

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
July 18, 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 Deputy Director – V
- Gary Baldwin – Tinton Falls Borough Council President – V
- Dennis Connelly – Mayor of Eatontown – V
- Adam Sternbach – Associate Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Real Estate Vice President, 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

Members of the Authority not present:

- Jay Coffey – Mayor of Oceanport – V

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Nicholas DePaolo, Deputy Attorney General (DAG)
- Brian Wells, Associate Counsel, Authorities Unit, Office of the Governor
- 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 June 20<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Dennis Connelly and seconded by Gary Baldwin.

Motion to Approve: Dennis Connelly                      Second: Gary Baldwin  
AYes: 6

**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 two board actions: 1) Consideration of Approval of On-Site Property Maintenance Contract Award; 2) Consideration of Approval of a Purchase & Sale and Redevelopment Agreement for the Marina in Oceanport.

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.

### **TREASURER'S REPORT**

Jennifer Lepore stated that FMERA staff presented the second quarter Financial and Operational Summary to the members of the Audit Committee at the July 12<sup>th</sup> meeting. Staff compared actual expenditures to the approved budget, as well as project out to year-end to monitor spending and ensure that FMERA stays on or under budget. FMERA controls spending to the extent possible, until land sales occur and proceeds are received, at which point it is determined which projects in the budget can be completed. As of the end of the second quarter, FMERA is, and is targeted to remain, on or under budget in all categories through year-end.

The contract with FMERA's current auditors, CliftonLarsonAllen, expired with the completion of the 2017 audit and the issuance of the 2017 financial statements. According to the FMERA By-Laws, the Board shall establish an audit evaluation committee in order to procure a new auditor. According to Executive Order 122 and the FMERA By-Laws, the committee is to be composed of no less than three members of the Board and shall be responsible for drafting the Request for Proposals (RFP), soliciting responses to such request, accepting and evaluating the proposals and providing a final written report of the responses to the Audit Committee. The Audit Committee will then review the report, conduct interviews, if necessary, and make a recommendation to the Board for award of an audit contract.

### **SECRETARY'S REPORT**

Bruce Steadman stated that Audit Committee Chairman Dr. Lucky nominated Donna Sullivan to act as Chairwoman of the Evaluation Committee, and Mayor Jay Coffey and Sean Gleason as Committee members.

Vice-Chairman Lucky asked for a motion to nominate the three Committee members.

A motion was made to nominate the three Committee members by Lillian Burry and seconded by Dennis Connelly.

Motion to Approve: LILLIAN BURRY                      Second: DENNIS CONNELLY  
AYes: 6

### **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 substantially complete.
- The design of the next two water main projects is conceptualized, but now needs to be put to paper. At the June meeting, an MOU was approved 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 the 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.

- Building 700, the former Recruitment Command building on Saltzman Avenue, is slated to be razed by Army contractors commencing this week. 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 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

- At the July Board meeting, the Board approved the selection of T&M Associates to provide surveying services for the Authority for a term of twelve months, with the right to extend the term of the engagement for an additional four (4) twelve (12) month periods.
- At the July Board meeting, the Board approved the selection of Blue Streak Security to provide security guard services to the Authority.
- FMERA issued an RFP on May 18<sup>th</sup> for On-Site Property Management Services. Responses were due on June 18<sup>th</sup> and one compliant proposal was received. At the meeting, FMERA staff made a recommendation to the Board to approve Chenega Healthcare Services, LLC in accordance with the RFP for a term of twenty-four (24) months, with the right to extend the term of the engagement for an additional twenty-four (24) months.

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

Currently, about 70% of the Fort's 1,126 acres is sold, under contract, in negotiations, or entering the request for proposals process.

In Oceanport, FMERA has sold 8 properties to date:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Officer Housing units, sold to RPM Development last January. RPM is in the process of renovating the 117 historic housing units. The first 48 units, including veterans preference affordable housing, will be ready for occupancy this spring;
- 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 FM Partners last fall, and currently undergoing renovations;
- Monmouth County emergency homeless shelter; a 3-acre property on Murphy Drive that will serve as the;
- Dance Hall, a 16,000 square-foot building on Brewer Avenue, sold earlier this month 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 signed a contract to sell the Lodging Area, a 15-acre site on Parkers Creek planned for 185 residential units, to Somerset Development.

