



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

The Vice-Chairman continued by stating that in his role he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Vice-Chairman continued by stating that FMERA continues to welcome the public's constructive comments and ideas. Finally, due to the number of designees at the Board table, Vice-Chairman asked each to introduce himself/herself and his/her affiliation for the benefit of the other attendees.

### **SECRETARY'S REPORT**

Bruce Steadman welcomed Mayor Anthony Talerico to the meeting. Mr. Steadman stated that FMERA has had an excellent working relationship with Eatontown over the years, and we look forward to continuing the relationship with Mayor Talerico's leadership.

### **TREASURER'S REPORT**

Jennifer Lepore, Manager of Accounting, stated that 2018 Comprehensive Annual Report of the Authority. The 2018 audit continues. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. The auditors will report their findings to the Audit Committee at the Committee's next meeting in April. Subject to the Audit Committee's recommendation, the 2018 Comprehensive Annual Report including the audited financial statements will be forwarded to the Board for their review and approval at the April meeting.

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

There was no public comment.

Lillian Burry asked if the former Army gas station on Avenue of Memories would be reestablished as a gas station. Mr. Steadman responded no, that the former gas station building would be razed, the property cleared of any facilities, and the land would become part of the tech campus parcel to be offered via RFOTP along with the McAfee Center later this year.

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

Kristy Dantes, Director of Facilities and Infrastructure gave the following update:

- FMERA has three water main extension projects planned on the main post. The first phase originates on Main Street at Anson Avenue, and will serve the County Homeless Shelter, the Oceanport Municipal Complex, and future development on Murphy Drive. New Jersey American Water has put that project out for bid. The other two phases will follow in the coming months.
- At tonight's meeting, staff will ask for Board approval on 2 MOUs between FMERA and the Two Rivers Water Reclamation Authority. The first MOU will provide additional engineering and design work for modifications to the existing and proposed sanitary systems in the Oceanport section of the main post. The second MOU establishes an agreement regarding how the development of the former nurses' quarters area will connect to the long-range design of the new sanitary system, and the area's interim connection to the existing sanitary system.
- The Army Corp of Engineers (AEC) has awarded a contract for the capping of 9 closed landfills totaling approximately 50 acres; remedial design is underway. Field work will commence late spring. FMERA is working closely with AEC and their contractor, to ensure mutually beneficial outcomes. The project will be complete by year-end 2020.
- Demolition of above-ground structures at the Myer Center is complete. Removal of remaining foundations and debris will extend several more weeks. The demolition project is on track to be completed in April or early May.

- Verizon has extended their underground fiber network system to serve the western end of the Historic District on the main post. Their grid will expand westward as new customers request service.
- In January, FMERA closed with Jersey Central Power & Light on the Charles Woods power grid, meaning we are longer an electrical power provider west of Route 35. That closing was the culmination many years of work, and a total group effort involving FMERA, the Attorney General's office, and JCP&L staff. Thank you to all involved.
- An overhead electric line relocation project around the physical fitness center parcel has begun. This will remove overhead power lines from the physical fitness center site and improve overall service on the main post.
- The Facilities and Maintenance Team continues to monitor winterized buildings planned for sale or reuse to ensure optimal market value.

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

FMERA continues to make good progress on the Fort's redevelopment. As FMERA starts 2019, about three-quarters of the Fort's 1,126 acres are sold, under contract, in negotiations, or entering the request for proposals process.

Part of our redevelopment process involves occasional updates to FMERA's Reuse & Redevelopment Plan, which serves as the master plan for the fort. At the December 2018 Board meeting, the Board approved the transmittal of Reuse Plan Amendment #13 to the three Host Municipalities. Amendment #13 seeks to accommodate the development of a satellite campus for New Jersey City University (NJCU) at the Squier Hall Complex in Oceanport. The deadline for comments was February 22<sup>nd</sup> and FMERA received several dozen, primarily from Oceanport officials and residents. FMERA is working with our planning consultant, Phillips Price Grygiel (PPG), to review and respond to the comments. In the meantime, NJCU representatives have met with Oceanport officials to discuss the project and the Borough's comments. As a result, NJCU is proposing changes to the school's second phase of the project that will address the Borough's concerns.

FMERA staff expects to complete its review of the Oceanport comments and NJCU's proposed changes in time for the April Board meeting. FMERA would like to thank the Borough officials and residents who took time to provide input on this important project. The public comment process is a vital step in the fort's redevelopment process, and we are confident it will result in a project that Oceanport, NJCU and FMERA can all point to with pride. We look forward to presenting a final version of Plan Amendment #13 at the April Board meeting.

