

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
- John Tobia, Monmouth County Director of Public Works and Engineering – V
- Gerald Tarantolo, Mayor of Eatontown – V
- Gary Baldwin, Borough Council President - Tinton Falls – V
- Michael Mahon, Mayor of Oceanport – V
- Tim Lizura, President and Chief Operating Officer, NJ Economic Development Authority (NJEDA) – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Jeffrey Stoller, Assistant Commissioner, Office of Research and Information, NJ Department of Labor & Workforce Development (DOL)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA) – (via phone)
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJ Transit (NJT) – (via phone)

V - Denotes Voting Member

Members Not Present

Also present:

- Dave Nuse, Deputy Executive Director and Assistant 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 Assistant Secretary, Dave Nuse, 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 May 21st meeting minutes. A motion was made to approve the minutes by Mayor Mahon and seconded by Mayor Tarantolo.

Motion to Approve: MAYOR MAHON Second: MAYOR TARANTOLO
AYes: 7

James V. Gorman abstained from voting stating that he was not at the May meeting.
Tim Lizura abstained from voting stating that he was not at the May 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 protocol established at the February Board meeting will continue to be followed.

Mr. Gorman stated that Executive Director Bruce Steadman was not present at the meeting and Assistant Secretary Dave Nuse would be taking his place. Mr. Gorman stated that the Board would consider four action items, consideration of approval for FMERA staff to extend Exclusive Negotiations Period for a Purchase Agreement pursuant to the Request for Offers to Purchase (RFOTP) for the Russel Hall Parcel; consideration of Approval for FMERA staff to terminate the Offer to Purchase process for Parcel V-1; consideration of approval to make Satellite Drive Parcel 1 available through the Offer to Purchase Process; and consideration of approval of The Auctioneer's Group, LLC for Professional Auctioneering Services for Personal Property.

The Chairman went on to state that there will be two comment periods at the meeting based on the new meeting protocol. 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. Nuse stated that FMERA received the fully executed Phase 1 deed on June 11th and the deed has been sent to the Attorney General's office for recording.

V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration, stated the Authority's Grant Request for funds in support of its operations is under review by the Office of Economic Adjustment (OEA). The funds requested from OEA are consistent with the budget approved by the Authority's Board for fiscal year 2014 and presented to the State's Office of Management and Budget in support of the Authority's appropriation request. This portion of FMERA's budget is funded 90% by OEA and 10% by the State. The balance of the FMERA budget is funded 100% by EDC revenue. FMERA staff has completed the first quarter Financial and Operational Summary, and will review the report with the members of the Audit Committee at their June 23rd meeting. The 2013 Comprehensive Annual Report of the Authority is posted on the Authority's website in accordance with Executive Order 37. Spending continues to be strictly monitored.

VI. PUBLIC COMMENT REGARDING BOARD ACTION ITEMS

Bob English stated that on the Soldier On website the organization states that Soldier On is in the pre-development stage of a permanent housing project in Fort Monmouth, NJ. Mr. English asked if the Board or FMERA are aware of the posting and has anything been done for Soldier On to make the claim.

Linda Zucaro of Tinton Falls asked if the RFOTP for Parcel V-1 is terminated, is there a chance that the Veterans project will be relocated from Eatontown to another one of the municipalities.

Tom Mahedy of Wall Township asserted that there is a conflict of interest with The Auctioneer's Group and the proper procedures were not followed in the selection process. Mr. Mahedy asserted that FMERA rejected

the out of state proposals that were submitted for the auctioneer services. Mr. Mahedy asked what political contributions The Auctioneer's Group has made and who has reviewed the political contributions.

Dave Nuse answered Mr. English by stating that FMERA is not aware of the Soldier On website posting nor has FMERA given Soldier On any indication that they were the successful bidder of the Parcel V-1 project. Mr. Nuse stated that Soldier On did submit a proposal and was advised that the proposals are being evaluated.

Mr. Nuse answered Ms. Zucaro by stating that the Real Estate Committee has asked FMERA staff to make recommendations at their next meeting with regards to the projects structure and location for the Veterans project.

Mr. Nuse answered Mr. Mahedy by stating that there were no out of state proposals submitted in response to the Request for Proposals (RFP). Mr. Nuse stated that due to no proposals being submitted, FMERA contacted local auctioneer firms and The Auctioneer Group was responsive. Mr. Nuse stated that all forms relating to political contributions are submitted to the Department of Treasury for review and approval.

