

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director and Secretary

**DATE:** July 18, 2018

**SUBJECT:** Agenda for Board Meeting of the Authority

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1. **Call to Order – Dr. Robert Lucky, Vice-Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Welcome – Dr. Robert Lucky, Vice-Chairman**
6. **Secretary’s Report**
7. **Treasurer’s Report**
8. **Public Comment Regarding Board Action Items**
9. **Executive Director’s Report:**
  - Update on Requests for Proposals (RFPs) and Contracts
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
10. **Committee Reports**
  - Audit Committee – Robert Lucky, Chairman
  - Real Estate Committee – Robert Lucky
  - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
  - Historical Preservation Staff Advisory Committee – Jay Coffey, Chairman
  - Housing Staff Advisory Committee – Sean Thompson, Chairman
  - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

- a. Consideration of Approval of On-Site Property Maintenance Services Contract Award.
- b. Consideration of Approval of a Purchase and Sale and Redevelopment Agreement for the Marina in Oceanport.

12. **Other Items**

13. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

14. **Adjournment**

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**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
June 20, 2018  
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- John Tobia – Monmouth County Director of Public Works – V
- Gary Baldwin – Tinton Falls Borough Council President – V
- Joseph Irace – Oceanport Borough Council President – V
- Dennis Connelly – Mayor of Eatontown – V
- Adam Sternbach – Associate Counsel, Authorities Unit, Office of the Governor – V
- Tim Lizura – President/COO, NJ Economic Development Authority – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Sean Thompson, Division of Local Planning Services, NJ Department of Community Affairs
- Sean Gleason, Special Assistant to the Commissioner, NJ Department of Labor & Workforce Development
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Ryan Brown, Deputy Attorney General (DAG)
- FMERA staff

The meeting was called to order by Vice-Chairman Robert Lucky at 7:00p.m., who led the meeting in the Pledge of Allegiance to the Flag of the United States of America.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman stated that the notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, and that the meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA website.

The first item of business was the approval of the May 16<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Dennis Connelly and seconded by Joseph Irace.

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

**WELCOME**

Vice-Chairman Robert Lucky welcomed attendees to the meeting. Dr. Lucky stated that copies of the Board package were available at the door, and the Board package was posted to the FMERA website in the afternoon to give the public the opportunity to review the information in advance of the meeting.

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

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

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

The Vice-Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meeting protocol, 3 minutes per speaker for the first for agenda items only, and 5 minutes per speaker for the second for any FMERA business. The Vice-Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Vice-Chairman continued by stating that in his role he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Vice-Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

### **SECRETARY'S REPORT**

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

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

### **TREASURER'S REPORT**

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

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

There was no public comment.

### **EXECUTIVE DIRECTOR'S REPORT**

Kristy Dantes, Director of Facilities and Infrastructure gave the following update on Utilities and Infrastructure, RFPs and Contracts:

#### Utilities and Infrastructure:

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

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

#### Request for Proposals

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

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

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

In Oceanport, FMERA has sold 8 properties:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Main Post Chapel, sold to Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, sold to TetherView, a private cloud computing services company from New York;
- Oceanport Municipal Complex, a 13-acre property on Murphy Drive sold to the Borough of Oceanport last August;
- Fitness Center, sold to Fort Partners last fall, and currently undergoing renovations;
- Monmouth County emergency homeless shelter; a 3-acre property on Murphy Drive;
- Dance Hall, a 16,000 square-foot building on Brewer Avenue, sold to Regional Development Group for commercial and retail uses.

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

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

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

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

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

- Howard Commons site on Pinebrook Road, where American Properties proposed to construct single family detached homes and 51 affordable housing units;
- Eatontown Barracks, 6 buildings across from the Bowling Center on the Main Post, that Kenneth Schwartz will acquire this spring to redevelop into an arts and cultural center use;
- Suneagles Golf Course, where Martelli Development proposes to renovate Gibbs Hall and construct 75 residential units. The golf course would be protected by a 40-year deed restriction.

Staff is in discussions regarding the following Eatontown properties:

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

In Tinton Falls, FMERA has sold 6 properties:

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

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

- Fabrications Shops;
- Pistol Range, under contract to Kiely Realty;
- Myer Center, where the NJEDA's is demolishing 3/4 of a million square feet of obsolete building;
- Parcels C and C1, with Lennar Corporation, which is approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development. The 2 parcels recently received Planning Board approval and closings are planned for this summer.

