

3) Consideration of Approval of a Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for a Department of Public Works Complex on the 1123 Parcel; and 4) Consideration of Approval of a Lease between FMERA and Tetherview Property Management and a Use & Occupancy Agreement between FMERA and U.S. Army BRAC for office space at Russel Hall.

Dr. Lucky noted he would not repeat the protocol regarding the two opportunities for the public to address the Board, with the 3-minute and 5-minute limits, respectively, because he was sure all the attendees were accustomed to it, and that it had not changed from the many previous meetings.

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 continued by stating that FMERA continues to welcome the public's constructive comments and ideas. Finally, due to the number of designees at the Board table, Vice-Chairman asked each to introduce himself/herself and his/her affiliation for the benefit of the other attendees.

SECRETARY'S REPORT

Mr. Steadman stated that Mayor Coffey was attending the meeting via phone and will be available to vote on the Board actions.

Mr. Steadman welcomed Baden Almonor, the new designee representing the NJDOL.

Mr. Steadman welcomed Patti May Kelly, the designee for Eatontown Mayor Anthony Talerico. Mr. Steadman noted that this was Mr. Talerico's first FMERA Board meeting as Mayor of Eatontown and welcomed him to his seat on the Board.

TREASURER'S REPORT

Jennifer Lepore, Manager of Accounting, stated that FMERA staff is beginning to prepare the Authority's 2018 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, CliftonLarsonAllen, LLP, will begin work on their audit of the Authority's operations in early February. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance in accordance with Government Auditing Standards. Field work is scheduled to begin the week of February 25th. FMERA anticipates an Audit Committee meeting by the end of January.

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:

- The plans for the next phase of the water main projects are with New Jersey American Water (NJAW) for review. NJAW is developing a construction agreement for FMERA to review. Phase 2 will be the County Motor pool, Eatontown DPW and the bowling center parcel. Phase 3A will originate on Main Street at Anson Avenue to serve the County Homeless Shelter and the Oceanport Municipal Complex.
- The Army Corp. of Engineers will place a 2-foot vegetative soil cap across 9 closed landfills, totaling approximately 50 acres. The Army has awarded the contract; remedial design is underway. Field work will

commence late spring. The project will be complete by year-end 2020. At the site of the former Building 700, the Recruitment Command building on Saltzman Avenue, the Army Corp has completed the first round of chemical injections to remediate impacted ground water from a former dry-cleaning facility. The second round of chemical injections are slated to take place in the February – March time-frame.

- At the Myer Center, demolition of quadrant one is complete. Removal of asbestos and universal waste in the entire structure is complete. The demolition project is on track to be completed in April/May.
- Verizon has completed an underground system that serves the Historic District of the Main Post. Their grid will expand westward as new customers request service.
- Comcast has started to remove obsolete communication infrastructure on the main post. Further removal will occur as development requires.
- Maintenance on the Main Post electrical substation has been completed. This was the first real maintenance completed since the Army left.
- Overhead electric line relocation on the physical fitness center parcel will begin in the next 60 days. This will remove overhead power lines connected to the FMERA power grid from the physical fitness center site and out of the way of their redevelopment plans.
- The Facilities and Maintenance Team continues to monitor winterized buildings planned for sale or reuse to ensure optimal market value.

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

FMERA starts 2019 with about 74% of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process, and 4 Requests for Offers to Purchase planned for issuance in the 1st Quarter of this year.

In **Oceanport**, FMERA has sold 8 properties to date:

- Patterson Army Hospital on Main Street, owned and operated by AcuteCare Health System;
- Officer Housing units, currently being marketed by RPM Development. The first units were occupied earlier this month.
- Main Post Chapel, in use by Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, occupied by TetherView, a private cloud computing services company from New York;
- Municipal Complex; a 13-acre property on Murphy Drive sold to the Borough of Oceanport last summer for its new
- Fitness Center, currently undergoing renovations by FM Partners;
- Monmouth County Homeless Shelter a 3-acre property on Murphy Drive that broke ground on this month for its emergency homeless shelter;
- Dance Hall, a 16,000 square-foot building on Brewer Avenue, sold to Regional Development Group for commercial uses (a microbrewery, coffee house and event space).

