

**Fort Monmouth Economic Revitalization Authority
Board Meeting
January 22, 2020
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
- Jay Coffey – Mayor of Oceanport – V
- Anthony Talerico – Mayor of Eatontown – V (via phone)
- Vito Perillo – Mayor of Tinton Falls – V
- Lillian Burry – Monmouth County Freeholder – V
- Stephanie Brown – Associate Counsel, Authorities Unit, Office of the Governor – V
- Dave Nuse – Executive VP, Real Estate & Community Development, NJ Economic Development Authority – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Baden Almonor, Central Regional Chief, NJ Department of Labor & Workforce Development
- Sean Thompson, Director, Division of Local Planning Services, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Laura Drahushak, 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.

Kara Kopach announced that in accordance with the Open Public Meetings Act, 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 December 18th regular meeting minutes. A motion as made to approve the minutes by Jay Coffey and seconded by Dave Nuse.

Motion to Approve: JAY COFFEY Second: DAVE NUSE
AYes: 6

WELCOME

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

Dr. Lucky noted the protocol regarding the two opportunities for the public to address the Board, with the 3-minute limit for agenda items, and the 5-minute limit for all other FMERA business.

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.

SECRETARY'S REPORT

Bruce Steadman stated that there was no Secretary's report.

TREASURER'S REPORT

Jennifer Lepore, Manager of Accounting, stated that FMERA staff is beginning to prepare the Authority's 2019 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and the final report will be presented to the Board in April.

The Authority's independent auditors, CliftonLarsonAllen, LLP, will begin work on their audit of the Authority's operations in early February. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work is scheduled to begin the last week of February.

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

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

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

The facilities, environmental, and maintenance teams are in full winter mode. Buildings slated for sale or reuse are regularly monitored, sanitary lift stations are frequently checked, and the electrical power grids are monitored to provide developers the best possible service. FMERA is working closely with New Jersey American Water and Two Rivers Water Reclamation Authority on several infrastructure projects that will serve future development. Facilities continues to work with the Army Corp. of Engineers on environmental concerns, the cleanup of carve-outs, and the landfill capping project. The Facilities department continues to assist developers with utility and environmental questions, and supports the real estate development team with RFOTP's, MCR's, tours, and development plans.

Sarah Giberson, Senior Marketing & Development Officer gave an overview on property sales and RFOTPs:

FMERA continues to make good progress on the Fort's redevelopment, with about three-quarters of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 20 properties, and another 15 parcels are under contract or have Board-approved contracts.

Within the last year, FMERA has sold 4 properties:

- Squier Hall, slated for reuse as a satellite college campus for New Jersey City University, planning to open late 2020;
- A major redevelopment site, Parcel C in Tinton Falls, to Lennar Corporation. Lennar began site work this spring for 243 homes and about 58,000 sf of commercial space on the 40-acre site. The company is also currently constructing 45 single family homes on the 15-acre Parcel C-1 site in Tinton Falls that it purchased from FMERA last year;
- Building 501 in Oceanport was conveyed to a non-profit, Family Promise, which is now operating a daytime counselling and assistance center for families in need at that location;
- Telecommunications Tower and Land in Oceanport sold in October to Global Signal Acquisitions, LLC.

Staff hopes to sell the Marina and the Fabrication Shops to our contract purchasers by the first quarter of 2020.

FMERA staff is currently in contract negotiations over the sale of 3 additional parcels.

Contracts for 2 Oceanport properties, the Commissary & PX Complex and the Nurses Quarters, were approved by the Board at the November meeting and are currently in their due diligence phase.

Sarah Giberson stated that at FMERA's November Board meeting, the Board approved a request to make the 400 Area available through the RFOTP process. Planned as Oceanport's town center, this future, transit-oriented development is envisioned as a pedestrian-friendly neighborhood with water views, a dynamic mix of amenities, and attractive residential living. Next week, FMERA is hosting a redevelopment showcase to discuss its vision for the 400 Area with prospective purchasers and related professionals. Over 100 people have responded to the event and registration is now closed. Please note, due to fire code and room capacity FMERA will only be able to accommodate pre-registered guests. An RFOTP is anticipated in the first quarter of the year.

Last year, FMERA advertised the Tinton Falls Commercial parcel through the RFOTP process. Two proposals were received by the December 2, 2019 deadline. FMERA staff, in conjunction with the Office of Attorney General and the FMERA Real Estate Committee, have determined that both proposals received for the Tinton Falls Commercial Parcel RFOTP do not include enough specificity to appropriately evaluate whether the planned redevelopment captures the highest and best use of the Property or significantly advances the economic position of the municipality. Therefore, we will be asking the Board at tonight's meeting for approval to terminate the RFOTP and issue a revised RFOTP immediately after the 10-day Governor's veto period expires. Please refer to the Board Memo, which will be made available on our website, for more details.

