

**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
- Gerald Turning, Mayor of Tinton Falls – V
- Robert Lynch, Oceanport Councilman – V
- Donna Sullivan, Director of Real Estate, NJ Economic Development Authority (NJEDA) – V
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development (DOL)

**V - Denotes Voting Member**

**Members Not Present**

- Jonathan Lowy, Regional Manager, Government and Community Relations, NJ Transit (NJT) – (via phone)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)

**Also present:**

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

II.

The meeting was called to order by Chairman James V. Gorman at 7:00 p.m., who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA 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 June 18<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Gerald Turning and seconded by Gerald Tarantolo.

Donna Sullivan abstained from voting stating that she was not at the June meeting.  
Gerald Turning abstained from voting stating that he was not at the June meeting.  
Robert Lynch abstained from voting stating that he was not at the June meeting.

Motion to Approve: GERALD TURNING Second: GERALD TARANTOLO  
AYes: 5

### 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 the Board would consider two action items, consideration of approval of Chenega Operations Services for on-call property maintenance services; and consideration of approval of Terms and Conditions of Sale for Professional Auctioneering Services for personal property. The Chairman further stated that the Board would be entering into Executive Session for discussion on negotiations of Howard Commons Purchase and Sale Agreement and Redevelopment Agreement.

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. Steadman stated that the Board would enter into Executive Session.

### V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration, stated that FMERA staff presented the first quarter's Financial and Operation Summary to the members of the Audit Committee at their June 23<sup>rd</sup> meeting. With the close of the second quarter on June 30<sup>th</sup>, FMERA staff begins the process of compiling Financial and Operation Summary for the first half of 2014 for presentation to the Audit Committee. The grant agreement for the grant in support of the Authority's operations through June 30, 2015 has been signed and the grant commenced July 1, 2014.

### VI. PUBLIC COMMENT REGARDING BOARD ACTION ITEMS

Tom Mahedy of Wall Township stated that he was opposed to an auctioneer as the items that currently remain on the Fort belong to the public. Mr. Mahedy asserted there is fraud with the auctioneer group selected to run the future auctions.

Patrick Daugherty of Neptune stated that the Fort is an extraordinary piece of property in and extraordinary State.

Jose Gomez of Long Branch and Security Measures asked if there will be full disclosure of the On-Call Property Maintenance proposals and the award to Chenega. Mr. Gomez asked if the criteria for Chenega were met in accordance with the Request for Proposals (RFP). Mr. Gomez stated that Security Measures was not contacted by FMERA regarding Requests for Information (RFI).

Bruce Steadman answered Mr. Gomez by stating that there will be full disclosure after the 10-day gubernatorial veto period and all information regarding the RFP will be made available to the public. Mr. Steadman stated that for those bidders not selected they have the opportunity to come to the FMERA offices to review the proposals, scoresheets and ask any questions regarding the RFP process.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning gave the following updates:

### Update on Meetings with Army Representatives

FMERA and the Army have been holding discussions over the past 20 months on the future transfer of the balance of the Main Post, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). At the April 23, 2014 meeting of the Authority, the Board confirmed their support for the proposed terms negotiated by FMERA staff and Army representatives for the Authority's acquisition of the balance of the Main Post, as well as execution of a non-binding term sheet with the Army and submission of a Phase 2 Economic Development Conveyance (EDC) Application. Staff submitted the Phase 2 EDC application on July 1, 2014, and it is currently under review by the Army. FMERAs goal is to have an executed Phase 2 MOA with the Army by the third quarter of 2014.

