

**Fort Monmouth Economic Revitalization Authority
Board Meeting
June 20, 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
- John Tobia – Monmouth County Director of Public Works – V
- Gary Baldwin – Tinton Falls Borough Council President – V
- Joseph Irace – Oceanport Borough Council President – 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
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Sean Thompson, Division of Local Planning Services, NJ Department of Community Affairs
- Sean Gleason, Special Assistant to the Commissioner, 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 May 16th regular meeting minutes. A motion as made to approve the minutes by Dennis Connelly and seconded by Joseph Irace.

Motion to Approve: DENNIS CONNELLY Second: JOSEPH IRACE
AYes: 7

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 tonight's meeting would be the last FMERA Board meeting for Tim Lizura, NJEDA President/COO as he will be retiring. Dr. Lucky thanked Mr. Lizura for his great advice and useful wisdom while serving on both the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) and FMERA Boards. Dr. Lucky thanked Mr. Lizura for his instrumental help with the Myer Center project. Dr. Lucky wished Mr. Lizura the best in his future endeavors.

Gary Baldwin, on behalf of Tinton Falls, thanked Tim Lizura for his role on the Myer Center demolition project. Mr. Baldwin stated that the potential tenant is very exciting and incredible opportunity for the FMERA Board and for Tinton Falls.

Dr. Lucky stated that the Board would consider four board actions: 1) Consideration of Approval of Surveying Services Contract Award; 2) Consideration of Approval of Security Guard Services Contract Award; 3) Consideration of Approval of the Myer Center Agreement to Assign; and 4) Consideration of Approval of a Memorandum of Understanding with the Borough of Eatontown for water main design, survey and application work.

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 NJEDA Vice President of Real Estate, Donna Sullivan will be replacing Tim Lizura on the FMERA Board as the NJEDA Chairperson's representative.

Mr. Steadman, on behalf of the FMERA staff, thanked Tim Lizura for all his help and strong support on the many FMERA initiatives for redevelopment of the Fort. Mr. Steadman stated that Mr. Lizura was very helpful in strategizing and planning the Fort's redevelopment from the earliest FMERA days. It was noted that Mr. Lizura temporarily served as Executive Director of FMERA in 2010. Mr. Steadman wished Tim all the best in the future, and thanked him again for his efforts particularly those related to the demolition of the Myer Center.

TREASURER'S REPORT

Jennifer Lepore stated that with the close of the 2nd quarter on June 30th, FMERA staff will begin preparing the financial and operational summary for the first half of 2018. Staff will be meeting to assess the first 6 months of 2018 and assess the performance against the 2018 organization goals. FMERA staff will present the financial and operational summary report to the Audit Committee at their next meeting on July 12th.

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 Utilities and Infrastructure, RFPs and Contracts:

Utilities and Infrastructure:

- The sanitary line installation along Sherrill Avenue, which will serve the former family housing and development along the North side of the Main Post, is well-underway and steadily progressing. The work is anticipated to take another 2 to 3 weeks to complete.
- The design of the next two water main projects is conceptualized, but now needs to be put to paper. At tonight's Board meeting, FMERA staff will recommend the Board approve an MOU between FMERA and the Borough of Eatontown to retain T&M Associates for the design of water main extension Phases II & III, which will expand the completed first phase to the South and to the West.

- As part of an MOU, T&M will also study the feasibility of eliminating Building 1221, a sanitary lift station along Avenue of Memories at Dean Field. It is FMERA's intention to bypass and abandon the lift station and redirect the sanitary line, by gravity feed or syphon, to an Eatontown Sewerage Authority trunk line.
- FMERA and NJDEP terminated FMERA's Title V Air Operating permit on May 21st. FMERA demonstrated it was no longer operating as a "Major Facility" and our Potential-to-Emit was now below regulatory thresholds. This action will save approximately \$12,000 in regulatory fees by eliminating the Title V Air Operating permit renewal, which was set to expire in August.
- A representative of the NJDEP inspected the FMERA's drinking water program and sanitary sewer program on June 19th. All aspects of both programs were found to be in compliance with federal and state regulations.
- The demolition of the Myer Center is underway, with a scheduled completion by April 2019. The removal of asbestos and universal waste from Quadrant 1 is complete, and demolition of the structure has commenced. Waste removal and abatement activities have moved to Quadrant 2.
- Building 700, the former Recruitment Command building on Saltzman Avenue, is slated to be demolished by Army contractors commencing in July or August of 2018. A former Army dry cleaning operation was identified at the site and the Army has deemed it necessary to demolish the building to perform the environmental clean-up action.
- The Army Corp. of Engineers is in the process of awarding a contract to place a 2-foot vegetative soil cap across 9 closed landfills, totaling approximately 50 acres. The Army Corp. anticipates awarding a contract in August with field work commencing in late September or early October.

