in trust as a public entity.

Mr. Steadman stated that the selection process for the Master Broker was a competitive Request for Proposal (RFP) process and the Army was adamant that FMERA should have a national broker to provide marketing and sales expertise. Mr. Steadman stated that FMERA does not have a choice in the matter of the payments to the Army. The Base Realignment and Closure (BRAC) law requires the Army to sell the property to maximize the value and return the proceeds to the U.S. Treasury.

Mr. Steadman stated that the MOA has now become the contract which is for Phase 1 of the Economic Development Agreement (EDC). Mr. Steadman stated that the obligations to the Homeless funds came forth from the submissions to the Housing and Urban Development (HUD). Mr. Steadman stated that the Operator agreement for Suneagles will be for the next several months until a Request for Offer to Purchase (RFOTP) is issued.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that FMERA and the Army continue to advance the Phase 2 MOA discussions with the Army. At the last conference call with the Army, FMERA and the Army have agreed on a path forward to continue discussions throughout the holiday season. FMERA BRAC counsel David Knisely continues to play a critical and positive role in advancing our position, and discussions have been both frank and productive, addressing the major issues on the table. FMERA believes that we are currently on track to have an executed Phase 2 MOA with the Army before second quarter 2014.

Dave Nuse, Director of Facilities Planning gave the following summary of the status of the RFOTPs that FMERA has issued:

### 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 ongoing.
- FMERA expects to bring a Purchase & Sale Agreement to the Board for approval at the January meeting.

### **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 we held an initial meeting with the higher ranked proposer in September. FMERA is currently awaiting the Army's appraisal on the property.

### **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 initiated meetings with the highest ranked firms in October and discussions are on-going. FMERA anticipates bringing recommendations to the Board in the 1<sup>st</sup> Quarter of 2014.

### **Russel Hall**

- An RFOTP was issued for Russel Hall on September 6.
- Russel Hall is a 42,000 SF, 4-story office building located within the Fort's historic district in Oceanport.
- One proposal was received on November 7.
- Staff has reviewed the proposal and held a positive meeting with the bidder and plan to provide additional information to the Board in January.

### **Parcel V-1**

- FMERA issued an RFOTP on September 6 for Parcel V-1, and 2 proposals were received on 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.
- Staff is in the process of forming an Evaluation Committee that will review and score the proposals.

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

- RFOTP for the Fabrication Shops was issued on September 6.
- 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.
- 3 proposals were received on November 20. Staff has begun evaluating the proposals in accordance with our Sales Rules.

There are currently two open RFOTPs:

### **The Marina**

- FMERA issued an RFOTP for the Marina property in Oceanport on October 25.
- The property consists of a 71-slip marina, boathouse and launch ramp on 3.9 acres.
- Proposals are due by January 27, 2014.

### Pistol Range

- FMERA posted an RFOTP for the indoor Pistol Range in Tinton Falls on November 22.
- The Range is an 11,000 sf building completed in 2006 that's equipped with 10 indoor firing stations.
- The Range will be open for walk-thrus on January 9 and February 4 between 10 am and 4 pm.
- Proposals are due by February 24.

FMERA anticipates issuing several additional RFOTPs over the next few months. They include:

- Charles Wood Fire House in Tinton Falls, a 12,000 sf structure on Corregidor Road built in 2001. The RFOTP will be issued this Friday, December 20;
- Fitness Center in Oceanport, which includes a pool, basketball and racquetball courts, and a health club, targeted for release in early January;
- Fort Chapel in Oceanport, which will be considered by the Board this evening; and
- Suneagles Golf Course in Eatontown, which is slated to be issued in March.

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

Katie Hodes, Marketing and Development Officer stated that FMERA continues to work with Cushman & Wakefield (Cushman) the Authority's Master Broker, to market the Fort property. FMERA and Cushman conduct, on average, a half a dozen tours per week of the Property. In addition, FMERA, Cushman and the Partnership for Action have been meeting monthly to expand our efforts and utilize additional resources that will enhance the marketing of the Fort.