### Suneagles

FMERA has recently had some inquiries regarding promised improvements to the Suneagles Golf Course and whether FMERA is monitoring progress of the promised improvements. FMERA has and continues to monitor golf course operations and the conditions at the golf course and a routine inspection tour of the course conditions has been scheduled. FMERA's agreement with Atlantic Golf Management (AGM) stipulated that improvements be made to tee areas on #1, #7, #14 (Ladies only) and #17. Hedges have been removed on #1 as per the agreement but they have not stripped the surfaces on the tee boxes as per the agreement. All improvements were scheduled for late spring but there was too much rainfall to schedule accordingly. FMERA and AGM made a decision not to disrupt the course during prime playing time. Additionally, the hot summer days would have made it very difficult, if not impossible, to sod and have these areas open for play. AGM has scheduled new start dates for the tee areas after the prime golf season and will begin sometime in September. FMERA has not scheduled the tree removal for the same reasons stated above. More importantly, the ground is too soft to handle the trucks coming in and out. There would be too much turf disruption. FMERA plans on waiting until the ground gets harder in the fall before we begin. Another hold-up was the stream cleaning permit for the stream which will impact the tree removal. We currently have the permit from NJDEP and are in the process of obtaining quotes for this work as well. AGM has leased a fleet of brand new golf carts in fulfillment of our contract agreement.

### Marina

The marina opened for business for marina operations on June 28 and has about nine slips rented. The operator also brought on board a small craft rental operation to rent out small craft including paddle boats, canoes and kayaks which should open this weekend. On July 4th they opened for drinks under the tent on weekends. They are making extensive renovations to the existing marina building, which incurred significant damage during Sandy, and they hope to open a full service bar and 80 seat restaurant in a month or so. Other improvements include landscaping, new fencing and rehabilitation of the docks and utility systems.

Dave Nuse, Director of Real Estate Development gave the following update:

### Howard Commons

FMERA and HovWest Land Acquisition entered into a Purchase & Sale Agreement for the Howard Commons site on May 19. HovWest is currently undertaking environmental and geotechnical due diligence work on the property, located on Pinebrook Road in Eatontown.

### Officers Housing

FMERA is engaged in exclusive negotiations with RPM Development for the Officer Housing Parcel in Oceanport. FMERA will be leasing the property to RPM on an interim basis so it can proceed with due diligence, financing and approvals.

### Russel Hall

FMERA staff is in exclusive negotiations with Kiely Realty Group for the sale of Russel Hall in Oceanport. FMERA will lease the property to Kiely on an interim basis so Kiely can pursue due diligence investigations and approvals.

### Parcels C and C1

FMERA is in exclusive negotiations with Lennar Corporation for Parcels C & C1 in Tinton Falls. FMERA is working towards a fall 2014 contract signing.

### Fabrication Shops & Pistol Range

Exclusive negotiations are underway with Pinebrook Commerce Center LLC for the Fabrication Shops in Tinton Falls, and with Kiely Realty Group for the Pistol Range, also in Tinton Falls.

### Charles Wood Firehouse

FMERA staff is currently in discussions with the one respondent to the RFOTP for the Charles Wood Firehouse.

### Marina

Staff is currently in discussions with the one compliant proposer for the Marina Parcel in Oceanport.

### Fitness Center & Chapel

FMERA Staff is also initiating discussions with the proposers on the Fitness Center and the Chapel in Oceanport.

### Upcoming RFOTPs

FMERA plans on issuing several additional RFOTPs this summer, including:

- The Suneagles Golf Course in Eatontown;
- Parcel B, the retail and residential parcel fronting Route 35 in Eatontown;
- and a 1.5 acre parcel on Satellite Drive in Tinton Falls.

Please visit our website, [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com), for more information and copies of our RFOTPs.

Katie Hodes, Marketing Officer gave the following marketing update:

- FMERA issued an RFP for Professional Marketing Consultant/Creative Agency Services for Brand Development and Website Design on May 1, 2014. Proposals were due on June 5th and nine proposals were received. The evaluation committee is currently in the final stages of reviewing proposals and FMERA plans to engage the successful proposer shortly.
- FMERA, Cushman & Wakefield and the Partnership for Action, which is responsible for the state's business attraction and expansion efforts and the state's incentive programs, continue to meet or speak monthly via conference call to further marketing of the Fort property.
- FMERA and the Monmouth Ocean Development Council are working together on an event to be hosted at the Fort this fall. Additional information will be provided at a future meeting.
- FMERA's small business initiative is underway, as evidenced by the Board's approval of the Pinebrook Commerce Center LLC's offer to purchase the former Fabrication Shops in Tinton Falls. Over the summer FMERA staff will be working on a technology plan that we intend to launch later this year, in an effort to attract small tech companies to the Fort.