Following is a town-by-town update on redevelopment:

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

- Patterson Army Hospital on Main Street owned and operated by AcuteCare Health System;
- Officer Housing, 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;
- Oceanport 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 Homeless shelter; a 3-acre property on Murphy Drive for its emergency shelter;
- Dance Hall, a 16,000 square-foot building on Brewer Avenue, sold to Regional Development Group for commercial uses (a microbrewery, coffee house and event space).

FMERA is under contract or approved to convey 5 Oceanport properties:

- 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 up to 185 residential units, to Somerset Development;
- Squier Hall Complex, a 30-acre parcel to KKF University Enterprises for lease to New Jersey City University;

- Allison Hall Parcel, a 12-acre 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 5 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 on Oceanport Avenue, planned for housing, office and retail uses;
- Commissary & PX, the Warehouse District and the Post Office Area, covering a combined 25 acres, for office and commercial uses.

FMERA intends to issue Requests for Offers to Purchase for both the McAfee Complex, on a 46-acre site, for a technology campus, and the 79-acre property east of Oceanport Avenue known as the 400 Area, which is planned for residential and commercial use, by summer of this year.

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

- Eatontown Barracks, 6 buildings across from the Bowling Center on the Main Post, that Kenneth Schwartz will redevelop into an arts-related use;
- Suneagles Golf Course, where Martelli Development proposes to renovate Gibbs Hall and construct 75 residential units. The golf course itself will be protected by a 40-year deed restriction.

Staff is in discussions regarding the following 4 Eatontown properties:

- Parcel B, the planned site of a mixed-use town center, where FMERA is negotiating a contract with the second-ranked bidder;
- Howard Commons site on Pinebrook Road, approved for up to 275 new homes;
- 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;
- Bowling Center, the 20-lane bowling alley on Avenue of Memories.

At tonight's meeting, staff will be requesting Board approval to reissue a Request for Offers to Purchase on the Expo Theater.

In **Tinton Falls**, FMERA has sold 8 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 sold 34 single-family building lots to Lennar Corporation last year;
- Parcel C, sold earlier this month to Lennar for the construction of 243 homes and approximately 58,000 sf of commercial space on Tinton Avenue.

FMERA has contracts on another 3 projects in Tinton Falls:

- The Fabrications Shops, future flex space on Pinebrook Road;
- Pistol Range, to be renovated and expanded by Kiley Realty;
- Myer Center site, the 36-acre where NJEDA has funded the demolition of the former Myer Center to make way for a new health care campus to be built by Robert Wood Johnson/Barnabas Health.

FMERA staff plans to issue RFOTPs for the 2 remaining Tinton Falls properties, the Pulse Power Building and Building 2719, within the next 2 weeks.

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

Sarah Giberson, Senior Marketing & Development Officer, stated that FMERA continues its work on the Innovation Challenge with Monmouth County, the New Jersey Institute of Technology (NJIT) and NJIT's affiliate, the New Jersey Innovation Institute. On February 6th, 2019 the New Jersey Innovation Institute (NJII) hosted nearly 40 New Jersey (NJ) leaders from industry, academia, and government at the FMERA offices. The goal of the meeting was to begin a progressive dialogue with NJ thought leaders focused on co-developing a strategy to establish an entrepreneur support facility (ESF) on the 50-acre Fort Monmouth Technology Campus. The second phase of the project is underway, which includes a second workshop planned for late March. Per NJII's report, the "focus will be on correlating local, Fort Monmouth, technology and demographic strengths and clusters (including corporate, investor, university, infrastructure assets) with technology and market trends poised for rapid growth over the next 1 to 5 years." FMERA will continue to market the McAfee Complex for redevelopment as a technology campus in tandem with the Innovation Challenge project.

On Saturday, March 16<sup>th</sup>, FMERA hosted nearly 60 Oceanport residents for a bus tour and overview of Fort Monmouth's redevelopment to-date. We'd like to thank the Oceanport residents and Mayor Coffey for joining us and for providing insightful questions and positive feedback. We hope to schedule additional tours in the future to discuss on-going projects and new development within each of the Boroughs.

FMERA intends to release the Pulse Power and Building 2719 parcels through the Request for Offers to Purchase process, within the next several weeks. Both parcels are located in the Tinton Falls section of the Fort and are planned for commercial redevelopment. Please sign-up for our Available Properties mailing list at [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com) to be notified when these properties are publicly made available.