VII. EXECUTIVE DIRECTOR'S REPORT

Dave Nuse stated that FMERA continues to make good progress on Phase 2 of the Fort's redevelopment. FMERA and the Army have executed a non-binding letter agreement, and staff anticipates submitting a final EDC Application by July 1st. FMERA remains on target to sign a Phase 2 EDC Agreement this fall.

Rick Harrison, Director of Facilities Planning gave the following update on RFOTP/RFPs:

Officers Housing

FMERA is in exclusive negotiations with RPM Development, LLC (RPM). FMERA and the Army are finalizing the Finding of Suitability to Lease for the property so that RPM can proceed with their due diligence and financing.

Howard Commons

HovWest Land Acquisitions' engineers are on site performing their environmental due diligence.

Parcels C and C1

FMERA is in exclusive negotiations with Lennar Corporation and working on sales terms and conditions and reviewing proposed concept plans.

Parcel B

FMERA staff is preparing a new RFOTP for Parcel B.

Parcel V-1

FMERA staff is recommending that the Board terminate the RFOTP for Parcel V-1 at tonight's meeting.

Russel Hall

FMERA staff is recommending an extension to the exclusive negotiations period at tonight's meeting. FMERA and the Army are finalizing the lease so that due diligence and renovations can proceed.

Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

Exclusive negotiations are underway with Pinebrook Commerce Center LLC.

Marina

The compliant proposal for offer to purchase is currently under evaluation.

Pistol Range

FMERA Staff is in exclusive negotiations with Kiely Realty Group.

Charles Wood Firehouse

FMERA staff is currently reviewing the one proposal received.

Fitness Center

FMERA Staff is currently reviewing the one proposal received.

Main Post Chapel

FMERA Staff is currently reviewing the one compliant proposal received.

Upcoming RFOTPs

FMERA plans on issuing additional RFOTPs over the next few months, including the Suneagles Golf Course and Parcel B, both in Eatontown, and a 1.5 acre parcel on Satellite Drive in Tinton Falls.

Mr. Harrison gave the following update on the progress on the Charles Wood Area (CWA)/Phase 1 property transfer:

- FMERA is working with the Army caretaker to transfer utility accounts for the recently transferred property to FMERA. These include:
 - Power, natural gas and water meters serving the Phase 1 properties
 - Fire Hydrant service on Pinebrook Road
- Shutting down water supplies and cutting and capping sewer lines to limit usage and inflow and infiltration from those buildings and systems not planned for reuse.
- New Jersey American Water Company (NJAW) has started installing new water mains in the Charles Wood Area to enable them to provide, operate and maintain the water system on the CWA.
- JCP&L is currently performing due diligence inspections and inventorying the CWA electrical system in preparation for entering into a maintenance and operating agreement with FMERA to provide electrical service to our buildings where required and our tenants.
- FMERA is currently evaluating six proposals in response to our property maintenance and management RFP.

Katie Hodes, Marketing Officer, stated that FMERA issued a Request for Proposals (RFP) for Professional Marketing Consultant/Creative Agency Services for Brand Development and Website Design on May 1st. Proposals were due on June 5th and nine proposals were received. An evaluation committee is currently reviewing proposals.

Ms. Hodes stated that FMERA joined with the U.S. Army to celebrate Flag Day on Saturday, June 14th. The ceremony also commemorated the 239th birthday of the U.S. Army. The event, which was open to the public, drew approximately 50 attendees. Thank you to Rick Harrison and John Occhipinti, Army Site Manager, and the New Jersey National Guard for their participation.

Ms. Hodes stated that on October 25th an RFOTP was issued for the Marina Parcel in Oceanport. The property consists of a 71-slip marina and boat launch ramp on Oceanport Creek, a boat house and associated off-street parking. Staff is evaluation the proposals received in accordance with the Authority's Sales Rules. In the interim, FMERA staff released an RFP for a Marina Operator in April, as not to miss this year's boating season. One proposal was received. The operator, AP Development Partners, LLC, intends on having the marina open for boat traffic on Saturday, June 28th and is targeting Friday, July 4th for the opening of a full-service restaurant.

Ms. Hodes stated that FMERA continues to work with Cushman & Wakefield, the Authority's Master Broker, to market the Fort property. The level of interest in the Fort property remains high.

VIII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee is scheduled to meet on June 23rd.

