

Eatontown's best interests were always being looked at. Mayor Connelly stated that he is very proud of the redevelopment at Suneagles Golf Course and he is pleased that the Eatontown DPW will be purchasing a building and moving their facility to the Fort.

Dr. Lucky stated that the Board would consider five board actions: 1) Consideration of Approval of FMERA' Draft 2019 Budget; 2) Consideration of Approval of Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport; 3) Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #13 Permitting Alternative Development Scenario in Oceanport; 4) Consideration of Approval of Award of Independent Auditing Services Request for Proposals; 5) Consideration of Approval the First Amendment to the Purchase & Sale and Redevelopment Agreement with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel.

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 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, on behalf of the FMERA staff, thanked Mr. Connelly for his excellent support and help. Mr. Steadman stated that he does not remember a time when he has reached out to the Mayor for advice, help or support that he did not respond quickly and positively, and it was always nice to know there was a good working relationship with Eatontown because of Mayor Connelly.

TREASURER'S REPORT

Jennifer Lepore, Manager of Accounting, stated that FMERA staff presented the 2019 FMERA Budget to the Audit Committee at their December 6th meeting. Based on their review, the Audit Committee recommended that the 2019 FMERA Budget be submitted to the Board for its approval at tonight's meeting.

2018 Projected Budget Results

- Expenses are under budget for 2018 due to a reduction in carrying costs. As property sales occur, expenses such as utilities, insurance and maintenance are reduced. Also, FMERA monitors spending very closely and controls expenses to the extent possible until closings occur, and funds are available.
- 2018 revenue is under budget due to delays in property sales that were projected for the year.
- The Authority is projecting a net gain of approximately \$1.2 million for 2018.

Independent Auditing Services Request for Proposals (RFP)

The Audit Committee has completed the Independent Auditing Services selection process. The Committee's recommendation for appointment as the Authority's Independent Auditor will be brought to the Board for their consideration at tonight's meeting.

PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

Joe Fallon, Senior Environmental Officer gave the following update on Utilities and Infrastructure, RFPs and Contracts:

- The design of the next two water main projects is with NJAW for review. Phases II and III will serve the County Homeless Shelter, the Oceanport Municipal Complex, County Motor pool, Eatontown DPW and bowling center parcel.
- On Monday, December 10th, a maintenance project commenced on the main post primary electrical substation. The project will last four days and involves two complete one-hour shutdowns. The two outages are scheduled for 4 a.m. to 5 a.m. Monday, December 10th, and 4 a.m. to 5 a.m. Monday, December 17th. When complete, the substation operation will be up-to-date, ensuring optimal performance. FMERA thanks our developers and tenants for their cooperation during the shut-downs.
- The Facilities Team and Maintenance has winterized buildings planned for sale or reuse. These properties are regularly inspected and maintained to ensure optimal market value.

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

2018 has been a busy and productive year for FMERA, with 4 real estate closings held, 6 contracts approved or executed, and 5 Requests for Offers to Purchase issued. Overall, about 74% 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 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
- The Fitness Center, currently undergoing renovations by FM Partners;
- Monmouth County Emergency homeless shelter; a 3-acre property on Murphy Drive where has broken ground for its
- 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:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Barker Circle, located in the historic district in Oceanport, 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 use.

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 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;
- 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;
- Howard Commons site on Pinebrook Road, approved for up to 275 new homes.

On August 20th FMERA received two proposals on the Expo Theater and one proposal for the Bowling Center. FMERA has begun negotiations with the Bowling Center bidder and will 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:

- Fabrications Shops, future flex space on Pinebrook Road;
- Pistol Range, to be renovated and expanded by Kiely Realty;
- Myer Center site, where NJEDA has facilitated the proposed use of the property for a new health care campus to be developed 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 next year.

On December 4th FMERA officially began its work related to the Innovation Challenge grant received by Monmouth County in conjunction with the New Jersey Institute of Technology (NJIT). Monmouth County and NJIT's affiliate, the New Jersey Innovation Institute, will spearhead the initiative to prepare for and begin a Cluster Readiness Assessment 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 goal of the study is to craft a sustainable economic model and build a collaborative tech cluster at Fort Monmouth. The project will also help determine the feasibility of launching an accelerator as part of a tech campus at Fort Monmouth.

