

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
January 17, 2018  
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder Director – V
- Gary Baldwin – Tinton Falls Council President – V
- Patricia Cooper – Oceanport Councilwoman – V
- Dennis Connelly – Mayor of Eatontown – V
- Mary Maples – Deputy Chief Counsel, Authorities Unit, Office of the Governor – V
- Tim Lizura – President/COO, NJ Economic Development Authority – V
- Sean Thompson, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Members not present:

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Ryan Brown, Deputy Attorney General (DAG)
- Karen Drahushak, Deputy Attorney General (DAG)
- Adam Sternbach, Authorities Unit, Office of the Governor
- FMERA staff

The meeting was called to order by Vice-Chairman Robert Lucky at 7:02p.m., who led the meeting in the Pledge of Allegiance to the Flag of the United States of America.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman stated that the notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, and that the meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA website.

The first item of business was the approval of the December 6<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Tim Lizura and seconded by Gary Baldwin.

Motion to Approve:     Tim Lizura                     Second:     Gary Baldwin  
AYes: 5

Mary Maples abstained from voting stating she was not at the December meeting.  
Patricia Cooper abstained from voting stating she was not at the December meeting.

## **WELCOME**

Vice-Chairman Robert Lucky welcomed attendees to the meeting. Dr. Lucky stated that copies of the Board package were available at the door, and the Board package was posted to the FMERA website in the afternoon to give the public the opportunity to review the information in advance of the meeting.

Dr. Lucky expressed his thanks and appreciation to former Chairman James V. Gorman who resigned from the Board in December. Dr. Lucky stated that Mr. Gorman brought a great deal of experience and leadership to FMERA. Dr. Lucky stated that through Mr. Gorman's leadership, two-thirds of the property has been sold and FMERA closed with the Army on the Phase 1 and Phase 2 Economic Development Conveyances (EDCs).

Dr. Lucky stated that the Board would consider one board action: 1) Consideration of Approval of the Authority's Records Custodian.

The Vice-Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meeting protocol, 3 minutes per speaker for the first for agenda items only, and 5 minutes per speaker for the second for any FMERA business. The Vice-Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Vice-Chairman continued by stating that in his role he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Vice-Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

## **SECRETARY'S REPORT**

Bruce Steadman welcomed Mary Maples and Adam Sturnback from the Governor's Authorities Unit and Sean Thompson from the Department of Community Affairs.

## **TREASURER'S REPORT**

Jennifer Lepore stated that FMERA staff is beginning to prepare the Authority's 2017 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's comprehensive annual report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen, will begin work on their audit of the Authority's operations in early February. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance in accordance with Government Auditing Standards. Field work will begin the week of February 26<sup>th</sup>.

## **PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)**

There was no public comment.

## **EXECUTIVE DIRECTOR'S REPORT**

Kristy Dantes, Director of Facilities and Infrastructure gave the following update on RFPs and Contracts that FMERA is currently working on:

### Utilities:

- Utility work continues on the Main Post water line extension project, and will continue over the next several weeks. The eleven thousand linear foot water main extension will encompass a significant portion of the Main Post Historic District. Temporary road closures are in effect as the work progresses. Sanitary system work continues in its pre-construction phase, as RPM, in conjunction with Two Rivers Water Reclamation Authority,

moves toward installing a sanitary main from the Officer Housing area to the Two Rivers meter. In Charles Wood, we anticipate that we will close with JCP&L very soon on the transfer of the substation.

Suneagles Golf Course:

- FMERA has executed an agreement with Martelli Development, LLC for the sale of the golf course. This agreement will turn over operation of the golf course to Martelli.

Dave Nuse, Director of Real Estate Development and Deputy Executive Director, gave an overview on property sales and RFOTPs:

As of the end of 2017, nearly two-thirds of the Fort is sold, under contract, in negotiations, or approved to be put out for proposals. Following is a town-by-town summary of our redevelopment projects.

In Oceanport, FMERA has sold the following properties:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Officer Housing units, sold to RPM Development last January. RPM is in the process of renovating the 117 historic housing units. 48 rental units will be ready for occupancy in early 2018, and the 68 market-rate for sale units will be ready by late spring;
- Main Post Chapel, sold in February to Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, sold in June to TetherView, a private cloud computing services company from New York;
- Oceanport Municipal Complex, a 13-acre property sold to the Borough of Oceanport in August;
- The Fitness Center, sold to FM Partners in September, and currently undergoing renovations.

Additionally, FMERA transferred ownership of a 3-acre property on Murphy Drive to Monmouth County for the county's emergency homeless shelter, as required to meet our federally-mandated obligations.