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

Chairman Gorman, stated that the Committee met on June 18th and discussed the following:

- Overview of the RFOTP for Parcel V-1 in Eatontown and the termination of the Offer to Purchase Process due to the proposer's purchase prices being significantly below the appraised value of the property. FMERA staff will provide options for a new Veterans community to the Committee at the next meeting. The Committee reached a consensus and agreed to recommend approval to the Board to terminate the Offer to Purchase process with regard to Parcel V-1.
- Overview of the need to extend the exclusive negotiating period with Kiely Realty Group, LLC for Russel Hall for an additional sixty days as permitted by the Sales Rules. The Committee reached a consensus and agreed to recommend approval to the Board to extend the exclusive negotiation period.
- Overview of the request to authorize FMERA staff to make the Satellite Drive Parcel 1 available through the offer to purchase process. The Committee discussed the parcel as being open space in the Reuse Plan and will have a discussion at the next meeting regarding open space. The Committee reached a consensus and agreed to recommend approval to the Board to make the Satellite Drive Parcel 1 available through the offer to purchase process.
- Overview of the request to approve the selection of The Auctioneers Group, LLC, for Professional Auctioneering Services for Personal Property. The Committee reached a consensus and agreed to recommend approval of the selection of The Auctioneer Group for Professional Auctioneering Services.

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

Kenneth J. Kloo stated that the Committee met on June 2nd and discussed the following:

- Discussion regarding the Finding of Suitability to Lease (FOSL) for the Officer Housing and Russel Hall parcels. The main topic of discussion was the location of unregulated heating oil tanks throughout the Officer Housing site. FMERA staff will be following up with the Army on the status of each tank location and will provide feedback at the next meeting of the Committee.
- Overview of the conceptual site plan for Parcels C and C1, which led to a discussion of the various methods to encourage environmentally-friendly redevelopment in the RFOTP process. It was agreed that FMERA will have more flexibility to pursue these and other goals in Phase 2 redevelopment, when the Army is no longer a partner.
- Overview and current status of Howard Commons, Parcel B, and the Marina projects.
- Update to an issue discussed at the April meeting, the Committee discussed the Army's recent re-evaluation of the PCB contamination near Gibbs Hall. Based on the results of the re-evaluation, the property has received an unrestricted No Further Action letter and no deed notice will be required. This will enable the property to be more easily marketed in the future.

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

Robert Ades stated that the Committee did not meet this month but will be meeting on June 24th.

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

Rick Harrison, on behalf of Gina Fischetti, stated that the Committee met on June 12th and discussed the following:

- Update on Howard Commons and HovWest has begun their due diligence
- Update on Officer Housing including a report on meetings that have been held with the developer and the proposed concept plan for the reuse of the property
- Update on Parcel C & C1 included discussion regarding the latest site plan proposal and the location of the retail and residential components
- Update on Parcel V-1, the Veterans Community and the cancellation of the RFOTP
- The path forward for Parcel B

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

John Tobia, on behalf of Lillian Burry, stated that the Committee did not meet this month. Mr. Tobia stated that Ms. Burry stated that while the Veterans parcel is before the Board for termination, she will proceed with vengeance to find a use for a Veteran's Community at the Fort.

IX. BOARD ACTIONS

- A) The first item before the Board was the consideration of approval for FMERA staff to extend the Exclusive Negotiations period for a Purchase Agreement Pursuant to the Request for Offers to Purchase (RFOTP) for the Russel Hall parcel.

Candice Valente read the resolution which is attached hereto and marked Exhibit 1.

A motion was made to approve by Tim Lizura and was seconded by John Tobia.

Motion to Approve: TIM LIZURA Second: JOHN TOBIA
AYes 9

- B) The second item before the Board was the consideration of approval for FMERA Staff to terminate the Offer to Purchase Process for Parcel V-1.

Candice Valente read the resolution which is attached hereto and marked Exhibit 2.

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

Motion to Approve: MAYOR TARANTOLO Second: ROBERT LUCKY
AYes 9

- C) The third item before the Board was consideration of approval to make Satellite Drive Parcel 1 available through the Offer to Purchase Process.

Candice Valente read the resolution which is attached hereto and marked Exhibit 3.

A motion was made to approve by Mayor Tarantolo and was seconded by Gary Baldwin

Motion to Approve: MAYOR TARANTOLO Second: GARY BALDWIN
AYes 9

D) The fourth item before the Board was consideration of approval of The Auctioneers Group, LLC, for Professional Auctioneering Services for Personal Property.

Candice Valente read the resolution which is attached hereto and marked Exhibit 4.