FMERA also continues its work with NJII, an affiliate of NJIT, to advance our redevelopment efforts related to the future McAfee Innovation Campus. NJII is continuing its research and development efforts with the intention of creating a model for a viable, on-site incubator as well as attracting targeted industries to the property. Additionally, NJII is collaborating and advising FMERA on communicating our vision for an R&D/Technology/Innovation campus via the RFOTP process.

This Friday, FMERA will host a panel ("Transforming Fort Monmouth's Innovation Legacy: Repurposing One of NJ's Top Assets") at the New Jersey Planning Conference focusing on both the Fort's overall redevelopment and FMERA's plans for establishing an innovation district. This is another significant opportunity for Fort Monmouth to increase awareness and raise the profile of the Fort and its redevelopment efforts. Special thanks to our Marketing Consultant, Catherine Timko of the Riddle Company for securing this placement, along with our panel participants, Steve Denholtz of Denholtz Properties, Chelsea Kogelmeier of New Jersey Innovation Institute, and Upendra Sapkota of FMERA.

Please visit our website, www.fortmonmouthnj.com, or follow us on Instagram at @fortmonmouthnj for our latest updates and latest development opportunities.

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

Mr. Steadman thanked Mayor Coffey for the invitation for him and Dave Nuse to give a presentation on the Fort Monmouth redevelopment at the Oceanport Council meeting on January 16th. Mr. Steadman noted it was a good meeting, with several good questions from the Council members. Mr. Steadman stated that FMERA staff is available for similar presentations in Eatontown, Tinton Falls and the County.

Bruce Steadman gave an update on FMERA action items:

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) Continued drafting and revisions of documents for the 30+ projects underway

COMMITTEE REPORTS

1. AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month but will be meeting after the Authority's audit is complete.

2. REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky stated that the Committee met on January 14th and discussed the following:

- Discussion regarding the FMERA expired rules for Real and Personal Property Leasing, Sale of Real and Personal Property; Land Use. The rules, which remain part of the New Jersey Administrative Code, must be proposed as new rules subject to the sixty-day comment period. In the interim, FMERA will continue to apply the rules. FMERA is not proposing changes to the rules and requests that they be approved in their prior form. The Committee reached a consensus and agreed to recommend it to the Board for approval.
- The Committee was notified via email on January 17, 2020 to review the recommendation to terminate the Tinton Falls Commercial Parcel Request for Offer to Purchase process and issue a new RFOTP for the Tinton Falls Commercial Development Parcel. The Real Estate Committee reviewed the request and staff received approval to recommend it to the Board for approval.
- Other Issues
 - Parcel B
 - Howard Commons
 - Expo Theater
 - Lodging Area
 - Sherrill Avenue
 - 400 Area RFOTP
 - MCIA Update

Mr. Steadman noted that based on comments made by members of the Real Estate Committee, as well as language contained within the RFOTP and winning proposal, relating to future use of the Expo Theater parcel to include Community Theater, Arts, Entertainment, Cultural Events, in addition to recreation and sports events, would require a programming schedule to be included in the Term Sheet to set forth these uses.

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

Kenneth J. Kloo stated that the Committee met on January 13th and discussed the following:

Per FMERA's statute, the Authority's Environmental Staff Advisory Committee shall be the exclusive environmental commission for all land use matters and approvals with the Fort Monmouth Project Area, therefore, a public meeting is required for all Mandatory Conceptual Reviews, or MCRs.

The Public portion of the meeting was called to order at 4:30 PM.

The Committee discussed its role with regards to the Mandatory Conceptual Reviews and opened a discussion regarding the MCR Environmental Checklist for the Lodging Parcel and Allison Hall Parcel.

The following environmental requirements were identified in the MCRs for the two projects:

- Soil Erosion and Sediment Control Plans will need to be submitted due to the disturbance of more than 5,000 square feet of soil.
- Stormwater General Permits are required due to the disturbance of an acre or more of soil.
- The project areas of disturbance exceed one acre; therefore, the projects would be considered a major development and subject to the DEP's Stormwater Management requirements.
- Coastal Area Facilities Review Act (CAFRA) permits are required.

