



Fort Monmouth Economic Revitalization Authority
732.720.6350
www.fortmonmouthredevelopment.com

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Office Location
100 Barton Avenue
Oceanport, NJ 07757

Mailing Address
P.O. Box 267
Oceanport, NJ 07757

MONTHLY UPDATE

FMERA BOARD APPROVES OFFERS TO BRING HOUSING, BUSINESS TO FORT



Reaching yet another significant milestone in the road to economic development at the Fort, FMERA Board members gave authorization to make Russel Hall (Building 286) in the Oceanport Reuse Area and the Fabrication Shops (Buildings 2501-2507) in the Charles Wood Area available to interested parties. In accordance with the Authority's approved sales rules, this authorization will be through the Offer to Purchase process.

Russel Hall is a 42,300-square-foot, four-story administration building located within the Fort's proposed historic district on Sanger Avenue in the Oceanport Reuse Area. The Hall was constructed in 1936 to serve as Garrison Headquarters. The Army will nominate the building for listing on the National Register of Historic Places. FMERA staff has determined that Russel Hall will require a plot measuring approximately 6.5 acres, including 170 parking spaces, Sanger and Wallington avenues as well as the adjacent heliport pad.

The attraction of Russel Hall to prospective buyers is its versatility to be used for administrative purposes and adapt to residential or office/research facilities. In addition, as a historic structure, the Hall's renovation could be eligible for historic preservation tax credits. At its June 2012 meeting, the FMERA Board approved Cushman & Wakefield/Continental Realty as the primary broker of the former Fort. The broker has shown the building to several interested parties and believes that the issuance of a Request For Offer To Purchase (RFOTP) at this time could facilitate the attraction or retention of one or more local companies. The property should generate a wide range of proposals, including creative uses and job-generating activities.

Constructed in 1942, the Fabrication Shops total 44,000+ square feet, and consists of five buildings (2502-2507) with industrial/office space in varying configura-

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tions that range in size from 7,680-10,944 square feet, as well as a 1,440-square-foot building (2501) well-suited for use as office space. Located in the Tinton Falls Reuse Area, these buildings are one-story facilities that could be suitable for a multi-tenanted industrial park. Each building offers adaptable space for as many as five small businesses. Building 2501 could potentially serve as the administrative headquarters for the envisioned industrial park. The Fabrication Shops could attract one purchaser/user, or an investor who would purchase the buildings for lease to small businesses. Building 2501 could potentially serve as the administrative headquarters for the envisioned industrial park. The Fabrication Shops could attract one purchaser/user, or an investor who would purchase the buildings for lease to small businesses.

A proposal was received on June 6, 2013 in response to FMERA's RFOTP for Building 2705, which is also located in Parcel F and is targeted for research and development use. The RFOTP for the Fabrication Shops aims to build on that momentum to continue the redevelopment of Parcel F. This could potentially tie the future of the Fabrication Shops to advanced manufacturing or prototype

development in support of the prospective research and development uses on Parcel F.

FMERA adheres to adopted and published Sales and Lease Regulations, approved by the FMERA Board. These regulations establish strict procedures for the sale and lease of real property within the former Fort Monmouth, and accompanying personal property, and require publically advertised Requests for Offers to Purchase, Requests for Sealed Bids or Request for Proposals on any real property within Fort Monmouth before a sale or lease may take place. The regulations have been reviewed by the Army, and have been accepted as satisfying the Army's requirement for competitive bidding and transparency related to the sale and lease of any Fort Monmouth real property

Together, these RFOTPs for Building 286 and Buildings 2501-2507 represent a constructive and significant step toward attracting investors, developers and employers to the former Fort property.



FMERA HIGHLIGHTS PROACTIVE, EXCITING 2012 IN ANNUAL REPORT

At the June meeting, members of the FMERA Board approved the Authority's 2012 Annual Report. Chief among FMERA's accomplishments last year was the signing of the Memorandum of Agreement with the Army to transfer Fort property to FMERA. Other notable accomplishments include advancing the renovation of the former Fort Library in Oceanport to serve as FMERA's new office building, approving Cushman & Wakefield/Continental Realty as the primary broker of the former Fort Monmouth property and important milestones resulting in the first sale of property at the former military installation.

The Annual Report provides in-depth descriptions of these accomplishments and other activity on the Fort in 2012. The Authority's 2012 activities included: hosting a ceremony to commemorate Flag Day, the sublease of the Motor Pool property to Monmouth County, the "Fort Monmouth Land Use Regulations and Development and Design Guidelines," approving the Notice of Interest (NOI) evaluation process to determine eligible NOI property discounts and meeting with approximately 25 small businesses interested in relocating to the former Fort.