- Copies were made available of an article from The Journal about the possibility of the Princeton Autonomous Vehicle Engineering (PAVE) program relocating to Fort Monmouth. If PAVE is to relocate to Fort Monmouth the program would play an important role of establishing a university presence on the former Post.

## VIII. COMMITTEE REPORTS

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

Robert Ades stated that the Committee met on June 24<sup>th</sup> and discussed the following:

- Authority's financial and operational summary for the first quarter of 2014. Staff presented FMERA's 1<sup>st</sup> Quarter Operation Highlights which include: close on sale of Clinic Parcel to AcuteCare and the selection of the Suneagles Golf Course and Gibbs Hall Professional Management & Service Provider. FMERA Staff reported that the Authority's 1<sup>st</sup> quarter expenses were under budget.
- Update on the status of the Property Maintenance Request for Proposals, as well as the Phase 2 Economic Development Conveyance Agreement. Staff outlined the timeline for submitting a draft of the Phase 2 EDC to the Army, receipt of feedback from the Army, and target date for submission of the actual Phase 2 EDC application.
- The Authority's management reviewed and addressed administrative matters with the Audit Committee, reporting that administrative duties are being reassigned due to the professional development of the staff added last year. Authority management and the Audit Committee will continue to monitor and manage the segregation duties.
- Update on the status of the Homeless Fund and the development of the terms and conditions of sale of the personal property under the Professional Auctioneer.

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

Chairman Gorman stated that the Committee met on June 18<sup>th</sup> and discussed the following:

- Overview of the open space component of the Reuse Plan from with FMERA's planner, Phillips Preiss Grygiel (PPG) and efforts to balance FMERA's goals of maintaining planned open space while maximizing job creation.
- Discussion regarding the reissuance of Parcel B and Parcel V-1 Request for Offers to Purchase (RFOTP) with regards to proceeding with both parcels and linking the parcels as one RFOTP. The Committee requested that FMERA staff present the various scenarios envisioned for the new parcel at the next Committee meeting.
- Overview of the RFP for On-Call Property Maintenance Services. The evaluations committee met independently to score the proposals with the resulting high scoring firm being Chenega Operations Services, LLC. The Committee reached a consensus and agreed to recommend approval to the Board to enter into contract with Chenega for On- Call Property Maintenance Services.
- Overview of the terms and conditions, as well as protocol for the professional auctioneering services of personal property on the Fort. FMERA staff has negotiated and standard set of terms and conditions with The Auctioneer's Group to conduct all auctions. The Committee reached a consensus and agreed to recommend to the Board approval of the terms and conditions of sale for professional auctioneering services for personal property.
- Update on Officers Housing
- Update on Parcels C & C1
- Update on Howard Commons
- Update on Marina
- Update on Current & Upcoming RFOTPs

- Update on the Broker Marketing and the responses to the RFP for Professional Marketing Consultant/Creative Agency

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

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

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

Robert Ades stated that the Committee met on June 24<sup>th</sup> and discussed the following:

- Discussion on Officers Housing and FMERA's discussions with RPM Development Group. The Borough of Oceanport has approved entering into a memorandum of support with RPM Development.
- RPM will be contracting with an architect in July and RPM will be presenting a site plan to the Committee at an upcoming meeting.
- Discussion on Russel Hall and the discussions with Kiely Realty Group.
- Discussion regarding the preparation of Historic District Guidelines that FMERA's planner Phillips Pries Grygiel (PPG) will be drafting. The guidelines will be distributed to the Committee and PPG will be present at an upcoming meeting to discuss.