A motion was made to approve by Tim Lizura and was seconded by Robert Lucky.

Motion to Approve: TIM LIZURA Second: ROBERT LUCKY
AYes 9

X. OTHER ITEMS

Mayor Mahon stated that Oceanport Borough has been working with the operator of the Marina for permits and the Oceanport Council will be voting on the transfer of the liquor license to the marina. Mayor Mahon asked that FMERA contact the Coast Guard in order that the channel markings are replaced at the marina.

XI. PUBLIC COMMENT REGARDING ANY FMERA BUSINESS

Bob English stated that the grass at Howard Commons needs to be cut. Mr. English asked if the residents of Eatontown can address the Board or the Real Estate Committee regarding the new RFOTP for Parcel B in order to offer input. Mr. English stated that Eatontown Council approved a resolution regarding COAH housing within the Fort being consistent with the State of New Jersey.

Dave Nuse answered Mr. English by stating that FMERA and the Eatontown Ad Hoc Committee meet monthly and FMERA has received positive feedback from the Borough regarding the new RFOTP for Parcel B.

Mr. Nuse answered Mr. English by stating that the Fort's affordable housing obligations are governed by the FMERA Act and if COAH does change the guidelines, FMERA is obligated by statute. Mr. Nuse stated it would take legislative action to amend the FMERA act to adjust the affordable housing requirement on the Fort.

Mayor Mahon stated that the Monmouth County Delegation have submitted legislation that would amend the FMERA act regarding affordable housing.

There being no further business, on a motion by Robert Ades seconded by Mayor Tarantolo and unanimously approved by all voting members present, the meeting was adjourned at 8:00p.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.



David E. Nuse – Assistant Secretary

ADOPTED
June 18, 2014

Resolution Regarding
**Approval to Extend the Exclusive Negotiating Period with Kiely Realty Group, LLC for
Russel Hall**

WHEREAS, Russel Hall is a 6.5 acre parcel in the Fort's Main Post Area in Oceanport; and

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) issued a Request for Offers to Purchase (RFOTP) in connection with the planned redevelopment of the Russel Hall parcel on September 6, 2013; and

WHEREAS, on November 7, 2013, FMERA received one proposal from the Kiely Realty Group, LLC (Kiely); and

WHEREAS, the proposal was distributed to three evaluators, who scored the proposal independently, according to criteria and weightings contained in the RFOTP and the Authority's Sales Rules, and reviewed the proposal for compliance with FMERA's Reuse and Redevelopment Plan (Reuse Plan); and

WHEREAS, the evaluators determined that the Kiely plan was compliant with the Reuse Plan in all aspects other than the institutional office use, which will require an amendment to the Reuse Plan, and recommended FMERA staff proceed with exclusive negotiations; and

WHEREAS, at the Authority's January 15, 2014 meeting, the Board authorized staff to enter into exclusive negotiations with Kiely, based on the recommendation of the evaluation committee; and

WHEREAS, by letter dated June 4, 2014, the Executive Director extended the exclusive negotiating period for an additional thirty days as permitted by the Authority's Sales Rules; and

WHEREAS, at the Authority's May 21, 2014 meeting, the Board authorized FMERA staff to execute a Lease in Furtherance of Conveyance (LIFOC) with the Army for Russel Hall and subsequently enter into a sublease with the Kiely Realty Group for Russel Hall, upon final terms acceptable to the Executive Director and the Attorney General's Office; and

WHEREAS, FMERA staff and Kiely have made significant progress toward the negotiation of a mutually acceptable Purchase and Sale Agreement (PSA) for Russel Hall, and staff believes that there is a likelihood that further negotiation will result in agreement over business terms; and

WHEREAS, the Real Estate Committee has reviewed and discussed extending the exclusive negotiating period and recommends approving the sixty (60) day extension to the full Board.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes a sixty (60) day extension of the exclusive negotiating period, as set forth in the attached memorandum, and authorizes the Executive Director to take all necessary actions to effectuate the extension.