FMERA is in negotiations for the sale of the following 5 Oceanport properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Squier Hall Complex, a 27-acre site containing historic Squier Hall, currently under negotiations with the sole bidder, zoned for office/research, educational and open space uses;
- 12-acre Allison Hall parcel on Oceanport Avenue, planned for retail, office and hotel uses;
- Barker Circle, located in the historic district in Oceanport, which is zoned for housing, office and retail uses;

- Marina, on Oceanport Creek, approved for exclusive negotiations with AP Development Partners, and currently operating as a marina/public boat ramp and restaurant. The PSARA for the Marina will be presented to the Board for approval at this evening's meeting.

FMERA received proposals on the Commissary & PX, the Warehouse District and the Post Office Area on July 16<sup>th</sup>, covering 25 acres. Staff will be reviewing those proposals over the coming weeks.

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

- 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. An amendment to the Reuse Plan allowing the purchaser to develop housing on the property will be presented to the Board this evening.

Staff is in discussions regarding the following Eatontown properties:

- Parcel B, the planned site of a mixed-use town center, where FMERA has initiated negotiations with the second-ranked bidder;
- 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;
- Howard Commons site on Pinebrook Road, approved for up to 275 new homes. Site conditions at Howard Commons continue to be challenging, and we hope to have additional information to share at next month's meeting.

FMERA currently has two Eatontown properties out for RFOTP, the Expo Theater and the Bowling Center. Proposals are due on August 10<sup>th</sup>.

In Tinton Falls, FMERA has sold 6 properties:

- Parcel E, to Commvault;
- Building 2525, to RADAR Properties, the affiliate of Aaski Technology;
- The Child Development Center to Trinity Hall High School, which has begun work to expand the facility by 22,000 sf;
- the Recreation Center and Swimming Pool, transferred to the Monmouth County Park System;
- the former 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;
- and the Charles Wood Fire Station on Corregidor Road, purchased by Commvault for commercial use.

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

- The Fabrications Shops, 45,000 square feet of flex space on Pinebrook Road;
- The Pistol Range, under contract to Kiley Realty;
- the Myer Center, where the Board has approved the assignment of NJEDA's PSA to RWJ Barnabas Health for a new health care campus;
- and 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. Closings are planned for this summer.

FMERA plans to issue RFOTPs for the 2 remaining Tinton Falls properties, the Pulse Power Building and Building 2719, after Labor Day.

Please visit FMERA's website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information on our projects and our Requests for Offers to Purchase.



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 Authority is hosting a half-day information session & discussion at the McAfee Center on July 25<sup>th</sup> with interested site-selectors, developers, and industry professionals. The agenda includes a Fort Monmouth redevelopment overview, our project goals & vision, feedback from attendees, and a site tour of the McAfee Center.

The growing number of tech companies on Fort Monmouth, as well as interest from higher education institutions, has influenced FMERA's redevelopment approach for the McAfee Complex and indicates a strong appetite for the development of a technology and innovation cluster in Central NJ. Additional conversations with potential incubator or accelerator operators with a university relationship also indicate a high level of potential for the successful development of a dynamic and thriving tech community. The team is in the process of finalizing the core components of the Requests for Offers to Purchase and intends to issue an RFOTP this fall, subject to Board approval.

Please visit our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletters.

Bruce Steadman stated that FMERA gave a Fort Monmouth Redevelopment update presentation at the Eatontown Council meeting and Executive Session on June 28<sup>th</sup> and thanked Mayor Connelly for the opportunity to do so.

Mr. Steadman stated that FMERA will be presenting at the July 19<sup>th</sup> Oceanport Council meeting. Mr. Steadman offered to present at the Tinton Falls Council meeting and the Monmouth County Freeholder meetings.

