

**ADDENDUM #5**

**June 19, 2015**

**TO**

**REQUEST FOR OFFERS TO PURCHASE**

**FOR**

**THE SALE OF REAL PROPERTY**

**Parcel B – Mixed Use Retail/Residential Site  
Eatontown, New Jersey**

Issued by the  
**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

Date Issued: February 20, 2015

**RESPONSES NOW DUE BY 12:00 P.M. EDT ON JULY 10, 2015**

Prospective bidders are advised to check back regularly at [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com) for additional addenda.

This Addendum is being issued to extend the proposals due date to July 10, 2015, extend the Q&A Deadline to June 26, 2015 at 5:00 P.M. and to change Section 2.0 and Section 8.4 of the RFOTP to clarify prevailing wage requirements (see text below).

Replace the text in Section 2.0 and Section 8.4 "Prevailing Wage Requirement" with the following:

**2.0 and 8.4 "PREVAILING WAGE REQUIREMENT**

Prevailing wage will apply only to the extent that a project includes "public work" as that term is defined in State Prevailing Wage Act, N.J.S.A. 34: 11-56.25 et seq. or if the applicant receives financial assistance from FMERA, the State or any other State entity."

## Questions and Answers

1. **Q:** The entity that may ultimately close on the Property will be a joint venture. The prospective bidder entity only includes one individual that will be involved in the joint venture as a 10%+ owner. It is very likely that the makeup of the 10%+ owners in the entity will change. For all of the future most likely 10%+ owners, we will fill out all necessary disclosure forms, but we cannot guarantee that a new 10%+ owner will not be introduced at a later date, prior to closing. At that time, we will update all applicable forms. Please advise if this is acceptable.

**A:** It is acceptable to add owners, members, partners or shareholders to an entity that submits a proposal; however, the identity of all owners, members, partners or shareholders of the winning bidder must be identified prior to FMERA entering into a contract to sell the property to the winning bidder. Keep in mind that FMERA can evaluate proposals only on the experience and financial capacity of the bidder based on the bidder and its owners, members, partners and shareholders that are identified in the proposal. Ownership Disclosure forms will need to be completed and submitted by all of the 10%+ owners, members, partners or shareholders of the entity that enters into a purchase agreement with FMERA.

2. **Q:** It is now 12 days prior to the due date of submission. Because of the vacation time of year, and because multiple corporations are involved with input to the ultimate submission, it is difficult to turn around changes very quickly. If any new addendums come out, inclusive of minor ones, it is our opinion that the due date be extended for at least two weeks from any last addendum. Please advise of FMERA's position on the same.

**A:** Due date has been extended to July 10, 2015.

3. **Q:** Has the recent ruling regarding COAH changed the affordable housing requirements for this project? In particular, is there any further guidance regarding the percentage of affordable units, and whether they have to be interspersed within the community?

**A:** No change - 20% is the requirement and the preference is for it to be interspersed.

4. **Q:** What are the anticipated fees for the residential units?

Water Connections

Sewer Connections

Building Permits

**A:** Prospective purchasers are advised to contact the Borough of Eatontown Construction official and the New Jersey American Water Company for this information.