FMERA is supporting Trinity Hall's holiday toy drive and is requesting donations from local businesses and community members. All donations will benefit the Ronald McDonald House and the Saint Peter Claver Center in Asbury Park. FMERA is accepting donations of new, unwrapped items through December 13th.

Mr. Steadman thanked Mr. Kloo and the NJDEP for their ongoing support of the redevelopment of the Fort through their work with the Army on various environmental projects that the Army has underway. 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 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 William Riviere of the NJDOT, Sean Thompson of the NJDCA and Sean Gleason of the NJDOL for their continued support.

Mr. Steadman stated that 2018 has been an excellent year with FMERA staff working on over thirty-five projects at this time. Mr. Steadman stated that he is proud to work with such a team of committed, talented, and enthusiastic individuals.

Mr. Steadman stated that FMERA staff meet with representatives of Oceanport, including 2 Council members, on December 12th and addressed many Oceanport issues, including the Allison Hall project, and had a very positive meeting.

Mr. Steadman stated that Christine Bell would be leaving FMERA and thanked her for being an outstanding resource to FMERA with regard to planning issues, review and responses to MCRs, and overall support of the FMERA team.

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.

Gary Baldwin stated that he has not received any complaints from the Tinton Falls residents regarding the Myer Center demolition and thanked Donna Sullivan and the NJEDA for an outstanding job on the demolition to date. Ms. Sullivan credited Tom Catapano, the NJEDA Project Manager for the Myer Center project.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee met on December 6th and discussed the following:

- Discussion regarding the Authority's Draft 2019 Budget. The Budget illustrates the Authority's progress in implementing the approved Phase 1 and Phase 2 EDC Agreements and the economic redevelopment of the Fort property. The Committee discussed the forecast for the 2019 property closings. The Committee reached a consensus and agreed to recommend to the Draft 2019 Budget to the Board for approval.
- Discussion regarding the RFP for Independent Auditing Services. The Committee reviewed the report from the Auditor Evaluation Committee and agreed with the selection of CliftonLarsonAllen, LLP to serve as the Authority's auditor for the fiscal years 2018-2020. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the Fee Schedule from CliftonLarsonAllen, LLP. The Committee reviewed the fee schedules and the hourly rates for the calendar years 2018-2020. The Committee agreed that the fees and rates were in line with industry standards. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Update on the Homeless Trust obligations and the Services In-Kind fees.

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

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

- Discussion regarding the 1st Amendment to the PSARA with Kenneth Schwartz for the Eatontown Barracks Arts/Culture Project. The Amendment will provide for an additional extension of the approval period. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the approval of Plan Amendment #11 for the Allison Hall Parcel in Oceanport. The Amendment would allow for the reuse of Allison Hall as office space, and in addition also permits retail and commercial uses; office, retail and commercial uses in Building 210, with the first floor dedicated only to restaurant use. Building 199 may be reused for office, retail or commercial uses and permits the option to demolish Building 199 and develop hotel of up to 3 stories and 110 rooms at the same location. This Amendment does not impact the permitted 720 residential dwelling units defined in the Reuse Plan, but rather transfers a portion of those units to the adjacent Lodging site. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the transmittal of Plan Amendment #13 for the Squier Hall Parcel in Oceanport. The Amendment contemplates the reuse of Squier Hall for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Other items of discussion:
 - a. HabCore
 - b. Officers Housing
 - c. Parcel B
 - d. Barker Circle
 - e. Howard Commons
 - f. Upcoming closings
 - Parcel C
 - JCP&L
 - g. Update on RFOTPs

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

Kenneth J. Kloo stated that the Committee met on October 1st and discussed the following:

- Update for several Findings of Suitability to Transfer, or FOSTs, including one for Squier Hall, which was posted for a 45-day public comment period October 16 and closed November 15. FMERA is expecting to receive the deed from the Army for the remaining parcel by the end of December. The Army has an internal requirement to conduct asbestos inspections on vacant buildings every two years. Because two years have passed, an asbestos survey will be required for Building 551 and two sewer lift stations, and the Marina, before their respective FOSTs can be issued. The asbestos surveys will be conducted in December.
- Update on several of the Carve-Out Parcels:
 - Squier Hall Parcel – Two soil removal actions have been completed and the report submitted to the DEP. The DEP subsequently issued an unrestricted No Further Action (NFA) determination for the area.
 - Former Dry-Cleaning Facility – Army has conducted the first round of chemical injections and will be completing a second round of injections in February. Preliminary results indicate no subsurface vapor concerns for downgradient properties.
 - Neutralization Pit at the Myer Center – Army submitted a Remedial Investigation / Feasibility Study to the DEP to remove the concrete vault, excavate contaminated soil and perform groundwater treatment. The Army contractor will be mobilizing in early December to remove the existing ground water treatment system and seal the existing wells. Upon completion, the Army will excavate the vault and contaminated soil.
 - Former AFFES Gas Station – Army submitted the Feasibility Study to the DEP in which they selected monitored natural attenuation for ground water and soil. The DEP has asked the Army to perform a site investigation of five hydraulic lifts which are found inside the garage area of building 699. Army has agreed to empty the hydraulic oil from the lifts, however, FMERA and DEP are pressing Army to remove the lifts and piping.

- Landfill Capping Project – Army has awarded a contract for the capping of the nine landfills, which will place a 2-foot vegetative soil cap on each of the landfills, beginning with landfills M2 and M8.
- Discussion regarding the two dozen active osprey nests at the Fort. To avoid conflicts that might hinder redevelopment, FMERA has received approval from the NJDEP for the removal of problematic nests in the off season.
- Discussion regarding the EDA demolition activities continue at the Myer Center and are scheduled to be completed by April 2019. Removal of the asbestos and universal wastes has been completed in all four building quadrants. The demolition of Quadrant 1 is 90% complete and the demolition of Quadrant 2, 60%.
- The sanitary line installation along Sherrill Avenue is complete. The design of the next two water main projects is at 90% and has been sent to New Jersey American Water for review.
- Update on recent property closings and RFOTPs that have been issued and will be issued in 2019.

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 met on November 27th and discussed the following:

- Discussion regarding Parcels C & C1. FMERA has executed a PSARA with Lennar Corporation.
 - Parcel C1 – FMERA closed on October 1, 2018. The parcel 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 executed 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.
- Discussion regarding Habcore. FMERA is working with Habcore on their selected site under FMERA's Legally Binding Agreement obligation.

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

Lillian Burry stated that the Committee did not meet this month.

Ms. Burry stated on December 17th at 10:30a.m., the Monmouth County Planning Board would be presenting a Merit Award to RPM Development for the reuse and redevelopment of the Officers Housing at Fort Monmouth.

Ms. Burry stated that Soldier On, an organization committed to ending Veteran homelessness, has received a grant from the State of NJ and will be breaking ground for a new community in Tinton Falls in February. This is a project that is outside of the Fort boundaries.

BOARD ACTIONS

A) The first item before the Board was Consideration of Approval of FMERA’s Draft 2019 Budget.

Christine Bell 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 Dennis Connelly.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Gary Baldwin	X		
Jay Coffey	X		
Dennis Connelly	X		
Adam Sternbach	X		
Donna Sullivan	X		

Motion to Approve: LILLIAN BURRY Second: DENNIS CONNELLY
AYes: 7

B) The second item before the Board was Consideration of Approval of Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport.

Christine Bell 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		
Dennis Connelly	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 Transmittal to Host Municipalities of Proposed Plan Amendment #13 Permitting Alternative Development Scenario in Oceanport.

Christine Bell 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.

Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Gary Baldwin	X		
Jay Coffey	X		
Dennis Connelly	X		
Adam Sternbach	X		
Donna Sullivan	X		

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

D) The third item before the Board was Consideration of Approval of Award of Independent Auditing Services Request for Proposals.

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 Gary Baldwin.

Motion to Approve: DENNIS CONNELLY Second: GARY BALDWIN
AYes: 7

E) The third item before the Board was Consideration of Approval of the First Amendment to the Purchase & Sale and Redevelopment Agreement with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel.

