



Issue 35- June 2015



FMERA Board Acts to Bring First Residential Project to Fort

The Board of the Fort Monmouth Economic Revitalization Authority (FMERA) paved the way for new residential opportunities at the Fort by approving a Purchase and Sale & Redevelopment Agreement (PSARA) between FMERA and RPM Development, LLC for the Officer Housing in Oceanport.

The Officer Housing is situated on two parcels of land, totaling 35.5 acres, within the Fort Monmouth National Register Historic District in Oceanport. The area includes 117 existing historic residential units in single, duplex and four-plex configurations

surrounding and adjacent to the Parade Ground. In accordance with the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan), RPM's proposal involves 68 market-rate for sale units north of the Parade Ground (the North Post) and 48 rental units south of the Parade Ground (South Post). The South Post units are proposed to be a mix of market-rate rentals and affordable housing rental units. There are also plans to convert one of the single family homes on the South Post into a community room for tenants. RPM anticipates restoring the exteriors and renovating the interiors of the North Post and South Post homes, as well as providing landscaping. A recreational area is proposed for the North Post along Parker's Creek.

[Read Full Story on our Website](#)



Issuance of Four RFOTPs Aim to Bring Residential, Commercial Development to Oceanport

The redevelopment of Fort Monmouth took another step forward this month as the FMERA Board approved the issuance of four Requests for Offers to Purchase (RFOTPs) for properties in the Oceanport section of Fort Monmouth - the Barkers Circle Complex, the Lodging Area, Allison Hall and the Commissary Building. FMERA is set to acquire all four areas as part of the Phase 2 Economic Development Conveyance (EDC) Agreement with the Army.

"We are eager to build upon the momentum we started earlier this year with the issuance of eight RFOTPs," FMERA Director of Real Estate Development Dave Nuse said. "This latest round that the Board authorized represents major redevelopment planned for the Fort. These parcels will help to attract investment and jobs, and result in substantial tax revenue."

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FMERA Board Approves Next Step to Support Fitness/Wellness Center on Fort



The FMERA Board this month approved the Authority's plan to enter into a Purchase and Sale & Redevelopment Agreement (PSARA) with FM Partners, LLC for the Fitness Center.

At last month's meeting, the Board took action to approve leasing the Fitness Center and related 7.75-acre parcel from the Army and subleasing it to FM Partners. This month, the Board approved FMERA's entrance into a PSARA with FM Partners for the property. The company anticipates reusing the facility as a fitness/wellness center and intends to also develop an 80,000-square-foot indoor soccer/recreational field in an adjacent structure.

Annual Flag Day Celebration Draws Crowd from Monmouth County



On June 14, veterans and civilians, including a busload of residents from the Seabrook retirement community, gathered at Fort Monmouth to celebrate Flag Day and the 240th birthday of the U.S. Army. FMERA Director of Facilities Planning Rick Harrison offered remarks about Flag Day, and Fort Monmouth Site Manager LTC John E. Occhipinti, United States Army Retired, spoke about the 240th Birthday of the Army. Danielle C. Richards wowed attendees with her rendition of the *National Anthem* and *You're a Grand Old Flag*. The celebration concluded with a ceremonial cake-cutting performed by the oldest and youngest veterans in attendance, followed by the singing of *Army Fight Song* by all

The Fitness Center is on property FMERA is set to acquire via a negotiated Phase 2 Economic Development Conveyance (EDC) Agreement with the Army. Closing on the property will occur after FMERA acquires title to the Phase 2 property.

who were there.

Historic Photo



Historic celebrations of Flag Day on Greeley Field in Oceanport

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