



TO: Members of the Board

FROM: Bruce Steadman
Executive Director and Secretary

DATE: September 17, 2014

SUBJECT: Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Welcome – James V. Gorman, Chairman**
6. **Secretary’s Report**
 - Appointment of Secretary and Treasurer of the Authority by Chairman James V. Gorman
 - Appointment of Audit Committee and Real Estate Committee Members by Chairman James V. Gorman
 - Staff Review of Executive Session Minutes
7. **Treasurer’s Report**
8. **Public Comment Regarding Board Action Items**
9. **Executive Director’s Report:**
 - Update on Meetings with Army Representatives
 - Update on Requests for Offers to Purchase (RFOTPs)
 - Update on Marketing Effort
 - Action Items for Next Month
10. **Committee Reports**
 - Audit Committee – Robert Ades, Chairman
 - Real Estate Committee – James V. Gorman, Chairman
 - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman

- Historical Preservation Staff Advisory Committee – Robert Ades, Chairman
- Housing Staff Advisory Committee – Gina Fischetti, Chairwoman
- Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Other Board Actions**

- Election of Vice-Chairperson of the Authority
- Consideration of Approval of Organizational Matters
 - Assistant Secretaries of the Authority
 - OPRA Records Custodian and Ethics Liaison
 - Meeting Schedule for October 2014 – September 2015
- Consideration of Approval of Staff Advisory Committee Membership Criteria
- Consideration of Approval to Make Parcel F-2 Available through the Offer to Purchase Process
- Consideration of Approval to Extend the Exclusive Negotiations Period for a Purchase Agreement Pursuant to the RFOTP for Parcels C and C1
- Consideration of Approval of Leases with the Army and Subleases with the Oceanport Police Department for the Main Post Firehouse
- Consideration of Approval to Convey Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls

12. **Other Items**

13. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

14. **Adjournment**

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
- Gerald Turning, Mayor of Tinton Falls – V
- Ellynn Kahle, Oceanport Councilwoman – V
- Tim Lizura, President and COO, NJ Economic Development Authority (NJEDA) – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development (DOL)
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJ Transit (NJT)

V - Denotes Voting Member

Members Not Present

- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA)

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 7:01 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 July 16th meeting minutes. A motion was made to approve the minutes by Robert Ades and seconded by Robert Lucky.

Motion to Approve: ROBERT ADES Second: ROBERT LUCKY
AYes: 6

Tim Lizura abstained from voting stating that he was not at the July meeting.
Ellynn Kahle abstained from voting stating that she was not at the July meeting.

The first item of business was the approval of the July 16th Executive meeting minutes. A motion was made to approve the minutes by Robert Ades and seconded by Gerald Tarantolo.

Motion to Approve: ROBERT ADES Second: GERALD TARANTOLO
AYes: 6

Tim Lizura abstained from voting stating that he was not at the July meeting.
Ellynn Kahle abstained from voting stating that she was not at the July 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's public comment protocol established at the February Board meeting will continue to be followed.

Mr. Gorman stated that the Board would consider six action items: 1) consideration of approval for FMERA staff to terminate the Offer to Purchase Process for Howard Commons and approval to issue a new RFTOP; 2) consideration of approval to enter into Exclusive Negotiations for a Purchase Agreement Pursuant to the RFOTP for the Marina parcel; 3) consideration of approval to extend the Exclusive Negotiations period for a Purchase Agreement pursuant to the RFOTP for Russel Hall; 4) consideration of approval to make Parcel F-1 available through the Offer to Purchase Process; 5) consideration of approval to make the Squier Hall parcel available through the Offer to Purchase Process; 6) consideration of approval for reimbursement to the Borough of Tinton Falls for Infrastructure Improvements.

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 Candice Valente would be reading the Board resolutions for the action items.

V. TREASURER'S REPORT

Beverlee Akerblom, Director of Finance and Administration, stated FMERA staff is preparing the 2nd quarter Financial and Operational Summary, assessing performance to-date against the 2014 goals. The financial and operational summary report will be reviewed by the Audit Committee at their next meeting. Preliminary results show the Authority is under budget for the six-month period ended June 30, 2014, operating expenses approximately \$100,000 under budget due to the proactive monitoring of expenses the Authority has in place. The budget process for 2015 is about to get underway. In the coming weeks, the staff will hold budget sessions and begin drafting the 2015 FMERA budget. The draft 2015 budget will then be forwarded to the Audit Committee for its review. The 2015 budget is scheduled to be brought before the Board for its consideration and approval at the December Authority Meeting.

VI. PUBLIC COMMENT REGARDING BOARD ACTION ITEMS

Bob English of Eatontown asked what the purchase price reduction and the extension time of the due diligence was that HovWest requested for Howard Commons.

Tom Mahedy of Wall Township asserted that corporations such as Kiely and K. Hovnanian are receiving sweetheart deals and special treatment because of political contributions. Mr. Mahedy asserted that all of the contracts are secrets. Mr. Mahedy stated that the golf course liquor license was given away for a sweetheart deal because the operator makes political contributions. Mr. Mahedy also made accusations about impropriety and questionable dealings.

Gabriel Chacon answered Mr. English's question by stating that under the Sales Rules, the purchase price and the proposal are not available to the public until an award is granted.

Bruce Steadman stated that Mr. Mahedy's inaccurate assertions and accusations have been addressed in the past and no further comment is required, since no legitimate questions were asked.

VII. EXECUTIVE DIRECTOR'S REPORT

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

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. FMERA is currently on track to have an executed Phase 2 MOA with the Army by the third quarter of 2014.

FMERA had a kick-off meeting with The Auctioneer's Group and they have started preparation for the first auction event to be held the end of September/first week in October, which will involve Buildings 1200 – 1205 on Parcel B. FMERA expects advertising will commence next week or just after Labor Day. The Auctioneers Group will have people onsite starting Monday in preparation for the auction. This first auction will be a large lot auction for fixtures, furniture and equipment.

FMERA had a project initiation meeting with Chenega Operations Services, the on call property maintenance contractor. One of the first projects undertaken will be the clean-up of the walkways on Pinebrook Road and the connecting walkway to the schools in anticipation of the opening of Eatontown schools after Labor Day. This will be a priority throughout the growing season and it will continue to be monitored throughout the year.

FMERA continues to work closely with the utility companies and the boroughs to maintain and upgrade infrastructure now that we have assumed ownership for a large portion of the former Fort Monmouth property. We must ensure continued service to our current tenants and future property owners. NJAW has substantially completed the installation and testing of a new water main in the Tinton Falls area of the Charles Wood area, and JCP&L is finishing their due diligence needed to take over operation and maintenance of the existing electrical system. NJNG has been supporting us on their existing service in the Charles Wood Area. The Borough of Tinton Falls has contracted out promised road improvements and has included some needed additional infrastructure work on our behalf in anticipation of pending redevelopment so the newly paved roads won't need to be dug up anytime soon. This includes extensions of sewer and water pipes, connection points for future service and cutting and capping of abandoned pipes and removal of out-of-service fire hydrants. There has also been some unanticipated work required due to some unknown buried Army water pipes encountered as

construction continues. All of the utility companies and their contractors have been cooperative and professional, and this is greatly appreciated. This also applies to the Army caretaker and contractor work force that continues to assist us and the utility contractors on a daily basis. Thanks to all.

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

In Tinton Falls, FMERA currently has 4 parcels either in or approved for Exclusive Negotiations. They include:

- Parcels C and C1, a mixed use town center project to be developed by Lennar Corporation;
- The Fabrication Shops, 45,000 sf of light industrial and flex space, where we're in negotiations with Pinebrook Commerce Center LLC; and
- The Pistol Range, where the Board has selected Kiely Realty LLC as purchaser.
- FMERA is also awaiting the Army's appraisal on the Charles Wood Area Fire Station, where there is one compliant proposal received,
- An RFOTP is currently posted on our website for the Satellite Drive parcel, a 1.5 acre building lot with a response date of October 17.

In Eatontown, FMERA plans to issue three RFOTPs within the next 30 days:

- Suneagles Golf Course, which includes a 10 acre area zoned for construction of a new hotel/conference center;
- An expanded Parcel B, the mixed-use town center parcel fronting Route 35;
- Re-issuance of the Howard Commons site on Pinebrook Road.

In Oceanport, FMERA is in Exclusive Negotiations on 2 parcels:

- The Officer Housing parcel, consisting of 117 historic housing units, where RPM Development has been selected as redeveloper;
- Russel Hall, the 40,000 sf former Garrison Headquarters building, with Kiely Realty, LLC.
- Initiated negotiations with the proposers on the Fitness Center and the Marina.

Staff will be requesting authorization to issue several additional RFOTPs this fall, including:

- A 38 acre site in Tinton Falls, including the Myer Center;
- Squier Hall and several adjacent buildings in Oceanport, including the Main Post Chapel. The 1 compliant proposer for the Chapel formally withdrew its bid, enabling us to re-offer that property.

Please visit our website, www.fortmonmouthredevelopment.com, for more information and to obtain copies of our RFOTPs.

