

**Fort Monmouth Economic Revitalization Authority
Board Meeting
February 21, 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
- Vito Perillo – Mayor of Tinton Falls – V
- Jay Coffey – Mayor of Oceanport – V
- Dennis Connelly – Mayor of Eatontown – V
- Adam Sternbach – Associate Counsel, Authorities Unit, Office of the Governor – V
- Tim Lizura – President/COO, NJ Economic Development Authority – V
- Sean Thompson, Division of Local Planning Services, NJ Department of Community Affairs
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Julie Diaz, Chief of Staff, NJ Department of Labor & Workforce Development
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Ryan Brown, Deputy Attorney General (DAG)
- FMERA staff

The meeting was called to order by Vice-Chairman Robert Lucky at 7:00p.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 February 21st regular meeting minutes. A motion as made to approve the minutes by Lillian Burry and seconded by Jay Coffey.

Motion to Approve: LILLIAN BURRY Second: JAY COFFEY
AYes: 6

Vito Perillo abstained from voting stating he was not at the January 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 stated that the Board would consider four board actions: 1) Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #10 permitting alternative development scenario in Eatontown; 2) Consideration of Approval of a Purchase & Sale and Redevelopment Agreement for the Charles Wood Fire Station;

3) Consideration of Approval to make the Bowling Center in Eatontown available through the Offer to Purchase Process; and 4) Consideration of Approval of a modification to the Warehouse District RFOTP Boundary.

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 stated that there was no Secretary's report.

TREASURER'S REPORT

Jennifer Lepore stated that FMERA staff is preparing 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 26th.

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:

- Significant progress has been made on the Main Post water line extension project. The eleven thousand linear foot water extension encompasses a major portion of the Main Post Historic District. Sanitary system work continues, 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 turned over operation of the golf course to Martelli.

Requests for Proposals:

- FMERA issued two RFPs on February 2nd, for Surveying Services and Environmental Consulting Services. Responses are due by 12:00p.m on March 2nd.

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

As of the new year, nearly two-thirds of the Fort is sold, under contract, in negotiations, or entering the request for proposals process. Following is a town-by-town summary of our redevelopment projects.

In Oceanport, FMERA has sold seven properties:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Officer Housing 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 on Murphy Drive sold to the Borough of Oceanport in August.
- Fitness Center, sold to FM Partners in September, and currently undergoing renovations.
- Monmouth County Emergency Homeless Shelter, a 3-acre property on Murphy Drive which is required to meet our federally-mandated obligations.

Also in Oceanport, FMERA is preparing to close 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, to Family Promise of Monmouth County.

FMERA is in negotiations for the sale of the following 6 Oceanport properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, on Oceanport Creek, 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 containing historic Squier Hall, 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, planned for a boutique hotel, along with retail and office uses;
- Barker Circle, located in the historic district in Oceanport, which is zoned for housing, office and retail uses.

In Eatontown, FMERA has sold the former Army Motor Pool to Monmouth County, and has executed agreements for the sale of the following properties:

- Howard Commons site on Pinebrook Road, where American Properties proposed to construct approximately 200 single family detached homes and 51 affordable housing units;
- Eatontown Barracks, 6 buildings 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. A Reuse Plan amendment for the golf course is on tonight's agenda.

Staff is in discussions with the Borough of Eatontown 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. FMERA intends to present a formal recommendation to the Board at an upcoming meeting.

FMERA is asking for Board approval this evening to make the Bowling Center available through the RFOTP process. Last year, FMERA issued a Request for Sealed Bids and selected Fort Monmouth B.E.C., LLC as purchaser, but was unable to come to terms on an agreement. Multiple parties have now expressed interest in the property.

Finally in Eatontown, we regret to announce that after extensive negotiations, FMERA and the selected developer of Parcel B, Fort Monmouth Parcel B Redevelopment, LLC, led by Paramount Realty, were unable to come to final terms on a contract, and the developer has withdrawn its proposal. To its credit, Paramount was willing to proceed but needed a level of flexibility that FMERA was unable to provide given the Board's goal, as embodied in the RFOTP, of pursuing destination retail at that location. FMERA has initiated negotiations with the second-ranked bidder.