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

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

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

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

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

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

Mr. Steadman thanked the Boroughs of Oceanport, Eatontown, and Tinton Falls and the County of Monmouth for their continued support and excellent working relationships on various operational issues.

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

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

Bruce Steadman gave an update on FMERA action items:

- Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

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

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

**BOARD ACTIONS**

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

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

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

Motion to Approve: DENNIS CONNELLY      Second: TIM LIZURA  
 AYes: 7

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

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

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

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

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

Motion to Approve: TIM LIZURA      Second: DENNIS CONNELLY  
 AYes: 6

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

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Tim Lizura and was seconded by Gary Baldwin.

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

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

Christine Bell read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

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

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

### **OTHER ITEMS**

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

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

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

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

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

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

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

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

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

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board meeting.

  
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Bruce Steadman – Secretary

Resolution Regarding the  
**Approval of Award of Surveying Services Contract**

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

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

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

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

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

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

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

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

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

**THEREFORE, BE IT RESOLVED THAT:**

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

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Attachment  
Dated: June 20, 2018

**EXHIBIT 1**

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**ADOPTED**  
**June 20, 2018**

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

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

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

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

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

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

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

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

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

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

**THEREFORE, BE IT RESOLVED THAT:**

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

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Attachment  
Dated: June 20, 2018

**EXHIBIT 2**

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**ADOPTED**  
**June 20, 2018**

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

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

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

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

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

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

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

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

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

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

**THEREFORE, BE IT RESOLVED THAT:**

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

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Attachment  
Dated: June 20, 2018

**EXHIBIT 3**

**ADOPTED**  
**June 20, 2018**

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

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

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

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

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

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

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

**THEREFORE, BE IT RESOLVED THAT:**

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

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: June 20, 2018

EXHIBIT 4

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**MEMORANDUM**

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: July 18, 2018

SUBJECT: Monthly Status Report

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**Summary**

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

**Treasurer's Report****1. Second Quarter 2018 Financial and Operational Summary**

FMERA staff presented the second quarter Financial and Operational Summary to the members of the Audit Committee at their July 12 meeting. Staff compared actual expenditures to the approved budget, as well as projected out to year-end to monitor spending and ensure we stay on or under budget. FMERA controls spending to the extent possible, until land sales occur and proceeds are received, at which point, we determine which projects in our 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.

**2. Independent Auditing Services Request for Proposals**

The RFP for Independent Auditing Services will be issued by the end of the month. Compliant proposals will be reviewed by members of the Evaluation Committee who will then meet to discuss their findings and prepare their report for submittal to the Audit Committee. We anticipate that the Audit Committee, based on their review of the Evaluation Committee's report, will make their recommendation for appointment as the Authority's Independent Auditor to the Board at the Authority's September 19, 2018 meeting.

**Executive Director's Report****1. Update on Utilities, RFPs and Contracts**

- **Utilities:**

- 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 Board 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 a 2-foot vegetative soil cap across 9 closed landfills, totaling approximately 50 acres. The Army Corp. anticipates awarding a contract in August with field work commencing in late September or early October.
- Request for Proposals
  - 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 June 18th. FMERA received one compliant proposal. At tonight's meeting, FMERA staff will recommend the Board approve the selection of Chenega Health Services, LLC to provide On-Site Property Management Services 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.

## 2. Update on RFOTPs

The following is a town-by-town summary of the status of our redevelopment projects.

In **Oceanport**, FMERA closed on the Fitness Center on September 26, 2017 enabling Fort Partners, LLC, to renovate and expand the facility to emphasize basketball, fitness, and swimming programs, medically based fitness and wellness programs, and individualized and group training and classes, along with related and ancillary uses including a pro shop and health café. On August 16, 2017 FMERA closed on a 13-acre parcel on Murphy Drive in Oceanport, where the Borough purchased the property for their new municipal complex. FMERA closed on the Russel Hall building and associated property on June 23, 2017. TetherView Property Management, LLC, a private cloud computing services company relocated from New York to the 40,000 square-foot former Garrison Headquarters building. The company had been occupying the building under a lease prior to the closing and has already completed extensive renovations for new and current tenants. Russel Hall currently houses a variety of businesses including tech companies, medical offices, and an architecture firm, among others. FMERA closed on the Main Post Chapel on February 27, 2017 when Triumphant Life Assembly of God Church purchased the approximately 16,372 square foot building for use as a house of worship. FMERA also closed on the Officer Housing parcels on January 13, 2017 with RPM Development. The company is renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty (20%) percent of the total units will be available to low- and moderate-income households. Rental units are expected to be occupied in summer 2018 and the for-sale units in the fall. FMERA sold the Dance Hall parcel to AP Development Partners/Regional Development Group on April 4<sup>th</sup>. The developer plans to renovate the Dance Hall as a microbrewery, coffee house, and banquet facility.

