

Fort Monmouth Economic Revitalization Authority (FMERA)  
Board Meeting  
April 20, 2016  
FMERA Office, Oceanport, New Jersey

**EXECUTIVE SESSION MINUTES**

**Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) –V
- Dr. Robert Lucky, Public Member - V
- Donna Sullivan, Director of Real Estate, New Jersey Economic Development Authority (NJEDA) – V
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – V
- Dennis J. Connelly, Mayor of Eatontown – V
- Gerald Turning, Mayor of Tinton Falls – V
- Jay Coffey, Mayor of Oceanport – V (via phone)
- Lillian Burry, Monmouth County Freeholder - V
- Helene Rubin, Section Chief, Division of Statewide Planning, NJ Department of Transportation
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor and Workforce Development (DLWD)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)

**V- Denotes Voting Member**

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Gabriel I. Chacon, Deputy Attorney General
- FMERA staff

**Executive Session – OPMA EXEMPTION N.J.S.A 10:4-12(b)(5) and (7): Update on Real Estate and Contract Negotiations with the Army**

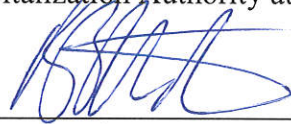
James V. Gorman, Chairman of the Board, began the Executive Session at 7:05 P.M. Bruce Steadman, Executive Director of FMERA, stated that final negotiations of the Memorandum of Agreement (MOA) with the Army have concluded and the final version has been provided to the Board members for their review and vote at tonight's meeting. The memo attached to the agreement for the Board's review added a statement including the Department of Environmental Protection's (DEP) review of the final outstanding Remedial Investigation/Feasibility Study (RIFS) for one Phase 2 landfill. Mr. Steadman noted that FMERA has received assurance from BRAC counsel that the MOA and memo as presented has received Army approval to proceed, and that the MOA and Board memo have been reviewed by GUA, NJDDP, Attorney General's

office, and BRAC counsel. Michael Collins, Governor's Authorities Unit (GAU) Representative, added that the memo grants the Executive Director the authority to execute the document and begins the first step in receipt of the final Economic Development Conveyance (EDC) Agreement for Phase 2. Dr. Robert Lucky, Public Member, asked if the resolution to be passed included this limitation related to the review of the final RIFS, and Gabriel Chacon, Deputy Attorney General, stated that the resolution incorporates the memo, which addresses the limitation.

Ken Kloo, DEP Representative, noted that this includes DEP's cursory review of the form of the RIFS, and does not require DEP's approval or formal concurrence of the report. Mr. Chacon noted DEP is acting in its reviewing capacity, and not as a regulator, which is critical to Army approval of this limitation. Mr. Chacon added that a financing package with the Monmouth County Improvement Authority would still need to come before the Board for review and approval as well. The Chairman noted that this action item represents a major step forward in the redevelopment of Fort Monmouth. Mr. Steadman thanked the GAU, Attorney General's Office, DEP and the Board for working to bring this final document to a vote tonight.

On a motion by Freeholder Lillian Burry, seconded by Mayor Jay Coffey, and unanimously approved by all voting members present, the Board adjourned the Executive Session at 7:13 P.M. and opened the Public Session.

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



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Bruce Steadman, Secretary