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 5 projects in Tinton Falls:

- 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, which is scheduled to close this month;
- Myer Center, where the NJEDA has commenced demolition to prepare the 36-acre site for redevelopment;
- 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's Parcel C project, which has been in the planning stage for 5 years, fulfills the Reuse Plan's mandate to develop a town center and residential neighborhood adjacent to the Borough's municipal complex.

At tonight's meeting, FMERA will be asking for the Board's consent to sell the Charles Wood Fire Station on Corridor Road to Commvault for commercial use.

FMERA plans to issue 6 Requests for Offers to Purchase in the 1st half of 2018, covering property in all 3 boroughs. Please visit FMERA's website, 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 collaboratively with the Riddle Team on advancing the redevelopment of the Fort. Productive meetings with national site-selectors continue to raise the profile of Fort Monmouth as a viable and desirable option for growing companies, tech start-ups, and educational institutions. FMERA will continue to leverage its assets, including proximity to the Garden State Parkway; access to public transportation; and a highly-educated local workforce, as we work toward attracting a diverse group of companies and amenities to the Fort. FMERA will begin marketing three key parcels in 2018—the McAfee Complex, the 400 Area, and the Myer Center parcel, which FMERA anticipates will serve as optimal sites for a green-tech campus and additional commercial anchors. Please refer to our website for more information and to sign up for our monthly digital newsletters.

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

Mr. Steadman thanked Kenneth J. Kloo and the NJDEP for their help on a number of environmental issues.

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

Jay Coffey asked if the negotiations that have begun with the lead bidder for Barker Circle are for the sale of the property. Dave Nuse responded yes.

Jay Coffey asked if the contract for the Dance Hall indicates that the buyer will be closing on the property. Dave Nuse stated that the buyer will be closing on the property within the next few weeks.

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 February 13th and discussed the following:

- Discussion regarding the transmittal of Plan Amendment #10 in Eatontown which encompasses approximately 171 acres that comprise Suneagles Golf Course. The proposed amendment maintains the Reuse Plan's land use concepts and plans while permitting development scenarios which would result in the development of up to 75 new housing units on the property. 60 homes would be constructed on the 10-acre Megill Housing area and approximately 15 units located on the property's Maxwell Avenue frontage. Twenty percent of the 75 total housing units would be affordable to low- and moderate-income households as required by the FMERA Act. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the PSARA with Commvault Systems for the Charles Wood Fire House in Tinton Falls. Commvault will purchase the Fire House and renovate the existing structure for commercial use, including corporate office uses. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the termination of negotiations with Fort Monmouth B.E.C., LLC for the sale of the Bowling Center and the issuance of a Request for Offers to Purchase (RFOTP). Negotiations with FMBEC and FMERA failed to result in an agreement, therefore, FMBEC submitted a withdrawal of deposit waiver. Staff will now issue an RFOTP for the property in the coming months. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the modification of the Warehouse District RFOTP to include Buildings 912 & 913. The buildings were going to be reused for operation by HABcore as supportive housing for the homeless, however HABcore has advised FMERA that they do not wish to utilize the buildings. Given the buildings to the Warehouse District, staff believes that incorporating the two buildings will allow the parcel to extend to Murphy Drive, enabling bidders to better access and utilize the parcel.
- Other items of discussion:
 - Parcel B
 - Howard Commons
 - Barker Circle
 - Allison Hall
 - Parcel F-3
 - Parcels C & C1

- County Homeless Shelter
- Update on RFOTPs

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

Kenneth J. Kloo stated that the Committee met on February 29th and discussed the following:

- Summary of the Mandatory Conceptual Review (MCR) applications submitted for Building 501 and Building 552. Staff advised the Committee that the Environmental Features Checklists submitted by each of the applicants, identified no detrimental impact to environmental features for either project, therefore, no further action by the Committee is warranted.
- Discussion regarding the various parcels throughout the Fort where the Army has secured No Further Action (NFA) letters from the NJDEP. These include the following: Parcel 35 located at the Teen Center in Tinton Falls; Parcel 70 located at Armstrong Hall on the Main Post in Oceanport; Parcels 102 A, B & D located at the Former Skeet Range on the M3 landfill; Parcel 97 at the East Electrical Substation; and Parcel 108 at Building 167 in the 400 Area in Oceanport.
- Discussion regarding FMERA's environmental consultant performing additional testing at Howard Commons, and FMERA is awaiting the final results. Staff will share the consultant's findings at the next meeting.
- Update on the Myer Center demolition. T&M Associates has been contracted by the New Jersey Economic Development Authority as the project designer and engineers, and Tricon Enterprises has been contracted to perform the abatement and demolition. The abatement activities, which include the removal of asbestos-containing and universal waste materials, will proceed from quadrant to quadrant throughout the building. Each quadrant will be sealed off upon completion of the abatement and before Tricon moves on to the next quadrant. Abatement activities will begin in January 2018 and are scheduled to be completed within six months. Demolition activities are scheduled to begin by March 2018 and be completed by February 2019. A project fact sheet can be found at www.fortmonmouthnj.com.
- Update on the seven upcoming Requests for Offers to Purchase (RFOTPs) that will be issued in 2018.
- Army has submitted a Remedial Investigation / Feasibility Study (RI/FS) to the NJDEP to remove the vault and excavate contaminated soil associated with the former neutralization pit for the Myer Center.
- Army has submitted a work plan to the NJDEP to perform a pilot test with chemical oxidation to address the source contaminants of an existing solvent plume at the Former Dry-Cleaning facility in Oceanport.
- Army has received a Record of Decision (ROD) approval from the NJDEP for landfills M2 and M8 to perform hot spot removal due to PCB detections at these landfills. Once these actions are completed, the Army will be capping each of the nine landfills with 2 feet of clean soil.
- Summary of the planned sewer main extension project with Two Rivers Water Reclamation Authority (TRWRA). A portion of this extension lies at the boundary of the M5 and M8 landfills. Army will create a path through the landfills and TRWRA will obtain a Landfill Disruption Approval which will allow the project to proceed.
- Summary of the Spill Prevention, Control and Countermeasures Plan (SPCC) for the Fort property, which is a Federal requirement to prevent, prepare for and respond to oil spills that occur in and around inland waters.
- Discussion regarding the Phase 1 water main extension work being completed in the Oceanport section of the Fort. The work includes the installation of a 2-mile water extension. Required testing continues in the interim.
- Discussion regarding of the sanitary line break at Suneagles Golf Course. The leak was caused by a frozen pipe located at the Megill Housing and has since been repaired.

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

Jay Coffey stated that the Committee did not meet this month, but the Committee will be holding a meeting in March.

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

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee did not meet this month but will be meeting in March.

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

Lillian Burry stated that the Committee did not meet this month. Ms. Burry did note that the County will be leasing space in the Russel Hall building for the purpose of establishing a satellite office of the County's Veterans Connection Office. She indicated that the satellite office should be open in April, and provide veterans with a menu of services.

BOARD ACTIONS

A) The first item before the Board was Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #10 Permitting Alternative Development Scenario in Eatontown.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Dennis Connelly and was seconded by Jay Coffey.

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
Robert Lucky	X		
Lillian Burry	X		
Vito Perillo	X		
Jay Coffey	X		
Dennis Connelly	X		
Adam Sternbach	X		
Tim Lizura	X		

Motion to Approve: DENNIS CONNELLY Second: JAY COFFEY
AYes: 7

B) The next item before the Board was Consideration of Approval of a Purchase & Sale and Redevelopment Agreement for Charles Wood Firehouse.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Lillian Burry and was seconded by Dennis Connelly.

Tim Lizura noted that the PSARA would require approval from the NJEDA Board.