Request for Proposals

- FMERA issued an RFP on February 2nd for Surveying Services. Responses were due on March 2nd. FMERA received 15 compliant Surveying Services proposals. At tonight's Board meeting, FMERA staff will recommend the Board approve the selection of T&M Associates to provide surveying services for the Authority.
- FMERA issued an RFP on May 8th for Security Guard Services. Responses were due on June 8th. FMERA received three compliant proposals. At tonight's Board meeting, FMERA staff will recommend the Board approve the selection of Blue Streak Security to provide security guard services to the Authority.
- FMERA also issued an RFP on May 18th for On-Site Property Management Services. Responses were due June 18th. FMERA received 1 compliant proposal. The proposal will be evaluated, and a recommendation brought to the Board in July.

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

Currently, about 784 acres of the Fort's 1,126 acres are sold, under contract, in negotiations, or entering the request for proposals process.

In Oceanport, FMERA has sold 8 properties:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Main Post Chapel, sold to Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, sold 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 last August;
- Fitness Center, sold to Fort Partners last fall, and currently undergoing renovations;
- Monmouth County emergency homeless shelter; a 3-acre property on Murphy Drive;
- Dance Hall, a 16,000 square-foot building on Brewer Avenue, sold to Regional Development Group for commercial and retail uses.

Also in Oceanport, FMERA is under contract to convey Building 501, located next to the Main Post Chapel, to Family Promise of Monmouth County. FMERA is in the process of executing a contract for the Lodging Area, a 15-acre site

on Parkers creek planned for new residential construction, along with the renovation of 2 historic buildings. The Board approved a PSARA with Somerset Development at the May meeting.

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

- Nurses Quarters, a 24-unit residential complex on Main Street;
- Marina, on Oceanport Creek;
- Squier Hall Complex, a 27-acre site containing historic Squier Hall;
- Allison Hall, a 12-acre parcel on Oceanport Avenue;
- Barker Circle, located in the historic district in Oceanport;

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 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 acquire this spring to 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.

Staff is in discussions regarding the following Eatontown properties:

- Parcel B, the planned site of a mixed-use town center;
- Building 1123 and adjacent land at the corner of Avenue of Memories and Wilson Avenue, which will provide facilities for the Borough of Eatontown's Department of Public Works.

In Tinton Falls, FMERA has sold 6 properties:

- Parcel E, to Commvault;
- Building 2525, to RADAR Properties, the affiliate of Aaski Technology;
- Child Development Center to Trinity Hall High School, which has begun work to double the size of the facility by 22,000 sf;
- Recreation Center and Swimming Pool, transferred to the Monmouth County Park System;
- Shopette and Gas Station on Hope Road, sold to the Monmouth County Park System in February, for use in conjunction with the County's Recreation Center.
- Charles Wood Fire Station on Corregidor Road sold to Commvault last month for commercial use.

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

- Fabrications Shops;
- Pistol Range, under contract to Kiely Realty;
- Myer Center, where the NJEDA's is demolishing 3/4 of a million square feet of obsolete building;
- 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. The 2 parcels recently received Planning Board approval and closings are planned for this summer.

FMERA issued 3 Requests for Offers to Purchase on May 8th, covering the Commissary & PX, the Warehouse District and the Post Office Area, all located in Oceanport. FMERA plans to issue RFOTPs for the Expo Theater and the Bowling Center in Eatontown this Friday.

Sarah Giberson, Senior Marketing & Development Officer, stated that FMERA is currently focused on marketing the McAfee Complex and conducting outreach to prospective developers and partners in the technology space.

The Riddle Team, FMERA's marketing consultant, is in the process of organizing a half-day information session & discussion at the McAfee Center in late July. This event will serve as an opportunity for real estate and industry

professionals to gather a greater understanding of FMERA's redevelopment goals, tour the McAfee Center, and provide valuable feedback on the viability and potential for a tech and/or innovation campus at Fort Monmouth.

