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## **Fort Monmouth Economic Revitalization Authority Newsletter**

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**Issue 26 - September 2014**



### Board holds annual reorganization meeting, Sets 2014-15 Meeting Calendar

In accordance with FMERA's by-laws, the Board held its annual reorganization meeting this month.

At the meeting, the Board re-elected Robert Ades as its Vice-Chairperson. Mr. Ades serves as a public member and continues to bring a wealth of knowledge to the Board as an experienced engineer and management consultant.

The Board also approved the following dates for its monthly meetings during the 2014-2015 year:

#### *2014-2015 FMERA BOARD MEETING CALENDAR*

October 15, 2014	February 18, 2015	June 17, 2015
November 12, 2014	March 18, 2015	July 15, 2015
December 17, 2014	April 15, 2015	August 19, 2015
January 21, 2015	May 20, 2015	September 16, 2015

All meetings are scheduled for 7:00 p.m. at the FMERA Office:

502 Brewer Avenue  
Oceanport, NJ 07757

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

### Plan for Veterans Community Revived at September FMERA Board Meeting

The FMERA Board showed its continued support for veterans at its September Board meeting, approving the issuance of a Request for Offers to Purchase (RFOTP) for Parcel F-2, with the goal of developing a residential community for veterans. The RFOTP will be issued in the fourth quarter of 2014.

Parcel F-2 consists of approximately 15 acres along Satellite Drive in the Tinton Falls portion of the former Fort.

At the meeting, FMERA Executive Director Bruce Steadman emphasized that including a veterans community in the redevelopment of the Fort is a top priority for the Board, staff and Veterans Staff Advisory

Committee.

Prior to the decision to make Parcel F-2 available for this purpose, FMERA terminated an RFOTP issued in September 2013 for Parcel V-1, a ten-acre parcel in Eatontown. That RFOTP was issued for use as a veterans community, however, the two offers received were significantly lower than the property's appraised value. Based on the outcome of the RFOTP, Parcel F-2 will include a minimum bid to ensure that proposed bids meet a certain threshold.

FMERA RFP/RFOTP information can be found at <http://www.fortmonmouthredevelopment.com/RFQs.aspx>.



**Oceanport and Tinton Falls Reap Benefits of Fort Access**

The Oceanport Police Department (OPD) will soon be calling the Fort "home" as they sign a sublease with FMERA for a property currently leased from the Army. The Former Main Post Fire House, also known as building 282, is a 6,089-square-foot, two-story facility constructed in 1935. The building and its parking lot cover approximately .62 acres in the Oceanport Reuse Area's historic district.

Since being displaced by damage to its offices from Superstorm Sandy, the OPD has been housed in trailers. The sublease of the Fire House will allow OPD to operate out of a more suitable location

**FMERA and Lennar Corporation Iron Out Details of Town Center Development**

Negotiations continue between FMERA and Lennar Corporation for the purchase of Parcels C and C1 for the development of a mixed-use town center. The development will include a total of 288 residential units and approximately 50,000 square feet of retail space.

Lennar's conceptual plans emphasize connectivity through the site to adjacent roads, while encouraging pedestrian traffic 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.

At its April 23 meeting, the Board authorized FMERA to enter into exclusive negotiations with Lennar. The initial 45-day negotiation period began July 9, 2014, and an additional 30-day extension was granted on August

**FMERA Announces Dates for First Public Auction**

On Wednesday, October 1, 2014, the first public auction of surplus equipment, furniture and fixtures will be held in the Eatontown area of Fort Monmouth. Interested bidders can review the catalogs and photos of the auction inventory on the website of The Auctioneers Group, [www.theauctioneersgroup.com](http://www.theauctioneersgroup.com).

The first auction will include the 20,000 square foot sports dome and contents of the FBI Building in Eatontown. Inspections of the property are being held today, and Tuesday, September 30. Please refer to The Auctioneers Group website for more information.

Subsequent auctions are currently scheduled for Wednesday, October 15, 2014 and Wednesday, October 29, 2014. These auctions will include property from the Military Prep School buildings, Administrative Office buildings and outdoor equipment.

while the Borough arranges for a permanent location.

Consistent with the lease of the building from the Army to FMERA, Oceanport's sublease will run for a term of one year, with an option for an additional six months, if needed.

The Borough of Tinton Falls is undertaking improvements to Corregidor Road and Pearl Harbor Avenue in preparation for making the two roads available for public use, as part of a conveyance agreement with FMERA. The agreement requires the Borough to maintain the roads and fire hydrant service and providing street lighting. Improvements to the roads are expected to be completed in the month of October. These improvements will enhance public access to Monmouth County's Fort Monmouth Recreation Center and support CommVault's new headquarters.

22, expiring on or about September 22. At its September 17, meeting, the FMERA Board voted to extend the negotiation period between FMERA and Lennar for an additional 60 days.

FMERA Executive Director Bruce Steadman said that significant progress has been made and further negotiation will result in an agreement over business terms.



Historical Photo of the Month

Buildings above include Barker Circle, the Main Post Firehouse and Kaplan Hall, the former theater.

Built in 1935, the Main Post Firehouse was constructed using Georgian Colonial Revival motifs. According to a U.S. Army CECOM report, the Firehouse was completed in the same year as a guardhouse, the Signal Corps Laboratory (Squier Hall) and quarters for field officers and company grade officers. The Firehouse is an important element of the Fort's Historic District. At its September meeting, the Board approved the temporary sublease of the

FMERA in the News

Also in September, Fort Monmouth was featured in a New York Times article.

Follow the link below for the full article.

<http://www.nytimes.com/2014/09/24/realestate/commercial/interest-grows-in-redevelopment-of-former-army-base-in-monmouth-county-nj.html>

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

*FMERA'S Monthly Newsletter is available online at [fortmonmouthredevelopment.com](http://fortmonmouthredevelopment.com) following each board meeting. To be added to the e-mail distribution list, please send a request with contact information, to [FMERAINfo@njeda.com](mailto:FMERAINfo@njeda.com)*

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Firehouse to the  
Oceanport Police  
Department, and the  
Firehouse will continue to  
serve the local community  
while maintaining its  
place in the Fort's history.