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 9 proposals were received. An evaluation committee reviewed the proposals and on July 28th FMERA engaged Weblinx, Inc., the highest scoring proposer. The contract with Weblinx does not require Board approval as it falls under the procurement provisions of Delegated Operating Authority. The form of the contract and FMERA's execution of the contract have been approved by the Attorney General's Office. FMERA and Weblinx held an all-day kick-off meeting on August 7th and we look forward to working with Weblinx on our brand development and website design in the coming months.

Cushman & Wakefield and FMERA will be hosting a broker open house at the McAfee Center in September. The open house is intended to showcase the McAfee Building and engage additional members of the brokerage community on the overall redevelopment of Fort Monmouth. FMERA is also working with the Monmouth Ocean Development Council and the Greater Long Branch Rotary Club on two separate events in October each to be held at Gibbs Hall. If there are any organizations that would like FMERA to be a part of their events, please let us know. We would welcome the opportunity to participate.

Bruce Steadman stated that the CommVault project is progressing rapidly and welcomed the Board to drive by the location to see the project. Mr. Steadman stated that the AcuteCare project is underway and the interior construction is about 60% complete. Mr. Steadman thanked NJ American Water, the Borough of Tinton Falls and their engineer, T&M Associates for the utility work in the Charles Wood Area. Mr. Steadman thanked the FMERA staff for all of their hard work and efforts during his recent absence. Mr. Steadman thanked John Occiphinti and the Caretaker staff, John Windish, Asset Officer and Regina McGrade, Operations Specialist, for the work they did on the McAfee Center in order to begin to conduct events in that building.

VIII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee met on August 18th and discussed the following:

- Discussion on the Authority's Phase 2 EDC.
- Discussion regarding FMERA's negotiations with the Army and the options for the Phase 2 EDC, consisting of approximately 563 acres all within the Main Post of the Fort.
- Discussion regarding the Phase 2 EDC's pro forma and details on the sales forecast for the Phase 2 real estate, including the parcelization plan for the property to be sold through the public sale process in accordance with the Authority's sales rules for real and personal property.
- Review of expenditures, including FMERA's homeless obligations, over the 10-year program. The Committee confirmed that funds derived from the sale, and or leases of the Phase 2 real and personal property will be expended in conformance with the terms of the EDC legislation and agreement.
- Update on the status of the Homeless Fund.

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

Bruce Steadman, on behalf of Chairman Gorman, stated that the Committee met on August 13th and discussed the following:

- The six Board Action items for the August 20th meeting. The Committee reached consensus and agreed to recommend to the Board the approval of the six individual Board Actions.
- Update on Parcels C & C1.
- Update on current and upcoming RFOTPs.
- Update on the Broker Marketing.

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

Kenneth J. Kloo stated that the Committee met on August 4th and discussed the following:

- Discussion on the portions of the Phase 1 and Phase 2 parcels that would be excluded from any current and future RFOTPs due to ongoing investigation or remediation activities. The discussion was focused on the Lime Pit associated with the Myer Center, and the potential for redevelopment to proceed. The NJDEP is awaiting the results of additional soil and ground water investigation performed in this area by the Army.
- Discussion on the closure requirements and future uses of the existing landfills including passive and active recreation, solar power and traditional redevelopment.
- Update on the recent developments concerning the Howard Commons RFOTP.

Ellynn Kahle asked who would be in charge of monitoring the waterways adjacent to landfills on an ongoing basis. Mr. Kloo stated that the DEP would require testing near or in the waterways only if any contamination from the landfills was found to be migrating. More will be known when Army's landfill closure plan is fully reviewed by DEP.

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

Robert Ades stated that the Committee will be meeting on August 26th.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI - CHAIRWOMAN):

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee met on August 14th and discussed the following:

- Discussion on Howard Commons and HovWest Land Acquisition termination of the Purchase and Sale & Redevelopment Agreement. Discussion regarding the reissuance of a new RFOTP for the property.
- Discussion of Officer Housing regarding RPM Development Group and the engagement of an architect who has begun site inspections of the property.
- Discussion regarding Parcels C & C1 and the new preliminary concept site plan. FMERA is currently in exclusive negotiations with Lennar. Borough of Tinton Falls is being consulted regarding the preliminary concept site plan.
- Discussion regarding upcoming RFOTPs including Suneagles Golf Course, Satellite Road, Parcel B, and Howard Commons.

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.

IX. BOARD ACTIONS

- A) The first item before the Board was the consideration of approval for FMERA staff to terminate the Offer to Purchase Process for Howard Commons and approval to issue a new Request for Offers to Purchase (RFOTP) for Howard Commons

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 Robert Lucky.

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Robert Ades	X		
Robert Lucky	X		
Amy Herbold	X		
John Tobia	X		
Tim Lizura	X		
Gerald Tarantolo	X		
Gerald Turning	X		
Ellynn Kahle	X		

Motion to Approve:
AYes 9

GERALD TARANTOLO

Second: ROBERTY LUCKY

B) The second item before the Board was the consideration of approval to enter into Exclusive Negotiations for a Purchase Agreement pursuant to the RFOTP for the Marina Parcel.

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 Robert Lucky.

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

C) The third item before the Board was the consideration of approval to extend the Exclusive Negotiations period for a Purchase Agreement pursuant to the RFOTP for the Russel Hall parcel.

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

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

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

D) The fourth item before the Board was the consideration of approval to make Parcel F-1 available through the Offer to Purchase Process.

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

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Robert Ades	X		
Robert Lucky	X		
Amy Herbold	X		
John Tobia	X		
Tim Lizura	X		
Gerald Tarantolo	X		
Gerald Turning	X		
Ellynn Kahle	X		

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

E) The fifth item before the Board was the consideration of approval to make the Squier Hall Parcel available through the Offer to Purchase Process.

Candice Valente read the resolution which is attached hereto and marked Exhibit 5.

A motion was made to approve by Gerald Turning and was seconded by Tim Lizura

NAME	YES	NO	ABSTAIN
James V. Gorman	X		
Robert Ades	X		
Robert Lucky	X		
Amy Herbold	X		

John Tobia	X		
Tim Lizura	X		
Gerald Tarantolo	X		
Gerald Turning	X		
Ellynn Kahle	X		

Motion to Approve: GERALD TURNING Second: TIM LIZURA
 AYes 9

F) The sixth item before the Board was the consideration of approval for reimbursement to the Borough of Tinton Falls for Infrastructure Improvements.

Candice Valente read the resolution which is attached hereto and marked Exhibit 6.

A motion was made to approve by Robert Ades and was seconded by Gerald Tarantolo.

Motion to Approve: ROBERT ADES Second: GERALD TARANTOLO
 AYes 9

X. OTHER ITEMS

There were no other items before the Board.

XI. PUBLIC COMMENT REGARDING ANY FMERA BUSINESS

Bob English of Eatontown asked if the RFOTP for the golf course will include a hotel/conference center and if not what will be included.

Mr. English referred to an article in the Star Ledger stating “Representatives of the Fort Monmouth Economic Revitalization Authority are expected to meet later this month with officials from Monmouth County and the county improvement authority to discuss the possibility of the purchase, said Freeholder Director Lillian Burry, a member of the authority. Burry said the authority is proposing buying from the Department of Defense the remaining 560+ acres not sold or not under contract at the 1,128-acre former military base spanning Eatontown, Tinton Falls and Oceanport” and asked if the public can be updated on the status of this information.

Mr. English asked if the State could possibly front the money for the demolition of Howard Commons and the Army reimburse the State for the demolition when the property is sold.

Mr. English stated that while the area between the curb and the fence at Howard Commons will be maintained, could the deplorable area between the fence and the houses be maintained.

Linda Zucaro of Tinton Falls asked for the status of the Veterans Project, Parcel V-1.

Tom Mahedy asserted that CommVault should not be getting the million dollars they are receiving from State incentives. Mr. Mahedy stated that there was no mention about the huge plan for Monmouth County to purchase the remaining acres on the Fort and he is opposed to it because the Army is the #1 polluter in the world. Mr. Mahedy stated that it should not be a secret from the public that the County is purchasing the remaining property. Mr. Mahedy asserted that the Army is acting in a criminal way and the Environmental Staff Advisory Committee (ESAC) and FMERA are covering up for them. Mr. Mahedy asserted that former Mayor Michael Skudera abstained from voting on any CommVault issues because he was seeking employment at CommVault. Mr. Mahedy asserted that it is criminal that the teen center is open because it is contaminated. Mr. Mahedy asserted that there has been no testing at the NJ State Police (NJSP) barracks for contamination so if the Army is not going to test the NJSP site, they will certainly not test the remaining portion of the Fort for the

public. Mr. Mahedy suggested that the members of the Board resign because they are all acting in a criminal way.

Dave Nuse responded to Mr. English's question on Suneagles and the Megill Housing by stating that the Reuse Plan states that the specified use is for hotel/conference center and therefore the RFOTP will call for that use. The RFOTP will also allow for the proposer to submit an alternate use of the property.

Bruce Steadman responded to the comments regarding the discussions with the Monmouth County Improvement Authority (MCIA) on the purchase of the remaining Fort property by stating that FMERA has been in discussions with the Army regarding the Phase 2 EDC purchase of the property and there are several ways for FMERA to bond or borrow money. The MCIA is one possible avenue in order to complete the transaction with the Army. Mr. Steadman stated that there is nothing further to discuss at this time due to continuing discussions and that no secret deals have been made; and this is not a secret plan that the County is buying the land from the Army.

