

NOTICE OF REQUEST FOR OFFERS TO PURCHASE LAND AND BUILDINGS
The Post Office Area
Buildings 800, 801, 1005 & 1010

The Fort Monmouth Economic Revitalization Authority (“FMERA” or the “Authority”), pursuant to P.L. 2010, c.10 (N.J.S.A. 52:271-18 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 six (6) acre parcel of land containing four (4) buildings: the 7,641± sf former Post Office (Building 1005), constructed in 1971; Tickets & Tours (Building 1010), a 2,600± sf building constructed in 1970; Building 800, a circa 1942 14,964± sf administration and classroom building renovated by the Army; and Building 801, the 9,267± sf recreation equipment checkout facility built in 1941 (together, the “Property”). The Property borders on Todd, Alexander and Rasor (aka Anson) Avenues in the Oceanport Reuse Area of the Fort. Potential Purchasers who submit compliant Offers for the adjacent Warehouse District, the Commissary & PX Complex and the 1000 Area Parking (the “Adjacent Parcels”) in addition to the Post Office Area that propose 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 Purchaser(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. **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.

The RFOTP can be obtained from the FMERA website: www.fortmonmouthnj.com or by requesting a copy from Regina McGrade rmcgrade@njeda.com.