Motion to Approve: LILLIAN BURRY Second: DENNIS CONNELLY
AYes: 7

C) The next item before the Board was Consideration of Approval to Make the Bowling Center in Eatontown Available Through the Offer to Purchase Process.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Tim Lizura and was seconded by Dennis Connelly

Jay Coffey asked if the ground lease and the concessionaire permit would expire upon the sale of the property. Mr. Coffey stated that legislation has proposed a bill to provide 5 liquor licenses to each of the three host municipalities. Mr. Coffey asked if it would become the obligation of the municipality to police the license or is it FMERA's preference to have a land sale of the property in order for the buyer to obtain a state liquor license.

Bruce Steadman stated that for those parcels where it is desirous for a buyer to have a liquor license for a preexisting facility that had sold liquor under Army ownership, and in order to facilitate the property being put back into reuse, the ground lease is the pragmatic option. Mr. Steadman stated that it is difficult to find buyers who will pay market rate for the properties due to the uncertainty of the liquor license legislation.

Dave Nuse stated that staff would be supportive of the liquor license legislation if it was enacted. Mr. Nuse further stated that where there is a ground lease on the property and a special concessionaire permit is available, FMERA would convey title to that entity under the ground lease for \$1. Mr. Nuse reiterated that it would be FMERA's preference to sell properties as opposed to leasing them.

Motion to Approve: TIM LIZURA Second: DENNIS CONNELLY
AYes: 7

D) The next item before the Board was Consideration of Approval of Modification to the Warehouse District RFOTP Boundary.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

A motion was made by Jay Coffey and was seconded by Lillian Burry.

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
AYes: 7

OTHER ITEMS

Bruce Steadman announced that Kara Kopach has been promoted to Real Estate Development Manager, based on her undertaking new duties and responsibilities associated with the redevelopment process. Mr. Steadman thanked Kara for her diligence and commitment to FMERA, and noted that the promotion is an acknowledgement of her continuing efforts.

Dennis Connelly thanked FMERA staff for their negotiations on Parcel B, and stated that based on the circumstances FMERA made a good business decision to discontinue discussions with Paramount. Mr. Connelly stated that Eatontown still wants to see a good project at Parcel B, and is looking forward to moving on for the good of Eatontown.

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

Anthony Fortilini asked if Building 700 (former recruiting center) in Oceanport can be made available for sale.

Bill Holobowski of Tinton Falls submitted questions online asking why Tinton Falls is still obligated to construct 288 units of housing (presumably with a 20% COAH component) when the original redevelopment plan was to include housing for Soldier On, which will now be constructed off-property on 13 acres generously donated by the Borough. Mr. Holobowski stated that, in his opinion, FMERA's endorsement of a high-density development that does not deduct the Soldier On units from the 288 total is utter greed and unacceptable. He asserted FMERA's conduct

shows a complete lack of regard for local impacts. Mr. Holobowski asked if the Board has the authority to amend the Reuse Plan to lower the number of housing units dedicated to the Lennar project on Parcel C in Tinton Falls.

Mr. Steadman stated that Building 700 is in a location that the Army and NJDEP consider a problematic environmental area due to a former dry-cleaning facility located near the building. Mr. Steadman stated that the Army feels that the best way to approach clean-up of the site is to tear down the building in order to access the soil and underlying contaminants. Mr. Steadman stated that if the Army determines that the building does not need to be torn down, then FMERA will issue an RFOTP for the building, and that Mr. Fortilini's firm would be welcome to bid on it.

Bruce Steadman answered Mr. Holobowski by stating that with regards to the Lennar and Soldier On projects: FMERA is obligated to oversee construction/rehab of 1585 housing units – 288 in Tinton Falls, 720 in Oceanport, and 577 in Eatontown. This is from the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) as submitted to and approved by HUD and the US Army (submitted in 2008, approved in 2010). As called out in the Land Use Rules at 19:31C-3.23, 20% of the residential units constructed on the Fort shall be reserved for occupancy by low or moderate-income households. These are obligations that FMERA must hold to, irrespective of any development in the 3 Boroughs outside of the Fort boundaries, such as the Soldier On project.