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

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee met on July 10<sup>th</sup> and discussed the following:

- Discussion regarding Parcels, C, C1 and the new site plan. FMERA is currently in exclusive negotiations with Lennar. Borough of Tinton Falls is agreeable to the new site plan.
- Discussion regarding the termination of the Parcel B RFOTP and the new RFOTP adhering to the Reuse Plan's goal of creating a lifestyle town center.
- Discussion on the HovWest environmental due diligence has begun. HovWest set forth a two phase demolition of the existing buildings and applying for demolition permits within 2 months of closing, and completion of demolition no later than 6 months thereafter.

Robert Lynch asked how the Officers Housing gets on the Oceanport tax role if there is no deed and the property is on a lease basis. Bruce Steadman stated that the closing of the Officers Housing should take effect by March 2015.

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

Lillian Burry stated that the Committee did not meet this month but will be meeting in August.

## IX. BOARD ACTIONS

- A) The first item before the Board was the consideration of approval of Chenega Operations Services, LLC, for On-Call Property Maintenance Services.

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

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

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

B) The second item before the Board was the consideration of approval of Terms and Conditions of Sale for Professional Auctioneering Services for Personal Property.

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

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

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

Mayor Tarantolo asked how the proceeds of the auction will be shared. Bruce Steadman stated that the proceeds from the auction would be reinvested into the property and the proceeds are not shared with the Army.

Robert Lynch asked if the insurance will be waived for individuals who are bidding on the smaller lots of items and was answered yes.

#### X. OTHER ITEMS

There were no other items before the Board.

#### XI. PUBLIC COMMENT REGARDING ANY FMERA BUSINESS

Sara Breslow of Eatontown asked what stream Rick Harrison was referring to on the Golf Course. Ms. Breslow stated that she objects to the DEP not performing objective testing of Wampum Lake, instead accepting reports paid for by the Army and there is proof that the reports are altered by the Army to their advantage before passing them on. Ms. Breslow stated that the DEP owes the public to do independent testing of the lakes.

Bob English of Eatontown asked what was the amount that was approved for the grant request for the upcoming year and what did FMERA receive in prior years. Mr. English thanked the Monmouth County Freeholders for supporting a bill by Senator Beck and Assemblywoman Casagrande stating that the affordable housing at the Fort be the same as the rest of New Jersey. Mr. English stated that the Freeholders also supported that Veterans housing should be designated as the Council on Affordable Housing (COAH) eligible.

Robert Shimko of Wall Township asked why on the date of the bid opening for the On-Site Property Maintenance were the proposals not made available to the public.

Tom Mahedy of Wall Township asserted that there is a crooked process regarding awarding Chenega Operations Services the On-Site Property Maintenance contract as there was for Cushman & Wakefield as the Master Broker. Mr. Mahedy asserted that the liquor license at the golf course was given to an individual who makes political contributions. Mr. Mahedy asserted that the Kiely Realty Group was given the Pistol Range and Russel Hall because of their political contributions. Mr. Mahedy stated that there was a report from the Monmouth County Health Department stating that the pollution in Wampum Lake came from the Myer Center. Mr. Mahedy asserted that there is contamination at the New Jersey State Police barracks and the Army refuses to test the barracks. Mr. Mahedy asserted that Frank Cosentino, the former Director of FMERPA, is orchestrating the illegal deals for FMERA.

Mr. Harrison responded to Sara Breslow's question by stating that the stream enters the golf course from under Hope Road just opposite the Child Development Center and runs North/East of Megill and Gibbs Hall under Lowther Drive and empties into a lagoon just South/East of the North parking lot. Tony Poklasny, FMERA

Senior Engineer stated that the stream is 455ft. from the culvert on Hope Road and the primary purpose of the cleaning is to allow the stream to flow more freely.

Ms. Akerblom responded to Bob English's question by stating that the amounts that were approved for the grant request was just under \$2MM of which OEA contributes 90% and the NJEDA through their appropriation meets the local match 10% in order for FMERA to qualify for the Federal monies.