Also in Oceanport, FMERA has signed contracts on:

- Dance Hall, a 16,000 square-foot building on Brewer Avenue, under contract to AP Development Partners for commercial and retail uses;
- Building 501, located next to the Main Post Chapel, which FMERA plans to convey to a non-profit, Family Promise of Monmouth County.

FMERA is in negotiations for the sale of the following 5 Oceanport properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, approved for exclusive negotiations with AP Development Partners, and currently operating as a marina/public boat ramp and restaurant;
- Squier Hall Complex, a 31-acre site currently under negotiations with the sole bidder, zoned for office/research, educational and open space uses. The developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places;
- Lodging Area, a 15-acre site on Parkers Creek planned for new residential construction, along with the renovation of 2 historic buildings;
- Allison Hall, where FMERA sought proposals for the reuse of that historic building as a boutique hotel, along with retail and office uses;

Negotiations have begun with the lead bidder for Barker Circle, located in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses, and possible retail uses in the former Fire House and Kaplan Hall, which served as the Fort's museum.

In **Eatontown**, FMERA has sold the following properties:

- Army Motor Pool to Monmouth County, and has 3 signed agreements;
- Howard Commons site to American Properties for the construction of approximately 200 single family detached homes and 51 affordable housing units on Pinebrook Road;
- Eatontown Barracks, 6 buildings on a 4-acre parcel across from the Bowling Center on the Main Post, that Kenneth Schwartz will redevelop into an arts and cultural center use;
- Suneagles Golf Course, where Martelli Development proposes to renovate Gibbs Hall, and construct 75 residential units. The golf course would be protected by a 40-year deed restriction.

The Board approved a contract in August to sell the Bowling Center, located on the Main Post, to Fort Monmouth B.E.C., LLC. A closing is planned for the 1<sup>st</sup> Quarter of this year.

Also in Eatontown, staff is in discussions with the Borough for its purchase of Building 1123 and adjacent land at the corner of Avenue of Memories and Wilson Avenue. The property would provide office space and facilities for the Borough's Department of Public Works. Staff intends to present a formal recommendation to the Board at an upcoming meeting.

In Tinton Falls, FMERA has sold 4 properties:

- Parcel E, to Commvault;
- Building 2525, to RADAR Properties, the affiliate of Aaski Technology;
- Child Development Center to Trinity Hall High School, which just received Tinton Falls Planning Board approval to expand the facility by 22,000 sf;
- Parcel F-3, sold to the Monmouth County Park System in February, for use in conjunction with the County's Fort Monmouth Recreation Center and Swimming Pool.

FMERA has signed contracts on another 4 projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, which is approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development. Lennar received planning board approval on Parcel C1 earlier this month;
- The Fabrications Shops, 45,000 square feet of flex space on Pinebrook Road, anticipated to close shortly;
- Pistol Range, under contract to Kiely Realty;
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, and which is currently open to the public through a lease with the County.

FMERA is in negotiations with the lead bidder to sell the Charles Wood Fire Station, located on a 4- acre parcel on Corregidor Road, for a commercial use.

Also in Tinton Falls, the New Jersey Economic Development Authority has issued a notice to proceed to Tricon to demolish the 700,000 sf Myer Center and Building 2705, the 43,000 sf Night Vision Lab. FMERA has executed a contract to sell the property to NJEDA for redevelopment consistent with the Fort's Reuse Plan.

FMERA plans to issue 6 Requests for Offers to Purchase in the 1<sup>st</sup> half of 2018, covering property in all 3 boroughs. Please visit FMERA's website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information on our projects and our upcoming Requests for Offers to Purchase.

Sarah Giberson, Senior Marketing & Development Officer, stated that FMERA continues to work with the Riddle Team on marketing available properties and engaging prospective purchasers. Based on their list of qualified leads, Riddle will be arranging meetings with site selectors, multipliers, and other potential investors from tech, retail, and other industries to pitch Fort Monmouth as a premier development site. Additionally, FMERA is working with the Riddle Team to boost its earned and paid media coverage to expand and successfully engage the development community. As FMERA continues to refresh its online content, web traffic and visibility continues to increase. In

the last quarter of 2017, FMERA increased its mailing list by over 150 people, 34 of whom indicated a specific interest in development opportunities at the Fort.

Mr. Steadman thanked Bill Colvin, the Army's Base Environmental Coordinator for his help on a number of environmental issues.

Mr. Steadman thanked the Boroughs of Oceanport, Eatontown, and Tinton Falls and the County of Monmouth for their continued support and excellent working relationships.