Bruce Steadman responded to the question regarding the State fronting the money for the demolition of Howard Commons by stating that there are ongoing discussions with Eatontown, and the Army and there are a number of options that are being discussed with input from the AG's office. Mr. Steadman further stated that the BRAC law states that the Army may not participate in any activity that improves the property.

Bruce Steadman responded to Ms. Zucaro's question by stating that the Veterans project is still an active project and FMERA hopes to make a recommendation to the Board at an upcoming meeting regarding the relocation of the project.

Bruce Steadman responded to Mr. Mahedy's assertions by stating that he previously responded to the question regarding the County purchasing the remaining portion of the Fort. He reiterated that the County is not proposing to purchase the former Fort from the Army. Mr. Steadman stated that he is unclear why Mr. Mahedy refers to previous Board and staff members such as Mayor Skudera and Frank Cosentino, in such negative ways.


Bruce Steadman stated that the NJSP building is not a barracks where the NJSP live, and that there are no known environmental issues with the building or the surrounding area that impact its use as a police building. Mr. Steadman noted that Mr. Mahedy's other assertions and accusations have been discussed on numerous occasions at previous Board meetings.

Mayor Tarantolo asked what Commvault's obligations were regarding jobs created and total investment in the project.

Dave Nuse responded that these were contained in the Redevelopment Agreement and that he would provide that information to the Mayor.

There being no further business, on a motion by Robert Ades seconded by Gerald Tarantolo and unanimously approved by all voting members present, the meeting was adjourned at 8:30 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.



Bruce Steadman – Secretary

ADOPTED
August 20, 2014

Resolution Regarding
**Approval to Terminate the Offer to Purchase Process for Howard Commons and Approval
to Issue a New Request for Offers to Purchase for Howard Commons**

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 issued a Request for Offers to Purchase (RFOTP) for the Howard Commons site in Eatontown on December 14, 2012, and received proposals from six development entities, with the highest scoring compliant proposal coming from HovWest Land Acquisition, LLC (HovWest); and

WHEREAS, the Board of Directors authorized FMERA staff to enter into exclusive negotiations with HovWest at its July 2013 meeting, and to extend the exclusive negotiations period at the November 2013 meeting; and

WHEREAS, following Board approval of a Purchase and Sale & Redevelopment Agreement (PSARA) at the January 2014 meeting, FMERA and HovWest executed the PSARA on May 19, 2014; and

WHEREAS, the PSARA provided HovWest a seventy-five (75) day period following execution to perform pre-acquisition due diligence investigations at the property; and

WHEREAS, by later dated July 15, 2014 HovWest notified FMERA that it would require a purchase price reduction and an extension of the due diligence period, as the developer had encountered higher than anticipated ground water on the site; and

WHEREAS, FMERA agreed to extend the due diligence period but withheld comment on the request for a price reduction, calling for HovWest to submit its due diligence findings and any price adjustment requests at the end of the extended due diligence period; and

WHEREAS, by letter dated July 22, 2014 HovWest notified FMERA that it was exercising its right under the PSARA to terminate the agreement; and

WHEREAS, the Real Estate Committee recommends that the Board of Directors authorize FMERA staff to terminate the RFOTP with respect to Howard Commons and return any remaining deposits with accrued interest and authorize the issuance of a new RFOTP for Howard Commons;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves terminating the Offer to Purchase process with regard to Howard Commons in Fort Monmouth's Charles Wood Area and the issuance of a new Request for Offer to Purchase.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the termination of the Howard Commons Request for Offers to Purchase process, including returning the deposit with any accrued interest to the bidder, the issuance of the new Request for Offer to Purchase.

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.

Dated: August 20, 2014

EXHIBIT 1

ADOPTED
August 20, 2014

Resolution Regarding
**Consideration of Authorization for FMERA Staff to Enter into Exclusive Negotiations for a
Purchase Agreement Pursuant to the Request for Offers to Purchase (RFOTP) for the
Marina**

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, on October 25, 2013, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) for the Marina parcel with a response date of January 27, 2014; and

WHEREAS, the Marina is a 3.9 acre parcel located at Oceanport and Riverside Avenue in the Oceanport Reuse Area, consisting of a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 square foot (sf) boat house, two administrative buildings, and associated off-street parking; and

WHEREAS, FMERA received two proposals for the Marina, and one proposal was conditioned on being accepted by February 17, 2014 and therefore expired and the deposit was returned; and

WHEREAS, AP Development Partners, LLC (APDP) was the only compliant proposal and the proposal includes the renovation and expansion of the existing boathouse and construction of a new 5,100 sf restaurant/banquet facility, while keeping the Marina’s boat slips accessible; and

WHEREAS, APDP proposes a capital investment of up to \$2,601,000 including land purchase; the proposed purchase price will make the Army whole, receiving approximately 60% of the proceeds, fulfill FMERA’s contribution to the Homeless Fund, pay the broker’s commission and leave FMERA with a small amount as Economic Development Conveyance income; and

WHEREAS, while staff was reviewing the Marina proposal, FMERA issued a Request for Proposals (RFP) for a marina operator on May 12, 2014 so as not to miss the 2014 boating season and received one proposal from APDP; and

WHEREAS, FMERA awarded the operator contract under delegated authority to APDP and the marina opened to boat traffic on June 28, 2014 while APDP continues to renovate the boathouse; and

WHEREAS, as provided in the Rules for the Sale of Real and Personal Property, FMERA staff has determined during the evaluation process that there is a high likelihood that

negotiating with APDP will lead to an acceptable sales contract between the parties, and, if exclusive negotiations are approved, APDP will make an additional deposit of 10% of the proposed purchase price that will be credited to APDP at closing; and

WHEREAS, the FMERA Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to enter into exclusive negotiations with APDP for a purchase agreement pursuant to the RFOTP for the Marina.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA Staff to enter into exclusive negotiations with APDP for a purchase agreement pursuant to the RFOTP for the Marina Parcel. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate exclusive negotiations.

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.

DATED: August 20, 2014
ATTACHMENT

EXHIBIT 2

ADOPTED
August 20, 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, 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, the Board authorized a sixty (60) day extension of the exclusive negotiating period at the Authority's June 18, 2014 meeting, which will conclude on or about September 4, 2014; 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 thirty (30) day extension to the full Board.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes a thirty (30) 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: August 20, 2014

EXHIBIT 3

ADOPTED
August 20, 2014

Resolution Regarding
Approval to Make the Parcel F-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 with 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, Parcel F-1 is approximately a 38 acre parcel in the Tinton Falls area of the former Fort; and

WHEREAS, the parcel includes Building 2700, the 673,000 sf Myer Center, and Building 2705, the 47,000 sf former Night Vision Lab, both of which are slated to be renovated for office, data center and/or research & development uses in the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”);and

WHEREAS, this parcel is a Phase One property in FMERA’s 2012 Economic Development Conveyance Agreement with the Army, and FMERA took ownership of Parcel F-1 from the Army by deed dated May 29, 2014; and

WHEREAS, FMERA staff has received significant interest in the site for redevelopment purposes due to the parcel’s excellent location directly adjacent to the CommVault project, which increases its redevelopment potential for technology uses, due to the planned improvements to the Parkway’s Exit 105 interchange and the new Parkway exit ramp at Wayside Road; additionally, a potential purchaser has expressed interest in the property for an alternative use that would require demolition of the structures; and

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

WHEREAS, the Real Estate Committee has reviewed and discussed making the F-1 Parcel 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 Parcel F-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: August 20, 2014

EXHIBIT 4

ADOPTED
August 20, 2014

Resolution Regarding
Approval to Make the Squier Complex, the Chapel, Building 555 and Building 552
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 with 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, the Squier Complex includes Buildings 283, 288, 291, 292, 293, 295, and 296, with a total of 153,835 sf, on a 28 acre parcel in the Oceanport Reuse Area, and is slated for office, research & development or educational use in the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”), with the exception of Building 288 that is targeted for demolition and replacement with a new Monmouth County Shelter; and

WHEREAS, the County has opted to build its new shelter at a location off the Fort, so Building 288 is now available for an alternate use; and

WHEREAS, the former Chapel, Building 500, is a 16,372 square foot structure containing a 600 seat sanctuary along with administrative and classroom areas on 5 acres located across Sherrill Avenue from the Squier Complex, and is envisioned to remain a chapel in the Reuse Plan; and

WHEREAS, the Authority approved the issuance of an RFOTP for the Chapel at the December 2013 meeting, and of the two proposals received, one was deemed not compliant and the other was withdrawn by the proposer, making the property available to be re-offered; and

WHEREAS, Building 555 is a semi-permanent administrative and general purpose building and Building 552 is a semi-permanent recreation center, both targeted for demolition in the Reuse Plan, to be replaced by office or high tech industry uses; and

WHEREAS, these parcels are Phase Two sub-parcels covered by FMERA’s June 17, 2014 Deal Points letter with the Army and FMERA anticipates closing with the Army on the

Phase 2 properties by the first quarter of 2015; and

WHEREAS, Authority staff recommends proceeding with the Request for Offer to Purchase (RFOTP) process for the Squier Complex with the Chapel as an optional component, Building 555, and Building 552 in Oceanport; and