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: June 18, 2014

EXHIBIT 1

**ADOPTED
June 18, 2014**

Resolution Regarding
Approval to terminate the Offer to Purchase process with regard to Parcel V-1 on Fort Monmouth's Main Post without awarding a purchase contract and return the deposits with accrued interest to the bidders

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, Parcel V-1 is an approximately 10 acre parcel located along Alexander Avenue in the Eatontown portion of the former Fort; and

WHEREAS, an appraisal report prepared for FMERA valued Parcel V-1 at \$1.39 million; and

WHEREAS, based on staff recommendations, and with the Real Estate Committee's concurrence, as well as the Veteran Staff Advisory Committee's interest to establish a veteran's community on the former Fort, the Board authorized proceeding with the offer to purchase process at the May 2013 meeting of the Authority; and

WHEREAS, on September 6, 2013, FMERA publically issued a Request for Offers to Purchase (RFOTP) for Parcel V-1, with proposals due on December 6, 2013; and

WHEREAS, proposals were received from two entities and an evaluation committee consisting of FMERA staff and one representative from the Army independently reviewed the proposals; and

WHEREAS, both bidders proposed paying nominal consideration to acquire and redevelop the property; and

WHEREAS, the evaluation committee met and concluded that further negotiation with either party would not result in purchase terms beneficial to FMERA; and

WHEREAS, the FMERA Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to terminate the Offer to Purchase process for Parcel V-1.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves terminating the Parcel V-1 Request for Offers to Purchase process without awarding a purchase contract.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the termination of the Parcel V-1 Request for Offers to Purchase process, including returning the deposit with any 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: June 18, 2014

EXHIBIT 2

ADOPTED
June 18, 2014

Resolution Regarding
Approval to Make the Satellite Drive Parcel 1 Available through the Offer to Purchase
Process

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, section 9(j) of the 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, Satellite Drive Parcel 1 is approximately a 1.5 acre parcel in the Tinton Falls area of the former Fort; and

WHEREAS, the parcel is located north of the Pinebrook Commerce Center parcel and east of the Pistol Range parcel, increasing the potential for redevelopment of this unused land, set aside as open space in the Reuse and Redevelopment Plan (“Reuse Plan”); and

WHEREAS, FMERA intends to create a public roadway connecting Satellite Road to Pearl Harbor Avenue, shifting the highest and best use of this parcel away from open space; and

WHEREAS, FMERA staff has received inquiries about this parcel from one or more interested parties; and

WHEREAS, an amendment to the Reuse Plan is needed for the area due to the sale of the Pistol Range to a private developer as well as the potential retail component of the Pistol Range, and a proposal for the Satellite Drive Parcel 1 that includes any use other than open space will require an additional amendment; and

WHEREAS, Authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Satellite Drive Parcel 1 in Tinton Falls; and

WHEREAS, the Real Estate Committee has reviewed and discussed making the

Satellite Drive Parcel 1 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 Satellite Drive Parcel 1 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: June 18, 2014

EXHIBIT 3

ADOPTED
June 18, 2014

Resolution Regarding
**Approval to Select The Auctioneers Group, LLC, for Professional Auctioneering Services
for Personal Property**

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 Army has agreed to convey Personal Property contained within the Phase 1 Economic Development Conveyance property to FMERA via a Bill of Sale associated with the Deed for the Phase 1 properties; and

WHEREAS, this Personal Property can be sold along with the buildings or sold via a competitive bidding process; and

WHEREAS, on December 6, 2013, FMERA issued an RFP for Professional Auctioneering Services for Personal Property; and

WHEREAS, the proposals were due on February 21, 2014, and no proposals were received; and

WHEREAS, FMERA staff contacted the two potential bidders who had attended the pre-proposal conferences in an attempt to determine whether an agreement could be reached and neither of the potential bidders was agreeable to the terms that limited any recovery of expenses to auction proceeds; and

WHEREAS, a local auctioneer, The Auctioneers Group, LLC, contacted FMERA staff indicating interest in providing professional auctioneering services for FMERA and indicating that they were agreeable to the proposed terms regarding expense recovery; and

WHEREAS, after two meetings and site visits FMERA requested a proposal from The Auctioneers Group; and

WHEREAS, FMERA staff and The Auctioneers Group have agreed on the terms of the proposal for the Professional Auctioneering Services; and

WHEREAS, the Real Estate Committee has reviewed and discussed entering into a contract with The Auctioneers Group and recommends approving the selection; and

WHEREAS, at a future Board meeting, FMERA staff will ask the Board to approve standard procedures for conducting auction events, standard terms and conditions of sales, ethical restrictions on who can bid at auction events and a delegation of operating

authority to complete sales of personal property to the highest responsible bidder.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the selection of The Auctioneers Group, LLC, for Professional Auctioneering Services for Personal Property and authorizes the Executive Director to take all necessary actions to effectuate the selection.

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: June 18, 2014

EXHIBIT 4