The FMERA team is also exploring the possibility of establishing a relationship with a university partner to operate an incubator or accelerator space as a component of the McAfee Complex. As redevelopment continues on the Fort, the marketing team will also begin to refine and implement FMERA's wayfinding and placemaking initiatives, encouraging more visitors and pedestrian traffic.

Please visit our website, www.fortmonmouthnj.com, 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 on various operational issues.

Mr. Steadman announced that Lt. Col. John E. Occipinti, U.S Army (Ret.), and Army Site Manager would be retiring on June 30th after serving 22 years with the U.S. Army in distinguished fashion in a number of different assignments, and 15 years in various Army civilian positions. Mr. Steadman thanked Mr. Occipinti for all of his help in support of FMERA and the mission at the Fort. Mr. Steadman stated that the transition from the military to a redevelopment setting is not easy, and at times significant issues fall upon the Army Site Manager, and if that person is not strong willed and assertive, and willing to cooperate, then it can be difficult. Mr. Steadman stated that John Occipinti has been outstanding in his support of trying to accomplish his Army objectives and at the same time being receptive and cooperative in the redevelopment issues. Mr. Steadman stated that Mr. Occipinti is a great friend to FMERA and will be missed. Mr. Steadman thanked Colonel Occipinti for his great service to our Country, and for being at the core of the many decisions between FMERA and the Army.

Mr. Steadman noted that the NJEDA held its monthly Board meeting for June at the FMERA offices. It has been NJEDA's policy to hold a Board meeting at Fort Monmouth every couple of years. The NJEDA Board meeting was very well attended between NJEDA Board members and staff, along with the public. The FMERA team provided a 20-minute presentation to the NJEDA Board regarding overall redevelopment progress at the Fort, and updates on selected projects. Following the meeting, several NJEDA Board members and staff toured various areas on the Fort and witnessed first-hand several of the important redevelopment projects, including the RPM Development housing project in the Officer Housing area in Oceanport.

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.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month.

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

Sarah Giberson, on behalf of Robert Lucky, stated that the Committee met on June 12th and discussed the following:

- Discussion regarding the Surveying Services Contract Award. FMERA staff reviewed and scored the 15 compliant proposals with an emphasis on relevant experience and management approach. FMERA conducted interviews with the two highest-ranked bidders and determined that T&M Associates as the highest technically ranked firm to serve as FMERA's Surveying Services contract. The Committee reached a consensus and agreed to recommend to the Board for approval.

- Discussion regarding the Security Guard Services Award. FMERA staff reviewed and scored the 3 compliant proposals with an emphasis on relevant experience and management approach and determined that Blue Streak Security to be the highest ranked firm to provide Security Guard Services. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the Myer Center Agreement to Assign. The Agreement to Assign between FMERA, the NJEDA and RWJ Barnabas Health, Inc. provides for the assignment of the October 30, 2017 Purchase and Sale Agreement for the approximately 36.3-acre parcel in Tinton Falls. RWJBH submitted an unsolicited offer to EDA offer to purchase the property for an amount not to exceed \$8 million. RWJBH intends to develop a health campus on the Property. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding an Interagency Agreement between FMERA and the Borough of Eatontown to contract for the design of Water Extension Phases II & III, and a sanitary sewer feasibility study. The project will allow new mains to be designed to provide potable water services for current and future property owners. FMERA will make \$65,000 in funding to the Borough of Eatontown through an MOU to pay for all the costs associated with the design and engineering services. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Other items of discussion:
 - Marina
 - Allison Hall
 - Barker Circle
 - Parcel B
 - Howard Commons
 - Upcoming closings
 - Parcels C & C1
 - Eatontown Barracks
 - Update on RFOTPs

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

Kenneth J. Kloo stated that the Committee met on June 4th and discussed the following:

- Update on the Finding of Suitability to Transfer (FOST) for the fourteen (14) Group 2 Environmental Carve-Out sites which the Army has secured No Further Action (NFA) letters from the NJDEP for 13 of the 14 sites. The remaining site, ECP Parcel 53, received an NFA determination for polycyclic aromatic hydrocarbons (PAHs), but not for detected pesticides. The Group 2 FOST has been posted for a 30-day public comment period by the Army. Once the FOST is finalized, the Army will deed the fourteen parcels to FMERA.
- Update on the Carve-out parcels and the Land Fill capping:
 - Myer Center Lime Pit: Located in the courtyard of the Myer Center is a former neutralization pit. Army submitted a Remedial Investigation / Feasibility Study (RI/FS) to the NJDEP to remove the concrete vault, excavate impacted soils and perform in situ groundwater treatment. The NJDEP has approved the RI/FS and the Army has awarded a contract to perform previously cited work.
 - Squier Hall Parcel: The parcel contains the M8 & M18 landfills and a portion of the parcel contains two environmental carve-outs areas which have been impacted by PAHs in soil. The Army will perform remediation work on the two PAH impacted areas in order for FMERA to secure a property deed.
 - Former AAFES Gas Station: In January of 2018, the Army submitted a remedial investigation report/remedial action work plan for the former AAFES gas station (Bldg. 699) said report to the NJDEP for review. The NJDEP has asked the Army to perform a site investigation of 5 hydraulic lifts which are found inside the garage area of building 699.
 - Former Dry-Cleaning facility in Oceanport: Army has submitted a work plan to the NJDEP to perform a pilot test within the next couple of months.
 - PCB Hot Spot Soil Removal Actions at the M2 & M8 Landfills: The Army plans to perform soil removal actions at two locations within both the M2 & M8 landfills.
 - Land-Fill capping for the M2 & M8 landfills: The Army is in the process of awarding a contract to place a

two-foot vegetative, soil cap across the entire length of the M2 & M8 landfills.

- Update on Howard Commons: An environmental consultant has performed additional testing on the site. FMERA is in the process of determining the best path forward.
- Title V Air Operating Permit. On May 14, 2018, FMERA submitted a 2017 Emission Statement to the NJDEP. Upon taking ownership of the phase II property, FMERA has recalculated the potential-to-emit based upon what equipment FMERA planned to operate. The revised potential to emit was no longer operating as a Major Facility. FMERA received Title V permit termination letter from the NJDEP in May of 2018.
- Update on Myer Center Demolition Project: The EDA demolition activities have begun and are scheduled to be completed by April 2019. Removal of the asbestos waste and universal wastes have been completed in Quadrant 1, building clean out of non-asbestos materials has commenced in Quadrant 2. Preparations for asbestos abatement has commenced in Quadrant 2 and is proceeding. EDA publishes a project update on the EDA website monthly.
- Update on North Sewer Main Project & Water System Project: The Phase 1 work on the new water supply system on the Main Post is complete and design work for Phases 2 & 3 will begin within the next few months. The new sanitary sewer installation is underway and progressing.
- Update on Recent Property Closings & RFOTPs which have been issued and will be issued in 2018.

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

Bruce Steadman, on behalf of Jay Coffey, stated that the Committee met on June 14th and discussed the following:

- Discussion regarding Officer Housing:
 - RPM Development is in the process of restoring the former Officer Housing homes. RPM would like to install privacy fencing and patios to bring a consistent look to the properties. Per the Historical Guidelines for the Officer Housing:
 - Views of the residences should not be obstructed
 - No fences shall be permitted in the front yards
 - Existing vinyl fencing extending from garages to side facades is permitted as long as they are white and comply with FMERA's Land Use rules
 - Front walkways should have 4-foot wide pavers

The Committee discussed the options that RPM has proposed and agreed to allow for the fencing and the patios.

- Discussion regarding Squier Hall:
 - Squier Hall is currently listed on the National Register of Historic Places; however, it is not considered a contributing resource to the Fort Monmouth Historic District as described in the Programmatic Agreement between the Army and the NJ State Historic Preservation Officer.
 - The Committee reviewed the architectural design received from the developer with regards to the new façade that has been proposed for Squier Hall. The Committee made recommendations based on the site plans that FMERA will discuss with the architect.

e) HOUSING STAFF ADVISORY COMMITTEE (SEAN THOMPSON, CHAIRPERSON)

Sean Thompson stated that the Committee met on June 13th and discussed the following items. He also noted that he is pleased to chair the committee, and has been surprised at the overwhelming interest that the public has had in the current and proposed housing projects at the former Fort.

- Discussion regarding Parcels C & C1. FMERA has executed a PSARA with Lennar Corporation and anticipates closing on the property in July for Parcel C and by August for Parcel C1.
 - Parcel C1 will be developed with up to 49 residential units.
 - Parcel C will be developed to accommodate up to 239 residential units and up to 58,000 sq. ft. of retail development. 20% affordable housing results in 57 units on Parcel C which includes the affordable units for Parcel C1 as well.
- Discussion regarding Howard Commons status.