Lastly, FMERA is pleased to announce its nomination of Freeholder Lillian Burry for the Annual Defense Community Awards, which honors the achievements and leadership present in our current and former defense communities. The John Lynch Base Redevelopment award recognizes an individual whose outstanding leadership has been essential in ensuring that a community or local redevelopment authority has helped address the community's specific economic needs following base realignment or closure. Freeholder Burry has demonstrated outstanding leadership through her tireless efforts to advance the redevelopment of Fort Monmouth over a period of more than 12 years and she is an ideal candidate for this award.

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, and on several other projects including water, sewer, and others.

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 noted in particular a recent meeting with the County's Engineering Department to review the many projects on the Fort that will be adjacent to or near the County streets. He thanked Lillian Burry for her help and support of the meeting.

Mr. Steadman thanked Donna Sullivan on behalf of the EDA for their ongoing work on the Myer Center demolition and other FMERA-related projects.

Mayor Talerico thanked the FMERA staff for the meetings they have had with him and Eatontown's new Borough Administrator Cherron Rountree. He said the meetings have been very helpful, and said he appreciated staff's time and efforts.

#### 4. Action Items for Next Month.

- a) Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- b) Continued meetings and tours with interested prospective employers and investors

- c) Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- d) Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities
- e) Continued work on the water, sewer, and electric system improvements.

f) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee will meet on April 10<sup>th</sup> to review the 2018 Audit.

g) REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky stated that the Committee met on March 12<sup>th</sup> and discussed the following:

- Discussion regarding the 1<sup>st</sup> Amendment to the PSARA for the Dance Hall. The Amendment would provide the developer, Regional Development Group an additional extension of the Approval Period due to the revised site plan. The Committee reached a consensus and agreed to recommend to the Board for approval.

Note: Mayor Talerico left the meeting at 4:30p.m.

- Discussion regarding the First Amendment to the Agreement to Assign for Parcel F-1 in Tinton Falls. The Committee reached a consensus and agreed to recommend to the Board for approval.

Note: Mayor Talerico returned to the meeting at 4:40p.m.

- Discussion regarding the reissuance of the RFOTP for the Expo Theater. FMERA received two responses to its June 2018 RFOTP, with one being non-compliant and the second was withdrawn, therefore, staff would like to issue a new RFOTP providing for greater flexibility in the property's redevelopment. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding an MOU with TRWRA for the planning, survey and design modifications to the existing sanitary sewer system. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding an MOU with TRWRA for the current and future provision of sanitary sewer service for the Nurses Quarters property. The Committee reached a consensus and agreed to recommend to the Board for approval.

Other Issues

- Plan Amendment #13
- Commissary
- Warehouse & Post Office Areas
- Barker Circle
- Nurses Quarters
- Bowling Center
- Parcel B
- Update on RFOTPs

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

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

- MCR for the Eatontown Barracks:
  - A soil erosion control plan will be required due to the disturbance of more than 5,000 sq. ft. of soil.
  - A CAFRA permit will be required due to the construction of the 84-plus-space parking lot.
- MCR for the Pistol Range:
  - A soil erosion and sediment permit will be required due to the disturbance of more than 5,000 sq. ft. of soil.
  - Applicant intends to seek a Letter of Interpretation and a verification regarding a flood hazard area.

- Applicant will have a storm water management plan.
- MCR for Squier Hall:
  - A soil erosion control plan and storm water permit will be required due to the disturbance of more than 5,000 sq. ft. of soil.
  - The developer proposes to construct a new drainage system to manage storm water runoff. Construction of the new storm water outfall would require an In-Water Waterfront Development permit from the DEP.
  - There are four storm water outfalls draining the property, and it is recommended that they be decommissioned and restored to a natural state when a new headwall is constructed.
  - The project is exempt from CAFRA due to the building being redeveloped as an educational institution.
  - A Flood hazard study is required due to the northeast portion of the project being within the 100-year tidal floodplain.
- MCR for the Dance Hall:
  - A soil erosion control plan will be required due to the disturbance of more than 5,000sq. ft. of soil.
  - Developer will be using the existing storm water infrastructure.

No further action relative to the MCRs for any of these projects is required by the Committee.