WHEREAS, FMERA staff has received specific interest in the Squier Complex for redevelopment purposes for educational use and Building 552 for redevelopment purposes and potential reuse as a small entertainment or recreational use catering to the various uses in development near the site; and

WHEREAS, as several of the buildings in the Squier Complex are potential tear-downs, staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the value and economic impact of the Squier Complex, and Building 500 (the former Chapel) may complement a future educational use at the Squier Complex; and

WHEREAS, offering Buildings 555 and 552 with the same proposal due date as the Squier Complex and the Chapel provide the opportunity for a comprehensive redevelopment of the property that potentially incorporates some or all of the parcels, and the RFOTP process will facilitate FMERA's ability to coordinate the terms and timing of FMERA's sale of all buildings with the acquisition of the parcels from the Army; and

WHEREAS, changing the use of the Building 288 lot from the envisioned County homeless shelter to office or education use will require an amendment to the Reuse Plan; and

WHEREAS, the Real Estate Committee has reviewed and discussed making the Squier Complex, the Chapel, Buildings 555 and 552 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 the Squier Complex, the Chapel, Building 555 and Building 552 in Oceanport 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: August 20, 2014

EXHIBIT 5

ADOPTED
August 20, 2014

Resolution Regarding
Reimbursement to the Borough of Tinton Falls for Infrastructure Improvements

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, on July 10, 2014 the Borough of Tinton Falls conducted a public bid opening in conformance with the Local Public Contracts Law to make road improvements throughout the Borough including Corregidor Road and Pearl Harbor Road on the former Fort property; and

WHEREAS, Lucas Construction Group, Inc., was the low bidder and was awarded the contract to perform all work depicted on the Plans for the 2014 Road Improvement Program, dated May 27, 2014; and

WHEREAS, the Tinton Falls Borough Engineer will oversee the entire contract, including inspections and payments to the contractor for the Borough, including all associated work on the former Fort property under the contract; and

WHEREAS, FMERA staff will review the work and invoicing for work on the former Fort property and all work will be at prevailing wages, as required by law; and

WHEREAS, FMERA’s requested reimbursement to the Borough is anticipated not to exceed \$143,923.50, including 20% contingency, for the sanitary sewer and potable water disconnect components and for the additional storm drainage improvements at the intersection of Corregidor/Guam, and this reimbursement is an allowable use of Economic Development Conveyance (EDC) funds under the Phase 1 EDC Agreement and the expenditure was included in the Authority’s 2014 EDC Budget; and

WHEREAS, the Real Estate Committee recommends that the Board of Directors authorize the reimbursement to the Borough for infrastructure improvements associated with the sanitary sewer, storm sewer and potable water disconnections;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA staff to approve the reimbursement to the Borough of Tinton Falls in the amount not to exceed \$143,923.50 for infrastructure improvements associated with the sanitary sewer, storm sewer and potable water disconnections. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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.

Dated: August 20, 2014

EXHIBIT 6



MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

DATE: September 17, 2014

SUBJECT: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the Status of the Federal Grant and FMERA Financials; Update on Meetings with Army Representatives; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

Treasurer's Report

1. **Budget**
FMERA staff has initiated the 2015 FMERA budget process, including the development of the Economic Development Conveyance budget which will take into account the carrying costs of the parcels transferred to the Authority's control by Army. The EDC budget component will include projections of revenue to be generated from the operation, lease and/or sale of Fort property, as well as the related qualifying expenses in the 12 allowable economic development conveyance expense categories. The costs associated with the operation of the Authority's office continue to be funded through grants administered by the Office of Economic Adjustment. The draft 2015 FMERA budget will be forwarded to the Audit Committee for its review. The FMERA 2015 Budget is scheduled to be brought before the Board for its consideration and approval at the December Board Meeting.
2. **Second Quarter 2014 Financial and Operational Summary**
The FMERA staff is finalizing the 2014 Financial and Operational Summary for the second quarter assessing the performance against the 2014 organization goals. FMERA staff will present the financial and operational summary report for the 2nd quarter to the Audit Committee at their next meeting.

Executive Director's Report

1. **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. Our goal is to have an executed Phase 2 MOA with the Army by year end.

2. Update on RFOTPs

The following is a summary of the status of the RFOTPs that FMERA has issued:

Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort on January 16, 2013. The Officer Housing is intended for residential reuse consistent with the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan). The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. Proposals for the Officer Housing were due on April 1, 2013 and two proposals were received. At the April meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with RPM Development Group in accordance with the Authority's Sales Rules. Subsequently, at the May 21, 2014, meeting of the Authority, the Board approved FMERA staff entering into a Lease with the Army and a Sublease with RPM for the property, enabling RPM to undertake due diligence and pursue financing and project approvals in advance of the Phase 2 EDC Agreement.

Howard Commons

Howard Commons is a 63.67-acre tract on Pinebrook Road in the Fort's Charles Wood Area. The property is currently improved with 486 townhouse units constructed by the Army in 1953, along with a 3,853 sf general purpose building. The Reuse Plan calls for the demolition of the existing improvements due to their age, condition, density and design, and their replacement with 275 dwelling units and approximately 15,000 sf of ancillary retail/commercial space. In accordance with the Reuse Plan, 20% of the new units will be affordable housing qualified. At the January 2014 meeting of the Authority the Board approved a Purchase & Sale Agreement and Redevelopment Agreement (PSA&RA) for Howard Commons with HovWest Land Acquisition, LLC (HovWest). The Authority and HovWest executed the purchase and sale agreement effective as of May 19, 2014. HovWest has exercised its right under the Purchase and Sale Agreement to withdraw from the project due to higher than anticipated groundwater at the site. At the August 2014 meeting of the Authority, the Board approved the termination of the RFOTP process and the issuance of a new RFOTP for Howard Commons, in accordance with the Authority's Sales Rules.

Parcels C and C1

On March 26, 2013 FMERA publically issued RFOTPs for Parcels C and C1. Proposals for each of the parcels were due on June 10, 2013. Three proposals were received for Parcel C, and three proposals were received for Parcel C1, with some firms submitting multiple scenarios for redevelopment. FMERA staff evaluated the proposals in accordance with the Authority's Sales Rules, and subsequently engaged in discussions with the highest ranked proposers.

Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. The 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development. Parcel C1 is a 12-acre tract also located in the Tinton Falls Reuse Area. In accordance with the Reuse Plan amendment #1, the property can accommodate up to 49 newly constructed residential units. At the April 2014

meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Lennar Corporation in accordance with the Authority's Sales Rules. FMERA staff plans to recommend an extension to the exclusive negotiations term at tonight's meeting.

Parcel B

On March 26, 2013 FMERA publically issued an RFOTP for Parcel B. Proposals were due on June 10, 2013. Four proposals were received. At the February 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract and issue a new RFOTP for Parcel B, in accordance with the Authority's Sales Rules.

Parcel B is a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse Plan calls for Parcel B to be developed as a high quality lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments. The new RFOTP for Parcel B will seek proposals that meet the Reuse Plan's goal of creating a lifestyle town center, as an exciting and attractive gateway to the Fort.

Parcel V-1

Parcel V-1 is a 10-acre tract in the Eatontown section of the former Fort which is being put out for bid for the purpose of establishing a Veterans Community. An RFOTP was publically issued for the parcel on September 6, 2013. Proposals were due on December 6, 2013 and two were received. Both bidders proposed paying nominal consideration to acquire and redevelop the property into a veterans community. At the June 18, 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract. FMERA staff will present a recommendation at tonight's meeting to issue a new RFOTP for a veterans community at an alternate location.

Russel Hall

FMERA staff issued an RFOTP for Russel Hall on September 6, 2013. Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. FMERA staff has determined that Russel Hall will require a parcel measuring approximately 6.5 acres. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. Proposals were due on November 7, 2013 and one proposal was received. At the January 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, in accordance with the Authority's Sales Rules; the Board subsequently approved extending the exclusive negotiations term another sixty (60) days at the June 2014 meeting of the Authority. At the May 21, 2014 meeting of the Authority, the Board approved a Lease with the Army and Sublease with Kiely. At the August meeting of the Authority, the Board approved an extension to the exclusive negotiations term for an additional thirty (30) days

Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June 2013 meeting of the Authority, the Board approved making the Pinebrook Road Commerce Center (buildings 2501 – 2504, 2506 and 2507) available through the offer to purchase process. The five fabrications shops consist of flex (industrial/office) space in varying configurations. There is also a building (building 2501) on site that is well-suited for use as office space. The buildings together total approximately 44,000 sf. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. An RFOTP for the parcel

was issued on September 20, 2013, proposals were due on November 20, 2013 and three were received. At the May 21, 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the highest ranked proposer, Pinebrook Commerce Center, LLC, in accordance with the Authority's Sales Rules.

Marina

On October 25, 2013 an RFOTP was issued for the Marina Parcel in Oceanport. The Marina Parcel is 3.9 acres and is located on Oceanport and Riverside Avenues in the 400 area of the former Fort property. The Property consists of a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house (Building 450) constructed in 1986 and associated off-street parking. The Reuse Plan contemplates a marina/public boat ramp/restaurant on the property and the reuse of the existing boat house. Proposals were due on January 27, 2014 and two were received. Staff evaluated the proposals in accordance with the Authority's Sales Rules and at the August 2014 meeting of the Authority, the Board approved entering into exclusive negotiations with the one compliant proposer, AP Development Partners, LLC (APDP). FMERA staff released a Request for Proposals (RFP) for a Marina Operator in the interim, and received one proposal from APDP. The operator opened the marina for boat traffic on June 28, 2014 and for refreshments on the July 4th holiday weekend.