- Flood Hazard Assessments should be performed due to the properties' location next to Parkers Creek.
- The area of Parkers Creek that borders the parcels has been designated as a waterway that requires a 50-foot wide riparian zone in accordance with the Flood Hazard Control Act rules.
- State Tidelands claims for a small strip of land in the vicinity of Parker's Creek will need to be resolved.
- Osprey nesting platforms are located within the boundaries of the Lodging Parcel and FMERA has secured approval from the DEP to restrict access to the platforms by placing a protective cover on them until all demolition and construction is completed. No osprey nesting platforms are present on the Allison Hall Parcel.
- Environmental Constraints Drawings will be prepared to show the proposed developments in relation to the riparian zone, wetland areas, wetland transition zones, and the flood hazard zone.

The Committee discussed and considered additional recommendations for each of the projects.

There being no further business regarding the MCR discussion, the public portion of the meeting was closed at 5:25 PM.

FMERA staff provided an update on the Group 2 and Group 3 Findings of Suitability to Transfer (FOSTs):

- FMERA is working with the Army Corps of Engineers and is currently finalizing the Group 2 deed with regards to the ECP102D parcel, where a portion of the parcel overlaps with the M-5 landfill on the Bowling Center parcel.
- The Group 3 FOST is being circulated within the Army Corps of Engineers for final comments and will then be transferred to FMERA for review and comment.

The developer's contractor has completed the Phase I due diligence for the Lodging Parcel and installed and sampled four monitoring wells. FMERA is awaiting the results of the ground water sampling.

FMERA staff concluded the meeting with an update on the Carve-out Parcels:

- Former Dry-Cleaning Facility – The Army has completed the demolition of the facility, collected ground water samples and is finalizing the Remedial Investigation/Feasibility Study Report.
- Neutralization Pit at Myer Center – The Army began a second round of chemical injections in January.
- Former AFFES Gas Station – Soil samples collected adjacent to the building and down-gradient of the five hydraulic lifts inside the garage area of Building 699 were completed and the results indicated no exceedances of standards. The Army is continuing additional testing on the site.
- Building 1122 & 1123 – The buyer is completing the due diligence Phase 1 report and is preparing a Phase 2 sampling plan. The developer has collected soil samples from Building 1122, the former auto craft shop and from the former underground storage tank. The developer has conducted test pits and found no environmental concerns.
- Commissary parcel – The Army is in the process of completing remediation and excavation of PAH-contaminated soil with the goal to obtain a No Further Action (NFA) from the DEP. The Army was issued an NFA for the petroleum discharge area.
- Former Aboveground Storage Tank, Building 886 – The Army continues to evaluate the soils and anticipates completing the work in January.
- Landfill Capping Project – The Army is working to obtain permit equivalency compliance to submit to the DEP.

4. HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Jay Coffey stated that the Committee met on January 16th and discussed the following:

Per FMERA's statute, the Authority's Historical Staff Advisory Committee shall be the exclusive historic preservation commission, for all land use matters and approvals with the Fort Monmouth Project Area, therefore a public meeting is required for all projects that are included within the Historic areas on the Fort.

The Public portion of the meeting was called to order by Chairman Jay Coffey at 4:00p.m.

Discussion regarding the Mandatory Conceptual Review (MCR) for the Lodging Area.

- A portion of the Property is located within the Fort Monmouth National Register Historic District. The Fort Monmouth Historic District is listed in both New Jersey and National Registers of Historic Places. Buildings 270, 271 and 328 are listed as contributing resources to the Fort Monmouth Historic District.
- Buildings 270 & 271 will be adaptively reused for a total of thirty-six (36) affordable residential units. Building 328 will be reused for storage and garage space and will serve as an ancillary support building to Building 270 & 271. Buildings 270, 271 & 328 will be redeveloped as per FMERA's historic guidelines and NJSHPO's requirements.
- The proposed exterior modifications to Buildings 270, 271 & 328 are necessary to meet ADA compliance and other safety requirements and these changes do not negatively affect the original overall historic character of the buildings.

The Committee reached a consensus and agreed that the renovations and reuse of Buildings 270, 271 and 328 will not impact the historic character of the buildings.

Discussion regarding the Mandatory Conceptual Review (MCR) for Allison Hall.

- Allison Hall was one of the first buildings constructed on Fort Monmouth under the Army's permanent building campaign and is listed as a contributing building in the Fort Monmouth Historic District and the National Register of Historic Places.
- The developer will renovate Allison Hall as office, retail and/or commercial uses. The developer has indicated that any proposed modification to Allison Hall will be carried out as per FMERA's historic guidelines and SHPO standards. Some minor modifications are proposed to bring them up to current standards and ADA compliance. There will be no changes to the Allison Hall building footprint.
- Proposed modifications to the Allison Hall building do not negatively affect the original historic character of the building.