Also in Oceanport, FMERA has executed or approved contracts on the following two parcels:

- Building 501, an approximately 1.7-acre site identified for conveyance to Family Promise of Monmouth County via a Legally Binding Agreement (LBA). The finalized LBA, a supporting Administrative Letter and a Purchase and Sale Agreement with the company were approved by the Board at the September 2017 meeting.
- Lodging Area, a 15-acre site located on Parkers Creek, where the Board approved a PSARA with Somerset Development, LLC at the May 16<sup>th</sup> Board meeting calling for up to 185 new and renovated housing units.

FMERA is in negotiations for the sale and redevelopment of the following five properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital.
- Marina, approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant. At tonight's meeting, FMERA staff will present a recommendation to the Board to approve a PSARA with AP Development Partners, LLC.
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer has secured a commitment from a state university for use of the site, contingent upon an executed PSARA with FMERA. Squier Hall is eligible for the National Register of Historic Places and will be retained.
- Allison Hall, the 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses.
- Barker Circle, an approximately 19.5-acre parcel in the historic district which includes the repurposing of buildings 205, 206, 207, 208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.

FMERA issued the following RFOTPs on May 8, 2018:

- The Commissary, the 53,700± sf former Army supermarket; and the Post Exchange (PX) complex, a series of four circa 1970 wood-frame buildings totaling 45,626± sf, along with Building 812, a 5,563± sf building constructed in 1941 for use by the Army Service Corps;
- The Warehouse District, consisting of five general purpose administrative buildings (Buildings 909 through 913) constructed in 1943 and two circa 1954 warehouse buildings (975 and 976) totaling 77,589± sf; and
- The Post Office Area, including the 7,641± sf former Post Office (Building 1005), constructed in 1971; Tickets & Tours (Building 1010), a 2,600± sf building constructed in 1970; Building 800, a 14,964± sf administration and classroom building dating to 1942; and Building 801, the 9,267± sf recreation equipment checkout facility built in 1941.
- Parties bidding on the Commissary and PX and/or the Warehouse District will have the option of also bidding on the 1000 Area Parking parcel, a 5± acre lot that will provide off-street parking for the buildings that adjoin it. Proposals for all properties were due on July 16<sup>th</sup>.

In **Eatontown**, FMERA has initiated negotiations with the second-ranked bidder on Parcel B. The Authority's RFOTP called for the development of a mixed-use town center along Route 35 totaling approximately 250,000 square feet of retail and 302 housing units.

Also in Eatontown, FMERA has approved or executed contracts on three parcels:

- Howard Commons, where American Properties at Monmouth, LLC, plans to build up to 251 residential units on approximately 64 acres on Pinebrook Road. American Properties will first be responsible for demolishing the existing housing units on the property.

- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA entered into a PSARA with Kenneth Schwartz for the development of a commercial arts-related project, including studio, performance and gallery space, as well as short-term residential units for artists.
- Suneagles Golf Course, where FMERA has executed a PSARA with Martelli Development, LLC, to maintain and upgrade the existing Golf Course, renovate historic Gibbs Hall, and construct 75 new housing units. Martelli will continue to operate the course in the interim so it can remain open to the public as the redevelopment progresses.

Staff is in discussions with the Borough of Eatontown for potential reuse of Building 1123, a former general office building at Avenue of Memories and Wilson Avenue, by the Borough's Department of Public Works. Staff expects to present a recommendation to the Board at an upcoming meeting.

FMERA issued the following RFOTPs on June 22, 2018:

- Expo Theater, an 18,883sf entertainment facility built in 1968, previously used as a live theater and cinema; and adjacent properties, including Dean Field and portions of the M3, M5, and M4 landfills, as optional sub-parcels.
- The Bowling Center, an approximately 2.8-acre parcel including Building 689, is an approximately 17,599 sf, 20-lane bowling alley and Building 682, a 4,720-sf wood frame building to be demolished by the selected bidder.

