



Issue 41 - December 2015

2015 in Review: FMERA Issues 10 RFOTPs to Further Redevelopment on Fort

The Fort Monmouth Economic Revitalization Authority (FMERA) issued an unprecedented 10 Requests for Offers to Purchase (RFOTPs) in 2015, putting a combined 306 acres up for redevelopment of the Fort.

"Through the RFOTPs issued this year, FMERA underscored its intentions to create a thriving live-work-play community within the host municipalities and bring jobs back to the area," FMERA's Director of Real Estate Development Dave Nuse said. "The properties made available for redevelopment this year include residential units, education buildings, office, commercial and retail space, and a golf course and related amenities. In other words, there's something for everyone here at Fort Monmouth."

The following RFOTPs were issued in 2015:

Oceanport

[Russel Hall](#) (4.6 acres)

[Dance Hall](#) (4.2 acres)

[Main Post Chapel](#) (5 acres)

[Nurses Quarters](#) (3.75 acres)

[Commissary](#) (6 acres)

Tinton Falls

[Building 2525](#) (12.25 acres)

[Child Development Center](#) (7.4 acres)

[Parcel F-3](#) (3.5 acres)

Eatontown

[Parcel B](#) (89 acres)

[Suneagles Golf Course](#) (171 acres)

Click on the links for more information about each of the RFOTPs.

2015 Year in Review: Eight Purchase and Sale & Redevelopment Agreements Authorized in 12 Months

2015 was a pivotal year, with the Fort Monmouth Economic Revitalization Authority (FMERA) entering into eight Purchase and Sale Agreements & Redevelopment Agreements (PSARAs) with corporations and other entities for the redevelopment of the Fort.

"The PSARAs approved this year span a broad spectrum - from technology to schools to residential areas," Director of Real Estate Development Dave Nuse said. "Whether attracting mixed-use developers or promoting opportunities for high-tech companies to set down roots, FMERA continues to showcase Fort Monmouth as an ideal location for growth."

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FMERA Seeks Proposals for Sublease of Research & Technology Facilities in Oceanport

The Fort Monmouth Economic Revitalization Authority (FMERA) this month issued Requests for Proposals (RFPs) for the sublease of two properties on the Fort - Buildings [601](#) and [603](#). Both are one-story buildings in Oceanport that have been designated in the Fort Monmouth Reuse and Redevelopment Plan as Research and Development (R&D) facilities. Building 601 has nearly 10,000 square feet of raised floor computer lab space and more than 5,000 square feet of warehouse space. Building 603 has approximately 3,600 square feet of office space and approximately 7,400 square feet of warehouse space.

"In line with the efforts we have taken throughout the year, FMERA remains steadfast

in its commitment to bring high-tech entities to Fort Monmouth," Executive Director Bruce Steadman said. "As such, consistent with the Land Use Rules, these RFPs state that all offers must include a plan to use these properties for scientific, engineering or information technology R&D purposes, such as medical technology, cloud computing, or driverless technology."

Steadman noted that in order to be deemed responsive, a proposal must include the following information: rent, sublease term, use of the subleased property, and the number of R&D jobs expected to be located at the subleased property. It must also include a bid deposit of the greater of \$5,000 or 10 percent of the first year's rent.

Copies of the RFP can be found at <http://www.fortmonmouthnj.com>.

Responses are due by noon on January 8, 2016.

2016 FMERA Consolidated Budget Approved

At its December meeting, the Fort Monmouth Economic Revitalization Authority (FMERA) Board approved the Authority's 2016 Consolidated Budget to support FMERA's ongoing mission. This year's budget is intended to expand the Authority's sources of funding while continuing to control costs and direct spending to advance the Authority on the path toward financial self-sufficiency.

"The 2016 Consolidated Budget illustrates the Authority's progress in implementing the approved Phase 1 Economic Development Conveyance (EDC) Agreement and advancing the economic redevelopment of the Fort," Executive Director Bruce Steadman said.

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FMERA 2015 Gallery



Officer Housing, Oceanport



Russel Hall, Oceanport



*Lennar Conceptual Site Plan
Parcels C & C1, Tinton Falls*



Fitness Center, Oceanport



Building 2525, Tinton Falls



Child Development Center, Tinton Falls

*FMERA Showcases
Redevelopment Opportunities at
NJTC's Tech Day*

Reaffirming its mission to bring high-tech companies to Fort Monmouth, members of the Fort Monmouth Economic Revitalization Authority (FMERA) attended Tech Day at Rutgers University in New Brunswick on December 9. Hosted by the New Jersey Technology Council, the day-long conference brought together more than 300 people from New Jersey's robust technology industry. FMERA's Master Broker Cushman & Wakefield (C&W) also had a presence at the event, with C&W Senior Director Les Smith showcasing redevelopment opportunities at the Fort.

Historic Photos of the Month



Season's Greetings from the 578th Signal Dept Company, U.S. 9th Army.

All Board actions take effect at the expiration of the statutory period for the Governor's review and consideration of the meeting minutes.

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