- Update for several Carve-Out Parcels:
  - Squier Hall Parcel – The Phase 1 and 2 deeds have been recorded and the DEP issued an unrestricted No Further Action (NFA) determination for these areas.
  - Former Dry-Cleaning Facility – Army has conducted two rounds of chemical injections and ground water samples have been collected. Two additional rounds of injections will be conducted in March. The preliminary results indicate that there are no soil vapors of concern for downgradient structures.
  - Neutralization Pit at Myer Center –Army removed the underground vault and contaminated soils and is working on an NFA request for soils which was to be submitted to the NJDEP in February. The Army will perform two rounds of ground water chemical injections in March.
  - Former AFFES Gas Station – The Army is preparing a Remedial Action Work Plan for the site. The Army proposes to dismantle and remove the existing treatment system. Soil vapor extraction and air sparge wells will be closed out. The Army will perform monitored natural attenuation for ground water. The Army will remove the oil from the five hydraulic lifts which are found inside the garage area of Building 699. FMERA has asked the Army to remove the lifts due to the unknown condition of the vessels and the immediately adjacent subsurface soil.
  - Landfill Capping Project – Army has awarded a contract for the capping of the nine landfills, which will place a 2-foot vegetative soil cap across all the landfills beginning with the M2 and M8 landfills.

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

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

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

Sean Thompson stated that the Committee met on February 26<sup>th</sup> and discussed the following:

- Discussion regarding FMERA's Affordable Housing obligations.
- Discussion regarding Parcels C & C1. FMERA has closed on both Parcels.
  - a) Parcel C1 will be developed with up to 49 residential units.
  - b) 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.

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

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that the Monmouth County Veteran's Connection office located at Russel Hall has been very successful, offering needed and important services to the County's military veterans.

**BOARD ACTIONS**

- A) The first item before the Board was Consideration of Approval of the First Amendment to the Purchase and Sale & Redevelopment Agreement for Building 552.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

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

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

- B) The second item before the Board was Consideration of Approval of Making the Expo Theater and Adjacent Properties Available through the Offer to Purchase Process.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Anthony Talerico and was seconded by William Deerin.

Motion to Approve: ANTHONY TALERICO      Second: WILLIAM DEERIN  
AYes: 7

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

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

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



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

D) The fourth item before the Board Consideration of Approval of a Memorandum of Understanding with Two River Water Reclamation Authority (TRWRA) for the planning, survey and design modifications to the existing sanitary system and east sanitary sewer interceptor.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

A motion was made by Donna Sullivan and was seconded by William Deerin.

Motion to Approve: DONNA SULLIVAN Second: WILLIAM DEERIN  
AYes: 7

Mayor Talerico recused himself from the following Board Action and left the meeting at 7:47p.m.

E) The fifth item before the Board Consideration of Approval of the First Amendment to the Agreement to Assign for Parcel F-1 in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 5.

A motion was made by Donna Sullivan and was seconded by Adam Sternbach.

Gary Baldwin asked about the stacked rubble from the Myer Center demolition project, and would the rubble be removed from the site or buried on site. Mr. Steadman responded that the rubble would be removed from the site, and only concrete material that had been crushed and tested would be used for fill material, if at all.

Mr. Baldwin asked about the status of the lime pit, and the underlying groundwater, at the Myer Center site. Mr. Steadman responded that the Army's sampling results would be sent to the NJDEP and to the prospective buyer for the parcel. NJDEP would make any decisions regarding an NFA for the site upon review of those results; likewise, the prospective buyer would do the same with regard to the proposed future project for the site.

Kenneth J. Kloo stated that for years there was a debate about how the Army was going to remove the vault. The Army ultimately agreed to excavate the vault rather than to just treat it. The vault has been removed and the contaminated soils have been excavated. The vault will be treated with chemical injections to try to accelerate the remediation of any residual contamination. The plan has been approved by the NJDEP and the Army will continue to monitor the progress.

Motion to Approve: DONNA SULLIVAN Second: ADAM STERNBACH  
AYes: 6

Mayor Talerico returned to the meeting at 7:51p.m.

**OTHER ITEMS**

Kenneth J. Kloo stated that in January he attended a meeting in Puerto Rico. "As part of the meeting I had an opportunity to visit the Roosevelt Roads BRAC site, which I believe was part of the same BRAC cycle as Fort Monmouth. The overgrown and deteriorating buildings and grounds and absence of any significant redevelopment

stand in stark contrast to the conditions here at Fort Monmouth. That brief visit made me realize how fortunate we are and underscored the great work of FMERA in advancing the redevelopment of Fort Monmouth.”