In **Tinton Falls**, FMERA closed on Parcel F-3 on February 23<sup>rd</sup>. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store site, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center. FMERA closed on the Fort Monmouth Recreation Center on February 23<sup>rd</sup>, which had previously been leased by Monmouth County. FMERA closed on the Charles Wood Fire Station on May 22, 2018 and transferred the property to Commvault Systems, Inc. for use as corporate office and training space.

FMERA has approved or executed contracts on another three projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development, was recently approved by the Borough's Planning Board. Closings are expected in summer of 2018.
- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is slated to close imminently.
- Pistol Range and Satellite Road Parcel, with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel.

FMERA intends to issue the following RFOTPs:

- Pulse Power, a special purpose facility consisting of 15,690 sf of administrative offices and 10,786 sf of dry lab and testing space.
- Building 2719, consisting of 6,574 sf of administrative space and a 2,448 high-bay garage constructed in 2006.

On June 26, 2017, the New Jersey Economic Development Authority (EDA) issued an invitation to bid on the abatement, demolition and site improvements for the former Myer Center and the adjacent



building 2705. Bids were due on July 28<sup>th</sup> and 9 bids were received. EDA reviewed the submitted bids and has selected Tricon to provide remediation and demolition services. On September 20<sup>th</sup>, 2017, the Board approved a Purchase and Sale Agreement with EDA for the approximately 36-acre parcel. Work began in January 2018 and is anticipated to be completed in early 2019. Information regarding the abatement and demolition of the former Myer Center and Building 2705 is available on our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com).

On June 12, 2018, the EDA Board authorized the execution of an Agreement to Assign the Purchase and Sale Agreement (“Agreement”) between the Authority, the Fort Monmouth Economic Revitalization Authority (FMERA), and RWJ Barnabas Health (RWJBH) for the sale of the approximately 36.3-acre Parcel F-1 in Tinton Falls. RWJBH has indicated that it plans to create a health campus on the property.

At June’s meeting, the Board approved the execution of an Agreement to Assign among FMERA, EDA, and RWJBH providing for the assignment of a Purchase and Sale Agreement between FMERA and EDA for the Myer Center (a.k.a Parcel F-1).

### 3. Marketing Update

FMERA is currently focused on marketing the McAfee Complex and conducting outreach to prospective developers and partners in the technology space.

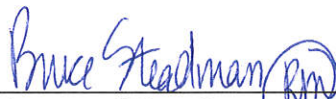
The Authority is hosting a half-day information session & discussion at the McAfee Center on July 25<sup>th</sup> with interested site-selectors, developers, and industry professionals. The agenda includes a Fort Monmouth redevelopment overview, our project goals & vision, feedback from attendees, and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

### 4. Action Items for Next Month.

- 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
- Continued work on the water, sewer, and electric system improvements

  
Approved By: Bruce Steadman

Prepared by: Sarah Giberson

**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.

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

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**RE:** Award of On-Call Property Maintenance Services Contract

**DATE:** July 18, 2018

Summary

I am requesting that the Board approve the selection of Chenega Healthcare Services, LLC (“Chenega”) pursuant to a Request for Proposals (RFP) to provide On-Call Property Maintenance Services to the Authority.

Background

Governor Christie signed P.L. 2010 c. 51 on August 17, 2010 to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or the “Authority”). The economies, environment, and quality of life of the host municipalities, Monmouth County, and the State will benefit from the efficient, coordinated, and comprehensive redevelopment and revitalization of Fort Monmouth.

FMERA issued a Request for Proposals 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 from the Authority to interested purchasers. The proposals were due on June 18, 2018. One compliant proposal was received.

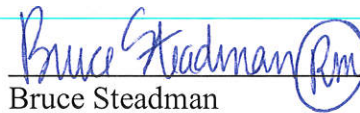
The one technical proposal was distributed to the Evaluation Committee. The Committee was made up of three New Jersey Economic Development Authority employees, all of which are assigned to the FMERA Office. The technical proposal was scored independently by each of the evaluators. The scores were then compiled and the Evaluation Committee met to review the scoring of the technical proposal. The technical evaluation scoring is based upon a comparative ranking with an emphasis on relevant experience and management approach. FMERA staff then 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. Staff was able to negotiate the hourly

rates to a reasonable range which is in line with the industry norm, as set forth in the attached fee schedule addendum for Chenega. Therefore, the evaluation committee recommends that the Board approve the selection of Chenega Healthcare Services, LLC as FMERA's On-Call Property Maintenance Services contractor 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.