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 met on July 12<sup>th</sup> and discussed the following:

- Review and discussion of the Authority's six month financial & operational summary:
  - 2018 represents the first year that FMERA budget is solely funded by EDC Revenue
  - Projected operating revenue of \$3.3MM
  - Operating revenue projected to be 67% under budget
  - Non-operating revenue is currently projected to be approximately 98% under budget
- Discussion regarding the Independent Auditing Services RFP & selection of the Evaluation Committee. FMERA's current auditors contract expired with the completion of the 2017 audit. FMERA will be issuing an RFP for Independent Auditing Services.

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky, stated that the Committee met on July 10<sup>th</sup> and discussed the following:

- Discussion regarding the On-Site Property Maintenance Contract Award. FMERA staff reviewed and scored the 1 compliant proposal from Chenega Healthcare Services, LLC. Chenega is currently the Property Maintenance contractor for FMERA. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the Purchase & Sale and Redevelopment Agreement for the Marina in Oceanport. The Committee discussed the terms of the PSARA. The Committee reached a consensus and agree to recommend to the Board for approval.
- Other items of discussion:
  - Squier Hall

- Parcel B
- Howard Commons
- Myer Center
- Allison Hall
- Barker Circle
- Proposed Park land for Eatontown
- 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 did not meet this month and will be meeting on August 6<sup>th</sup>:

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

Bruce Steadman, on behalf of Jay Coffey, stated that the Committee did not meet this month.

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

Sean Thompson stated that the Committee did not meet this month.

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

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that eleven Veterans have been processed for various services at the new Veterans Center at Russel Hall. Ms. Burry stated that the Veterans Center is working out well for the Veterans due to the accessibility and accommodations.

**BOARD ACTIONS**

A) The first item before the Board was Consideration of Approval of On-Site Property Maintenance Services Contract Award.

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 Lillian Burry.

Motion to Approve: DENNIS CONNELLY      Second: LILLIAN BURRY  
 AYes: 6

B) The next item before the Board was Consideration of Approval of a Purchase & Sale and Redevelopment Agreement for the Marina in Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Gary Baldwin and was seconded by Lillian Burry.

Motion to Approve: GARY BALDWIN Second: LILLIAN BURRY  
AYes: 6

**OTHER ITEMS**

There were no other items before the Board.

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

There was no public comment.

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 7:40p.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.



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Bruce Steadman – Secretary



**Resolution Regarding the  
Approval of Award of On-Call Property Maintenance 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 On-Call Property Maintenance Services on May 18, 2018 to solicit Technical Proposals and Fee Proposals from qualified firms interested in performing On-Call Property Maintenance Services to procure and manage subcontractors or utilize in-house staff to perform routine tasks to facilitate the conveyance of Fort Monmouth property to interested purchasers; and

**WHEREAS**, proposals were due on June 18, 2018 and one compliant proposal was received; from Chenega Healthcare Services, LLC; and

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

**WHEREAS**, cost proposals were analyzed by FMERA’s Accounting Manager; 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; and

**WHEREAS**, FMERA staff opened and evaluated the fee proposal, and entered into negotiations with Chenega in order to secure fair and reasonable pricing and fees in accordance with the RFP, and staff was able to negotiate the rates to a reasonable range which is in line with the industry norm; and

**WHEREAS**, FMERA staff determined Chenega’s proposal to be favorable to the Authority, price and other factors considered; and

**THEREFORE, BE IT RESOLVED THAT:**

1. The Board approves the selection of Chenega Healthcare Services, LLC as FMERA’s On-Call Property Maintenance Services for a term of for a term of twenty-four (24) months commencing on the date of appointment. The Authority reserves the right to extend the terms of the engagement for an additional twenty-four (24) month period.