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

Stuart Brisky of Oceanport asked why a flag has not been flown on the Main Post since November 2018. Mr. Brisky asked how often the fire hydrants are inspected and if the fire hydrants that have been covered with black garbage bags are up to fire code requirements for covering a fire hydrant. Mr. Brisky asked why the Borough of Oceanport received a bill for a broken fire hydrant located on the Fort property considering that the Oceanport Fire departments are volunteers and respond to all calls at Fort Monmouth. Mr. Brisky stated that as a son of a WWII Veteran and an American, his father would be disgusted that the flag is not being flown over Fort Monmouth.

Mr. Steadman stated that the mechanism to tie off and fly the flag has been broken since November, and FMERA has reached out to the limited vendors who have the capabilities to fix the mechanism on the flag pole. It has been a challenge to find an experienced contractor. The parts are on order and as soon as the flag pole is fixed, FMERA will fly the flag again. Mr. Steadman noted that he too is the son of a World War II veteran, and also the father of a veteran of our conflicts in the Middle East, and that no one wants that flag to be flown more than he does. He stated the FMERA staff takes great pride in flying the flag, takes extra effort to make sure the flags flown are of the highest quality, and that they are removed and replaced if the slightest tear or opened thread are noticed.

Mr. Steadman stated that the bagged fire hydrants have been tested and it has been determined that they no longer work, therefore an agreement is in place with the local fire departments that the hydrants will be black-bagged to indicate that they are not working. Mr. Steadman stated that the remaining fire hydrants are flushed on a monthly basis to ensure that they are operational, and that there are several newly installed fire hydrants as part of the new water system

Kristy Dantes stated that there are thirteen new fire hydrants on the new Main Post Historic district water loop that were installed in 2018 and are owned and operated by New Jersey American Water (NJAW). The remaining fire hydrants have been shut down because they are not located within a building location where they are needed. The Tinton Falls, Eatontown and Oceanport fire departments have been advised that if a fire hydrant is not red then it is inoperable, unless it is verified by FMERA. Ms. Dantes stated that the Army water system is old and each time the hydrant is opened and flushed it is susceptible to a water main break.

Mr. Steadman stated the bill that was sent to Oceanport was related that the Oceanport fire department using a fire hydrant for training purposes without asking FMERA for permission, and that the hydrant was not properly closed after it was used which created a hammer effect on the water system which subsequently led to a water main break. There were thousands of gallons of water lost due to the water main leak, and a corresponding water bill for approximately \$12,000 due to the break, and to repair the water main break itself cost FMERA \$11K, for a total of \$23,000 Mr. Steadman stated that it is FMERA’s custom when something like this happens, to ask the Borough to pay for the associated costs incurred. This incident occurred in October of 2017, and to date the bill has not been paid yet by the Borough of Oceanport. When FMERA has inquired about the status of payment, the Borough has stated that their insurance company is working on it, but when FMERA makes an inquiry to the insurance company, they have been non-responsive to FMERA. So, FMERA is out \$23,000 due to this incident.

There being no further business, on a motion by Gary Baldwin and seconded by Lillian Burry and unanimously approved by all voting members present, the meeting was adjourned at 8:02p.m.

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

  
\_\_\_\_\_  
Bruce Steadman – Secretary

**Resolution Regarding  
First Amendment to Purchase and Sale & Redevelopment Agreement for the Dance Hall (Building 552)  
Parcel in the Oceanport Reuse Area**

**WHEREAS**, On August 17, 2016 the Members authorized the execution of the PSARA between FMERA and AP Development Partners, LLC (“APDP”) subsequently assigned to its affiliate, Regional Development Group, LLC (“RDG” or “Purchaser”) for the Property that contains the Dance Hall (Building 552), Van Kirk Park and an associated parking area located on the Main Post, along Saltzman Avenue and Caren Franzini Way (a.k.a. Brewer Avenue). Dance Hall is approximately 16,420 sf and occupies a 4.2± acre parcel of land within Fort Monmouth, Oceanport, New Jersey. The PSARA was executed on December 20, 2016; and

**WHEREAS**, Pursuant to the terms of the PSARA, RDG opted to waive all approvals and closed on the Property on April 4, 2018; and

**WHEREAS**, RDG was to begin construction within forty-five days of closing and complete the project within twelve months, on or by May 19, 2019; and if proceeding in good faith toward completion of the project, RDG is entitled to a six-month extension of the completion date until November 19, 2019; and

**WHEREAS**, on January 5, 2018, RDG submitted an application in support of the FMERA’s Mandatory Conceptual Review (“MCR”) for a Minor Site Plan; review of that application was completed on February 13, 2018; and

**WHEREAS**, following this review, the Purchaser opted to revise the site plan and expand the scope of the Project to include an approximately ±5,905-square-foot addition, triggering a need for a new MCR application for Major Site Plan approval; and