Recommendation

In summary, I am requesting the Board approve the selection of Chenega Healthcare Services, LLC to provide On-Site Property Maintenance Services to the Authority, pursuant to a Request for Proposals.

---

  
Bruce Steadman

Attachment: Fee Schedule  
Prepared by: Regina McGrade



## 2.0 Fee Schedule [RFP Attachment 4]

**Forth Monmouth Economic Revitalization Authority**  
**ON-CALL PROPERTY MAINTENANCE SERVICES**  
**FEE SCHEDULE**

Base Period (7/23/2018 - 7/22/2020)

**In-house Provided Services**

TASK	Hourly Rate <sup>1</sup>	Level of Employee	Estimated Reimbursable Expense
Laborer Building	\$ 59.71	Laborer Building	\$ 449,050.74

**Recurring Services**

Base Level Administrative Fees	Fee Basis	Multiplier	Total
Fixed Recurring/retainer fees	24 months	\$27,256.69	\$ 654,160.56

**Subcontracted Services**

Service Category / Service Type	Fee Basis		Multiplier (percentage mark-up on Sub-contract)	Total
<b>Electrical Maintenance</b>				
Under 600 Volts - Straight Time-Weekdays (normal bus hrs)	\$ 150.00	Per Hour	16.97%	\$ 175.45
Under 600 Volts - Overtime-Weeknights	\$ 225.00	Per Hour	16.97%	\$ 263.18
Under 600 Volts - Premium Time-Nights / Saturdays / Sundays	\$ 300.00	Per Hour	16.97%	\$ 350.90
Over 600 Volts - Straight Time-Weekdays (normal bus hrs)	\$ 175.00	Per Hour	16.97%	\$ 204.69
Over 600 Volts - Overtime-Weeknights	\$ 262.50	Per Hour	16.97%	\$ 307.04
Over 600 Volts - Premium Time-Nights / Saturdays / Sundays	\$ 350.00	Per Hour	16.97%	\$ 409.38
Over 600 Volts - Consultations-Weekdays (normal bus hrs)	\$ 125.00	Per Hour	16.97%	\$ 146.21
NETA Certified Field Engineer - Straight Time-Weekdays (normal bus hrs)	\$ 225.00	Per Hour	16.97%	\$ 263.18
NETA Certified Field Engineer - Overtime-Weeknights	\$ 337.00	Per Hour	16.97%	\$ 394.18
NETA Certified Field Engineer - Premium Time-Nights / Saturdays / Sundays	\$ 450.00	Per Hour	16.97%	\$ 526.35
NETA Certified Field Technician - Straight Time-Weekdays (normal bus hrs)	\$ 200.00	Per Hour	16.97%	\$ 233.93
NETA Certified Field Technician - Overtime-Weeknights	\$ 300.00	Per Hour	16.97%	\$ 350.90
NETA Certified Field Technician - Premium Time-Nights / Saturdays / Sundays	\$ 400.00	Per Hour	16.97%	\$ 467.87



