

Fort Monmouth Economic Revitalization Authority (FMERA)
Board Meeting
June 17, 2015
FMERA Office, Oceanport, New Jersey

EXECUTIVE SESSION MINUTES

Members of the Authority present:

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) -V
- Tim Lizura, President and COO, New Jersey Economic Development Authority (NJEDA) – V
- Michael Collins, Assistant Counsel, Office of the Governor’s Authorities Unit – V
- Dennis J. Connelly, Mayor of Eatontown – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport - V
- Dr. Robert Lucky, Public Member – V
- Lillian Burry, Monmouth County Freeholder - V
- John C. Raue, Senior Policy Advisor, Office of the Commissioner, NJ Department of Labor and Workforce Development
- Helene Rubin, Section Chief, Community Transportation Planning Assistance, NJ Department of Transportation

V- Denotes Voting Member

Members Not Present:

- 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

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)(7): Discuss Pending Contract Negotiations

James V. Gorman, Chairman of the Board, began the Executive Session at 6:26 P.M. He summarized the request received by FMERA from the N.J. Department of Human Services (DHS) to extend to December 31, 2015 the current Memorandum of Understanding (MOU) for the use of the Megill Housing in Eatontown as part of the State’s Ebola preparedness efforts. FMERA rejected this initial request because the extended MOU would interfere with the marketing of this key parcel in the Fort’s redevelopment. DHS then provided an amended request to extend the MOU for a short-term while the Department identified another location to

maintain the quarantine. Acting Commissioner Beth Connelly addressed the Real Estate Committee and explained the ongoing need of the Department. Mr. Gorman noted that the Request for Offers to Purchase (RFOTP) for the Golf Course would be issued on schedule, in mid-July, and undergo the normal RFOTP process, with tours of the property beginning in mid-September. DHS has committed to vacating the premises by that time. The request before the Board would be an extension of the MOU to September 15, 2015, with no possibility of extensions at that time.

Mayor Michael Mahon, Oceanport, stated that as the mayor of a neighboring municipality, he felt it appropriate to defer to the Mayor of Eatontown. Mayor Dennis Connelly, Eatontown, stated that he felt FMERA and the DHS had negotiated the fairest deal, but he will be voting no in the interest of his community. He stated that other Board members should vote for whatever would be in the best interest of the Authority. Mr. Gorman noted as a reminder that the site would house asymptomatic healthcare workers, per the Centers for Disease Control (CDC) direction, for the 21-day quarantine period only. Tim Lizura, NJ EDA Representative, added that the State's Ebola Preparedness Plan goes beyond the CDC guidelines.

Mayor Gerald Turning, Tinton Falls, asked for a description of the site. Bruce Steadman, FMERA Executive Director, described the site and its location. No more than 13 dwelling units in 7 buildings are included in the MOU. Freeholder Lillian Burry, Monmouth County, asked if DHS would be responsible for demolishing the buildings at the time the MOU expired. Mr. Steadman stated that demolition is not included in the MOU, although FMERA contemplates that future redevelopment of the site will include demolition of these outdated buildings. Mr. Lizura provided a brief summary of the State's plan for the asymptomatic workers arriving at Newark Airport. Dr. Robert Lucky, public member, asked if there is a backup plan for DHS should the Board vote no. Mr. Steadman stated the current MOU would terminate on June 30, 2015, and DHS would no longer have access to the site. Mr. Gorman added that FMERA negotiated with DHS to identify the most favorable option for all parties. Michael Collins, Governor's Authorities Unit (GAU) Representative, reiterated that the September date was negotiated so as not to interfere with the RFOTP process for the Golf Course.

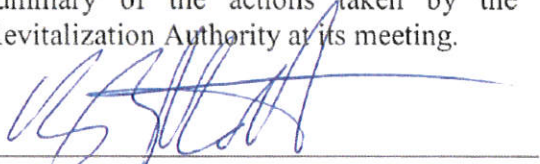
Freeholder Burry noted that the local legislators should publically voice their opinion of this extension. In response to a question on what would happen if the Governor vetoed the Board action on the MOU, Gabriel Chacon, Deputy Attorney General (DAG), noted [REDACTED]

Mr. Collins stated he did not foresee the Governor's Office rejecting the minutes should the Board vote down the request. Mr. Lizura asked if the Governor's Office could utilize the site in the case of a state of emergency, should the Board vote down the resolution. DAG Chacon stated [REDACTED]

[REDACTED]. Mayor Connelly asked if the Governor's Office would require Bruce to sign the MOU extension should the Board vote against the resolution. Bruce stated, and DAG Chacon [REDACTED]

On a motion by Tim Lizura, seconded by Michael Collins, and unanimously approved by all voting members present, the Board adjourned the Executive Session at 7:42 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.



Bruce Steadman, Secretary