



Issue 48 - July 2016

## FMERA Seeks Redevelopment of Barracks as Cultural Center

Diversifying the types of development that it aims to attract, the Fort Monmouth Economic Revitalization Authority (FMERA) issued a Request for Offers to Purchase (RFOTP) at the beginning of the month that seeks proposals for the redevelopment of six former Barracks (Buildings 1102 through 1107) into a cultural center that promotes the arts. The RFOTP is for both the Barracks and the adjacent Soldiers Park in Eatontown. The World War II-era Barracks total approximately 24,780 square feet and occupy a 2.1-acre parcel of land. Soldiers Park totals approximately 2.7 additional acres of land on the Fort.



While the Fort Monmouth Reuse and Redevelopment Plan calls for the Barracks

buildings to be demolished, FMERA is seeking plans calling for Soldiers Park to remain as open space, and for one or more alternate uses of the Barracks, including the creation of a cultural center that promotes the arts, music, entertainment or a museum. This would include up to 12 units of artist short-term tenancy and studio space, or for non-residential arts-based use.

“The creation of a cultural center would help to advance the overall vision for the Fort, which is to create a vibrant community where residents can live, work, and play,” FMERA Senior Project Officer Candice Valente said.

[Read Full Story on Website](#)

---

## **FMERA Takes Steps to Advance Redevelopment of 38 Acres in Tinton Falls**

The Fort Monmouth Economic Revitalization Authority (FMERA) Board this month approved FMERA to enter into a Memorandum of Understanding (MOU) with the New Jersey Economic Development Authority (EDA) for predevelopment services for Parcel F-1 in Tinton Falls that will ultimately lead to redevelopment of the property. Parcel F-1 holds several prominent buildings, including the 673,000-square-foot Myer Center and the 47,000-square-foot former Night Vision Lab.



FMERA entered into a contract to acquire Parcel F-1 from the Army in 2012 under the Economic Development Conveyance Agreement and obtained the property in May 2014. The statute that created FMERA designated the EDA as a redeveloper of

Fort Monmouth property.

“The buildings on Parcel F-1 are considered obsolete and, rather than let them remain vacant, FMERA and the EDA are working together to spur economic development by creating jobs and developing ratables in the region,” FMERA Executive Director Bruce Steadman said.

Two previous attempts to sell the property through the Request for Offers to Purchase process received no responses.

[Read Full Story on Website](#)

---

## FMERA Deputy Director Gives Progress Update at Monmouth County Alliance for Action Meeting

Underscoring the Fort Monmouth Economic Revitalization Authority’s (FMERA) efforts to ensure that the local community is kept apprised of redevelopment progress at the Fort, FMERA Deputy Director Dave Nuse spoke to members of the Monmouth County Alliance for Action at its meeting on July 18.

In his presentation, Nuse noted the following redevelopment progress:

- FMERA acquired Phase I properties from the Army (500+ acres) in 2014;
- FMERA expects to buy the balance of Fort (600+ acres) from the Army by the end of this year;
- Four parcels on Fort Monmouth have already been sold. These include Parcel E (CommVault), the former Patterson Army Hospital (AcuteCare), Building 2525 (Radar Properties), and the Child Development Center (Trinity Hall);
- Seven parcels are under contract including Russel Hall, Fitness Center, Pistol Range, Historic Officer Housing, and Parcels C & C1;
- Seven other parcels are in negotiation, including Parcel B mixed-use town center project fronting Route 35 in Eatontown;
- Suneagles Golf Course and the Marina at Oceanport bar & restaurant are open for business;
- Eight property auctions have been completed, resulting in approximately \$1 million in sales;

The Monmouth County Alliance for Action is the local chapter of Alliance for Action, a statewide association focused on capital construction and economic growth within the region.

---

*Historic Photo of the Month*



This photo is representative of the types of World War II-era barracks that stood on Fort Monmouth, and demonstrates the basic style of the buildings, with an estimated 60 barracks buildings going up in just 90 days. This construction also included eight mess halls, 19 school buildings, 10 administration buildings, a recreation hall, a post exchange, an infirmary and a chapel. FMERA is seeking proposals to refurbish and reuse six barracks buildings on the Fort for a cultural and arts use.

---

[forward this newsletter to a friend](#)

Copyright © 2016 Fort Monmouth Economic Revitalization Authority, All rights reserved.

[unsubscribe from this list](#) | [update subscription preferences](#) | [view email in browser](#)