**Subcontracted Services**

Service Category / Service Type	Fee Basis	Multiplier (percentage mark-up on Sub-contract)	Total	
<b><i>Electrical Switchgear &amp; Electrical Systems</i></b>				
NETA - Certified Technicians - Straight Time-Weekdays (normal bus hrs)	\$ 160.00	Per Hour	16.97%	\$ 187.15
NETA - Certified Technicians - Overtime-Weeknights	\$ 240.00	Per Hour	16.97%	\$ 280.72
NETA - Certified Technicians - Premium Time-Evenings/ Holidays / Sundays	\$ 320.00	Per Hour	16.97%	\$ 374.29
Cable Splicers - Straight Time-Weekdays (normal bus hrs)	\$ 150.00	Per Hour	16.97%	\$ 175.45
Cable Splicers - Overtime-Weeknights	\$ 225.00	Per Hour	16.97%	\$ 263.18
Cable Splicers - Premium Time-Evenings/ Holidays / Nights / Saturdays / Sundays	\$ 300.00	Per Hour	16.97%	\$ 350.90
Travel Time - Straight Time-Weekdays (normal bus hrs)	\$ 100.00	Per Hour	16.97%	\$ 116.97
Travel Time - Overtime-Weeknights	\$ 125.00	Per Hour	16.97%	\$ 146.21
Travel Time - Premium Time-Evenings/ Holidays / Nights / Saturdays / Sundays	\$ 150.00	Per Hour	16.97%	\$ 175.45
Service Truck Mileage-Per Mile	\$ 2.50	Per Hour	16.97%	\$ 2.92
Bucket Truck-Per 8-Hr Day	\$ 675.00	Per Hour	16.97%	\$ 789.53
Oil Truck-Per 8-Hr Day	\$ 500.00	Per Hour	16.97%	\$ 584.83
<b><i>Excavation</i></b>				
Cat 320CL Excavator - Weekdays (normal bus hrs)	\$ 250.00	Per Hour	16.97%	\$ 292.42
Cat 320CL Excavator Sundays, Nights & Holidays	\$ 320.00	Per Hour	16.97%	\$ 374.29
JD 160 Excavator - Weekdays (normal bus hrs)	\$ 250.00	Per Hour	16.97%	\$ 292.42
JD 160 Excavator Sundays, Nights & Holidays	\$ 320.00	Per Hour	16.97%	\$ 374.29
JD 650 LGP Dozer - Weekdays (normal bus hrs)	\$ 200.00	Per Hour	16.97%	\$ 233.93
JD 650 LGP Dozer Sundays, Nights & Holidays	\$ 270.00	Per Hour	16.97%	\$ 315.81
Cat Track Skid Steer - Weekdays (normal bus hrs)	\$ 190.00	Per Hour	16.97%	\$ 222.24
Cat Track Skid Steer Sundays, Nights & Holidays	\$ 260.00	Per Hour	16.97%	\$ 304.11
JD 310 Backhoe - Weekdays (normal bus hrs)	\$ 200.00	Per Hour	16.97%	\$ 233.93
JD 310 Backhoe Sundays, Nights & Holidays	\$ 270.00	Per Hour	16.97%	\$ 315.81
JD 50D Small Excavator - Weekdays (normal bus hrs)	\$ 190.00	Per Hour	16.97%	\$ 222.24
JD 50D Small Excavator Sundays, Nights & Holidays	\$ 260.00	Per Hour	16.97%	\$ 304.11
JD 624 Wheel Loader 3.50 yd. cap - Weekdays (normal bus hrs)	\$ 240.00	Per Hour	16.97%	\$ 280.72



**Subcontracted Services**

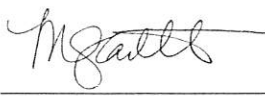
Service Category / Service Type	Fee Basis		Multiplier (percentage mark-up on Sub-contract)	Total
JD 624 Wheel Loader 3.50 yd. cap Sundays, Nights & Holidays	\$ 310.00	Per Hour	16.97%	\$ 362.60
Mack Tandem Dumps - Weekdays	\$ 160.00	Per Hour	16.97%	\$ 187.15
Mack Tandem Dumps Sundays, Nights & Holidays	\$ 230.00	Per Hour	16.97%	\$ 269.02
Bomag Large Roller - Weekdays (normal	\$ 190.00	Per Hour	16.97%	\$ 222.24
Bomag Large Roller Sundays, Nights & Holidays	\$ 260.00	Per Hour	16.97%	\$ 304.11
Mack Dump Trailer - Weekdays (normal	\$ 175.00	Per Hour	16.97%	\$ 204.69
Mack Dump Trailer Sundays, Nights & Holidays	\$ 245.00	Per Hour	16.97%	\$ 286.57
<b>Utility Mark-Out Services</b>				
Regular - Weekdays (normal bus hrs)	\$ 67.10	Per Hour	16.97%	\$ 78.48
After Hours/Overtime/ Emergency (2 hr.	\$ 74.75	Per Hour	16.97%	\$ 87.43
Damage Investigations - Weekdays (normal bus hrs) / Sundays, Night & Holidays / Evenings/ Holidays	\$ 67.50	Per Hour	16.97%	\$ 78.95
<b>Licensed Operator Services</b>				
Monthly Inspections	\$1,750.00	Per Hour	16.97%	\$ 2,046.92
Other Scheduled Services	\$ 65.00	Per Hour	16.97%	\$ 76.03
Emergency Work	\$ 97.50	Per Hour	16.97%	\$ 114.04