Mr. Steadman stated that the Soldier On project is fully incremental to the Fort's Reuse Plan. There was never any agreed upon veterans housing project that was formally designated for the Fort via the Reuse Plan that then was relocated off the Fort that would affect the 288 number. The Soldier On group and others looked for sites for a veterans housing project in the Fort's Oceanport, Eatontown, and Tinton Falls sections; but a suitable site could not be found. The Reuse Plan committed FMERA to the 1585 total units, including 288 for Tinton Falls, again irrespective of any off-site development. Mr. Steadman also stated that if the Board were to amend the Reuse Plan, in the manner of reducing the number of committed-to residential units, the Plan would need to be resubmitted to HUD and the US Army for consideration and approval.

Dave Nuse stated that FMERA has introduced a Veterans housing component to perspective developers in their residential projects, encouraging developers to set aside housing units for veterans where practicable. Mr. Nuse stated that the new administration has also encouraged FMERA to provide housing opportunities to Veterans during the redevelopment.

Mr. Nuse also reminded the Board and the public that FMERA is obligated to funding the County Homeless Shelter, the 180 Turning Lives Around project, 20 permanent supportive homes in Tinton Falls, 20 permanent supportive homes in Eatontown, and the HABcore project in Oceanport, all part of the Homeless Assistance Submission (HAS) that was approved by HUD and the Department of the Army in 2010.

Kara Kopach noted that to introduce any reduction in the Parcel C or C1 residential unit numbers, in addition to the comments above, would require a contractual change with the developer, which contract already has been approved by the FMERA Board, and which has served as the basis for the developer's site plan presentations before the Tinton Falls Planning Board.

Lillian Burry stated that she has been very involved with the Soldier On project from them beginning and introduced Soldier On to FMERA and Tinton Falls. Ms. Burry stated that Soldier On has the support of the Veterans Association. Ms. Burry stated that Soldier On has been able to secure 13 acres in Tinton Falls to build their project. Ms. Burry stated that the typical Soldier On project is a way of life and a wonderful Veterans community, and helps Veterans re-enter the work force and contribute to their community.

Vito Perillo thanked Ms. Burry for her support of the Veterans and the Soldier On project.

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 8:15p.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.

A handwritten signature in cursive script, appearing to read "B. Steadman", written in black ink.

Bruce Steadman – Secretary

ADOPTED
February 21, 2018

Resolution Regarding
**Transmittal to Host Municipalities of Proposed Tenth Plan Amendment Permitting
Alternative Development Scenario in Eatontown**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the Reuse Plan envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential units; and

WHEREAS, the redevelopment of the Eatontown Reuse Area included development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course; and

WHEREAS, the proposed Amendment #10, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses approximately 171 acres in the Eatontown Reuse Area, that comprises Suneagles Golf Course; and

WHEREAS, the Reuse Plan envisioned the retention of the 140+ acre, 18-hole golf course, the renovation of historic Gibbs Hall as a banquet and conference facility, and the development of a 150-room hotel that would replace 24 of the existing 42-unit Megill Housing complex, with the remaining Megill units being retained for longer stay clientele of the conference center; and

WHEREAS, the land uses proposed in Amendment #10 maintains the Plan's land use concepts and plans while permitting development scenarios for the parcel that would result in the development of up to 75 new housing units on the property, with approximately 60 units constructed on the 10-acre Megill Housing area, and with approximately 15 units located on the property's Maxwell Avenue frontage and twenty percent of the 75 total units would be affordable to low- and moderate-income households; and

WHEREAS, the proposed amendment contemplates that the golf course would be maintained and improved, that Gibbs hall would be renovated as a banquet hall and conference center, with an added porch, and that the existing pool would be removed; and

WHEREAS, staff has reviewed the proposed Amendment #10 with regard to the criteria for reviewing a proposed amendment and reached the following conclusions: (1) this Amendment potentially changes the total number of residential units planned in Eatontown as the development of 75 units at Suneagles would require an increase of the total number of residential units planned for Eatontown to 635; (2) this Amendment affects only the Eatontown Reuse Area, and the preserving and upgrading of Gibbs Hall and the 18-hole golf course will contribute to the creation of a vibrant, mixed-use community envisioned for the Eatontown reuse, and the development of new dwelling units will provide tax rateables for Eatontown and housing opportunities to families and individual; (3) this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; (4) this Amendment is consistent with the Authority's BRAC obligations and the negotiations related to the Phase 2 Economic Development Conveyance Agreement with the Army; and (5) this Amendment includes changes to circulation plans envisioned in the Reuse Plan to improve access to the southern portion of the Eatontown area of the Fort; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #10, and recommends approval of the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #10 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown Reuse Area.