FMERA is under contract or approved to convey:

- Building 501, located next to the Main Post Chapel, to Family Promise of Monmouth County;
- Lodging Area, a 15-acre site on Parkers Creek planned for 185 residential units, to Somerset Development;
- Squier Hall Complex, to KKF University Enterprises for lease to New Jersey City University;
- Allison Hall Parcel on Oceanport Avenue to TetherView for commercial redevelopment;
- Marina on Oceanport Creek to AP Development Partners.

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

- The Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Barker Circle, located in the historic district on Oceanport Avenue, planned for housing, office and retail uses;

- Commissary & PX, the Warehouse District and the Post Office Area, covering a combined 25 acres, for office and commercial uses.

In **Eatontown**, FMERA has sold the former Army Motor Pool to Monmouth County, and has signed 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 redevelop into an arts-related use;
- Suneagles Golf Course, where Martelli Development proposes to renovate Gibbs Hall and construct 75 residential units. The golf course itself will 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, where FMERA is negotiating a contract with the second-ranked bidder;
- Howard Commons site on Pinebrook Road, approved for up to 275 new homes; and
- Building 1123 and adjacent land at the corner of Avenue of Memories and Wilson Avenue, which will provide public facilities for the Borough of Eatontown. The Board will be asked to approve a contract for the sale of Building 1123 at tonight's meeting.

On August 20 we received two proposals on the Expo Theater and one proposal for the Bowling Center. We've begun negotiations with the Bowling Center bidder and we'll be starting discussions on the Expo Theater shortly.

In **Tinton Falls**, FMERA has sold 7 properties:

- Parcel E, where Commvault has constructed its world headquarters;
- Building 2525, the home of Aaski Technology and the Kiely Companies;
- Child Development Center, the site of Trinity Hall High School, which is constructing an expansion that will double the size of the facility;
- Recreation Center and Swimming Pool, operated by the Monmouth County Park System, along with the former Shopette and Gas Station site on Hope Road;
- Charles Wood Fire Station on Corregidor Road, which represents Commvault's first expansion on the Fort;
- Parcel C-1, where FMERA has sold 34 single-family building lots to Lennar Corporation.

FMERA has contracts on another 4 projects in Tinton Falls:

- The Fabrications Shops, future flex space on Pinebrook Road;
- The Pistol Range, to be renovated and expanded by Kiley Realty;
- Myer Center site, where NJEDA has facilitated the proposed use of the property for a new health care campus to be built by Robert Wood Johnson/Barnabas Health;
- Parcel C, the future Tinton Falls town center, which we plan to sell to Lennar imminently for their construction of 243 homes and about 58,000 square feet of retail development.

Please visit FMERA's website, 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 continues to market two of its largest remaining parcels, the McAfee Complex and the 400 Area, for redevelopment as a technology campus and a transit-oriented development, respectively. Because the McAfee Center and some of its outbuildings are envisioned for reuse, FMERA intends to release the McAfee Complex RFOTP ahead of the 400 Area, early this year.

FMERA continues its work on the Innovation Challenge with Monmouth County, the New Jersey Institute of Technology (NJIT) and NJIT's affiliate, the New Jersey Innovation Institute. NJII is in the process of organizing a series of workshops that will seek to identify key assets and opportunities, engage stakeholders, and target one or more technology subsectors that are an ideal fit for the future McAfee Complex development. The first workshop will be scheduled for some time in February. FMERA is considering NJII's findings as it formalizes the RFOTP for the McAfee Complex.

FMERA is also finalizing Requests for Offers to Purchase for Pulse Power and Building 2719, located in the Tinton Falls section of the Fort. Both properties are slated for commercial redevelopment and are anticipated to be made available by the end of the first quarter.

To be notified of newly available properties, including the release of the McAfee and 400 Area properties please sign-up for our Available Property mailing list at www.fortmonmouthnj.com.

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. In particular, Mr. Steadman noted that Gary Baldwin had been especially helpful over the last several days as details associated with Plan Amendment #12 in Tinton Falls had been worked out; and Mr. Steadman pointed out that Joe Ettore, County Director of Engineering had offered significant help with respect to the County's review of redevelopment projects within the Fort boundaries. Mr. Steadman thanked Donna Sullivan on behalf of the EDA for their ongoing work on the Myer Center demolition and other FMERA-related projects.