Pistol Range

On November 22, 2013 an RFOTP was issued for the Pistol Range. The Pistol Range (Building 2627) is a one story 11,110 sf building, equipped with 10 indoor firing lanes. The range was constructed in 2006. The facility sits on a 1-acre parcel in the Tinton Falls Reuse Area of the former Fort Monmouth. The pistol range's planned 1-acre parcel represents the minimum lot size needed to accommodate required parking and building set-backs. The RFOTP allowed respondents the option to provide alternate proposals that included the purchase of additional adjacent land and/or buildings and the use for non-governmental purposes. Proposals were due on February 24, 2014 and five were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, the highest ranked proposer, in accordance with the Authority's Sales Rules.

Charles Wood Firehouse

On December 20th, 2013 an RFOTP was issued for the Charles Wood Firehouse in the Tinton Falls Reuse Area of the Fort. The Firehouse (Building 2560) is a 12,000 sf structure on Corregidor Road, built in 2001. The permitted principal land use for the 2.3 acre parcel of land and building is institutional/civic reuse in the Fort's Reuse Plan. Proposals were due on March 20, 2014 and one proposal was received which offered a price below the Authority's appraisal. That proposal was subsequently withdrawn.

Fitness Center

On March 14th, 2014 an RFOTP was issued for the Fitness Center in the Oceanport Reuse Area of the Fort. The RFOTP includes the option to purchase the Sports Bubble located on Parcel B in Eatontown and relocating it to the Fitness Center property. The property consists of 7.75 acres of land and three buildings, as well as all of the fitness equipment located within Building 114. The property is intended to be reused as a fitness center as set forth in the Reuse Plan, although other uses will be considered. FMERA has set \$1,950,000 as the minimum bid amount for the property. Proposals were due May 28, 2014, and one proposal was received. Staff has evaluated the proposal in accordance with the Authority's Sales Rules and intends to make a recommendation at a subsequent meeting.

Main Post Chapel

On March 14th, 2014 an RFOTP was issued for the Main Post Chapel (Building 500) in the Oceanport Reuse Area of the Fort. The property encompasses 5 acres of land and a 16,372 sf structure, consisting of a chapel, an administrative wing, a classroom wing, and a kitchen. The Chapel is intended to be reused as a house of worship, per the Authority's Reuse Plan. The Property is in the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic. FMERA has set \$1,530,000 as the minimum bid amount for the property. Proposals were due on May 9, 2014, and two proposals were received. The compliant proposer has decided to retract their proposal. As there are no compliant proposals, FMERA will proceed with issuing a second RFOTP according to the Authority's Sales Rules.

Satellite Road Parcel 1

On August 14, 2014, an RFOTP was issued for a 1.5 acre parcel in the Tinton Falls area of the Fort, bordering Satellite Road and Fire Line Drive. The property is in the Tinton Falls Tech/Office Campus and permitted uses include office/research, institutional/civic and open space/recreation. Proposals are due on October 17, 2014.

Upcoming RFOTPs

FMERA plans on issuing the following additional RFOTPs over the next few months: the Suneagles Golf Course and Parcel B, both in Eatontown; Parcel F-1, including the Myer Center, and F-2 in Tinton Falls; and the Squier Hall Complex, Buildings 552 and 555, and the Main Post Chapel in Oceanport.

3. Marketing Update

We are working with our marketing consultant, Weblinx, Inc., on the refinement of the FMERA brand and the redesign of our website. We hold weekly conference calls with Weblinx and hope to launch our newly designed website by year's end.

In addition, FMERA is working with the Monmouth Ocean Development Council (MODC) on their October 17, 2014 event to be held at Gibbs Hall. The program will highlight Monmouth County's extensive history with technology and research and development, while addressing FMERA's effort to attract technology companies to Fort Monmouth. FMERA is also working with the Greater Long Branch Rotary Club on their event to be held at Gibbs Hall on October 22, 2014. The Rotary Club's program will focus on the progress of the Fort's redevelopment to date as well as the future of the Fort.

FMERA continues to work with Cushman & Wakefield (Cushman), the Authority's Master Broker, to market the Fort property. FMERA and Cushman conduct, on average, a half a dozen tours per week of the Property. The level of interest in the Fort property remains high.

Please refer to our website, www.fortmonmouthredevelopment.com, for more information.

4. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection and Langan-Matrix to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others

- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities



Approved By: Bruce Steadman

Prepared by: Candice Valente

ADOPTED
September 17, 2014

Resolution Regarding the
**Appointment of Three Directors of the Fort Monmouth Office to be Assistant Secretaries,
Reaffirmation of OPRA Records Custodian and Ethics Liaison, and Approval of
October 2014 – September 2015 Meeting Dates**

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 Authority’s By-Laws provide that an annual reorganization meeting be held in September of each year.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the designation of the Director of Real Estate Development, Director of Facilities Planning and the Director of Finance and Administration as Assistant Secretaries.
2. The Authority affirms the appointment of Marcus Saldutti as OPRA Records Custodian and the appointment of Fred Cole as Ethics Liaison Officer.
3. The Authority approves the October 2014 – September 2015 Meeting Dates attached hereto.
4. 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: September 17, 2014

EXHIBIT 1



MEMORANDUM

TO: Members of the Board of Directors

FROM: James V. Gorman
Chairman

DATE: September 17, 2014

SUBJECT: Annual Meeting

The Fort Monmouth Economic Revitalization Authority's By-Laws provide that an annual reorganization meeting be held in September of each year. One of the purposes of this meeting is to elect a Vice-Chairperson of the Authority for the coming year. The position of Vice-Chairperson is currently being held by Robert Ades. I am re-nominating Robert Ades for the position of Vice-Chairperson, subject to confirmation by the Members.

The By-Laws of the Authority also provide for the appointment of one or more Assistant Secretaries. Specifically, the By-Laws state that the Authority may by resolution appoint one or more Assistant Secretaries and provides them with the power to perform any and all duties as Secretary, by request of the Secretary or if he is absent or disabled. To provide for efficient operation of the Authority, the Directors of the Fort Monmouth Office are recommended to continue serving in the role of Assistant Secretaries and be re-appointed: the Director of Real Estate Development, Director of Facilities Planning and the Director of Finance and Administration.

I am also asking the Board to reaffirm the appointment of Marcus Saldutti as OPRA Records Custodian and the appointment of Fred Cole as Ethics Liaison Officer.

In addition, attached is a proposed schedule of the monthly Board meetings for October 2014 – September 2015.

Therefore, I am seeking your approval for the following actions: 1) Appointment of Assistant Secretaries, 2) the reaffirmation of OPRA Records Custodian and Ethics Liaison Officer, and 3) monthly Board meeting schedule.


James V. Gorman, Chairman

ATTACHMENT

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

2014-2015 Board Meeting Calendar

DATE	TIME	LOCATION
Wednesday, Oct. 15, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Nov. 12, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Dec. 17, 2014	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Jan. 21, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Feb. 18, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, March 18, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, April 15, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, May 20, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, June 17, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, July 15, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Aug. 19, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757
Wednesday, Sept. 16, 2015	7:00 PM	FMERA Office 502 Brewer Avenue Oceanport, NJ 07757

Please note that all meeting dates, times and locations are subject to change.

Resolution Regarding
Staff Advisory Committee Membership Criteria

WHEREAS, the Authority has established four staff advisory committees: Environmental, Historical Preservation, Housing and Veterans; and

WHEREAS, these Committees (“Staff Advisory Committees” or “SAC”) were established to assist FMERA, such as by providing advice to FMERA staff on how best to move Fort Monmouth’s redevelopment effort forward within the context of their area of expertise; and

WHEREAS, while the SACs provide important insight and information to the staff for the benefit of the staff as it manages the issues associated with the redevelopment of the Fort property, there is no formal action taken at SAC meetings; and

WHEREAS, each SAC is chaired by a FMERA board member; and

WHEREAS, FMERA staff developed SAC membership criteria in 2012, which helped to standardize and focus experience and expertise requirements for prospective SAC members; and

WHEREAS, the objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to FMERA regarding the subject matter of the Committee.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached Board memorandum, the Authority reaffirms the Staff Advisory Committee (SAC) membership criteria attached to the Board memorandum and authorizes the FMERA Executive Director and the SAC Chairs to fill the membership of each Committee accordingly, which membership shall be at the pleasure of the Board.

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: September 17, 2014

EXHIBIT 2



TO: Members of the Board of Directors
FROM: Bruce Steadman
DATE: September 17, 2014
SUBJECT: Staff Advisory Committee Membership Criteria

Request

The Fort Monmouth Economic Revitalization Authority (FMERA) staff is asking that the Board of Directors reaffirm the Staff Advisory Committee (SAC) membership criteria, and authorize the FMERA Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly.