On Thursday, December 12, 2013, FMERA and Cushman were two of the sponsors of the New Jersey Technology Council's Data Summit and Expo (the Summit) at Gibbs Hall. The Summit brought over 225 professionals from the technology sector to the Fort property. The Summit was a great success and provided FMERA and Cushman with an opportunity to showcase the Fort's assets. We look forward to following-up with contacts made at the Summit. Ms. Hodes thanked Tim Lizura and Mayor Skudera for their participation at the Summit.

Mayor Skudera stated that the Summit was very well prepared and he was happy to be a part of the Summit.

Bruce Steadman thanked the FMERA staff for their incredible work and efforts which is reflected in the 65-70% areas of the Fort property that is being marketed by the issuance of RFOTPs.

Mr. Steadman thanked Monmouth County for all of their work and efforts. Mr. Steadman thanked the Army Caretakers staff.

Mr. Steadman thanked the three host Mayors for the high level monthly meetings with the three boroughs.

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

- Continued work with the N.J. Department of Environmental Protection and Langan-Matrix 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

## VII. COMMITTEE REPORTS

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

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

In addition to administrative matters and the approval of prior audit committee meeting minutes, the Audit Committee meeting highlights include:

- The review with Clifton Larson & Allen (CLA), the Authority's new auditor, of their 2013 Audit Work Plan, risk-based approach, internal control procedures, and the results of their most recent external peer review as mandated by Executive Order 122 (McGreevey) and the Committee's Charter.
- Review and discussion of FMERA's 2014 Draft Consolidated Budget and the supporting memorandum; the 2014 draft Non-Economic Development Conveyance Budget and the draft 2014 EDC Budget. The Committee voted to approve the referral of the 2014 Draft Consolidated Budget to the Board for its consideration and approval at tonight's meeting.

The meeting included a private session between the Committee members and the Auditors, without staff present. The next meeting of the Audit Committee will be to review the 2013 Comprehensive Annual Report and Audited Financial Statements including a review of the 2013 Audit results with the auditors.

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

Chairman Gorman, stated that the Committee met on December 11<sup>th</sup> and discussed the following:

- Overview and discussion of the Chapel Parcel. Authority staff recommends proceeding with the Offer to Purchase process for the Chapel, rather than Sealed Bids. The Committee discussed the reasons to proceed with the RFOTP process. The Committee discussed the parking on the north portion of the parcel and the possibility of shared parking or municipally owned parking. The Committee agreed to recommend making the Chapel Parcel available through the offer to purchase process to the full Board.
- Overview of the Phase 2 EDC agreement negotiations. The Committee was pleased with the progress made by the FMERA Staff.
- Discussion on FMERA and HovWest Land Acquisition LLC (HovWest) negotiations for Howard Commons. The Committee is hopeful that the demolition of the property can proceed promptly.
- Discussion on Russel Hall and the one principal negotiation item that needs to be resolved prior to entering into Exclusive Negotiations.
- Overview of the plan change amendments that are expected to be needed in the near future. Each plan change amendment would go before the Board individually, in accordance with the Committee's wishes.
- Update on AcuteCare
- Update on Parcels B, C & C1
- Update on Pinebrook Road Commerce Center
- Update on Parcel V-1
- Update on Pistol Range
- Update on Charles Wood Firehouse
- Update on the Fitness Center
- Update on Officers Housing
- Update on Auctioneer Services
- Update on Broker Marketing Effort
- Update on Golf Course Operator RFP
- Update on Open Space Inventory

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

Bruce Steadman, on behalf of Kenneth J. Kloo, stated that the Committee met on December 5<sup>th</sup> and discussed the following:

- Update on the redevelopment effort, which included a status update on each RFOTP that has been issued or will soon be issued. The discussion was to address any environmental issues that may occur on any of these parcels.
- Discussion regarding the Army's indication there is an ongoing study by the Army and NJDEP of the underground heating oil tanks (UHOTs) on the Officer Housing Parcel. All of the UHOTs were removed in the late 2000s. The Army's Finding of Suitability to Transfer will address the UHOTs.
- Discussion on the four 1 thousand gallon UHOTs on the Pistol Range Parcel, that the NJDEP issued a No Further Action (NFA) letter in 1993.
- Update on the Motor Pool Parcel and that it is leased to the County of Monmouth and there are 5 monitoring wells off-site.