Mr. Steadman thanked New Jersey American Water (NJAW) and Two Rivers Water Reclamation Authority (TRWRA) for their continued support and work on the Fort utilities. Mr. Steadman stated that approximately 50% of the former Army utilities have been replaced with new water and sewer components, and the balance of the legacy Army water and sewer systems will be used until such time that there is a plan and a budget to abandon and upgrade the utilities, which is expected to be completed in the next 5 years.

Mr. Steadman referred to Mr. Nuse's comment regarding 74% of the Fort property now being in one stage or another from RFOTP to negotiation to closing: it is FMERA's expectation that ultimate investment build-out of the entire Fort property will be in the \$750 million to \$1 billion range. At time of complete build-out, within the next 3 to 8 years, this will represent significant tax revenue income streams for Tinton Falls, Eatontown, Oceanport, and the County of Monmouth, totaling several millions of dollars for each jurisdiction.

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 but will be meeting in January.

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky, stated that the Committee met on December 4th and discussed the following:

- Discussion regarding the transmittal of Plan Amendment #14 permitting alternative development scenario in Oceanport. The Amendment contemplates the reuse of Building 270 and 271 for the affordable housing component of the residential site plan and permits up to 148 market rate residential units, provided however that at no time can the residential units exceeds 185 of which up to 20% are affordable units. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the PSARA with the Borough of Eatontown for the Building 1123 Parcel. The conveyance of the property was administered as a Local Beneficiary Use (LBU) transaction. Eatontown will use the 7.2-acre property for municipal uses associated with Eatontown's Department of Public Works. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the approval of Plan Amendment #12. The amendment permits the demolition of the Myer Center and Building 2705 for the development of a new state-of-the-art medical campus. The Committee reached a consensus and agreed to recommend to the Board for approval.

- The Committee approved and recommended to the Board for approval, via email from Bruce Steadman, a Lease between FMERA and Tetherview Property Management and a Use & Occupancy Agreement between FMERA and the U.S. Army BRAC for office space at Russel Hall.
- Other Issues
 - Parcel B
 - Barker Circle
 - Nurses Quarters
 - Howard Commons
 - Upcoming closings
 - Update on RFOTPs

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

Kenneth J. Kloo stated that the Committee did not meet this month but will be meeting on February 4th.

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.

BOARD ACTIONS

- A) The first item before the Board was Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #14 Permitting Alternative Development Scenario in Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Lillian Burry and was seconded by Jay Coffey.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Gary Baldwin	X		
Jay Coffey	X		
Patti May Kelly	X		
Adam Sternbach	X		
Donna Sullivan	X		

Motion to Approve: LILLIAN BURRY Second: JAY COFFEY

AYes: 7

B) The second item before the Board was Consideration of Approval of Plan Amendment #12 Permitting Alternative Development Scenario in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Donna Sullivan and was seconded by Lillian Burry.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Gary Baldwin	X		
Jay Coffey	X		
Patti May Kelly	X		
Adam Sternbach	X		
Donna Sullivan	X		

Motion to Approve: DONNA SULLIVAN Second: LILLIAN BURRY
AYes: 7

C) The third item before the Board was Consideration of Approval of a Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for a Department of Public Works Complex on the 1123 Parcel.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

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

Motion to Approve: GARY BALDWIN Second: LILLIAN BURRY
AYes: 7

D) The fourth item before the Board was Consideration of Approval of a Lease between FMERA and Tetherview Property Management and a Use & Occupancy Agreement between FMERA and U.S. Army BRAC for office space at Russel Hall.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

A motion was made by Donna Sullivan and was seconded by Gary Baldwin.