Background

The four (4) Staff Advisory Committees (SAC) are Environmental, Housing, Veterans, and Historical Preservation. The SACs were established to assist FMERA, such as by providing advice to the FMERA staff. The Committees are charged with making recommendations to staff on how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise. Each SAC is chaired by a FMERA board member and is made up of selected members of the community impacted by the closing of Fort Monmouth. While the SACs provide important insight and information to the staff for the benefit of the staff as it manages the issues associated with the redevelopment of the Fort property, there is no formal action taken at SAC meetings. Meetings are scheduled by the FMERA staff in consultation with the SAC Chairs, the frequency and timing of which is to be determined based on specific issues confronting the staff in each of the subject areas.

In 2012 FMERA staff developed SAC membership criteria, which helped to standardize and focus experience and expertise requirements for prospective SAC members. The objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to the FMERA staff regarding the subject matter of the committee. It is important that subject matter experts, and parties involved in various segments of the community and marketplace, participate on the committees, to give FMERA staff access to current and creative thinking in each of the SAC subject matter areas.

Attached hereto is a description sheet for each of the four SACs, including a mission statement.

Recommendation

In summary, the FMERA staff is asking that the Board of Directors reaffirm the Staff Advisory Committee (SAC) membership criteria, and authorize the FMERA Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly, which membership shall be at the pleasure of the Board.



Bruce Steadman

Prepared by: Bruce Steadman

Environmental Staff Advisory Committee
Mission Statement

The Environmental Staff Advisory Committee will serve in an advisory role to the FMERA staff and board. Members of the Committee will review and discuss environmental issues related to the closing of Fort Monmouth. The Environmental Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise. Pursuant to the FMERA Act, the Committee is the exclusive "environmental commission" for all land use matters and approvals in Fort Monmouth.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Commissioner of Environmental Protection, or designee

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Historical Preservation Staff Advisory Committee
Mission Statement

The Historical Preservation Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss historical preservation issues related to the redevelopment of Fort Monmouth. The Historical Preservation Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise. Pursuant to the FMERA Act, the Committee is the exclusive "historic preservation commission" for all land use matters and approvals in Fort Monmouth.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Robert Ades

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Housing Staff Advisory Committee
Mission Statement

The Housing Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss housing issues related to the closing of Fort Monmouth. The Housing Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise and guidelines potentially imposed by state mandates.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Commissioner of Community Affairs, or designee

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

FMERA Veterans Staff Advisory Committee
Mission Statement

The Veterans Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss veterans issues related to the closing of Fort Monmouth. The Veterans Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Lillian Burry

Category

Representative

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

ADOPTED
September 17, 2014

Resolution Regarding
Approval to Make the Parcel F-2 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 with 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, Parcel F-2 is an approximately 15 acre parcel in the Tinton Falls area of the former Fort; and

WHEREAS, the parcel includes Building 2704, a 6,226 sf former testing lab, and Building 2719, a 9,022 sf office and vehicle maintenance shop which was home to the Army’s Explosive Ordnance Division, both of which are slated to be demolished in the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”); and

WHEREAS, this parcel is a Phase One property in FMERA’s 2012 Economic Development Conveyance Agreement with the Army, and FMERA took ownership of Parcel F-2 from the Army by deed dated May 29, 2014; and

WHEREAS, the Board authorized FMERA staff to terminate the Request for Offers to Purchase (RFOTP) process for Parcel V-1, a 10-acre parcel in Eatontown put out for proposals to establish a veterans community; and

WHEREAS, the Board, FMERA staff and Veterans Staff Advisory Committee remain committed to establishing a veterans community on the former Fort; and

WHEREAS, FMERA staff recommends proceeding with the offer to purchase process for a veterans community on Parcel F-2, as there continues to be specific interest in the project, and recommends including a minimum bid; and

WHEREAS, the Reuse Plan envisions this parcel as open space, and therefore its

use for a veteran's community project will require a Reuse Plan amendment; and

WHEREAS, the Real Estate Committee has reviewed and discussed making the F-2 Parcel 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 Parcel F-2 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: September 17, 2014

EXHIBIT 3



MEMORANDUM

TO: Members of the Authority

FROM: Bruce Steadman
Executive Director

RE: Making Available Parcel F-2 through the Offer to Purchase Process

DATE: September 17, 2014

Request

I am requesting that the Board authorize the Fort Monmouth Economic Revitalization Authority (FMERA) staff to make Parcel F-2 in Fort Monmouth's Tinton Falls Reuse Area available through the offer to purchase process for the purpose of establishing a veterans community, in accordance with FMERA's approved sales rules.

Background

Parcel F-2 is an approximately 15-acre parcel, located along Satellite Drive in the Tinton Falls portion of the former Fort. It is bounded by the Satellite Drive Parcel to the south, which is currently out for bid, Parcel F-1 to the north, and Satellite Drive to the east. Building 2704, a 6,226 sf former testing lab, and Building 2719, a 9,022 sf office and vehicle maintenance shop which was home to the Army's Explosive Ordnance Division (EOD), are located on the Parcel.

The Fort Monmouth Reuse and Redevelopment Plan (the Reuse Plan) shows Buildings 2704 and 2719 being demolished and the parcel as open space, and therefore use for a veteran's community project would require a Reuse Plan amendment. The Parcel is located in the Charles Wood Area and is a Phase 1 property. FMERA received the deed for the Phase 1 property on May 29, 2014.

At the June 16, 2014 Meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process for parcel V-1. V-1 was a 10-acre parcel in Eatontown put out for bid for the purposes of establishing a veterans community. The Board made its decision based on the fact that two proposals were received in response to the September 6, 2013 RFOTP – one from Solider On, Inc. and the other from RPM Development Group – both of which proposed paying nominal consideration to acquire and redevelop the property into a veteran's community. Following a meeting of the evaluation committee it was concluded that further negotiation with either party would not result in purchase terms beneficial to FMERA due to each of the proposer's purchase prices being significantly below the appraised value of the property.

The FMERA Board, staff and Veterans Staff Advisory Committee remain committed to establishing a veterans community on Fort Monmouth and therefore staff recommends locating the veterans community on Parcel F-2. Authority staff recommends proceeding with the offer to purchase process for Parcel F-2 rather than sealed bids. This recommendation is based on the fact that there was and continues to be specific interest in the project, as evidenced by the two proposals received in response to the September 6, 2103 RFOTP. Staff recommends including a minimum bid price in the RFOTP which will ensure that proposed bids meet a certain threshold. Parcel F-2 is a phase 1 property. FMERA and the Army share in the proceeds from the sale of phase 1 property. Setting a minimum bid will also ensure that the Army receives their full share of the sale proceeds. The RFOTP process will create the best opportunity to negotiate a project that best achieves FMERA's vision for a veterans community, is well received by the host municipality and realizes the highest sale proceeds for the Army and FMERA.

The Real Estate Committee recommends that the Board authorize FMERA staff to make Parcel F-2 available through the offer to purchase process.

Recommendation

I am requesting that the Board authorize the Fort Monmouth Economic Revitalization Authority (FMERA) staff to make Parcel F-2 in Fort Monmouth's Tinton Falls Reuse Area available through the offer to purchase process for the purpose of establishing a veterans community, in accordance with FMERA's approved sales rules.



Bruce Steadman

Attachment: Parcel Map
Prepared by: Katie Hodes



ADOPTED
September 17, 2014

Resolution Regarding
**Approval to Extend the Exclusive Negotiating Period with Lennar Corporation for Parcels
C and C1**

WHEREAS, on March 26, 2013, the Fort Monmouth Economic Revitalization Authority (FMERA) issued and publicly advertised a Request for Offers to Purchase (RFOTP) for Parcel C with a response date of June 10, 2013, and a RFOTP for Parcel C1 with a response date of June 10, 2013, 77 days after the issuance of the RFOTPs, in connection with the planned redevelopment of Parcels C and C1 in Tinton Falls; and

WHEREAS, Parcel C is a 39-acre lot that formerly contained enlisted family housing and currently contains one building, the former Post Chapel, built in 1942 and slated for demolition; and

WHEREAS, Parcel C1 is a 12-acre tract located in the Tinton Falls Reuse Area, containing three buildings, which are slated for demolition; and

WHEREAS, Lennar Corporation (Lennar) received the highest score for their proposal for Parcel C and the highest score for their proposal for Parcel C1, and Lennar also submitted the highest price proposals for both Parcel C and C1; and

WHEREAS, at the Authority's April 23, 2014 meeting, the Board authorized staff to enter into exclusive negotiations with Lennar, based on the recommendation of the evaluation committee; and

WHEREAS, by letter dated August 22, 2014, the Executive Director extended the exclusive negotiating period for an additional thirty days as permitted by the Authority's Sales Rules; and

WHEREAS, FMERA staff and Lennar have made significant progress toward the negotiation of a mutually acceptable Purchase and Sale Agreement (PSA) for Parcels C and C1, 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: September 17, 2014

EXHIBIT 4



MEMORANDUM

TO: Members of the Authority

FROM: Bruce Steadman
Executive Director

RE: Consideration of Authorization for FMERA Staff to Extend the Exclusive Negotiating Period for Parcels C and C1

DATE: September 17, 2014

Request

I am requesting that the Board of Directors authorize FMERA staff to extend the exclusive negotiating period with Lennar Corporation (Lennar) by sixty (60) days for the purpose of negotiating a Purchase and Sale Agreement (PSA) for Parcels C and C1 in Tinton Falls, in accordance with the Authority's Rules for the Sale of Real and Personal Property (Sales Rules).

