

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
September 21, 2011  
Freehold Agricultural Building, Freehold, New Jersey

**EXECUTIVE SESSION MINUTES**

I.

**Members of the Authority present:**

- James Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - **V**
- Michael Pane, Jr. Esq., Vice-Chairman, FMERA - **V**
- Brandon Minde, Assistant Counsel, Office of the Governor, Authorities Unit -**V**
- Caren Franzini, Chief Executive Officer, New Jersey Economic Development Authority (NJEDA) - **V**
- Dr. Robert Lucky, Public Member - **V**
- John Tobia, Director, Monmouth County Public Works and Engineering - **V**
- Gerald Tarantolo, Mayor of Eatontown -**V**
- Michael Mahon, Mayor of Oceanport - **V**
- Gerald Turning, Business Administrator, Tinton Falls -**V**
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs (DCA)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor and Workforce Development (LWD)

**V- Denotes Voting Member**

**Not Present:**

- Michele Siekerka, Assistant Commissioner, NJ Department of Environmental Protection (DEP)

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Tim Lizura, Senior Vice President, NJEDA
- Gabriel Chacon, Deputy Attorney General (DAG)
- NJDEA Staff: Eatontown Office

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

Bruce Steadman, Executive Director of FMERA, began the Executive Session at 8:30 pm. Mr. Steadman began with an overview of the Summary of Status and Recommendations for

Proceeding memo. Mr. Steadman stated that in order to foster an environment to create jobs we need to move forward on Phase 1 (Charles Woods & Marina & Main Post) and explained that there are currently 4 serious job creating opportunities. The Army has agreed to allow the Phase 1 portion of the projects to proceed.

The first being the sale of Parcel E, the Tinton Falls section, to a software company (retention of 600+ jobs initially, job growth of 1,000+ jobs over 10 years). The company is interested in remaining in New Jersey and would like to finalize and make a commitment to the property upon completion of a Letter of Interest (LOI).

Dr. Lucky asked if the company would be using existing buildings or would they build. Mr. Steadman stated that they will be constructing a new building with a budget at about \$80 million.

Vice Chairman Michael Pane excused himself from the meeting at 8:40p.m. due to a potential conflict of interest.

Mr. Richman asked if the Parcel and the plans for the building are consistent with the current plan. Mr. Steadman stated that FMERA will be meeting with our planner and outside legal counsel to review the plan and discuss the flexibility within the current zones in the redevelopment plan. Mr. Steadman further explained that if the existing houses remain within Tinton Falls and are moved to another parcel which can accommodate housing, a switch between commercial and housing within the parcel may not be an issue.

Chairman Gorman stated that it has been asked, and received with a positive indication, that the software company would be willing to include representations in its proposal the new jobs to be created at this location. Bruce Steadman stated that the company wants to start to expand to 600 jobs with 80,000 square feet and 3 stories at 240,000 square feet, with the sight expandable to 600,000 square feet and up to 2,000 jobs.

Dr. Lucky asked why the company was interested in purchasing in Tinton Falls. Bruce Steadman explained that the interest is due to the future improvements of the Garden State Parkway Exit 105 in Tinton Falls and they would like to build the property to become a corporate woods with great accessibility.

Mayor Mahon stated that this project is more of job retention as opposed to new jobs. He stated that there will be implications regarding affordable housing based on different numbers of the increase in jobs. Mayor Mahon offered a different view point regarding zoning.

Mr. Richman asked if the expectation is to buy the property at fair market value and Bruce Steadman referred the Sales Regulations and the number of criteria that will be weighed, and explained that FMERA has asked the Army for some flexibility in our ability to respond to any proposals for job creation. Caren Franzini stated that the Army will need to follow the Sales Regulations which were Board approved.

Mayor Mahon addressed the overlap into residential parcels for this commercial project. Bruce Steadman explained that the planners completed an overlay, and there is additional room on the site for the residential development.

Michael Pane returned to the meeting at 8:55p.m.

Bruce Steadman discussed the second parcel of interest for the clinic. There is a strong interest to consolidate a federal entity into the building creating 600 new jobs to New Jersey. The third parcel was based on the RFP that was recently issued regarding the clinic, creating 150 to 200 jobs to the community. The proposal will be presented at the next Real Estate Committee meeting. The fourth and final parcel of interest is the prep school building and fitness center for redevelopment and the creation of 150 to 200 jobs.

Chairman Gorman asked if the Army is in full agreement with the current plans for the parcels and Bruce Steadman answered that they have indicated agreement with the current recommendations of Phase 1. The Chairman also asked how the potential of the new sales or leases will affect the NOI from local communities. Mr. Steadman stated that the NOI's will be presented at the November Board meeting for discussion.

Bruce Steadman also stated that there is interest in the historical district on the Main Post to build a housing neighborhood theme that would preserve the current houses as part of the historic commitment of the plan.

Caren Franzini asked if FMERA was looking for approval from the Board on the recommendations in order to proceed. Bruce explained that he would like to request for approval on all of the recommendations, so we may proceed to negotiate with the Army.

The Board continued the discussion from the public meeting regarding the immediate demolition of Howard Commons. It was decided that a conference call and meeting would be scheduled with the Army, and based upon the meeting the Board would postpone decision until the October Board meeting.

A motion was made to approve the recommendations and proceed with Phase 1 and draft of final MOA by Mayor Mahon seconded by Michael Pane and unanimously approved by all voting members present.

Caren Franzini asked for an update regarding Fort security. Bruce Steadman explained that while all is in place with regards to the NJSP, there are jurisdiction issues. The original plans for deputizing has since been cancelled. The decision was made to put retrocession in place, however the current issue is a discrepancy in the Army Corp. of Engineers mapping as relates to jurisdiction. Brandon Minde explained that the retrocession will occur when the Governor signs the letter, which will take jurisdiction from exclusive federal jurisdiction to concurrent federal and state jurisdiction for the State Police.

On a motion by Caren Franzini, seconded by Mayor Michael Mahon, and unanimously approved by all voting members present, the Board adjourned the Executive Session 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