**WHEREAS**, the expanded Project increases both the usable space in the facility, as well as increases the capital investment from approximately \$1,500,000 to approximately \$4,600,000; and

**WHEREAS**, a new MCR application for Major Site Plan was submitted on December 20, 2018. RDG received a preliminary review letter addressing outstanding items as of February 26, 2019; and

**WHEREAS**, Purchaser is proceeding in good faith toward the completion of the project; however, review of a new MCR application for a Major Site Plan, as well as the expanded scope of the Project, has impacted Purchaser’s ability to complete the project on or before November 19, 2019; and

**WHEREAS**, due to these changes, FMERA staff requests an additional six-month extension until May 19, 2020 for Purchaser to complete the Project; and

**WHEREAS**, RDG plans to assign the PSARA to an affiliate, The Loft Partnership, LLC, created specifically for the Project, subject to Section 31 of the PSARA and FMERA staff review; and

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

**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 to the PSARA for the Dance Hall Parcel providing for an additional extension of the completion date and a change in the scope of Project for the proposed addition and increase in capital investment, as defined in the PSARA, 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: March 20, 2019**

**EXHIBIT 1**

**ADOPTED**  
**March 20, 2019**

**Resolution Regarding**  
**Approval to Make the Expo Theater and Adjacent Properties Available through the Offer to Purchase Process**

**WHEREAS**, in accordance with Section 19:31C-2.5(a) of FMERA's Rules for the Sale of Real and Personal Property, "the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process"; and

**WHEREAS**, the Expo Theater, also known as Building 1215, is an entertainment facility consisting of 18,883 sf, with a 995-seat auditorium previously used as a live theater and cinema located on the Fort's main thoroughfare in Eatontown; and

**WHEREAS**, the Fort Monmouth Reuse & Redevelopment Plan (Reuse Plan) contemplates the building be reused as a commercial or non-profit community theater, and

**WHEREAS**, in response to interest in the property, at the Authority's December 2017 meeting, the Board authorized the issuance of a Request for Offers to Purchase (RFOTP) and staff issued the RFOTP in June 2018 which allowed for the reuse or demolition of the Expo Theater and redevelopment of the parcel for a use consistent with the Reuse Plan; and

**WHEREAS**, FMERA received two responses to its June 2018 RFOTP, however one was determined to be non-compliant and the other was ultimately withdrawn by the proposer; and

**WHEREAS**, staff now seeks to issue a new RFOTP providing greater flexibility in the property's redevelopment and rather than limiting the reuse of the 6.9± acre Expo Theater parcel to a community theater, or an alternate non-residential use consistent with or complementing the planned uses in the area restricted to arts, culture, or entertainment related uses, the RFOTP proposes to allow for the parcel's reuse for entertainment and related uses to include theater or event space. Ancillary retail, restaurant and/or office uses would also be permitted and will also allow for the property to be used for active and passive recreation, as well as for outdoor events and concerts and related parking, with FMERA conveying the majority of Dean Field and the landfill area subject to open space restrictions. Further, respondents may propose to retain or demolish the Expo Theater building; and

**WHEREAS**, a 5,000± sf portion of the M3 landfill extends onto the northeast corner of the abutting Parcel B development site. The Expo Theater RFOTP will state that, in the event the Parcel B redeveloper opts to exclude the M3 Sub-parcel from its development, FMERA will merge it with the balance of the M3 landfill and convey it in connection with the Expo Theater sale. If that occurs, the total acreage of the optional landfill area will increase to approximately 15.02 acres.

**WHEREAS**, the redevelopment of land and buildings on Fort Monmouth for uses other than those currently contemplated in the Reuse Plan is subject to separate Board approval of a Reuse Plan amendment or a use variance. In this instance, because the RFOTP would allow offers with uses different than those in the Reuse Plan, the RFOTP will state that changes in use will be subject to a Reuse Plan amendment or a use variance.

**WHEREAS**, staff recommends proceeding with the offer to purchase process for the Expo Theater rather than sealed bids and this recommendation is based on several factors. First, potential purchasers have expressed interest to FMERA staff in acquiring and renovating the property for entertainment and related uses. Second, the building's current configuration may no longer represent the property's highest and best use, and staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value of the Expo Theater parcel. Accordingly, staff believes that negotiation with

respondents may be necessary to ensure that FMERA's objectives are met, and that the value of the property is maximized; and

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

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the Expo Theater and Adjacent Properties in Eatontown available through the offer to purchase process, as set forth in the attached memorandum.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Requests for Offer to Purchase and the notice of availability for sale through the offer to purchase process.