Tim Lizura thanked the FMERA staff and the Committee Chairs for their volunteer efforts for each of the Committees.

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

Robert Ades stated that the Committee met on December 16<sup>th</sup> and discussed the following:

- Discussion on the one compliant proposal for the Officers Housing, and the proposal's use of the Northern section of housing to be for sale market rate housing and the Southern section to be rentals, with half of the rentals units set aside as affordable.
- Discussion regarding the one proposal received for Russel Hall. The proposal generates questions regarding parking, the heliport and the use of land adjacent to the parade ground acreage.
- Discussion on the Main Post Chapel and the possibility of carving off the Northwest corner (1.68 acres) of the parade grounds in order to accommodate necessary parking of 200 spaces. The Committee agreed that the reshaping for the Chapel and Russel Hall parcels would allow for the parade grounds to be rectangular in shape and would make this their recommendation to the Real Estate Committee.
- Discussion on Barker Circle, which is within the historical district, and the potential redevelopment of the 4 buildings on the parcel. The Committee will have further discussion regarding Barker Circle as the parcel is further investigated.

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

Charles Richman stated that the Committee met on December 10<sup>th</sup> and discussed the following.

- Discussion regarding the affordable housing placement within the Howard Commons property.
- Discussion regarding the affordable housing having dedicated parking spots as opposed to an open parking lot.
- Discussion regarding the first phase of the Howard Commons demolition to take place near the Eatontown elementary school.
- Discussion on Officers Housing RFOTP and the delay due to the Army appraisal process.
- Discussion regarding Parcels, B, C, C1 and the continued reliance on the Reuse Plan and the assurance that the affordable units be maintained per the Reuse Plan

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

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that the County would like to compliment the FMERA staff for the incredible and professional work in 2013. Ms. Burry stated that the Committee awaits the results of the evaluation of the Parcel V-1 proposals.

## VIII. Board Actions

- A) The next item before the Board was the consideration of approval of FMERA's 2014 Budget and Authorization of FMERA's Executive Director to submit grant requests to the Office of Economic Adjustment (OEA) as necessary.

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 Tarantolo.

Motion to Approve: LILLIAN BURRY Second: MAYOR TARANTOLO  
AYes 9

- B) The next item before the Board was the consideration of approval to make the Chapel 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 Mayor Tarantolo and was seconded by Lillian Burry.

Motion to Approve: MAYOR TARANTOLO Second: LILLIAN BURRY  
AYes 9

## IX. Other Items

Mayor Skudera stated that tonight's meeting was his last Board meeting and it has been a pleasure and honor to work with each Board member over the years. Mayor Skudera stated that the FMERA staff has done an outstanding job with the redevelopment and that there has been a lot of progress made and foresees more in the future to replace and possible increase the jobs that were lost due to the closure. Mayor Skudera stated that there has already been jobs replaced and that there has been a lot of interest in the redevelopment.

### Public Comment

Bob English of Eatontown asked if the meetings can be recorded and posted to the FMERA website and was answered no. Mr. English asked if all of the four Parcel B proposals received were in compliance. Dave Nuse stated that all of the proposals were compliant with one proposer submitting multiple scenarios.

Mr. English asked what the State of NJ can do to assist in helping make commercial properties more marketable on the Fort property. Mr. Steadman stated that the State of NJ does not have a specific program geared towards the Fort property. Mr. Steadman stated that any proceeds to FMERA are invested back into the proceeds of the property which may help to attract future buyers. Mr. Steadman stated that any time FMERA works with a developer or a entrepreneur that satisfy the State's requirements for incentives, then these incentives may be available to further strengthen the deal.

Tim Lizura stated that the FMERA staff is meeting with the NJ Partnership for Action in order to utilize all of the State's resources. Mr. Lizura stated that an incentive package was provided to CommVault to invest in the



Fort property. Mr. Lizura stated that the Governor signed the Economic Opportunity Act 2013 which is tailored to drive job growth and assist BRAC facilities, such as Fort Monmouth, which are targeted for these incentives.