The Committee reached a consensus and agreed that the renovations and reuse of Allison Hall will not impact the historic character of the buildings.

There being no further business regarding the Mandatory Conceptual Reviews (MCRs) for the Lodging Area and Allison Hall, the public portion of the meeting was closed at 4:40p.m.

Other Items of Discussion

- Update on RFOTPs

5. HOUSING STAFF ADVISORY COMMITTEE (SEAN THOMPSON, CHAIRPERSON)

Sean Thompson stated that the Committee met on January 21st and discussed the following:

- Discussion regarding Parcels C & C1. FMERA has closed on both Parcels with Lennar Corporation.
 - Parcel C1 – The parcel is being developed with up to 49 residential units of which 21 of the units are under contract or sold.
 - Parcel C is being 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. FMERA is currently in negotiations with the developer and the parcel will be developed for up to 275 homes with 20% affordable.
- 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. Martelli has received site plan approval from the Borough of Eatontown and has applied to the County.
- Discussion regarding Parcel B. 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. FMERA has signed a PSARA with RPM Development. 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 has signed a PSARA with Somerset Development. The Lodging Area will be redeveloped with 185 townhomes. Historical Buildings 270 & 271 will be redeveloped for the 20% affordable.
- Discussion regarding Barker Circle. FMERA has signed a PSARA with Regional Development Group. Barker Circle will include the development of 75 housing units with 20% affordable units.
- Discussion regarding Permanent Supportive Housing and FMERA's obligation to provide funds for 20 units in Tinton Falls and 20 units in Eatontown.

Mr. Thompson noted that FMERA will need to obtain and file pertinent documents from completed residential projects that verify the 20% affordable residential units have been built and thusly occupied, per the FMERA statute.

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

Lillian Burry stated that the Committee did not meet this month. Further, Freeholder Burry noted that the Soldier On veterans housing project in Tinton Falls (outside the Fort boundary) is expected to have a ground-breaking in March of 2020. She noted that a federal grant and a Monmouth County grant both have been obtained by Solder On to help with the construction.

Mayor Petrillo recognized the work of the Tinton Falls Planning Board in support of the project, and he thanked Lillian for her diligent and long-lasting efforts to help produce a veterans housing project in Monmouth County.

BOARD ACTIONS

1. The first item before the Board was Consideration of Approval of Real and Personal Property Leasing; Sale of Real and Personal Property; Land Use Rules.

Anthony Talerico joined the meeting (via phone) at 7:35p.m.

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 Vito Perillo.

Bruce Steadman conducted a roll call vote.

NAME	YES	NO	ABSTAIN
Robert Lucky	X		
Jay Coffey	X		
Vito Perillo	X		
Anthony Talerico	X		
Lillian Burry	X		
Stephanie Brown	X		
Dave Nuse	X		

Motion to Approve: LILLIAN BURRY Second: VITO PERILLO
AYes: 7

Anthony Talerico left the meeting at 7:37p.m.

2. The second item before the Board was Consideration of Approval to terminate the Offer to Purchase Process for the Tinton Falls Commercial Parcel and the Issuance of a new Request for Offers to Purchase (RFOTP).

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

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

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
AYes: 6

OTHER ITEMS


There were no other items before the Board

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

There was no public comment.

There being no further business, on a motion by Lillian Burry and seconded by Jay Coffey and unanimously approved by all voting members present, the meeting was adjourned at 7:40p.m.

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



Bruce Steadman – Secretary

ADOPTED
January 22, 2020

**Resolution Regarding
Real and Personal Property Leasing; Sale of Real and Personal Property; Land Use**

WHEREAS, on February 21, 2019, the Fort Monmouth Economic Revitalization Authority rules for Real and Personal Property at N.J.A.C. 19:31C-1, Sale of Real and Personal Property at N.J.A.C. 19:31C-2, and Land Use at N.J.A.C. 19:31C-3 expired; and

WHEREAS, the rules, which remain part of the New Jersey Administrative Code, must be proposed as new rules subject to the sixty-day comment period, and in the interim, FMERA will continue to apply the rules and is not proposing changes to the rules and requests that they be approved in their prior form; and

WHEREAS, staff is requesting approval of the expired rules proposed for Real and Personal Property Leasing, Sale of Real and Personal Property; Land Use as new rules; and to authorize staff to submit the attached notice for promulgation in the New Jersey Register, subject to final review and approval by the Office of the Attorney General and the Office of Administrative Law (OAL); 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 the expired rules proposed for Real and Personal Property Leasing, Sale of Real and Personal Property; Land Use as new rules; and authorizes staff to submit the attached notice for promulgation in the New Jersey Register, subject to final review and approval by the Office of the Attorney General and the Office of Administrative Law (OAL).