Mr. Steadman responded to Robert Shimko's question by stating the RFPs require a two-tier proposal in that the proposal and the fee schedule need to be submitted separately and even though there is a two-tier process, the proposals cannot be shared until after the evaluation process is complete.

Mr. Steadman responded to Mr. Mahedy's assertions by stating that they are incorrect and have been responded to on many occasions in the past.

The next item before the Board was to adjourn the Public Session of the meeting and enter into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7): Pending Real Estate and Contract Negotiations with the Army.

A motion was made to enter into Executive Session by Robert Ades, seconded by Gerald Tarantolo and unanimously approved by all voting members present.

There being no further business in Executive Session, a motion was made to go back into public session by Amy Herbold seconded by Gerald Turning and unanimously approved by all voting members present.

The Board returned to public session.

There being no further business, on a motion by Gerald Turning seconded by Gerald Turning and unanimously approved by all voting members present, the meeting was adjourned at 9:04 pm.

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



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Bruce Steadman –Secretary



**ADOPTED  
July 16, 2014**

Resolution Regarding  
**Approval to Select Chenega Operations Services, LLC for On-Call Property Maintenance Services**

**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**, FMERA took title to the Phase One Properties and expects to take title to the marina and Megill housing area within the next few months; and

**WHEREAS**, FMERA has a tentative agreement to acquire the Phase Two property no later than March 2015; and

**WHEREAS**, as FMERA acquires property the caretaker function and overall maintenance of the property and the Army utility systems becomes the responsibility of FMERA; and

**WHEREAS**, FMERA issued a Request for Proposals (RFP) for On-Call Property Maintenance Services on April 11, 2014, and proposals were due on May 29, 2014; and

**WHEREAS**, FMERA received six compliant proposals, and technical proposals were evaluated by four independent evaluators and fee proposals were evaluated by FMERA’s Chief Financial Officer and the RFP Coordinator; and

**WHEREAS**, the scores were compiled and the Evaluation Committee met on July 3, 2014 to review the scoring of the proposals; and

**WHEREAS**, the fee scores were added to the technical proposal scores with the resulting high scoring firm being Chenega Operations Services LLC; and

**WHEREAS**, the Evaluation Committee recommends that the Board of Directors approve the selection of Chenega as the On-Call Property Maintenance Services contractor; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed entering into a contract with Chenega and recommends approving the selection.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority authorizes the selection of Chenega Operations Services, LLC, for On-Call Property Maintenance Services 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: July 16, 2014

**EXHIBIT 1**

**ADOPTED**  
**July 16, 2014**

Resolution Regarding  
**Approval of Operating Authority and Protocol and Standard Terms and Conditions of  
Sale for Furniture, Fixture and Equipment Auctions**

**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**, FMERA took title to the Phase One Properties, including a bill of sale for all personal property within the Phase One Buildings; and

**WHEREAS**, the Board of Directors of the Authority approved a contract with The Auctioneers Group, LLC at the June 18 2014 Meeting of the Board; and

**WHEREAS**, FMERA staff worked with the contract auctioneer to develop a standard set of Terms and Conditions under which The Auctioneers Group would conduct auctions; and

**WHEREAS**, FMERA staff has developed processes and procedures for Furniture and Equipment auction events, which are described in the attached memorandum, including how the auctions will be conducted, minimum advertisement, prior inspections, and ethical restrictions on who can bid; and

**WHEREAS**, the Real Estate Committee has reviewed and discussed the Furniture and Equipment Auction Protocol and Terms and Conditions of Sale and recommends Board approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the processes and procedures for the Furniture and Equipment auction events and adopts the standard Terms and Conditions of Sale.
2. The Authority authorizes the Executive Director to accept the highest responsible bid at auction events conducted in accordance with the approved process and procedures for Furniture and Equipment Auctions and to sign and deliver documents necessary and appropriate to complete such sales as acceptable to the Executive Director and the Attorney General’s Office.
3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless

during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: July 16, 2014

**EXHIBIT 2**