- Discussion regarding Suneagles Golf Course. Martelli Signature Homes proposed redevelopment includes the reuse of the Golf Course; construction of up to 60 residential units within the 10-acre former Megill Housing, and 15 units affordable immediately adjacent.
- Discussion regarding Parcel B. FMERA staff is in negotiations with the second highest proposer. Parcel B will include retail and/or commercial development on the parcel with the number of housing units at 302, with 20% affordable (60 units).
- Discussion regarding the Nurses Quarters in Oceanport. The buildings will be developed as 24 to 34 one and two-bedroom apartments with 20% affordable.
- Discussion regarding the Lodging Area in Oceanport, FMERA will be executing a PSARA with Somerset Development for 185 townhomes with 20% affordable, and the reuse of the two historical buildings.
- Discussion regarding Barker Circle. FMERA staff is in negotiations with the lead proposer. Barker Circle includes the development of 75 housing units with 20% affordable units.

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

John Tobia, on behalf of Lillian Burry, stated that the Committee did not meet this month.

BOARD ACTIONS

A) The first item before the Board was Consideration of Approval of Surveying Services Contract Award

Christine Bell 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 Tim Lizura.

Motion to Approve: DENNIS CONNELLY Second: TIM LIZURA

AYes: 7

Mr. Steadman thanked Langan for their excellent services under the previous surveying contract, and noted that Langan had completed several surveys and had been very helpful during the pre-closing work for many property transactions.

B) The next item before the Board was Consideration of Approval of Security Guard Services Contract Award.

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

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

Joseph Irace abstained from voting stating that the two principals of Blue Streak Security are Oceanport police officers.

Motion to Approve: TIM LIZURA Second: DENNIS CONNELLY

AYes: 6

C) The next item before the Board was Consideration of Approval of the Myer Center Agreement to Assign.

Christine Bell 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 Gary Baldwin.

Motion to Approve: TIM LIZURA Second: GARY BALDWIN
AYes: 7

D) The next item before the Board was Consideration of Approval of a Memorandum of Understanding with the Borough of Eatontown for Water Main Design, Survey and Application Work.

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

A motion was made by Dennis Connelly and was seconded by John Tobia.

Motion to Approve: DENNIS CONNELLY Second: JOHN TOBIA
AYes: 7

OTHER ITEMS

Joseph Irace, on behalf of Oceanport, thanked Tim Lizura for everything he has done with respect to the redevelopment of the Fort, and he read a statement from Mayor Coffey thanking Mr. Lizura. Mr. Irace thanked John Occipinti for participating in an Oceanport Veterans Day service and stated that John Occipinti is one of the best public speakers that Oceanport has had at that event. Mr. Irace thanked John Occipinti for everything has done at Fort Monmouth.

Mayor Connelly stated that as a member of the Real Estate Committee Tim Lizura brings a wealth of knowledge to both the Committee and the Board and he will be sorely missed. Mayor Connelly thanked Tim for all the help he has given to the Mayor and Eatontown, and wished Tim good health and best wishes.

Mayor Connelly stated that John Occhipinti is an officer and a gentleman and will be missed, and he thanked him for his support of the redevelopment of the Fort. Mayor Connelly noted that Mr. Occhipinti is always respectful and willing to help, which the Mayor very much appreciated.

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

John Occipinti, Army Site Manager offered Tim Lizura congratulations and best of luck for the future. Mr. Occhipinti thanked FMERA and the Board members for their kind comments regarding his retirement. Mr. Occhipinti stated that it was the combined ingredients of all those involved, including the Board, the Boroughs, the County and the public that have made for a successful Fort redevelopment. Mr. Occhipinti stated that it has been great being a part of the redevelopment and offered a special thanks to the FMERA staff.

Mr. Occhipinti stated that at one time a few years ago there was an Army Special Forces training event held at Fort Monmouth, upon the completion of which he was presented with a special print of an Special Forces soldier all equipped and ready for duty. Mr. Occhipinti presented the picture to Bruce Steadman and the FMERA staff. Mr. Occhipinti stated that he has had a tremendous working relationship with Mr. Steadman and the FMERA team who have handled their work at FMERA with grace and taken any criticism in stride. Mr. Occhipinti thanked the Board and the FMERA staff, and encouraged them to continue to do great things towards the redevelopment.