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: March 20, 2019**

**EXHIBIT 2**

**ADOPTED**  
**March 20, 2019**

**Resolution Regarding  
Approval of a Memorandum of Understanding between FMERA and the Two Rivers Water Reclamation Authority ("TRWRA") regarding the interagency agreement for the planning survey and design for the design modifications to the existing sanitary system and east sanitary sewer interceptor**

**WHEREAS**, On January 18, 2017, the FMERA Board approved staff's execution of a Memorandum of Understanding ("MOU") with TRWRA for the planning (including preparation of all applications and associated, prerequisite environmental and engineering services), survey and design for the replacement of the sanitary sewer system located within the Oceanport section of the Fort. On October 2018, FMERA and TRWRA through this prior interagency cooperation completed the replacement of over 3,000 LF of new sanitary sewer mains in the Oceanport section of the Fort, and;

**WHEREAS**, FMERA and TRWRA, in continued cooperation, seek to explore the modification of the Fort's existing sewer system and the identification of potential locations for replacement sewer interceptors in the Oceanport section of the Fort in order to further redevelop and reuse the property; and

**WHEREAS**, the Parties enter into this MOU to reflect the mutual understanding of the Parties relative to the Design and Engineering Work, as defined in the MOU, for the design modifications to the existing sanitary system and east sanitary sewer interceptor for the Oceanport section of the Fort as an extension of the scope of work contemplated under the 2017 MOU; and

**WHEREAS**, the Design and Engineering Work consists of six tasks, which are depicted in the attached memorandum; and

**WHEREAS**, the cost of the described Design and Engineering Work shall not exceed Twenty-Five Thousand Four Hundred (\$25,400) Dollars and FMERA must approve any exceedance of this contract price. If FMERA approves of the exceedance, FMERA will work cooperatively with TRWRA to identify additional sources of funding for the Design and Engineering Work. At no point should the contract price exceed Thirty Thousand (\$30,000) Dollars. The Parties understand that no TRWRA funds will be used in advancement of the Design and Engineering Work; and

**WHEREAS**, the Design and Engineering Work shall be performed for the Project in accordance with industry standards and specifically in accordance the TRWRA Rules and Regulations and regulations and standards of the NJDEP; and

**WHEREAS**, the Parties intend to negotiate subsequent Memoranda of Understanding to address the construction and installation of improvements for replacement sewer mains and an effluent pumping system for the Oceanport section of the Fort along with a service agreement with TRWRA to govern the sanitary flow in this section, and these subsequent Memoranda of Understanding for construction and installation and the service agreement will be presented to the Members of the Real Estate Committee for review and for Board approval prior to execution by FMERA; and

**WHEREAS**, the attached MOU is in substantially final form and the final document will be subject to the approval of FMERA's Executive Director and the Attorney General's Office; and

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



**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Board authorizes the execution of a Memorandum of Understanding which confirms the mutual understanding and intention between the Fort Monmouth Economic Revitalization Authority and the Two Rivers Water Reclamation Authority regarding the interagency agreement for the planning (including preparation of all applications and associated, prerequisite environmental and engineering services), survey and design for the design modifications to the existing sanitary system and east sanitary sewer interceptor for the portion of the Fort located within the Borough of Oceanport.

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: March 20, 2019**

**EXHIBIT 3**

**ADOPTED  
March 20, 2019**

**Resolution Regarding  
Approval of a Memorandum of Understanding between the Fort Monmouth Economic Revitalization Authority and the Two Rivers Water Reclamation Authority ("TRWRA") regarding the current and future provisions of sanitary sewer service for the Nurses Quarters property.**

**WHEREAS**, on January 18, 2017, the FMERA Board approved staff's execution of a Memorandum of Understanding ("MOU") with TRWRA for the planning (including preparation of all applications and associated, prerequisite environmental and engineering services), survey and design for the replacement of the sanitary sewer system located within the Oceanport section of the Fort. On October 2018, FMERA and TRWRA through this prior interagency cooperation completed the replacement of over 3,000 LF of new sanitary sewer mains in the Oceanport section of the Fort, and;

**WHEREAS**, FMERA and TRWRA in continued cooperation intend to enter into another MOU regarding the current and future provisions of sanitary sewer service for the Nurses Quarters property; and

