



ADDENDUM # 2

July 3, 2018

**REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY**

**Fort Monmouth
The Warehouse District
Buildings 975, 976, 909, 910, 911, 912 & 913
Situated on an Eight (8) Acre Site
in
Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: May 8, 2018

RESPONSES NOW DUE by 12:00 P.M. EST on July 16, 2018

THIS ADDENDUM #2 is being issued to extend the Q&A deadline to July 9, 2018 at 5:00pm, extend the proposals due date to July 16, 2018 at 12:00pm and to respond to questions received via email.

Q/A

- 1. Question:** Are there surveys available for the properties?
Answer: There are no surveys available for the properties. Please review “Addendum #1” to download any available documents.
- 2. Question:** Is there tax information available for Oceanport?
Answer: Tax information must be obtained from the Borough of Oceanport.
- 3. Question:** Are there lot and blocks available for these parcels?
Answer: Lot and block numbers are not assigned until property is transferred and the deed is recorded.
- 4. Question:** We are in the process of preparing the RFP and was hoping you could direct us to an attorney that closed a previous transaction with FMERA. We believe it would be easier to use another buyer’s attorney who is familiar with the process.
Answer: FMERA cannot make recommendations for business or service providers.
- 5. Question:** It appears that the permitted uses are for commercial uses only. I see the Q/A on the warehouse district shows the following: *Question: Commercial Uses: Is manufacturing an acceptable use for these properties? Answer: Manufacturing is not an acceptable use.* Based on what you know about our operation, is there going to be a property or an area opened up to light assembly / warehousing / manufacturing?
Answer: Potential purchasers should refer to FMERA’s [Land Use Regulations](#) for clarification regarding use-type. Per FMERA’s Land Use Regulations, “Office/Research” is an allowable principal permitted use which permits warehouse uses including storage of goods and materials, light assembly, and distribution of materials, but not manufacturing. Please see the RFOTP for the full list of other acceptable principal permitted uses.

FMERA has allowed for Light Industrial/Fabrication/Assembly uses in Fort Monmouth’s Tinton Falls Reuse Area, and may allow such uses on two parcels that FMERA intends to release this summer, the Pulse Power Building and Building 2719.

For additional information regarding other available properties, please join [FMERA’s Developer Information mailing list](#) or reach out to Sarah Giberson at sgiberson@njeda.com.
- 6. Question:** Must we submit a proposal for each property if we are bidding on all the available properties?
Answer: Per the RFOTP, potential purchasers must submit individual proposals for each property. If a potential purchaser intends to develop multiple parcels as one larger project, he or she may indicate so within each proposal.

7. **Question:** If we propose on all of the available parcels, including the parking lot, must we provide a deposit for the parking lot twice?

Answer: Yes. Potential purchasers proposing on the Commissary & the PX and the 1000 Parking Area *AND* the Warehouse District and the 1000 Parking Area must leave a deposit for the 1000 Parking Area for each proposal.

8. **Question:** If we offer additional consideration contingent on being awarded all three parcels (i.e. the Commissary/PX, the Warehouse District and the Post Office Area) and the Optional Property (the 1000 Area Parking parcel), should we provide a 5% deposit on this additional contingent consideration?

Answer: If a Potential Purchaser intends to offer additional consideration contingent on being awarded all three parcels (i.e. the Commissary/PX, the Warehouse District and the Post Office Area) and the Optional Property (the 1000 Area Parking parcel), the Potential Purchaser must state how such additional, contingent consideration would be allocated and included within its price proposals for each Offer. This will allow FMERA to score such Offers two separate ways: 1) inclusive of any additional, contingent consideration based on being awarded all related properties; and 2) exclusive of any additional, contingent consideration based on being awarded all related properties. Since any additional, contingent consideration must be factored into the purchase price for each Offer, the 5% Offer Deposit must be based on the maximum purchase price (inclusive of any additional, contingent consideration) stated in each Offer.