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: February 21, 2018

EXHIBIT 1

ADOPTED
February 21, 2018

Resolution Regarding
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with
Commvault for the Charles Wood Fire Station Parcel in Tinton Falls**

WHEREAS, on May 6, 2016, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of July 8, 2016, in connection with the planned redevelopment of the Charles Wood Fire Station Parcel in Tinton Falls; and

WHEREAS, the Charles Wood Fire Station Parcel is an approximately 2.3-acre parcel that contains the former fire station (Building 2560) plus the adjacent tract to the east of the Charles Wood Fire Station which includes an additional 1.7 acres of unimproved land; and

WHEREAS, the Fort Monmouth Reuse Plan envisioned the 2.3-acre parcel would be used for an institutional or civic function and after two rounds of unsuccessful RFOTPs, FMERA added an adjacent 1.7-acre tract to address bidders' concerns with parking limitation and to expand potential uses to include commercial and recreational uses; and

WHEREAS, after the issuance of the RFOTP, the FMERA Board adopted Amendment #3 to the Reuse plan which permits Building 2560 to be reused for commercial use rather than civic use and the amendment permits a commercial and/or accessory parking use on the approximately 1.7-acre tract located to the east of the Charles Wood Fire Station; and

WHEREAS, FMERA received five compliant proposals for the Charles Wood Fire Station parcel; the proposals were scored independently by an evaluation committee, and Commvault received the highest score and submitted the highest price proposal; and

WHEREAS, Commvault proposes to adaptively reuse the Fire Station as corporate office space and may include swing space for Commvault's existing corporate campus and recreation uses on the open space on the property and Commvault may improve the property with additional square footage to accommodate additional office space, contingent on-site constraints including by no limited to floodplain and stream encroachment restrictions, and subject to the Reuse Plan and Land Use Rules; and

WHEREAS, the terms of the proposed PSARA include Commvault's payment of \$1,970,000 million for the property; closing will occur on the later of March 14, 2018 or thirty (30) days after Seller obtains approval from its Board and the consent of the NJEDA Board and FMERA will convey the property to Commvault in as-in condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address any pre-existing conditions that may exist on the property; and

WHEREAS, Commvault will incur a minimum investment of approximately \$1,000,000 to complete the project and will be obligated to create 40 permanent, full-time jobs at the property within twenty-four months of obtaining a certificate of occupancy or pay a penalty for each

position not filled; and

WHEREAS, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the selection of Commvault as the purchaser of the Charles Wood Fire Station Parcel in Tinton Falls pursuant to the May 6, 2016 RFOTP, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms in substantially the same form acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of Commvault as the purchaser.

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: February 21, 2018

EXHIBIT 2

ADOPTED
February 21, 2018

Resolution Regarding
Making the Bowling Center in Eatontown Available through the Offer to Purchase Process

WHEREAS, on June 7, 2017, FMERA issued and publicly advertised a Request for Sealed Bids (“RFB”) with a response date of July 10, 2017, in connection with sale of the 2.8-acre Bowling Center Parcel in Eatontown.