Motion to Approve: DONNA SULLIVAN Second: GARY BALDWIN
AYes: 7

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 Gary Baldwin and unanimously approved by all voting members present, the meeting was adjourned at 7:42p.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

**Resolution Regarding
Transmittal to Host Municipalities of Proposed Fourteenth Plan Amendment Permitting Alternative
Development Scenario in Oceanport**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the Reuse Plan envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units which would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground; and

WHEREAS, with respect to the Lodging Area Parcel, the Reuse Plan envisioned that the Lodging Area Parcel be redeveloped for lodging and/or conference center use with a boutique hotel and spa along Parkers Creek. The Reuse Plan contemplated that Buildings 271 and 360 would be reused for mixed-income apartments; and Building 270 would be reused for permanent supportive housing; Buildings 361, 362, 363, 364, and 365 were all slated for demolition in the Reuse Plan and the Plan envisioned that public access to the waterfront would be maintained and encouraged by shoreline improvements and a riverfront promenade. Docking and direct access to the water would not be provided; and

WHEREAS, the Amendment contemplates the reuse of Building 270 and 271 for the affordable housing component of the residential site plan and permits up to 148 market rate residential units, provided however that at no time can the residential units exceeds 185 of which 20% are affordable units; and

WHEREAS, the Amendment, prepared FMERA's planning consultant, Phillips Preiss Grygiel Leheny Hughes (PPGLH) would permit those uses as described in the attached memorandum; and

WHEREAS, this Amendment affects only the Oceanport Reuse Area and does not contemplate the construction of any non-residential square footage. The hotel use is now contemplated on the Allison Hall Parcel immediately adjacent to the Subject Parcel. This Amendment is consistent with the Reuse Plan and permits up to 720 residential dwelling units in the Oceanport Reuse Area; and

WHEREAS, the uses contemplated in this Amendment are compatible with the surrounding land uses anticipated in the Reuse Plan and subsequent amendments. The uses immediately adjacent to the south and west are former Officers' housing which are in the process of being renovated for continued residential use. The parcel to the east is the Allison Hall Parcel which will include hotel, office and retail uses. The Allison Hall Parcel and the Lodging Area Parcel will create a mixed-use environment intended to complement and support each other; and

WHEREAS; this amendment contemplates roadways accessed from Signal Avenue that would serve the townhouse development. This is consistent with the "Transportation Circulation Improvement Goals," in the Plan. Furthermore, this Amendment contemplates the creation of a waterfront esplanade along Parkers Creek which is consistent with the Reuse Plan's vision to provide public access to the waterfront through means such as a riverfront promenade. This esplanade is intended to be connected to a similar waterfront walkway contemplated on the Allison Hall Parcel; and

WHEREAS, this Amendment does not impact any active recreation or open space contemplated in the Reuse Plan. Furthermore, this Amendment contemplates the creation of a waterfront esplanade along Parkers Creek; and

WHEREAS, this Amendment would not preclude incorporation of any of the sustainability measures outlined in the Reuse Plan. Specifically, preservation and reuse of Buildings 270 and 271 would further the Reuse Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure. The creation of 185 residential dwelling units at this location may cause an increase in traffic over what was anticipated in the Reuse Plan in this section of the Oceanport Reuse Area. However, the number of residential units in Oceanport will remain at 720. As such any additional traffic from the residential units in this location may be offset by a decrease in residential units in another part of the Oceanport Reuse Area. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time; and

WHEREAS, this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan and addresses the relationship of the new uses at the subject parcel with the surrounding uses. Thus, the Reuse Plan would remain a rational coordinated land use plan.

WHEREAS, this Amendment is consistent with the Authority's BRAC obligations and the existing Phase 2 Economic Development Conveyance ("EDC") agreement with the Army by incorporating educational and administrative uses and open space uses envisioned in the Reuse Plan approved as part of the BRAC process; and

WHEREAS, the proposed Amendment provides FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 283, to attract new higher education uses to the site, provide the surrounding community with additional higher education opportunities and to develop the future workforce on Fort Monmouth. Proximity to the McAfee Center, planned for reuse as a future technology campus, ideally positions students for potential research, internship and other opportunities within walking distance. The Amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation; and

WHEREAS, the attached Amendment #14 is in substantially final form and the final terms of Amendment #14 are subject to the approval of the Executive Director and the Attorney General's office; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #14 and recommends Board approval of the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #14 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport 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: January 16, 2019

EXHIBIT 1

ADOPTED
January 16, 2019

Resolution Regarding
Approval of Plan Amendment #12 Permitting Alternative Development Scenario in Tinton Falls