Mr. English asked if the State's role is to provide funds for upgrades and demolition to the facility for companies that are moving on to a property.

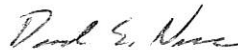
Mr. Steadman stated that FMERA is hoping to complete as many as/is, where/is sales as possible which puts the onus on the buyer as it relates to improvements within the interior of their own boundaries of their parcel, and a pro-rated share of any improvements outside the boundaries of the parcel.

Tom Mahedy of Wall Township stated that the Pistol Range was built in 2006 when the Fort was closing and questioned if the range was built for a private entity in order that it has to be sold to a private entity in the future. Mr. Mahedy stated that the range should be used as an animal shelter.

Mr. Mahedy stated that the public should be allowed to attend the Staff Advisory Committee meetings. Mr. Mahedy stated that there has been a lot of money and grants have been given to commercial properties, especially CommVault and AcuteCare who do not need the money. Mr. Mahedy stated that the budget states that a vehicle will be purchased for tours, of which taxpayers will pay for but Cushman & Wakefield will benefit through the commissions received.

There being no further business, on a motion by Robert Ades seconded by Mayor Mahon and unanimously approved by all voting members present, the meeting was adjourned at 8:25p.m.

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

**ADOPTED**  
**December 18, 2013**

Resolution Regarding the  
**2014 Consolidated Calendar Year Budget, and**  
**the Office of Economic Adjustment Grant Requests**

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

**WHEREAS**, the 2014 Consolidated Calendar Year Budget includes an Economic Development Conveyance (EDC) Budget, representing the projected 2014 sales and financial activity under the approved EDC Agreement with the Army; a Non-EDC Budget, representing the funding of qualified expenses received from the U.S. Department of Defense's Office of Economic Adjustment (OEA) and the requisite local match from the State of New Jersey; and a Capital Budget, representing the Authority's investment in the implementation of the Reuse Plan; and

**WHEREAS**, the Audit Committee reviewed the 2014 Consolidated Calendar Year Budget and recommends it to the Authority for approval; and

**WHEREAS**, the Authority desires to adopt its 2014 Consolidated Calendar Year Budget.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the 2014 Consolidated Calendar Year Budget, as described in the attached memorandum.
2. The Authority authorizes the Executive Director to take all necessary actions to submit grant requests to the Office of Economic Adjustment for federal funds in an amount not to exceed \$2,150,062 to support the Authority's operations for the 2014 calendar year as necessary.
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**

**ADOPTED**  
**December 18, 2013**

Resolution Regarding  
**Approval to Make the Chapel**  
**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 with 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 Chapel (Building 500) is a 16,372 sf facility located in Fort Monmouth’s Oceanport Reuse Area; and

**WHEREAS**, the facility was built in 1962 and contains a 600 seat sanctuary, along with seven offices and is connected to a school facility with 15 classrooms, a commercial kitchen, large assembly room and an activity room; and

**WHEREAS**, the proposed parcel is approximately 5 acres and can accommodate 200 off-street parking spaces, in accordance with the Land Use Rules. The Reuse Plan envisions this property maintaining its use; however, a plan change may be required to accommodate necessary parking as the boundaries of the Parade Ground are not clearly defined; and

**WHEREAS**, authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Chapel in Oceanport; and

**WHEREAS**, 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 (EDC) Agreement with the Army; and

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

**WHEREAS**, given the building’s prominent location within the Historic District, its past and potential future role as an important component of the Fort, the interest expressed by potential purchasers, and the need to coordinate the timing of this sale with the terms and timing of the Phase Two EDC Agreement, staff believes that negotiation with respondents may be necessary to ensure that the objectives of the Reuse Plan are properly met, and that the value of

the property, and adjacent tracts, are maximized; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed making the Chapel available through the offer to purchase process and recommends it to the full Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the Chapel in Oceanport 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: December 18, 2013

**EXHIBIT 2**