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

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

Motion to Approve: LILLIAN BURRY Second: DONNA SULLIVAN
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 Jay Coffey and unanimously approved by all voting members present, the meeting was adjourned at 8:00p.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
December 12, 2018

**Resolution Regarding
Draft 2019 Budget**

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, the draft 2019 budget illustrates the Authority's progress in implementing the approved Phase 1 and Phase 2 Economic Development Conveyance (EDC) Agreements and embarking on the economic redevelopment of the former Fort property and includes the EDC Budget, representing the projected 2019 financial activity under the approved Phase 1 and Phase 2 EDC Agreements; and

WHEREAS, the draft 2019 Budget summary includes the Budget based on the 2019 projected parcel sales to be sold with fifteen parcels projected to be sold with net earnings from parcel sales. The Land Costs for the parcel sales included payments on Notes to Monmouth County, the Working Capital Loan due to the New Jersey Economic Development Authority (EDA), the US Army, and the Homeless Accommodation under the terms of the EDC Agreement; and

WHEREAS, the Audit Committee has reviewed the draft 2019 Budget and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the draft 2019 Budget, as described in the attached memorandum.

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: December 12, 2018

EXHIBIT 1

ADOPTED
December 12, 2018

Resolution Regarding
Approval of Plan Amendment #11 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 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 #11, prepared by the Authority's planning consultant, Phillips Preiss Grygiel Leheny Hughes, LLC (PPGLH) and FMERA's Senior Planning and Development Officer envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. The development 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, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan Amendment #11 to the host municipalities at its September 25, 2018 meeting; and

WHEREAS, the 45-day comment period commenced on October 16, 2018; and

WHEREAS, the comment period expired on November 29, 2019 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 #11 and the responses to the comments from the three host municipalities and recommends adoption of Amendment #11.

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 #11 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport 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: December 12, 2018

EXHIBIT 2

**Resolution Regarding
Transmittal to Host Municipalities of Proposed Thirteenth 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 Squier Hall Parcel, the Reuse Plan envisioned that Squier Hall would be reused as office space or for educational reuse and that Buildings 291 and 295 would be reused for general administrative purposes. Building 288 was intended for reuse as the County Homeless Shelter. However, Amendment #6 moved the shelter to another location. The remaining buildings onsite would be demolished. The Reuse Plan contemplated that the Squier Hall parcel would be part of the High Tech and Green Industry Campus, with the Squier Hall parcel to be used specifically for office and educational uses. This portion of the Reuse Area provides an opportunity to leverage existing high-tech facilities, infrastructure, and the intellectual capital of a skilled area work force and it is intended to serve as an educational showpiece and to become the area's main knowledge center; and

WHEREAS, this amendment contemplates the reuse of Squier Hall for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus; and

WHEREAS, this Amendment maintains the land use concepts and plans articulated in the Reuse Plan, but also permits alternative development scenarios. The Amendment, prepared by FMERA's Senior Planning and Development Officer would permit the demolition of Buildings #291 and #295 and allow for the development of a college campus on the Squier Hall Parcel; and

WHEREAS, staff has reviewed the proposed Amendment with regard to the criteria in reviewing a proposed amendment and reached the following conclusions: 1) this Amendment permits the reuse of Squier Hall for classroom space; a 5 story/ 65' high residence hall, a 5 story/ 70' high academic lab building and visual arts center; a 5 story/ 65' high athletic center; a 2 story/ 80' high performing arts center; a 5 story/ 72' high parking garage; surface parking lots; practice athletic fields and ancillary support sheds and field houses; and a nature preserve and nature trails, and his Amendment does not impact the permitted 720 residential dwelling units defined in the Reuse Plan for the Oceanport Reuse Area; and

WHEREAS, this Amendment affects only the Oceanport Reuse Area. As to the portions of the Oceanport Reuse Area modified or impacted by the Amendment, this Amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed by providing the opportunity for potential businesses to partner with the University and pull from an on-site pool of potential interns and recent graduates; 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; and

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.