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

ATTACHMENT

Dated: January 22, 2020

EXHIBIT 1

Resolution Regarding
Approval to Closing out the Offer to Purchase Process for the Tinton Falls Commercial Parcel and Issuance of a
New Request for Offers to Purchase

WHEREAS, the Tinton Falls Commercial Development Parcel is an approximately 31.25± acre parcel of land containing nine buildings located at Pearl Harbor Avenue and Pinebrook Road in the Tinton Falls Reuse Area of the Charles Wood Area of the Fort (“the Property”); and

WHEREAS, the Reuse Plan contemplates continued research & development use at the Pulse Power building, the demolition of Buildings 2719 and 2704 for the creation of passive or active open space, and the continued use of the Pistol Range and Fire Training Area and the Property is in the Tinton Falls Mixed-Use Technology Office / R & D Business Campus development district in the Land Use Rules and the district allows for office/research and institutional uses in a campus-like setting; and

WHEREAS, based on staff’s recommendation, and with the Real Estate Committee’s concurrence, the Board authorized proceeding with the offer to purchase process for the Tinton Falls Commercial Parcel at the August 2019 meeting of the Authority; and

WHEREAS, the August 2019 Board memorandum noted that, pursuant to the Reuse Plan and its subsequent amendments, the highest and best use of the site would be achieved by deviating from the plan and offering a larger parcel for redevelopment as either office/R&D or an alternate commercial use consistent with or complementing the planned uses in the area and allow either reuse of the buildings (exclusive of those specifically identified for demolition under the RFOTP) or demolition and redevelopment of the parcel; and

WHEREAS, this approach would require staff to evaluate proposals with an emphasis on planning and design considerations, because the surrounding area is substantially redeveloped with a mix of commercial and residential uses, as well as capital investment and job creation triggered by the redevelopment of the parcel in support of FMERA’s mission to generate jobs and reinvigorate the local economy; and

WHEREAS, on September 27, 2019, FMERA publically issued an RFOTP for the Tinton Falls Commercial Parcel with proposals due on December 2, 2019; and

WHEREAS, proposals were received from two entities; both entities proposed a significant portion of the parcel as unplanned/undefined open space, leaving the majority of the Property undeveloped for an undetermined timeframe; and

WHEREAS, N.J.A.C. 19:31C–2.13 authorizes FMERA “to reject all sealed bid(s) and offer(s) to purchase and to either re-advertise or terminate an advertised solicitation . . . for any other reason in the best interests of the Authority or the redevelopment plans for Fort Monmouth as determined by the Authority”; and

WHEREAS, in light of the proposals leaving large swaths of land without an open space deed restriction and/or without specifically defining future development, FMERA staff believes that the RFOTP does not contain the required specificity to fulfill FMERA’s purpose to oversee the development of the Fort in “a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare” as well as to “promote and advance the economic use of the facilities located at Fort Monmouth.” C.52:27I-24; and

WHEREAS, staff believes the issuance of a new RFOTP that provides further clarification regarding the highest and best use of the Property will generate responses that provide a defined and succinct redevelopment plan that is reflective of FMERA’s vision and provides clear evidence of the related economic and community impacts; and

WHEREAS, staff is requesting authority to issue a new RFOTP for the Tinton Falls Commercial Development Parcel in order to achieve FMERA’s goal of developing a well-defined, commercial project that is complementary to the surrounding uses and furthers the economic growth of Fort Monmouth, and the new RFOTP will place greater emphasis on

qualities necessary to achieve the type of redevelopment that was envisioned in the Reuse Plan and as a result of existing and on-going redevelopment and recommend that the proposals consider incorporating additional information as described in the attached memorandum; and

WHEREAS, the Real Estate Committee has reviewed the request to terminate the Tinton Falls Commercial Parcel Request for Offer to Purchase process and the issuance of a new RFOTP for the Tinton Falls Commercial Development Parcel and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves: (i) authorizing FMERA staff to terminate the Offer to Purchase process with respect to the Tinton Falls Commercial Redevelopment Parcel in Fort Monmouth's Tinton Falls Reuse Area without awarding a purchase contract and return the deposits to the bidders; and (ii) authorize the issuance of the new Request for Offers to Purchase the Tinton Falls Commercial Development Parcel consistent with the objectives outlined above.

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

ATTACHMENT

Dated: January 22, 2020

EXHIBIT 2