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: July 18, 2018**

**EXHIBIT 1**



Resolution Regarding  
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement (“PSARA”) with Asbury Park  
Development Partners, LLC for the Marina Parcel in Oceanport**

**WHEREAS**, on October 25, 2013, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of January 27, 2014, in connection with the planned redevelopment of the Marina Parcel in Oceanport; and

**WHEREAS**, the Marina Parcel is an approximately 3,988-acre parcel that contains a 71-slip marina and board launch ramp at Oceanport Creek, a riparian license from the State of New Jersey, with Buildings 450, 498, 499, and 202, (the pump house aka building 494) and associated off-street parking. The Parcel is located at Oceanport and Riverside Avenues in the 400 Area in Oceanport; and

**WHEREAS**, FMERA received two responses, one from Asbury Park Development Partners, LLC (“APDP”), and another proposer, who was deemed non-compliant and the proposal was scored independently by an evaluation committee, and APDP was the selected proposal, therefore the evaluation committee recommended proceeding with negotiations for a PSARA; and

**WHEREAS**, the Fort Monmouth Reuse Plan envisioned the Property would be used as a marina, restaurant, a public boat ramp, and to provide public access to the water. APDP proposes infrastructure upgrades, repairs, and expansion of the existing boat house and Building 498, repairs to the marina, and landscaping and development of a new or expanded restaurant facility; and

**WHEREAS**, the Parcel is a Phase 1 property under the June 25, 2012 Economic Development Conveyance Agreement (EDC) between the Army and FMERA and the entire parcel constitutes an environmental carve-out and title is still held by the Army. The Army has received No Further Action (NFA) letters from the NJDEP and is currently preparing a Finding of Suitability to Transfer (“FOST”). The Army anticipates posting the FOST for public comment this summer and transferring the Property to FMERA by year-end 2018; and

**WHEREAS**, the terms of the proposed PSARA include APDP’s payment of \$900,000 for the property, and closing will occur within thirty days with conditions precedent to closing which include, 1) APDP obtaining all approvals, 2) receipt of a final remediation document that demonstrates that any area of concern or Hazardous Substance at the Property has been remediated in accordance with all applicable Environmental Laws which document includes a covenant not to sue; 3) approval of APDP as redeveloper by the NJEDA, and 4) FMERA acquiring title to the Property from the Army via quitclaim deed, APDP will endeavor to obtain all approvals within six months of expiration of the due diligence period; and

**WHEREAS**, APDP will have the option of extending its six-month period for obtaining project approvals for one additional six month period with a written notice to FMERA provided FMERA has determined that APDP is diligently and in good faith pursuing approvals. FMERA will convey the property to APDP in as-is condition, but with clear title and subject to the Army’s on-going obligations under CERCLA to address certain pre-existing contamination that may exist on the property; and

**WHEREAS**, the Project will consist of infrastructure upgrades as defined in the attached memorandum and APDP will complete the Project no later than sixty months from closing, as evidenced by a temporary or permanent certificate of occupancy. FMERA will have the right to repurchase the property if the Project is not timely commenced or completed. APDP will incur a minimum capital investment of approximately \$1,150,000 to complete the Project. APDP will also be obligated to create 100 new jobs, consisting of full-time, part-time, and temporary/ seasonal positions at the property related to the Project within three years of receiving a certificate of occupancy or pay a penalty of \$750 for each job not created, not to exceed \$75,000; and

**WHEREAS**, FMERA currently leases the Property from the Army, and APDP's affiliate, Marina at Oceanport Partners, LLC (MAOP), currently operates the Property under an operator's agreement with FMERA. The PSARA provides for FMERA's execution of its standard form of sublease with APDP or MAOP that will terminate upon FMERA's sale of the Property to APDP; and

**WHEREAS**, based on the redevelopment provisions of the PSARA between FMERA and APDP, staff concludes that the essential elements of a redevelopment agreement between FMERA and APDP are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with APDP for its redevelopment of the Marina Parcel; and

**WHEREAS**, the attached PSARA is not in substantially final form as the final form of the PSARA approved by FMERA staff is still subject to APDP's review, with the final terms of the PSARA subject to the approval of FMERA's Executive Director and the Attorney General's Office; 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 Asbury Park Development Partners, LLC in response to the October 23, 2013 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 Somerset Development 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: July 18, 2018**

**EXHIBIT 2**