



Fort Monmouth Economic Revitalization Authority

Newsletter

Issue 30 - January 2015

FMERA Board Approves Expansion of Parcel B & Issuance of New RFOTP



Anyone who has driven down Rt. 35 in Eatontown has seen the arches that welcome you to Fort Monmouth. Those iconic arches stand at the entrance of Parcel, a substantial piece of land that will be made available through a Request for Offers to Purchase (RFOTP) following approval at the January FMERA Board meeting.

In addition to approving the new RFOTP for Parcel B, the FMERA Board also voted to expand Parcel B by approximately 22 acres, including a portion of land that FMERA is set to acquire through a Phase 2 Economic

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FMERA APPROVES ISSUING TWO NEW RFOTPS

In addition to approving the issuance of a new RFOTP for Parcel B, the FMERA Board voted at its January meeting to make Building 2525 and the former Nurses' Quarters available through the RFOTP process.

Building 2525 is an 86,400-square-foot, two-story former administration building located in the Fort's Charles Wood Area in Tinton Falls. The Reuse Plan calls for the building to be renovated for office and/or research and development use.

Development Conveyance Agreement. The expanded Parcel B site could accommodate up to 250,000 square feet of retail and other commercial uses, along with the 302 units of housing called for in the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan). The Board also authorized the option to add an additional 12 acres to the Parcel, which would include Mallette Hall, Pruden Hall, and the related outdoor amphitheater.

The new RFOTP for Parcel B will seek proposals that meet the Reuse Plan's objective of creating a lifestyle town center, with the goal of establishing an exciting and attractive gateway to the Fort.

"Our goal is to make this area a destination that will attract visitors to Eatontown," FMERA Executive Director Bruce Steadman said. "We envision parts of Parcel B becoming a thriving, pedestrian-oriented 'Main Street,' where shoppers can stroll in and out of retail stores."

The Reuse Plan calls for the 480,000 square feet of existing buildings that make up Parcel B to be demolished and replaced with a "vibrant pedestrian environment" and an "exciting gateway" with connectivity and interaction between the parcel's retail and residential components. Specifically, the Reuse Plan calls for up to 150,000 square feet of retail and commercial uses and 302 housing units. The expanded acreage allows for additional retail and commercial uses to make the site more attractive to large developers, based on input from FMERA's broker, Cushman & Wakefield.

FMERA anticipates issuing the new RFOTP for Parcel B in February.

FMERA Board Chairman to Receive Monmouth-Ocean Development Council's Silver Gull Award

Congratulations to FMERA Board Chairman James V. Gorman! The Monmouth-Ocean Development Council (MODC) announced that FMERA Board Chairman Gorman will receive the MODC's Annual Silver Gull Award in the category of economic development in recognition of the work he has done to enhance economic growth in Monmouth and Ocean Counties, and in particular the redevelopment of Fort Monmouth.

"The planned improvements to the Garden State Parkway's Exit 105 interchange, and the new Parkway exit ramp at Wayside Road, will enhance vehicular access to the site, broadening the range of potential uses," FMERA Executive Director Bruce Steadman said. "The building's location near CommVault's new headquarters also makes it attractive for technological and commercial reuse."

The former Nurses' Quarters are located in the Main Post Area, next to the former Patterson Army Health Clinic in the Oceanport section of the Fort. AcuteCare Management Services, LLC, is currently in the process of transforming the former Clinic into a state-of-the-art healthcare facility. Totalling approximately 18, 655 square feet, the former Nurses' Quarters were built in 1962 and include 24 residential units. The Reuse Plan envisions the buildings being used for residential purposes.

The parcel on which the former Nurses' Quarters stand is a Phase 2 property. FMERA expects to complete negotiations with the Army and to receive a deed to the property by June 30, 2015.

All Board actions will take effect following the expiration of the Governor's statutory review period. For more information please visit [our website](#).

IMPORTANT NOTICE: CHANGE OF DATE OF FEBRUARY FMERA BOARD MEETING

Please be advised that the date of the February 2015 Board meeting has changed. The meeting will be held on **Thursday, February 26**

On May 17, 2012, Chairman Gorman participated in the signing of the Phase 1 Economic Development Conveyance (EDC) Agreement, a Memorandum of Agreement (MOA) transferring the Fort Monmouth property from the U.S. Army to FMERA, which was a historic step forward in the redevelopment of the Fort.

"The FMERA Board has focused on three main priorities - jobs, jobs and jobs," Chairman Gorman said at the time. Since then, he has remained steadfast in his commitment to spurring economic development in the region and adds that, "Jobs recovery is the foundation for the economic recovery of our communities."

Chairman Gorman presides over the 13-member FMERA Board. Under Chairman Gorman's direction, the FMERA Board has already finalized negotiations for two major companies to establish their presence at the former military installation. Technology-giant CommVault is building its new headquarters on a 55-acre parcel of land on the property, and AcuteCare Management Services, LLC is refashioning the former Patterson Army Health Clinic into a state-of-the-art healthcare facility.

FMERA is currently in exclusive negotiations for an additional five parcels, including the Marina parcel in Oceanport, the Fabrication Shops, the Pistol Range and Parcels C and C1 in Tinton Falls. There are also three open Requests for Offers to Purchase, with bids due in March and April.

Recipients of the MODC's Silver Gull Award will be honored at the 50th Annual dinner, schedule for May 7, 2015.

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at **7 P.M.**



HISTORICAL PHOTO

Snow-covered Greeley Field in Oceanport, Winter 1942-1943