WHEREAS, the Bowling Center, also known as Building 689 is an approximately 17,599 sf, 20-lane bowling alley on 2.3-acre parcel which also includes Building 682, a 4,720-sf wood frame building to be demolished by the selected bidder; and

WHEREAS, Fort Monmouth B.E.C., LLC (“FMBEC”) submitted the sole response to the RFB and proposed to purchase the improvements on the property for a price exceeding FMERA’s minimum bid and ground lease the underlying land and FMERA staff evaluated the proposals and recommended at the Authority’s August 2017 meeting that FMERA enter into a Purchase and Sale Agreement (PSA) and ground lease with FMBEC; and

WHEREAS, subsequent to Board approval, FMBEC notified FMERA that it is was not prepared to close on the property within the timeframes specified in the RFB and further negotiations between the parties failed to result in an agreement between the parties, and

WHEREAS, FMBEC subsequently withdrew its offer to purchase the property; and

WHEREAS, Staff recommends proceeding with the offer to purchase process and issuing a Request for Offers to Purchase (“RFOTP”) for the Bowling Center rather than an RFB because potential purchasers have expressed interest in acquiring and renovating the property for recreation, entertainment and related uses, and the building’s current footprint and floorplan may no longer represent the Property’s highest and best use; and

WHEREAS, Staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value and that negotiations with respondents may be necessary to ensure that FMERA’s objectives are met, and that the value of the property is maximized; and

WHEREAS, staff recommends that the RFOTP give bidders the option of proposing to purchase the improvements and ground lease the land, rather than purchasing both the land and improvements and ground leasing from FMERA would make the lessee potentially eligible to obtain a special concessionaire permit from the State of New Jersey, Division of Alcoholic Beverage Control to serve alcohol on the premises; and

WHEREAS, the Real Estate Committee met on February 13, 2018 and reviewed staff’s request to make the Bowling Center available through the offer to purchase process and recommended that it be presented to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes making the Bowling Center Parcel in Eatontown available through the offer to purchase process.
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: February 21, 2018

EXHIBIT 3

ADOPTED
February 21, 2018

Resolution Regarding
Modification to Authorization for Making the Warehouse District Available through the Offer to Purchase Process

WHEREAS, in accordance with Section 19:31C-2.5(a) of FMERA's Rules for the Sale of Real and Personal Property, "the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process"; and

WHEREAS, the Board authorized the issuance of Request for Offers to Purchase (RFOTP) in December 2017 for three abutting parcels in the Oceanport Reuse Area including the Commissary and PX, the Warehouse District, the Post Office Area, and the 1000 Parking Area, a 6± acre tract, for off-street parking as an optional sub-parcel; and

WHEREAS, the Fort Monmouth Revitalization Planning Authority's (FMERPA) obligations under the Base Realignment and Closure Law, in 2008 proposed to transfer Building 270 to the Affordable Housing Alliance for operation of HABcore as supportive housing for the homeless, and

WHEREAS, due to the location of Building 270 within an area now planned for private development, FMERA offered Buildings 912 & 913, as a replacement for Building 270 and HABcore has advised FMERA that it does not wish to utilize Buildings 912 & 913 as they are not adaptable to their intended use, making the buildings available for redevelopment; and

WHEREAS, the Affordable Housing Alliance and HABcore and FMERA will now jointly seek to identify another mutually acceptable location within the Oceanport Reuse Area, and

WHEREAS, given the proximity to the Warehouse District, staff recommends incorporating Buildings 912 & 913 to the Warehouse District to allow the parcel's eastern boundary to extend to Murphy Drive, enabling bidder to better access and utilize the larger parcel; and avoid FMERA's retention of an otherwise unbuildable parcel located between the Warehouse and the future site of Monmouth County's Emergency Homeless Shelter; and

WHEREAS, the proposed addition of Buildings 912 & 913 will increase its land area by approximately one (1) acre and the area of the buildings to be demolished or redeveloped by approximately 9,400sf; and

WHEREAS, the Real Estate Committee has reviewed the request for the modification of its prior authorization for FMERA staff to make the Warehouse District available through the offer to purchase process to include Buildings 912 & 913 within the planned Request for Offers to Purchase, it to the full Board of the Members for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves making the modification to the authorization for FMERA staff to make the Warehouse District available through the offer to purchase process to include Buildings 912 & 913 within the planned Request for Offers to Purchase, in accordance with FMERA's approved Sales Rules.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Requests for Offer to Purchase and the notice of availability for sale through the offer to purchase process.

3. 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: February 21, 2018

EXHIBIT 4