**WHEREAS**, at closing with the Nurses Quarters developer, FMERA will escrow the required \$125,000 contribution toward off-site sewer improvements and utilize those funds, along with other FMERA resources, to fund the new South Interceptor. Upon completion of the new South Interceptor, the Nurses Quarters developer will fund the connection of all buildings (presently existing or to be constructed) on the Nurses Quarters property to the new South Interceptor and properly abandon or remove the existing connection to the local sewer; and

**WHEREAS**, TRWRA agrees to permit the developers of Nurses Quarters property to temporarily connect new and existing units on the Nurse's Quarters property to the Local Sewer System and to send effluent to the meter chamber to be transported and treated by TRWRA until the anticipated South Interceptor is complete; and

**WHEREAS**, it is anticipated that the closing of the Nurses Quarters will occur in the next twelve months; and

**WHEREAS**, it is anticipated that sufficient funds from future sales will be accumulated by FMERA within the next thirty-six (36) to sixty (60) months to fund the new South Interceptor; and

**WHEREAS**, the Parties intend to negotiate subsequent Memorandums of Understanding to address the construction and installation of improvements for replacement sewer mains and effluent pumping system for the Oceanport section of the Fort along with a service agreement with TRWRA to govern the sanitary flow in this section, and these subsequent Memorandums of Understanding will be presented to the Members of the Real Estate Committee for review and Board approval prior to execution by FMERA; and

**WHEREAS**, the attached MOU and Exhibit "A" are in substantially final form. The final document will be subject to the approval of FMERA's Executive Director, TRWRA, and the Attorney General's Office; and

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

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Board authorizes the execution of a Memorandum of Understanding that will confirm the mutual understanding and intention between the Fort Monmouth Economic Revitalization Authority and the Two Rivers Water Reclamation Authority for the current

and future provision of sanitary sewer service for the Nurses Quarters property located within the Borough of Oceanport.

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: March 20, 2019**

**EXHIBIT 4**

**Resolution Regarding**  
**First Amendment to the Agreement to Assign for Parcel F-1 in Tinton Falls**

**WHEREAS**, after negotiations among RWJBH, NJEDA and FMERA (jointly the “Parties”) and the approval of the NJEDA and FMERA Boards, the Parties executed an Agreement to Assign on August 10, 2018, that included the terms and described in the attached memorandum; and

**WHEREAS**, under the executed Agreement to Assign, RWJBH’s Due Diligence Period commenced on the Effective Date and concluded one hundred twenty days thereafter on December 10, 2018. Due to the NJEDA’s ongoing demolition efforts on the Myer Center parcel, RWJBH has not been able to conduct subsurface environmental due diligence in the footprints of Buildings 2700 and 2705 or the Lime Pit Area; and

**WHEREAS**, RWJBH desires to conduct additional testing to assess subsurface environmental conditions at the Property on the surface and beneath the area of (i) Buildings 2700 and 2705 and (ii) the Lime Pit Area after the completion of the demolition efforts; and

**WHEREAS**, the Parties have agreed to modify and amend the Agreement to Assign to reflect the terms as described in the attached memorandum; and

**WHEREAS**, the provisions of Paragraph 10(a) of the Agreement to Assign notwithstanding, RWJBH shall have sixty (60) days after completion of demolition of Buildings 2700 and 2705 to conduct additional inspection, sampling and testing to assess subsurface environmental conditions on the surface and beneath the area of (i) Buildings 2700 and 2705 and (ii) the Lime Pit Area (the “Additional Environmental Testing Period”).

**WHEREAS**, NJEDA and/or FMERA shall provide thirty (30) days advance notice to RWJBH of the completion of such demolition and the anticipated commencement of the Additional Environmental Testing Period, which shall not occur until such time as RWJBH’s access to the Property is unhindered by the demolition and related equipment/personnel, and such additional testing can be undertaken by RWJBH and its representatives without safety concerns related to the demolition and related equipment located on the Property.

**WHEREAS**, the attached First Amendment to the Agreement to Assign is in substantially final form and the will be subject to the approval of FMERA’s Executive Director and the Attorney General’s Office; and.

**WHEREAS**, on March 4<sup>th</sup> the EDA Board approved the First Amendment to the Agreement to Assign; and

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

**THEREFORE, BE IT RESOLVED THAT:**

1. The Board authorizes authorize the execution of the First Amendment to the Agreement to Assign among the New Jersey Economic Development Authority, the Fort Monmouth Economic Revitalization Authority and RWJ Barnabas Health, Inc. providing for a sixty (60) day Due Diligence extension to assess subsurface environmental conditions on the surface and beneath the area of Buildings 2700 and 2705 and the Lime Pit Area at 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.