**Bidder's Name:** Chenega Healthcare Services, LLC

**Bidder's Address** 5726 W. Hausman Rd. Ste. 100 San Antonio, TX 78249

**Bidder's FEIN** 46-3328097

By signing below I certify that I am authorized to bind the bidder to the proposed fees stated above

By:  \_\_\_\_\_

Grace Castillo

(Printed Name)

Date: June 18, 2018

<sup>1</sup> Includes all direct labor costs and all overhead associated with each type of personnel

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 construction 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 in substantially final form, 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**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

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**RE:** Purchase and Sale Agreement & Redevelopment Agreement with Asbury Park Development Partners, LLC for the Marina Parcel in Oceanport

**DATE:** July 18, 2018

**Request**

I am requesting that the Board approve the Purchase and Sale & Redevelopment Agreement (“PSARA”) with Asbury Park Development Partners, LLC (“APDP”) for the sale and redevelopment of the Marina Parcel (the “Project”) in the Oceanport Reuse Area.

**Background**

FMERA issued a Request for Offers to Purchase (“RFOTP”) in connection with the planned redevelopment of the Marina Parcel in Oceanport on October 25, 2013. The Marina Parcel is an approximately 3.988-acre parcel that contains a 71-slip marina and boat launch ramp at Oceanport Creek, a riparian license from the State of New Jersey, together with Buildings 450, 498, 499, and 202 (the pump house aka building 494), and associated off-street parking. This parcel is located at Oceanport and Riverside Avenues in the 400 Area of the Oceanport Reuse Area and is targeted for reuse in the Fort Monmouth Reuse and Redevelopment Plan (the “Reuse Plan”).

Responses to the RFOTP were due on January 27, 2014 and two responses were received from APDP, and another proposer, who was deemed non-compliant. An evaluation committee scored the proposals and APDP was the selected proposal. As the selected proposal was also compliant with the RFOTP, the evaluation committee recommended proceeding with negotiations for a PSARA.

The Reuse Plan envisioned the 3.988-acre Marina parcel 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.

The Marina Parcel is a Phase 1 property under the June 25, 2012 Economic Development Conveyance Agreement between the Army and FMERA. The entire parcel constitutes an environmental carve-out and title is still held by the Army. The Army has received No Further Action letters from the New Jersey Department of Environmental Protection 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.

### **Purchase and Sale & Redevelopment Agreement**

Pursuant to the terms of the PSARA, APDP will pay \$900,000 for the property. Closing will occur within thirty (30) days of satisfaction of the conditions precedent to closing, which include but are not limited to: 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 New Jersey Economic Development Authority; and 4) FMERA acquiring title to the Property from the Army via quitclaim deed. APDP will endeavor to obtain all approvals within six (6) months of expiration of the due diligence period. APDP will have the option of extending its six (6) month period for obtaining Project approvals for one additional six (6) 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.

The Project will consist of infrastructure upgrades, repairs, and expansion of the existing boat house and Building 498, demolition of Buildings 202 (the pump house aka building 494) and 498, repairs to the marina, landscaping, and the development of a new or expanded restaurant facility. APDP has already completed construction of improvements to the Property, including infrastructure up-grades, expansion and/or repair of the existing boathouse, repair of the marina and Buildings 450 and 498, landscaping and development of a restaurant facility. APDP will complete the Project no later than sixty (60) months from closing, as evidenced by a temporary or permanent certificate of occupancy. FMERA will have the right to repurchase the property if construction is not timely commenced or completed. APDP will incur a minimum capital investment of approximately one million one hundred fifty thousand (\$1,150,000) dollars to complete the Project. The Purchaser 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 (3) years of receiving a certificate of occupancy or pay a penalty of \$750 for each job not created, not to exceed \$75,000.

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.


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.

Attached is the PSARA between FMERA and APDP which is in substantially final form. The final terms of the PSARA are subject to the approval of FMERA's Executive Director and the Attorney General's Office.

The Real Estate Committee has reviewed the request and recommends Board approval of the PSARA.

**Recommendation**

In summary, I am requesting that the Board authorize the execution of a Purchase and Sale Agreement & Redevelopment Agreement with Asbury Park Development Partners, LLC for the Marina Parcel in Oceanport

  
Bruce Steadman

Attachment: Purchase and Sale & Redevelopment Agreement  
Prepared by: Christine L. Bell

**ATTACHMENT**

[The attachment that the preceding memo refers to has been removed from this full agenda.]