Two of FMERA's biggest successes to date, the sale of the first property (Parcel E) and the execution of a Purchase-Sale Agreement for the former Patterson Army Health Clinic, which will result in the private investment of more than \$100 million and the creation of hundreds of new jobs. These considerable milestones could not have been achieved without the diligence and dedication of a talented staff, the com-

mitment of our Board and stakeholders and supportive community residents invested in the former Fort's successful redevelopment.

FMERA was active in the recovery effort after Superstorm Sandy, providing vital support and shelter to the local community. The Authority coordinated with current operator of Suneagles Golf Course's banquet/restaurant, McLoone's, to host a Thanksgiving Day brunch for nearly 200 Sea Bright residents impacted by the storm. FMERA also worked with the Army, the Federal Emergency Management Agency (FEMA) and the New Jersey Department of Community Affairs to provide a total of 115 housing units to families displaced by the storm.

"The former Fort property is being used to house 100+ displaced families from the region. We remain committed to helping the State recover, rebuild and restore," said FMERA Executive Director Bruce Steadman. "We are equally dedicated to working with all stakeholders to build on the momentum of the last year and continue to advance our 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.' 2013 will be a great year!"

FMERA looks to execute several new RFOTP opportunities, closings and lease agreements in 2013. Working with Governor Christie, his Administration and the local community, the Authority's leadership team is determined to rebuild the region to its previous preeminence.

FINAL VERSION OF FMERA LAND USE RULES ADOPTED BY BOARD

Fort Monmouth reached a significant milestone in its redevelopment when members of the FMERA Board approved the adoption of the Authority's Land Use Rules at its June 19 Board meeting. FMERA, the agency charged with advancing the Reuse and Redevelopment Plan, is responsible for adopting land use regulations and development and design guidelines in connection with the implementation and furtherance of the Plan.

FMERA approved the selection of professional planning consultant Phillips Preiss Grygiel (PPG) in May 2011 to prepare the development and design guidelines, land use regulations and zoning maps. PPG has worked closely with all FMERA stakeholders to translate the design concepts in the Plan into regulations that are flexible enough to respond to market

This final approval and resulting adoption is the end of a three-step process that included the February 19, 2013 publication of regulations in the NJ Register for formal public comment. Three sets of comments were received prior to the end of the public comment period (April 30, 2013), and the Board of the Authority approved responses to each. FMERA agreed with one comment stating the rules should be clarified to include townhouses in Eatontown's Pinebrook Neighborhood, and the Authority subsequently recommended changes to the Land Use Rules that were approved at the June meeting.

“Our goal in establishing the land use regulations and development and design guidelines is to promote flexibility in implementing the Reuse and Redevelopment Plan, where appropriate, in order to focus on the creation and replacement of jobs and return the region to economic vitality as diligently and quickly as possible,” said FMERA Executive Director Bruce Steadman.

The adoption of these Land Use Rules will set the framework for continued progress toward restoring jobs and prosperity to our local communities and Monmouth County.

FMERA HOSTS SECOND COMMUNITY BUS TOUR

Last month, FMERA held its second community bus tour of the year where members of the public were given the opportunity to visit the former military installation and learn more about FMERA's redevelopment efforts. Two buses carrying 60 local residents departed the Visitor Center on Oceanport Avenue May 23 to transport passengers around the 1,126-acre former Fort, which spans across three towns; Eatontown, Oceanport and Tinton Falls. FMERA's Director of Facilities Planning, Richard Harrison, teamed up with David Nuse, Director of Real Estate Development, led participants and answered questions for the duration of the tour.

FMERA's community bus tour aims to keep the local community engaged and informed as the Authority works to expeditiously implement the Fort's Reuse and Redevelopment Plan developed by FMERA's predecessor, the Fort Monmouth Economic Revitalization Planning Authority. The last community bus tour at the end of January proved successful; the group comprised largely of participants interested in business opportunities at the former Fort.

May's tour group included retirees and community members who asked great questions about FMERA's recent work to reestablish the area as a source of jobs and investment for the residents of Monmouth County.

“I found the tour to be informative. As a local resident, living in the immediate area, I think it is important to know what is planned for the redevelopment of Fort Monmouth,” said David Royce of Shrewsbury. “I found it very helpful to see the Fort firsthand.”

FMERA is working to host the next community bus tour sometime in the fall.



A map of Fort Monmouth's Main Post



A map of Fort Monmouth's Charles Wood Area

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.