



Office Location  
502 Brewer Avenue  
Oceanport, NJ 07757

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

## MONTHLY UPDATE

### FMERA BOARD ADVANCES RFOTPS FOR MARINA AND PINEBROOK ROAD COMMERCE CENTER



**Pictured Left:**  
The Marina

**Pictured Right:**  
Pinebrook Road  
Commerce Center



At its September meeting, members of the FMERA Board approved making the Marina in the Oceanport Reuse Area available to interested parties through the Request for Offers to Purchase (RFOTP) process. FMERA also issued an RFOTP for the Pinebrook Road Commerce Center (Buildings 2501-2504, 2506 and 2507) in the Charles Wood Area on September 20.

Located at Oceanport and Riverside Avenues in the Oceanport Reuse Area, the Marina is a 3.9-acre parcel that consists of a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600-square-foot boat house, two administrative buildings totaling 3,263 square feet and associated off-street parking. The Army planned to convey the Marina to FMERA in October, 2012; however, Superstorm Sandy delayed the Army's completion of its environmental clearance process due to damage to the Marina's floating docks and boathouse.

"The RFOTP for the Marina represents a constructive and significant step toward attracting investors, developers and employers to the former Fort property," FMERA Executive Director Bruce Steadman said. "We believe issuing the RFOTP at this time will help propel the property as a gateway to the Oceanport Village Center."

FMERA expects to issue the RFOTP for the Marina by the end of October. Last week, FMERA issued its RFOTP for the Pinebrook Road Commerce Center. The Center includes five acres of land in the Charles Wood Area that borders a Conrail rail track. Five of the structures in the Center, Buildings 2502-2504 and 2506-2507, make up the Fort's former Fabrication Shops, which could now be suitable for a multi-tenanted business park. Respondents to the RFOTP may also submit a proposal that includes purchasing an adjoining 1.5-acre parcel for use as truck/general storage, or trailer parking.

Constructed in 1942, the Fabrication Shops total 44,000+ square feet with industrial/office space in varying single-story building configurations that range in size from 7,680-10,944 square feet. The Fabrication Shops could attract one purchaser/user or an investor who would purchase the buildings for lease to small businesses. Each building offers adaptable space for up to five small businesses. Located next to the Fabrication Shops, Building 2501 is a 1,440-square-foot structure that is well-suited for use as office space.

"FMERA's small business initiative is focused on attracting and enlisting small businesses to create jobs and amenities needed for the successful redevelopment of the Fort," Steadman said. "As part of this effort, we hope to attract a local developer/investor to purchase the Pinebrook Road Commerce Center and create a multi-tenanted business park."

Responses to the RFOTP for the Center are due by 12:00 p.m. on November 20, 2013. For more information, visit [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com).

FMERA adheres to adopted and published Sales and Lease Regulations, approved by the Board, which establish procedures for the sale and lease of real property within the former Fort Monmouth, and accompanying personal property. This includes publically advertised RFOTP, Requests for Sealed Bids or Request for Proposals on any real property within Fort Monmouth before a sale or lease may take place.

## BOARD MARKS ANNUAL REORGANIZATION MEETING

At this year’s annual reorganization meeting, the Board reflected on its eventful past year and took several actions to advance FMERA’s continued operations.

The Board re-elected Robert Ades as its Vice-Chairperson. Mr. Ades serves as a public member, and is an experienced engineer and management consultant.

In addition, the Board approved its monthly meeting calendar for October 2013-September 2014. All meetings will be held at the FMERA office on Wednesdays and will begin at 7:00 p.m.

In coordination with the Army and the New Jersey State Police, FMERA established a public access plan for its new office in the Former Van Deusen Library. Visitors are able to access the offices by entering the Main Gate on the West side of Oceanport Avenue and stopping at the guard booth.

All meeting dates, times and locations are subject to change. Information regarding any changes will be posted to the FMERA website.

### *2013-2014 Board Meeting Calendar*

October 16, 2013

April 16, 2014

November 13, 2013

May 21, 2014

December 18, 2013

June 18, 2014

January 15, 2014

July 16, 2014

February 19, 2014

August 20, 2014

March 19, 2014

September 17, 2014



## THIRD COMMUNITY BUS TOUR ON OCTOBER 29

Members of the public will have another opportunity to visit the former military installation and learn more about FMERA’s redevelopment efforts at the Authority’s third Community Bus Tour of the year. The tour will showcase key parcels of the 1,126-acre site, which spans parts of Eatontown, Oceanport and Tinton Falls. Tour buses will leave from the Visitor Center on Oceanport Avenue at 10:00 a.m. on October 29th.

Due to the capacity of the buses, the tour will be limited to 60 participants. Please express your interest in participating in the tour by emailing [FMERAINFO@njeda.com](mailto:FMERAINFO@njeda.com). Members of the public will be able to reserve a seat on the bus on a first come, first served basis, and will receive an email from the FMERA Office confirming their attendance.