Background

FMERA issued two Requests for Offers to Purchase (RFOTPs) in connection with the planned redevelopment of Parcels C and C1 in Tinton Falls on March 26, 2013. Parcel C is a 39-acre lot that formerly contained enlisted family housing and currently contains one building, the former Post Chapel, built in 1942 and slated for demolition. The Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) calls for Parcel C to be a mixed-use town center, accommodating up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development. Parcel C1 is a 12-acre tract located in the Tinton Falls Reuse Area, containing three buildings, which are also slated for demolition. In accordance with Reuse Plan Amendment #1, the property can accommodate up to 49 newly constructed residential units. Per FMERA's Land Use Rules, 20% of the housing units developed on Parcels C and C1 shall be affordable to low- and moderate-income households as determined by New Jersey law. The RFOTPs were advertised in the Asbury Park Press and the Star Ledger, and posted to the FMERA, New Jersey Economic Development Authority (NJEDA) and New Jersey State Business Portal websites. The response date for offers to purchase Parcels C and C1 was June 10, 2013.

FMERA received three proposals for Parcel C and three proposals for Parcel C1. Some firms submitted multiple scenarios for redevelopment. An evaluation team scored the proposals independently, according to criteria and weightings contained in each RFOTP and the Sales Rules. Lennar, a national homebuilding and real estate development leader, submitted the highest scoring proposals for both Parcel C and C1. Lennar also submitted the highest price proposals for both Parcel C and C1. As part of their analysis, the evaluators reviewed the Lennar

proposals for compliance with the Reuse Plan in all aspects. Since Tinton Falls is no longer requesting a library on Parcel C, it was expected that a Plan Amendment would be needed for Parcel C and all bidders were informed of this potential plan amendment in the RFOTP for Parcel C. Because of potential site constraints on Parcel C1, Lennar's proposals may also need a Plan Amendment to shift some of the housing from Parcel C1 to Parcel C; however, the total number of housing units on the two parcels would remain unchanged.

As the leading proposer for both Parcel C and C1, Lennar's submission will be considered one project. The proposals call for a total of 288 residential units, 20% of which will be affordable to low- and moderate-income households. Lennar's conceptual site plans for both Parcels C and C1 emphasize connectivity through the site to the adjacent road network, while promoting pedestrian activity within the development to link the neighborhoods with retail and commercial uses. Parcel C includes a community green as a neighborhood space, and both Parcels include tree-lined streets and sidewalks to create a green network throughout the community. The site concept for each Parcel utilizes medium-density and traditional-styled design.

At the Authority's April 23, 2014 meeting, the Board authorized staff to enter into exclusive negotiations with Lennar. Pursuant to the Sales Rules, Lennar made an additional deposit of 10% of the proposed purchase price that will be credited to Lennar at closing and executed a letter agreement confirming that the forty-five day exclusive negotiations period commenced on July 9, 2014. As provided under the Sales Rules, the negotiations are exclusive in that FMERA agreed not to consider any other proposals and cease negotiations with any other parties for the purchase of the property and instead negotiate with Lennar in good and reasonable faith for the purchase and sale of Parcels C and C1. Lennar agreed to terminate negotiations and discussions for the purchase of other competing property during the exclusive negotiating period. Both parties agreed to keep all negotiations confidential to the extent permissible under New Jersey law. By letter dated August 22, 2014, the Executive Director extended the exclusive negotiating period for an additional thirty (30) days, as permitted by the Sales Rules. The conclusion to the 30-day extension will be on or about September 22, 2014. FMERA staff and Lennar have made significant progress toward the negotiation of a mutually acceptable PSA for Parcels C and C1, and staff believes there is a likelihood that further negotiation will result in agreement over business terms. Consequently, staff is requesting an additional 60-day extension of the exclusive negotiating period.

In addition to successfully completing negotiations, FMERA's execution of a contract to sell Parcels C and C1 to Lennar will be contingent upon final approval of the terms and conditions of sale by the FMERA Board at a future date, in the Board's sole and absolute discretion.

The Real Estate Committee recommends that the Board of Directors authorize the FMERA staff to extend the exclusive negotiating period with Lennar for an additional sixty (60) days.

Recommendation

In summary, I am requesting that the Board of Directors authorize FMERA staff to extend the exclusive negotiating period with Lennar for a purchase agreement pursuant to the Request for Offers to Purchase (RFOTP) for Parcels C and C1, in accordance with the Authority's Rules for the Sale of Real and Personal Property.



Bruce Steadman
Executive Director

Prepared by: Candice Valente

ADOPTED
September 17, 2014

Resolution Regarding
Consideration of Authorization for FMERA Staff to Execute Leases with the Army for the Oceanport Firehouse and Enter into Sublease with the Oceanport Police Department

WHEREAS, the former Main Post Fire House is a 6,089 square foot, two-story facility constructed in 1935, with associated parking covering approximately 0.62 acres in the Oceanport Reuse Area's historic district; and

WHEREAS, the Oceanport Police Department (OPD) has been housed in temporary trailers since Superstorm Sandy struck and severely damaged the OPD offices; and

WHEREAS, FMERA staff has proposed that the Army lease the Main Post Fire House to FMERA for a term of one year, with an option for an additional six month extension at the discretion of FMERA; and

WHEREAS, a sublease of the property to OPD will allow for renovations and the occupation of the Fire House on an interim basis while the Borough arranges for a permanent location, and renovation costs will be offset by Federal Emergency Management Agency assistance; and

WHEREAS, the sublease will be consistent with the lease from the Army, and will not commit FMERA to any renewals beyond the stated term, nor will it commit FMERA to dispose of the property upon sublease expiration to the Borough or any other party; and

WHEREAS, the Borough will insure the property for liability, fire and extended coverage and indemnify and hold FMERA harmless against all claims, and the consideration for the sublease is the operation and maintenance of the property by the Borough, including all utility costs; and

WHEREAS, the Army issued a Draft Finding of Suitability to Lease for the property in August 2014 and the Authority will lease the property through the Army's standard form of short-term lease and sublease the property to the Borough using FMERA's standard form of sublease, with final terms subject to the approval of the Executive Director and the Attorney General's Office; and

WHEREAS, the Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to enter into the lease and sublease of the Main Post Fire House.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA Staff to execute a lease with the Army for the Main Post Fire House and

to enter into a sublease with the Oceanport Police Department, subject to review by the Attorney General's Office.

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.

Dated: September 17, 2014

EXHIBIT 5



MEMORANDUM

TO: Members of the Authority

FROM: Bruce Steadman
Executive Director

RE: Approval of Lease and Sublease of the Main Post Fire House in Oceanport

DATE: September 17, 2014

Request

I am requesting that the Board of Directors approve the Authority's lease of the former Main Post Fire House from the Army and our sublease of the property to the Borough of Oceanport ("Borough") for use by the Oceanport Police Department ("OPD") upon substantially the same terms as FMERA's lease with the Army. The OPD will use the property as a police station from which to patrol the Borough, and ultimately portions of the Fort.

Background

The former Main Post Fire House, also known as Building 282, is a 6,089 sf, two-story facility constructed in 1935. The building and its associated parking cover approximately 0.62 acres in the Oceanport Reuse Area's historic district ("Property").

Since Superstorm Sandy struck and severely damaged its offices, the OPD has been housed in temporary trailers. The lease and sublease of the Property will allow OPD to renovate and occupy the Property on an interim basis while the Borough arranges for a permanent location. The Borough anticipates that renovation costs will be offset by Federal Emergency Management Agency assistance.

Consistent with the proposed lease of the Property from the Army to the Authority, the Borough's sublease will run for a term of one (1) year, with an option for an additional six (6) month extension at the discretion of FMERA, or until the Army terminates FMERA's lease. The sublease will not commit FMERA to any renewals beyond the stated term, nor will it commit FMERA to dispose of the Property upon sublease expiration to the Borough or any other party. FMERA will sublease the Property to the Borough in as-is, where-is condition but subject to the Army's continuing obligations under CERCLA for pre-existing environmental conditions. Additionally, the Borough will insure the Property for liability, fire and extended coverage and indemnify and hold FMERA harmless against all claims. The consideration for the sublease is the operation and maintenance of the Property by the Borough, including utility costs.

The Army issued a Draft Finding of Suitability to Lease for the Property in August 2014, indicating that it meets federal and state environmental standards for the Borough's intended use.

The Authority will lease the Property through the Army's standard form of short-term lease, and sublease the Property to the Borough using FMERA's standard form of sublease. The final terms of the lease and sublease will be subject to the approval of the Executive Director and the Attorney General's Office.

The Real Estate Committee recommends that the Board of Directors approve the Authority's lease of the former Main Post Fire House through the Army's standard form of short-term lease and the sublease of the property to the Borough of Oceanport via FMERA's standard form of sublease.

Recommendation

In summary, staff requests that the Board of Directors approve the Authority's lease of the former Main Post Fire House through the Army's standard form of short-term lease and the sublease of the Property to the Borough of Oceanport via FMERA's standard form of sublease, which will reflect substantially the same terms and conditions as the Authority's proposed lease of the Property from the Army.