Tim Lizura thanked John Occhipinti for all he has done at Fort Monmouth and for his service to the Country.

Tim Lizura stated that he has had the privilege to work on both the FMERPA and the FMERA Boards. Mr. Lizura stated that he was a part of the committee who worked on the original FMERA statute , and it is a privilege and very fulfilling to now sit on the Board and see the extraordinary progress that the Board and the FMERA staff have made because of the statute. Mr. Lizura stated that when he looks at the Fort's condition after the BRAC closing to where the redevelopment is today, it is something that he is very pleased to be a part of. Mr. Lizura thanked the extremely talented FMERA staff who do an amazing job. Mr. Lizura stated that it has been a privilege to work with all of the Mayors, both current and past, the County, and all of the State agencies who have served on the FMERA Board.

There being no further business, on a motion by Dennis Connelly seconded by Joe Irace and unanimously approved by all voting members present, the meeting was adjourned at 8:05p.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.



Bruce Steadman – Secretary

**ADOPTED
June 20, 2018**

Resolution Regarding the
Approval of Award of Surveying Services Contract

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, FMERA issued a Request for Proposals (the “RFP”) for Environmental Consulting Services on February 2, 2018 to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Surveying Services tasks as determined to be needed from time to time during the term of the contract, to facilitate the conveyance of Fort Monmouth property from the Authority to interested purchasers; and

WHEREAS, proposals were due on March 2, 2018 and fifteen compliant proposals were received; and

WHEREAS, the fifteen technical proposals were distributed to the Evaluation Committee; and

WHEREAS, cost proposals were analyzed by the RFP Coordinator; and

WHEREAS, the Evaluation Committee met to review the scoring of the technical proposals. The technical evaluation scoring is based upon a comparative ranking with an emphasis on relevant experience and management approach. The technical ranking ranged from a high of 470 points to a low of 387 points, and

WHEREAS, the Evaluation Committee concluded that they would conduct interviews with the two highest-ranked bidders and the interview outcome named T&M Associates as the highest technically ranked firm; and

WHEREAS, FMERA staff opened and evaluated the fee proposals, and entered into negotiations with T&M Associates in order to secure fair and reasonable pricing and fees in accordance with the RFP, and staff was able to negotiate the hourly rates to a reasonable range which is in line with the industry norm; and

WHEREAS, FMERA staff determined T&M Associates proposal to be the most favorable to the Authority, price and other factors considered; and

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves the selection of T&M Associates as FMERA’s Surveying Services Consultant for a term of twelve (12) months commencing on the date of appointment. The Authority reserves the right to extend the terms of the engagement for an additional four (4) twelve (12) month periods in accordance with the Request for Proposals.

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: June 20, 2018

EXHIBIT 1

ADOPTED
June 20, 2018

Resolution Regarding
**Selection of Security Guard Services Pursuant to the Security Guard Services
Request for Proposals**

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, FMERA issued a Request for Proposals (the “RFP”) for Security Guard Services on May 7, 2018, to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Security Guard Services for the properties and facilities owned, operated, leased and/or managed by the Authority located on the former Fort Monmouth property.

WHEREAS, proposals were due on June 8, 2018 and 3 compliant proposals were received; and

WHEREAS, FMERA staff independently evaluated the proposals for compliance and scoring; and

WHEREAS, the Evaluation Committee met to review the scoring of the technical proposals. The technical evaluation scoring is based upon a comparative ranking with an emphasis on relevant experience and management approach. The technical ranking ranged from a high of 275 to a low of 214 points with the highest ranked firm being Blue Streak Security, LLC; and

WHEREAS, FMERA staff opened and evaluated the cost proposals, which were scored and analyzed based on the proposed hourly rates, and the fees for uniforms, vehicles and equipment; and

WHEREAS, FMERA staff entered into negotiations with Blue Streak Security in order to secure fair and reasonable pricing and fees in accordance with the RFP; and

WHEREAS, FMERA staff was able to negotiate the costs to a reasonable range which is in line with the industry norm; and

WHEREAS, FMERA staff determined that Blue Streak Security’s proposal to be the most favorable to the Authority, price and other factors considered.

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves the selection of the Blue Streak Security, LLC as FMERA’s Security Guard Service for a term of six (6) months commencing on the date of appointment and that the Authority reserves the right to extend the term of the engagement for up to two (2) additional three (3) month periods, in accordance with the Request for Proposals.