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #13 and recommends 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 #13 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: December 12, 2018

EXHIBIT 3

ADOPTED
December 12, 2018

**Resolution Regarding
the Appointment of an Independent Auditor Services**

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 pursuant to Executive Order 122 and the Authority’s By-Laws, the Authority’s Audit Committee commenced a procurement process to select an independent auditor; and

WHEREAS, the Audit Committee appointed the members of an Auditor Evaluation Committee, consisting of three (3) Authority Members; and

WHEREAS, the Auditor Evaluation Committee drafted and issued a Request for Proposals (the “RFP”) for Independent Auditing Services on September 28, 2018, to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Independent Auditing Services to the Authority for the fiscal years December 31, 2018, 2019 and 2020; and

WHEREAS, proposals were due on October 29, 2018 and one compliant proposal was received; and

WHEREAS, the Auditor Evaluation Committee graded and ranked the one compliant proposal and discussed the technical merits of each firm, concluding with a written report to the Audit Committee; and

WHEREAS, the Audit Committee reviewed the report and scores presented by the Auditor Evaluation Committee and agreed with the selection of CliftonLarsonAllen, LLP to provide Independent Auditing Services to the Authority; and

WHEREAS, the Audit Committee reviewed the Fee Schedule from CliftonLarsonAllen, LLP and approved the pricing and fees in accordance with the RFP; and

WHEREAS, the Audit Committee considers the evaluation process to be comprehensive and recommends that CliftonLarsonAllen, LLP be appointed as Independent Auditor for the Authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves CliftonLarsonAllen, LLP to be the Authority’s independent auditor for fiscal years 2018-2020 at a fee not to exceed \$113,940 with the Authority’s right to extend the term of the engagement for two (2) one (1) year extension options.

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: December 12, 2018

EXHIBIT 4

**ADOPTED
December 12, 2018**

**Resolution Regarding
First Amendment to Purchase and Sale & Redevelopment Agreement with Kenneth Schwartz
for the Eatontown Barracks Artist Live/Work Parcel in the Eatontown Reuse Area**

WHEREAS, on May 17, 2017, the Board authorized the execution of the Purchase and Sale & Redevelopment Agreement (“PSARA”) between FMERA and Kenneth Schwartz (“KS” or “Purchaser”) for the Eatontown Barracks Artist Live/Work Parcel (“the Property”) consisting of six World War II era, two-story wood frame buildings located on the Main Post, across Semaphore Avenue from Soldiers Park totaling approximately 24,780sf and occupying a 4.4± acre parcel; and

WHEREAS, pursuant to the terms of the PSARA, closing would occur within six months of satisfaction of the conditions precedent to closing, which includes Purchaser obtaining All Approvals necessary to develop the project; and

WHEREAS, pursuant to the terms of the PSARA, the Approval Period was to begin at the expiration of the Due Diligence, June 17, 2017, and run for an initial six month approval period with the option of extending this time period for one additional six month period provided Purchaser was proceeding in good faith, for a total period of time not to exceed twelve months; and

WHEREAS, under the Executive Director’s authority, Purchaser was provided a six-month extension upon expiration of the initial six-month timeframe as he has pursued his pre-closing approvals in good faith, which includes FMERA’s mandatory conceptual review; and

WHEREAS, although Purchaser has continued to pursue said approvals in order to expedite the timeline of redevelopment for the site, the Approval Period expired on July 15, 2018; and

WHEREAS, with the exception of an amendment to the Reuse Plan, Purchaser has the option to waive the performance of a covenant or a condition; FMERA, however, has requested that the Purchaser use his best efforts to pursue and obtain approvals prior to closing and Purchaser has submitted the mandatory conceptual review to FMERA, so therefore, FMERA requests an approval extension until July 14, 2019 for Purchaser to continue to pursue All Approvals; and

WHEREAS, all other material terms of the PSARA as presented to the Board will remain unchanged. The attached First Amendment to the PSARA is in substantially final form and the final terms of the amendment will be subject to the approval of FMERA’s Executive Director and the Attorney General's Office.

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the First Amendment with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel, on terms substantially consistent to those set forth in the attached memorandum and with final terms acceptable to the Executive Director and the Attorney

General's Office and authorizes the Executive Director to execute the Agreement.

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: December 12, 2018

EXHIBIT 5