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in N.J.A.C. 19:31C-3.27, authorize FMERA to amend the Reuse Plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the proposed Amendment #12, prepared by the Authority's planning consultant, Phillips Preiss Grygiel Leheny Hughes, LLC (PPGLH) envisions the redevelopment of the Tinton Falls Reuse Area for approximately one million square feet of non-residential space and 288 residential units;

WHEREAS, the Reuse Plan includes a high-tech business campus with a multi-use town center containing ground floor retail space with mixed-income housing or professional offices above, and the Tinton Falls Reuse Area also envisioned standalone residential, institutional and civic uses; and

WHEREAS, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan Amendment #12 to the host municipalities at its October 17, 2018 meeting; and

WHEREAS, the 45-day comment period commenced on November 5, 2018; and

WHEREAS, the comment period expired on December 19, 2018 and correspondence was received from Eatontown, Oceanport and Tinton Falls; and

WHEREAS, FMERA staff reviewed the correspondence and provided responses to all comments to the Real Estate Committee; and

WHEREAS, the Real Estate Committee reviewed the Reuse Plan Amendment #12 and the responses to the comments from the three host municipalities and recommends adoption of Amendment #12.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority adopts the responses contained in the attached memorandum, to the comments from the Boroughs of, Eatontown and Oceanport, Tinton Falls.
2. As expressed in the attached memorandum, the Authority approves Amendment #12 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Tinton Falls Reuse Area.

3. 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: January 16, 2019

EXHIBIT 2

ADOPTED
January 16, 2019

Resolution Regarding

Authorization to enter into a Purchase and Sale & Redevelopment Agreement (“PSARA”) with the Borough of Eatontown (“the Borough”) for a Department of Public Works Complex on the 1123 Parcel

WHEREAS, the 1123 Parcel is an approximately 7.2-acre complex containing Buildings 1123, 1124, 1108, 1109 and 1110 (“the Property”) located on Echo Avenue in Fort Monmouth, Eatontown, New Jersey; and

WHEREAS, at the May 2016 meeting the Board approved Evaluation Scoring for Local Beneficial Use (“LBU”) Requests as the Borough of Eatontown requested that the conveyance be administered as a LBU transaction; and

WHEREAS, the Borough’s proposed use of the Property was reviewed and scored by FMERA staff utilizing the Board approved LBU criteria and this scoring is used to determine the discounted purchase price of the Property; and

WHEREAS, the appraised value of the Property is \$1,477,436 and the scoring of the Borough’s proposed use of the Property is 822, entitling the Borough to the maximum discount of 40% and resulting in a purchase price of \$886,461.00; and

WHEREAS, the approximately 7.2-acre property will be for municipal uses associated with Eatontown’s Department of Public Works; and

WHEREAS, the Borough’s proposal will expend a minimum of \$250,000 to complete the reuse and redevelopment project and includes the retention and renovation of Buildings 1123 and 1124 and the construction of an enclosed public works facility fronting Echo Avenue, and the demolition of Buildings 1108, 1109 and 1110 (“the Project”). In addition, the Borough will relocate its DPW operations to the Property and maintain its current DPW workforce at the Property for at least twelve months after project completion; and

WHEREAS, with regards to the infrastructure and utility improvements, the Borough has agreed to be responsible for the following: 1.) connecting to an existing Eatontown Sewerage Authority sewer main that transects the Property at Purchaser’s sole cost and expense and installing two sanitary stubs to the South and East for adjacent properties to access the same sewer main. The Borough shall grant sanitary easements for said stubs. 2.) contributing toward the cost of a new water main to serve the Property, and sanitary improvements to serve adjacent properties, up to \$125,000. 3.) replacement, repair, maintenance, and/or relocation of utilities within the Property to serve the Project, subject to the FMERA’s review and approval; and

WHEREAS, negotiations with the Borough have resulted in the following terms: the Borough will pay \$886,461.00 for the entirety of the property; and FMERA will convey the Property to the Borough in as-is condition, but with clear title and subject to the Army’s on-going obligations under CERCLA to address any pre-existing contamination that may exist on the Property; and