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: June 20, 2018

EXHIBIT 2

**ADOPTED
June 20, 2018**

Resolution Regarding
Agreement to Assign the Purchase and Sale Agreement for Parcel F-1 in Tinton Falls

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, in 2017 FMERA and NJEDA began to explore how the two authorities could work together to facilitate development of the Myer Center Parcel (Parcel F-1) as NJEDA possesses substantial and significant experience managing large scale demolition and redevelopment projects across the state and has experience in undertaking redevelopment projects; and

WHEREAS, FMERA’s enabling legislation authorized it to enter into designated redevelopment agreements with NJEDA for property within Fort Monmouth allowing for NJEDA’s active role in the redevelopment effort; and

WHEREAS, in September 2017, the Members authorized the execution of a Purchase and Sale Agreement (“PSA”) between FMERA and NJEDA for the property, an approximately 36.3-acre parcel in the Tinton Falls section of the Fort and authorized FMERA’s execution of a mortgage on the Property in the amount of NJEDA’s estimated investment (\$7,328,771) to reposition the Property for sale and redevelopment; and

WHEREAS, in February 2018, Robert Wood Johnson Barnabas Hospital (“RWJBH”) submitted an unsolicited offer to NJEDA to purchase the property for an amount not to exceed \$8 million where RWJBH intends to develop a health care campus on the property; and

WHEREAS; after negotiations among RWJBH, NJEDA and FMERA (the “Parties”), the parties reached an understanding which includes the terms detailed in the attached memorandum; and

WHEREAS, if the closing between RWJBH and FMERA does not occur, the PSA will remain in effect between FMERA and NJEDA. In order to preserve the status quo between NJEDA and FMERA under the PSA, NJEDA will request that all time periods and deadlines in the PSA be tolled, with the exception of NJEDA’s requirement to pay the Homeless Trust Fund contribution no later than five (5) years from the effective date of the PSA; and

WHEREAS, the Real Estate Committee has reviewed the Agreement to Assign and recommends Board approval.

WHEREAS, the attached Agreement is in substantially final form and the final form of the Assignment will be subject to the approval of the Executive Director and the Attorney General’s Office

THEREFORE, BE IT RESOLVED THAT:

1. The Board authorizes the execution of an Agreement to Assign among FMERA, the New Jersey Economic Development Authority and RWJ Barnabas Health, Inc. providing for the assignment of the October 30, 2017 Purchase and Sale Agreement between FMERA and NJEDA for Parcel F-1 in the Tinton Falls 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: June 20, 2018

EXHIBIT 3

**ADOPTED
June 20, 2018**

Resolution Regarding
**Approval of the Interagency Agreement between FMERA and the Borough of Eatontown
to Contract for the design of Water Extension Phases II & III, and a sanitary sewer
feasibility study**

WHEREAS, the water mains and the sanitary sewer system which service the Main Post of Fort Monmouth are outdated and not suitable for future water usage requirements of future property owners; and

WHEREAS, the interagency agreement will enable FMERA to move forward with the design of water main Phases II and III, and the sanitary sewer system which will serve both sold properties and prospective purchasers on the Main Post of Fort Monmouth; and

WHEREAS, FMERA staff will make \$65,000 in funding available to the Borough of Eatontown through a Memorandum of Understanding (MOU) to pay for all costs associated with the design and engineering services related to Water Extension Phases II & III design, and feasibility sanitary redirection; and

WHEREAS, the Borough of Eatontown will retain T&M Associates to prepare plans and a scope of work which may also include surveying services, field reconnaissance, test pits, certification applications for Soil and Erosion, NJDOT Lane Closure Plans, and NJDOT Permit Application for Utility Opening; and

WHEREAS, the Borough of Eatontown selected T&M Associates via a formal RFQ process which will save FMERA time and expense and the Borough engineers will also ensure that the project will comply with all permitting requirements and that the improvements will meet the Borough's standards; and

WHEREAS, the Real Estate Committee recommends that the Board authorize the interagency agreement between FMERA and the Borough of Eatontown.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Board authorizes the interagency agreement between FMERA and the Borough of Eatontown to contract for the design of Water Extension Phases II & III, and a sanitary sewer feasibility study with final terms of the agreement subject to approval by the Executive Director and the Attorney General's Office. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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: June 20, 2018

EXHIBIT 4