Mr. Steadman thanked Tim Lizura and the NJEDA for their help with the Myer Center demolition project.

Bruce Steadman gave an update on FMERA action items:

- Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities

Freeholder Burry asked for the status of the closing with Monmouth County for the Teen Center and Pool.

Dave Nuse stated that the County is concluding their due diligence regarding a transformer on the site and that FMERA and the County should be closing on the property by very soon.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky, stated that the Committee did not meet this month. Dr. Lucky stated that the Committee would be meeting after the Authority's audit is complete in March or early April.

b) REAL ESTATE COMMITTEE (JAMES V. GORMAN, CHAIRMAN)

Robert Lucky stated that the Committee met on January 9<sup>th</sup> and discussed the following:

- Bowling Center – FMERA anticipates executing a contract with Fort Monmouth B.E.C. in January with a potential closing scheduled in March.
- Parcel B – FMERA and Paramount Realty are continuing discussions regarding both the site plan and the further revisions to the PSARA.
- Howard Commons – American Properties has completed their Phase 1 due diligence and FMERA is currently reviewing the results of the findings. Additional site issues have delayed the process.
- Barker Circle – The site is within the historic district and is zoned for housing and commercial use. County Homeless Shelter – The new shelter will be located in the 900 area of the Fort. Monmouth County is completing their architectural design for the property and are finalizing a project budget.
- RFOTPs & Closings – FMERA anticipates 8 closings and plans to issue 8 RFOTPs in 2018.
- Status of the Water and Sewer projects – Work continues on the water line extension project and sanitary sewer planning is underway regarding the sewer upgrades.
- Marketing update – The Committee was given a marketing update.

Patricia Cooper asked when the negotiations will begin regarding Barker's Circle.

Dave Nuse stated that the evaluations have been completed and FMERA will be meeting with the lead bidder in January.

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, CHAIRMAN)

Bruce Steadman, on behalf of Kenneth J. Kloo stated that the Committee's next meeting is on January 29<sup>th</sup>.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Bruce Steadman, on behalf of Jay Coffey stated that the Committee did not meet this month.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee did not meet this month.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER DIRECTOR LILLIAN BURRY, CHAIRPERSON)

Lillian Burry stated that the Committee did not meet this month.

**BOARD ACTIONS**

A) The next item before the Board was Consideration of Approval of a Records Custodian.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Tim Lizura and was seconded by Lillian Burry.

Motion to Approve: TIM LIZURA Second: LILLIAN BURRY

AYes: 7

**OTHER ITEMS**

Freeholder Burry stated that the Real Estate Committee discussed Suneagles. Ms. Burry stated that the work that Martelli is completing at Suneagles is moving along nicely.

Bruce Steadman agreed that Martelli is making significant upgrades to Suneagles and hopes to bring the course back to its A.W. Tillinghast roots. Mr. Steadman stated that Martelli is also marketing the housing that will be developed on the property.

Gary Baldwin asked Ms. Burry for the status of the County's Veterans outreach facility that will be located at Russel Hall. Ms. Burry stated that the County has approved the lease for space at Russel Hall and the Veterans facility will be opening soon.

Tim Lizura stated that Howard Commons remains a high priority and is one of the more important Fort redevelopment projects, and that he hopes the latest site issues do not delay the project much longer. He noted that Mayor Connelly has made known the Borough's strong interest is seeing the vacant housing buildings demolished as soon as possible.

**PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)**

There was no public comment.

There being no further business, on a motion by Lillian Burry seconded by Dennis Connelly and unanimously approved by all voting members present, the meeting was adjourned at 7:37p.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board meeting.



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Bruce Steadman – Secretary

**ADOPTED**  
**January 17, 2018**

Resolution Regarding  
**Appointment of Records Custodian**

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (Act), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (FMERA or Authority); and

**WHEREAS**, pursuant to New Jersey's Open Public Records Act (N.J.S.A. 57:1A-1, et seq.), requests by members of the public for public documents are to be handled by a public agency's "Records Custodian" who is designated by formal action of that agency's Executive Director or governing body."

**WHEREAS**, Marcus Saldutti has served as the Authority's Records Custodian since 2004 and he will be out of the office on extended leave, therefore an appointment should be approved by the Board at this time to ensure the duties of the Records Custodian are handled appropriately, and;

**WHEREAS**, the Board is requested to designate Erin Gold, Director of Marketing and Public Affairs as the Authority's Records Custodian until Mr. Saldutti returns from leave.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority appointments Erin Gold, as Records Custodian as described in the attached memorandum.
2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: January 17, 2018**

**EXHIBIT 1**