WHEREAS, the Borough will have a ninety-day Due Diligence Period commencing on the Effective Date of the PSARA; an Initial Approval Period of twelve months commencing at the end of the Due Diligence period; and a six month Approval Extension Period, subject to FMERA approval; and

WHEREAS, there are two existing environmental carve-out parcels located within the Property and the environmental carve-out parcels will be conveyed to Purchaser for \$1.00 after the Army completes its remedial actions; and

WHEREAS, closing will occur within thirty days of satisfaction or waiver of the Conditions Precedent to Closing, and the Borough shall be responsible for commencing the renovation and demolition of these buildings within forty-five (45) days of the Initial closing and shall complete the project within twenty-four (24) months of the Initial closing. The Borough shall be responsible for all demolition and related costs including but not limited to the costs of any required asbestos and lead-based paint remediation and disposal; and

WHEREAS, the PSARA between FMERA and the Borough of Eatontown is in substantially final form and the final terms of the PSARA are subject to the approval of FMERA's Executive Director, the Attorney General's Office and the Borough of Eatontown's Council; and

WHEREAS, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the conveyance to the Borough of Eatontown of the 1123 Parcel in Eatontown and the attached draft of Purchase and Sale Agreement and Redevelopment Agreement for the Property. 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: January 16, 2019

EXHIBIT 3

ADOPTED
January 16, 2019

**Resolution Regarding
Lease between FMERA and Tetherview Property Management, LLC and a Use & Occupancy
Agreement between FMERA, U.S. Army BRAC and Chenega Healthcare Services for office
space at Russel Hall.**

WHEREAS, FMERA provides the U.S. Army BRAC Organization (the “Army”) and the Authority’s Property Management Contractor, Chenega Healthcare Services (“CHS”) with office space in Building 563. Building 563 is a 40+ year old building with failing HVAC system and failing water and sewer connections and is slated for demolition to become part of the McAfee Tech Campus within the next twelve to twenty-four months; and

WHEREAS, to better serve both the BRAC and CHS offices, FMERA would like to relocate the offices to the first floor of Russel Hall (the “Premises”) in February with the terms of the Lease as follows: 1) Year 1- 3,300sf @ \$4,100.00./month (approx. \$14.90/sf), Year 2- 3,300sf @ \$4,141.00/month (approx. \$15.05/sf), 24 months, includes electricity, HVAC, water, gas and other public utilities necessary for the reasonable use and occupancy of Premises; 2) Total 2-year expenditure is \$98,892.

WHEREAS, the relocation of the Army and CHS would be a savings to FMERA of approximately \$1,000 per month for heat, water, and sewer costs and in addition, the costs of repairs and maintenance to Building 563 would be a savings of some \$5,000+/- . The Army currently pays FMERA \$2,500 per month for management oversight which will be applied to cover the rent, with a net of out of pocket expenses to FMERA of approximately \$800 per month plus any Additional Rent pursuant to the terms of the Lease; and

WHEREAS, FMERA would execute a lease for the Premises between FMERA and Tetherview Property Management, LLC and enter into a UOA with the Army and CHS. If/when the U.S. Army BRAC notifies FMERA that its mission is completed (subject to multiple variables that are managed by Army and its stakeholders), the Army has indicated that it will exercise its option to terminate the UOA upon thirty (30) days written notice to FMERA, at which time FMERA will no longer apply the Army’s \$2,500 monthly management oversight payments to cover the applicable Lease payments due. In such event, FMERA will use the space to continue to house CHS along with the bulk storage of files, documents, maps, plans, and multiple filing systems (to be consolidated into one location upon the demolition of building 563 and other former U.S. Army storage depots) that contain the Fort Monmouth legacy data and documents that need to be saved for the remainder of the Lease Term; and

WHEREAS, the attached Lease and UOA are not in substantially final form, with the final terms of the Lease and UOA subject to the approval of FMERA’s Executive Director, and the Attorney General’s Office and any material amendments to the documents will be subject to additional FMERA Board approval.; and

WHEREAS, The Real Estate Committee has reviewed this request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the Lease between FMERA and Tetherview Property Management, LLC and a Use & Occupancy Agreement between FMERA, U.S. Army BRAC Organization and Chenaga Healthcare Services for office space at Russel Hall. 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: January 16, 2019

EXHIBIT 4