



Issue 53 - December 2016

FMERA Board Approves Sale of Main Post Chapel to Triumphant Life



Continuing its goal of creating a live-work-play community on the Fort, the Fort Monmouth Economic Revitalization Authority (FMERA) Board this month authorized staff to enter into a Purchase and Sale Agreement with Triumphant Life Church Assembly of God for the Main Post Chapel parcel in Oceanport.

Triumphant Life, a 501(c)(3) non-profit corporation, will renovate the property for use as a house of worship and community outreach center, and will construct a 115-space parking lot. The company expects to have a staff of 12 on the Fort following completion of renovations and receipt of a certificate of occupancy.

The property is in the Oceanport Horseneck Center Land Use District and the Fort's Historic District, although the chapel itself is not considered historic.

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2017 FMERA Consolidated Budget Approved

On December 14, the Fort Monmouth Economic Revitalization Authority (FMERA) Board approved the Authority's 2017 Consolidated Budget to support FMERA's ongoing mission. This budget aims to expand FMERA's availability of funding while continuing to control costs and direct spending to advance the Authority on its path toward financial self-sufficiency.

"With the acquisition of both the Phase 1 and Phase 2 Economic Development Conveyance (EDC) properties behind us, FMERA anticipates selling numerous parcels in 2017," FMERA Executive Director Bruce Steadman said. "The Consolidated Budget approved at this month's board meeting reflects that heightened level of economic redevelopment activity."

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2016: Another Year of Progress at Fort Monmouth

Building upon momentum generated in previous years, the Fort Monmouth Economic Revitalization Authority (FMERA) took steps this year that will impact the Monmouth County region for years to come.

FMERA marked a major milestone in November when it closed on \$33 million in financing and purchased the balance of Fort Monmouth from the U.S. Army. FMERA now owns or controls the entire 1,126 acres of the Fort. This paves the way for FMERA to close on executed contracts for the Officer Housing, Russel Hall, and the Fitness Center, accelerate closing of six other pending projects, and transfer the Avenue of Memories to the County, opening a thoroughfare that has been closed since Sept. 11, 2001.

FMERA also took action in 2016 to redevelop 238 acres of the Fort. This includes the creation of a permanent home for an all-girls high school and the relocation of a fast-growing technology company to the Fort.

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FMERA Inks Redevelopment and Sales Agreements for Development of Fort

Paving the way for more redevelopment on the Fort in 2017, the Fort Monmouth Economic Revitalization Authority entered into three Purchase and Sale and Redevelopment Agreements (PSARAs) and one Purchase and Sale Agreement (PSA) in 2016. The Authority also issued four Requests for Offers to Purchase (RFOTPs) this year.

“As we continue to look for ways to bring jobs back to the region, we remain committed to making Fort Monmouth a place where area residents want to spend their free time,” Executive Director Bruce Steadman said. “The sales and redevelopment agreements signed this year support that vision.”



AP Development Partners entered into a PSARA with FMERA in December for the approximately 4.2-acre Dance Hall parcel in Oceanport. The property contains the 16,000-square-foot former recreation building, better known as the Dance Hall, Van Kirk Park and associated parking areas. AP Development plans to redevelop the property for commercial and retail uses, including entertainment and restaurants. Specifically, AP Development has indicated that potential users of the facility include a restaurant/café, microbrewery, and coffee roaster. Under the PSARA, Van Kirk Park will be retained as open space, and entertainment events will be hosted in the park throughout the year.

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FMERA Celebrates the Holidays with Toys for Tots

Fort Monmouth served as a drop-off site for the Toys for Tots program in Monmouth County this month.

Representatives from the Red Bank chapter of the program collected several boxes of new, unwrapped toys donated by visitors to the Fort, Fort Monmouth Economic Revitalization Authority (FMERA)

Historic Photo of the Month



The Main Post Chapel, shown above at Christmas time, was built in 1962 and held religious services for various denominations while the

staff, Army caretakers, and the staff of Trinity Hall in Tinton Falls. FMERA would like to thank all those who donated for their support.



Fort was active. Located within the Fort's National Register Historic District, the building was approved for sale to Triumphant Life Assembly of God at the Fort Monmouth Economic Revitalization Authority's December Board meeting.

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

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