



Fort Monmouth Economic Revitalization Authority
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MONTHLY UPDATE

FMERA ACTION PAVES WAY FOR VETERANS COMMUNITY AT FORT



At its May Board meeting, the FMERA Board took a significant step to support the region's veterans when it approved the advancement of an RFOTP for Parcel V-I. The 10-acre parcel, located along Alexander Avenue in Eatontown, will be transformed into a veterans community, with a focus on providing permanent housing and community lifestyle for homeless veterans.

Chaired by Board Member and Monmouth County Freeholder Lillian G. Burry, FMERA's Veterans Staff Advisory Committee has been active in identifying and researching veterans issues, including the plight of homeless veterans. It is reported that there may be as many as 10,000 to 20,000 homeless veterans living in New Jersey, and upwards of 500 in Monmouth County alone.

"FMERA believes that a veterans community project situated on Parcel V-I will offer homeless veterans a unique, secure, attractive and safe living condition that will respect their privacy, encourage community participation, and provide a foundation for their growth and success," said FMERA Executive Director Bruce Steadman.

In the Fort Monmouth Reuse and Redevelopment Plan, the currently vacant Parcel V-I was envisioned as open space. In order to use the parcel for the much lauded veterans community project, a plan change amendment is required.

Parcel V-I is located within the Phase Two area of the Fort, and any sale of the property is contingent on FMERA finalizing the Phase Two Memorandum of Agreement with the U.S. Army, which is currently being worked on.

According to Steadman, "the Eatontown location is the result of a nearly two year evaluation of possible sites. It offers excellent privacy, security, open space and room for expansion."

FREEHOLDER BURRY ADDRESSES FMERA EFFORTS AT MODC SEMINAR

The following is an excerpt from FMERA Board Member and Monmouth County Freeholder Lillian G. Burry's remarks to the Monmouth Ocean Development Council at its April 26, 2013 Seminar on Fort Monmouth.

"Thank you for your interest in the future of this land once known as army installation – Fort Monmouth. In 1925, it was officially named 'Fort Monmouth' in honor of the soldiers of the American Revolutionary war who died in the battle of Monmouth. It was a base noted for its technological developments such as radar. It was often referred to as the "soul of the signal corps." However, in 2005, the fort was recommended for closure – it was estimated the closure would result in the loss of 10,000 jobs and a \$3.3 billion loss to NJ's economy.

The revitalization of the Fort Monmouth property has been a large part of my work as freeholder for the past seven years and I am proud of what has been accomplished so far. I am very fortunate to have been appointed to what originally was the Fort Monmouth Economic Revitalization Planning Authority and then continue the progress of redevelopment while serving on the Fort Monmouth Economic Revitalization Authority. It is a different view as you see those original plans materialize.

In addition to serving on the board, I chair the Veterans Staff Advisory Committee and am a member of the Board's Real Estate Committee. I have been actively participating on those committees since FMERA was formed. It is my feeling that such involvement will bring our goals for this property to fruition. My passion is to provide housing for homeless veterans and a center to assist the needs of veterans in general.

The authority has made great strides in bringing investment to the area. Our first success has been the sale of 55 acres to CommVault, a leading global data and information management software company. Their commitment to locate their international headquarters on fort property will create hundreds of new jobs and open the doors for more businesses to explore.

In addition to the growth of new businesses at the

Fort, Monmouth County has been able to acquire several properties that will be used for a new public works facility, a teen center and a pool.

The Monmouth County parks system will operate the recreational centers for the benefit of all Monmouth county residents. We hope to have them up and running by early Summer. The County's Department of Public Works and Engineering will use the new facility to better improve county services.

As you will hear from FMERA staff, much has been done to revitalize the Fort property. We are looking forward to continuing the process of encouraging investment and the creation of jobs at the fort. We must not lose sight of our original mission, which is to recreate a 'community' within the boundaries of the Fort Monmouth grounds."

Freeholder Burry was elected to her first term on the Monmouth County Board of Chosen Freeholders in 2005. She served as a member of the Fort Monmouth Economic Revitalization Planning Authority, and was elected vice chair of that body in 2009. She has served on the Board of FMERA since its inception and currently chairs the Veteran's Staff Advisory Committee and is a member of the Board's Real Estate Committee.



FMERA BOARD APPROVES LEASE OF MARINA FROM ARMY

At its May board meeting, FMERA took action to lease the Marina Parcel from the Army and sublease the property to Oceanport. The Borough intends to solicit bids and select a private entity to make any necessary repairs and operate the facility for the 2013 boating season.

The Marina is a 3.9 acre parcel located at Oceanport and Riverside Avenues within the Oceanport Reuse area. The property consists of a 71-slip marina and boat launch ramp, a 2,600-square-foot boat house (Building 450), two circa-1939 administrative buildings (Buildings 498 and 499) totaling 3,263 square feet and associated off-street parking. The buildings were damaged by Superstorm Sandy and will not be used by Oceanport.

Per FMERA's Economic Development Conveyance (EDC) agreement with the U.S. Army, the Marina is a designated

Phase One parcel. The EDC contemplated that the Army would convey the Marina to FMERA on or about October 1, 2012. Due to Superstorm Sandy, the timeline was unable to be met as the storm damaged the floating docks and boathouse and delayed the Army's completion of its environmental clearance process. The Army recently advised FMERA that it is now in a position to issue a Finding of Suitability to Lease for the Marina by the end of May.

Per its agreement with FMERA, Oceanport's sublease of the property will run for a term of one year, with an option for an additional six month extension at the discretion of FMERA.



REMINDER: SECOND COMMUNITY BUS TOUR MAY 23 — ONLY 12 SPOTS LEFT

Members of the public will again have an opportunity to visit the former military installation and learn more about FMERA's redevelopment efforts at the second community bus tour, scheduled for May 23. The tour will showcase key parcels of the 1,126-acre site, which spans parts of Eatontown, Oceanport and Tinton Falls.

There are only 12 seats left and spots will be reserved on a first come, first serve basis. The bus will leave from the Visitor Center on Oceanport Avenue at 10:00 a.m. on May 23.

Members of the public interested in participating should email FMERAINFO@njeda.com. You will receive an email from the FMERA Office confirming your attendance. FMERA expects to hold additional tours this year.

DRAFT BOARD PACKAGES NOW AVAILABLE THE DAY OF MEETINGS

As of the May Board meeting, the draft Board package will be available by 2 p.m. on the afternoon of each scheduled Board Meeting. This policy is subject to change, based on availability of Board materials.

Draft Board materials will be made available on the FMERA website at www.fortmonmouthredevelopment.com under the Agenda tab.

FMERA's Monthly Newsletter is available online at www.fortmonmouthredevelopment.com following each Board meeting. To be added to the email distribution list, please send a request, with contact information, to Rachel Hartman at rhartman@njeda.com.

FMERA's Mission:

***To create an atmosphere in which employers will employ
and investors will invest, to maximize the jobs created
and the value of the property.***

Note: FMERA Board action is subject to a ten (10) day veto period by the Governor.