Bruce Steadman
Executive Director

Attachment: Parcel Map
Prepared by: David E. Nuse



Barker Circle

0.62 Acres +/-
Fire HQ

Hildreth Avenue

First Avenue

ADOPTED
September 17, 2014

Resolution Regarding
Conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls

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 Borough of Tinton Falls is currently undertaking a contract for significant road improvements to both Corregidor Road and Pearl Harbor Avenue in fulfillment of a redevelopment agreement with the Authority, the Borough, CommVault and Monmouth County; and

WHEREAS, site access for the Borough’s work on Authority property was provided via a Deed of Easement and Right of Way agreement; and

WHEREAS, the road improvements are expected to be completed in the month of October and will coincide with CommVault’s plans to move into its new facility in the same month; and

WHEREAS, FMERA will convey the roads in exchange for the Borough’s agreement to dedicate Corregidor Road and Pearl Harbor Avenue for public use, to maintain the roads and fire hydrant service along them, and to provide street lighting; and

WHEREAS, in May 2014, the Army conveyed the Charles Wood area, including these roads, to FMERA by Quitclaim Deed and FMERA will convey Corregidor Road and Pearl Harbor Avenue to the Borough by a Quitclaim Deed, and conveyance will be contingent on the Borough completing road improvements to the Authority’s satisfaction; and

WHEREAS, title will be conveyed subject to easements for public utilities that have been installed within the roadways and the Deed of Easement area to provide service to current property owners and future purchasers and developers of property; and

WHEREAS, the Real Estate Committee recommends that the Board of Directors approve the conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the conveyance to the Borough of Tinton Falls of Corregidor Road and Pearl Harbor Avenue. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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.

Dated: September 17, 2014

EXHIBIT 6



MEMORANDUM

TO: Members of the Board of Directors

FROM: Bruce Steadman
Executive Director

RE: Conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls

DATE: September 12, 2014

Summary

I am requesting the Board of Directors approve the conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls (the "Borough").

Background

Governor Christie signed P.L. 2010 c. 51 on August 17, 2010 to create the Fort Monmouth Economic Revitalization Authority (FMERA or the Authority). The economies, environment, and quality of life of the host municipalities, Monmouth County, and the State will benefit from the efficient, coordinated, and comprehensive redevelopment and revitalization of Fort Monmouth.

The Borough is currently undertaking a contract for significant road improvements to both Corregidor Road and Pearl Harbor Avenue in fulfillment of a redevelopment agreement with the Authority, the Borough, CommVault and the County of Monmouth. Site access for the Borough's work on Authority property was provided to the Borough via a Deed of Easement and Right of Way agreement. The road improvements are expected to be completed in the month of October and will coincide with CommVault's plans to move into its new facility that month. The road improvements, once completed, will also improve public access to the County's Fort Monmouth Recreation Center.

FMERA will convey Corregidor Road and Pearl Harbor Avenue in exchange for the Borough's agreement to dedicate the roads for public use, to maintain the roads and fire hydrant service along them and to provide street lighting. In May 2014, the Army conveyed the Charles Wood area (including these roads) to FMERA by Quitclaim Deed and FMERA will convey Corregidor Road and Pearl Harbor Avenue to the Borough by a Quitclaim Deed that includes similar covenants and restrictions as the Army's Deed to FMERA. Conveyance of this land will be contingent upon the Borough completing the road improvements to FMERA's satisfaction. Title will be conveyed subject to easements for public utilities that have been installed within the roadways and the Deed of Easement area to provide service to current property owners and future purchasers and developers of property along both roadways.

Exhibit A to this Board Memo provides a map of the roadways.

The Real Estate Committee recommends that the Board of Directors approve the conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls.

Recommendation

In summary, I am requesting that the Board of Directors approve the conveyance of Corregidor Road and Pearl Harbor Avenue to the Borough of Tinton Falls.



Bruce Steadman

ATTACHMENT: Map
Prepared by: Rick Harrison

FORT MONMOUTH

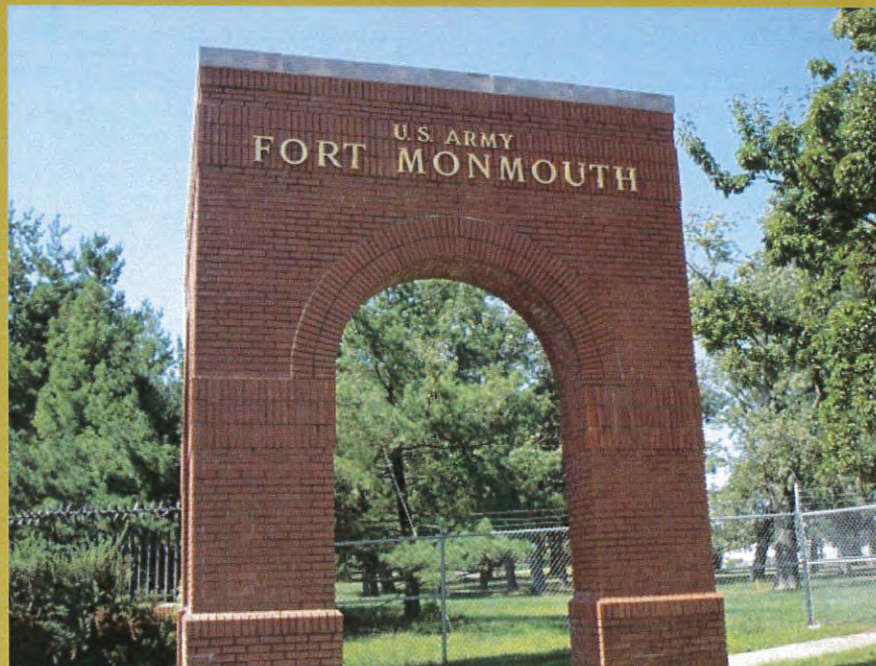
ASSETS TO BE SOLD AT

PUBLIC AUCTION

**BY ORDER OF FORT MONMOUTH ECONOMIC
REVITALIZATION AUTHORITY (FMERA)**

THE AUCTIONEERS GROUP

**WILL BE CONDUCTING MULTIPLE AUCTION SALES AT
FORT MONMOUTH TO LIQUIDATE REMAINING ASSETS
TO BE SCHEDULED OVER THE NEXT 12 MONTHS**



1ST AUCTION: WEDNESDAY OCTOBER 1, 2014

***2ND AUCTION: WEDNESDAY OCTOBER 15,
2014***

**3RD AUCTION: WEDNESDAY OCTOBER 29,
2014**

ON SITE:

**FORT MONMOUTH ARMY POST
WEST GATE ON ROUTE 35
(AT CORNER OF TINTON AVE.)
EATONTOWN, NJ 07724**

**ALL REMAINING BLDG. CONTENTS &
EXTERIOR MECHANICAL & ELECTRICAL
EQUIPMENT, FIXTURES, FURNITURE &
MORE!**

PHASE 1 INCLUDES:

**FBI BUILDING, COMPLETE 20,000 SF.
SPORTS DOME BUILDING,
MILITARY PREP SCHOOL W/APPROX.
241 DORM ROOMS, (7) COMMERCIAL LAUNDRY
ROOMS, TRAINING CENTER, 286 SEAT
AUDITORIUM, LARGE DINING HALL, 90,000 SF. OF
ADMINISTRATIVE OFFICE
BUILDINGS W/THOUSANDS OF CHAIRS,
DESKS, FILES, SYSTEMS FURNITURE & EQUIP., (2)
FULL MOVIE THEATER LIKE AUDITORIUMS,
BUILDING SUPPORT EQUIP., GENERATORS, AIR
CONDITIONING UNITS, CHILLERS, ETC.,**

COMPLETE COMPUTER ROOMS & COOLING
EQUIP., **OUTDOOR AREAS**, 1,200 FT.
APPROX. 150 SECTIONS 10' HIGH CHAIN LINK
FENCE W/(2) ELECTRIC GATES, LARGE ROOFTOP
TURBINE GENERATORS, H/D ELECTRIC POWER
SOURCES, DIESEL & GAS GENERATORS,
COMPLETE ROOFTOP ALUMINUM & STEEL WIND
SHIELD, LARGE LIGHT POLES, SCORE BOARD,
QTY. ALUMINUM STAIR RAILING, ELECTRIC
LOADING DOCKS, BUS STOP WEATHER
ENCLOSURES, QTY. SCRAP METALS & MUCH,
MUCH MORE! TOO EXTENSIVE TO LIST ALL!

- CLICK TO VIEW SALE #1: [FBI BLDG. & SPORTS DOME](#)
- CLICK TO VIEW SALE #2: [U.S MILITARY PREP SCHOOL](#)
- CLICK TO VIEW SALE #3: [ADMINISTRATIVE OFFICE BLDGS.](#)



*WEBSITE UPDATED DAILY.
PLEASE VISIT WEB TO BE ADDED TO OUR E-MAIL LIST.
ADDITIONAL FORT MONMOUTH AUCTIONS WILL BE
SCHEDULED OVER THE NEXT 12 MONTHS*

THE AUCTIONEERS GROUP

A.P. NATOLI & PETER COSTANZO

(609) 693-6899 (732) 776-7222

www.theauctioneersgroup.com