## MEET THE BOARD OF DIRECTORS



**FMERA Chairman**  
James V. Gorman

James V. Gorman is Chairman of Blue Warrior Capital, LLC, a New Jersey-headquarters private equity and merchant banking firm. He was a founding member of the firm in 2008.



**EDA Chairman**  
Alfred C. Koeppe

Alfred C. Koeppe is the CEO of the Newark Alliance, a New Jersey non-profit organization that supports the broader needs of the Newark Community. He is the recipient of numerous awards including the Diversity Award, presented by the International Consortium of Information Technology Executives, and the NCCJ Humanitarian of the Year Award.



**Public Member**  
Robert "Bob" Ades

Robert "Bob" Ades has worked as a management consultant in 33 of the United States and in 33 foreign countries. He built and/or turned around high quality labor intensive manufacturing businesses that over their life generated payrolls of over one-half billion dollars.



**Director, Authorities Unit**  
Regina Egea

Regina Egea is the Director of the Authorities Unit Under Governor Chris Christie. Prior to this assignment, Ms. Egea was Chief of Staff to the Treasurer. Before joining state government in February 2010, she was a Senior Vice President with AT&T in Bedminster where she led its global sales segment marketing team.



**Monmouth County Freeholder**  
Lillian G. Burry

Lillian G. Burry was elected to her first term on the Monmouth County Board of Chosen Freeholders in 2005. She was previously appointed to the Fort Monmouth Economic Revitalization Planning Authority, FMERA's predecessor Authority, and currently chairs the Veteran's Sub Committee and is a member of the Real Estate Sub Committee. Freeholder Burry is the owner/broker at Colts Neck Realty, which has been in business for over 30 years.



## Meet the Board of Directors



**Mayor of Eatontown**  
Gerald Tarantolo

Mayor Tarantolo is currently serving his 14th year as Mayor of Eatontown, which completes 27 years in elective office. He is a retired electrical engineer, having worked for Bell Laboratories, Bellcore and Telcordia Technologies for a combined total of 37 years. He previously served as a member of the Fort Monmouth Economic Revitalization Planning Authority.



**Mayor of Oceanport**  
Michael J. Mahon

In January 2010, Michael J. Mahon began serving his first term as mayor of Oceanport. Mayor Mahon is a Roadway Manager employed by the New Jersey Turnpike Authority in the Garden State Parkway Division. He previously served the Fort Monmouth Economic Revitalization Planning Authority.



**Mayor of Tinton Falls**  
Michael Skudera

Michael Skudera was elected Mayor of Tinton Falls Borough in May 2009. Before being elected, Mayor Skudera served as the President of the Board of Park Place II Condominium Association. Mayor Skudera works as a software consultant and project manager for Fortune 500 companies and is also the author of a New Jersey travel guide.



**Public Member**  
Dr. Robert Lucky

Dr. Robert Lucky was the Chairman of the Fort Monmouth Economic Revitalization Planning Authority. He is the chairman of the Technological Advisory Board of the Federal Communications Commission and a member of the Defense Science Board. Early in his career, Dr. Lucky invented the adaptive equalizer, the key enabler for all high-speed modems today.



**Commissioner**  
Richard E. Constable III, Esq.

Richard E. Constable III, Esq. was nominated by Governor Christie to lead the Department of Community Affairs (DCA). Prior to joining the DCA in January 2012, Commissioner Constable served as the Deputy Commissioner of the New Jersey Department of Labor and Workforce Development.

## Meet the Board of Directors



**Commissioner  
Bob Martin**

Bob Martin was nominated by Governor Christie to serve as Commissioner of Environmental Protection. He was a policy advisor to the Governor during his 2009 campaign and assisted in shaping the Administration's energy and environmental policies. In 2008, Commissioner Martin retired as a partner with over 25 years of experience at Accenture LLP, the world's largest business and technology consulting firm.



**Commissioner  
Harold J. Wirths**

Harold J. Wirths was nominated by Governor Christie to be Commissioner of the Department of Labor and Workforce Development. For nearly 20 years, Commissioner Wirths owned and managed two furniture stores.



**Commissioner  
James S. Simpson**

James S. Simpson was nominated by Governor Christie to lead the Department of Transportation. Commissioner Simpson is also Chairman of NJ TRANSIT, the New Jersey Turnpike Authority, the South Jersey Transportation Authority and the Transportation Trust Fund Authority. Prior to his appointment as Commissioner, he served as chairman of both an infrastructure management company and an international relocation company.

**FMERA's Monthly Newsletter is available online at [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com) following each Board meeting. To be added to the email distribution list, please send a request, with contact information, to Scott Oliva at [soliva@njeda.com](mailto:soliva@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.