

**NOTICE OF REQUEST FOR OFFERS TO PURCHASE LAND AND BUILDINGS**  
**Building 1007 – The Commissary**  
**Buildings 1000 through 1003 & Building 812 – The PX Complex**

The Fort Monmouth Economic Revitalization Authority (“FMERA” or the “Authority”), pursuant to P.L. 2010, c.10 (N.J.S.A. 52:27I-18 et seq.), is responsible for the orderly and comprehensive redevelopment of Fort Monmouth. In furtherance of its mission, FMERA is hereby giving public notice that it is seeking offers from individuals or entities to acquire property that is seeking to sell or ground lease. This request for offers to purchase (“RFOTP”) is being issued under the Authority’s rules for the sale of real & personal property (N.J.A.C 19:31C-2 et seq., the “Sales Rules”). The successful Potential Purchaser as defined below shall be subject to the terms and provisions of the aforementioned rules. Redevelopment of the property will be subject to the land use regulations and design and development guidelines (N.J.A.C. 19-31-3 et seq.)

The Authority is requesting offers to purchase (the “Offer”) from qualified individuals or entities (“Potential Purchaser(s)”) interested in purchasing an approximately 6 acre parcel of land containing six buildings: a circa 1998, 53,700 gsf former grocery known as the Commissary (a/k/a Building 1007); and the PX Complex, consisting of four circa 1970 buildings comprising the 45,626 gsf Post Exchange (Buildings 1000, 1001, 1002 & 1003) and the Army Community Service Center (Building 812), a circa 1941, 5,563 gsf administrative building (together, the “Property”). The Property borders on Rasor and Anson Avenues and Murphy Drive in the Oceanport Reuse Area of the Fort. Potential Purchasers have the option but not the obligation to include a price proposal to purchase an abutting 5± acre parking lot (the “Optional Property”) as part of their Offers. Potential Purchasers who submit compliant Offers for the Property along with the adjacent Warehouse District and Post Office Area and the Optional Property proposing the redevelopment of all of the parcels will receive special scoring consideration.

FMERA reserves the right to negotiate business terms that best suit the interests of the Authority and the redevelopment plans for Fort Monmouth, price and other factors considered, by negotiating with Potential Purchasers(s) that submit Offer(s). FMERA reserves the right to exclude from negotiations any and/or all Offers received. Negotiations with a Potential Purchaser will not preclude the Authority from negotiating with other Potential Purchasers that submitted an Offer for the same parcel unless the Authority has entered into an exclusive negotiating period with a Potential Purchaser for that particular parcel in accordance with N.J.A.C. 19:31C-2.16.

Deadline for submitting an Offer is July 9, 2018 at 12:00 P.M.

Any questions regarding the RFOTP should be directed in writing to Sarah Giberson by e-mail to [sgiberson@njeda.com](mailto:sgiberson@njeda.com). **No phone calls please.** The deadline for questions is 5:00 p.m. Eastern Standard Time June 29, 2018. All questions and answers with regard to this RFOTP will be posted on FMERA’s website at [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com).

The RFOTP can be obtained from the FMERA website: [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com) or by requesting a copy from Regina McGrade [rmcgrade@njeda.com](mailto:rmcgrade@njeda.com).