

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 18, 2021
Via Teleconference**

MINUTES OF THE MEETING

Members of the Authority and/or Designees present via teleconference:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Stephen Gallo – Public Member – V
- Lillian Burry – Monmouth County Commissioner – V
- Jay Coffey – Mayor of Oceanport – V
- Anthony Talerico – Mayor of Eatontown – V
- Tracy Buckley – Tinton Falls Borough Council President – V - Designee
- Jamera Sirmans – Associate Counsel, Governor’s Authorities Unit – V – Designee
- Dave Nuse – Executive VP, Real Estate & Community Development, NJEDA – V - Designee
- Kenneth J. Kloo – Director, Site Remediation Program, NJ Department of Environmental Protection – Designee
- Baden Almonor – Central Regional Chief, NJ Department of Labor & Workforce Development – Designee
- William Riviere – Principal Planner, NJ Department of Transportation – Designee

V – Denotes Voting Member

Members of the Authority not present:

- Sean Thompson – Director, Division of Local Planning Services, NJ Department of Community Affairs – Designee

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Laura Drahushak, Deputy Attorney General (DAG)
- FMERA staff:
 - Regina McGrade – Administrative Manager
 - Kara Kopach – Deputy Executive Director/Director of Real Estate Development
 - Sarah Giberson – Manager of Marketing & Development
 - Upendra Sapkota – Senior Project Officer – Planning & Development
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Jennifer Lepore – Accounting Manager

The meeting was called to order by Vice-Chairman Robert Lucky at 5:00p.m. who asked for a moment of silence for unity and safety in lieu of the Pledge of Allegiance to the Flag of the United States of America, given that the meeting was being held remotely by telephone.

Bruce Steadman explained the teleconference meeting protocol with regards to the Board and public’s participation. He stated that due to the current worldwide health situation, and the need to curtail or eliminate in-person meetings, the FMERA August Board meeting for was being held remotely, with Board, staff, and the public participating via telephone. He stated that all Board votes would be roll-call votes, for the purpose of verifying the Board members’ votes, including acceptance of the Minutes from the previous meeting. He noted that at the beginning of the Public Comment periods, he would ask members of the public who wished to make a comment or ask a question to state their name, and that he would call on each of them to make their comment or ask their question.

Mr. Steadman thanked the staff, Board members, and the public for their cooperation in accepting and following these modifications to the normal public meeting routine and noted that otherwise it was FMERA’s intention to adhere to a normal meeting agenda.

Kara Kopach announced that in accordance with the Open Public Meetings Act, notice of the meeting and notice of the change in the meeting to a teleconference 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 July 21st regular meeting minutes. A motion as made to approve the minutes by Steve Gallo and seconded by Tracy Buckley.

Lillian Burry stated that the July 21st meeting minutes should be amended to reflect that Teri O'Connor, Monmouth County Administrator is not a member of the Authority but was the Designee for County Commissioner Lillian Burry at the July 21st meeting. The meeting minutes will be updated to reflect same.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Dave Nuse	X		

Lillian Burry abstained from voting stating that she was not at the July meeting.

Motion to Approve: STEVE GALLO Second: TRACY BUCKLEY
Ayes: 7

The second item of business was the approval of the July 21st Executive Session meeting minutes. A motion as made to approve the minutes by Dave Nuse and seconded by Jay Coffey.

Lillian Burry stated that the July 21st meeting minutes should be amended to reflect that Teri O'Connor, Monmouth County Administrator is not a member of the Authority but was the Designee for County Commissioner Lillian Burry at the July 21st meeting. The meeting minutes will be updated to reflect same.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Dave Nuse	X		

Lillian Burry abstained from voting stating that she was not at the July meeting.

Motion to Approve: DAVE NUSE Second: JAY COFFEY
Ayes: 7

WELCOME

Vice-Chairman Robert Lucky welcomed attendees to the Authority's teleconference meeting. Dr. Lucky stated that a copy of the Board package was posted to the FMERA website to give the public the opportunity to review the information in advance of the meeting. 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 the September board meeting would also be a remote teleconference meeting. Mr. Steadman stated that the FMERA staff continues to work daily on FMERA business, albeit remotely, and are working on several projects which are still moving forward through reviews, negotiations, approvals, and other tasks.

TREASURER'S REPORT

Jennifer Lepore, Accounting Manager stated that at the July meeting, the Board authorized a loan for up to \$21,782,000 from the New Jersey Economic Development Authority (EDA) to be utilized to pay the subsequent notes issued by the Monmouth County Improvement Authority (MCIA) that mature on November 9, 2021. The loan documents are currently being drafted and we are expecting to close on the loan by October 1, at which time, the funds will be wired to MCIA. This loan will allow FMERA to pay the notes in full at maturity and fulfill its obligation to the MCIA and Monmouth County.

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

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

1. Kristy Dantes, Director of Facilities & Infrastructure gave the following update:

FMERA is currently working on completing the following Deeds with the Army:

- The Group 5 Deed is in draft form at the Army level. FMERA is expecting a copy for review in September.
- The Army BRAC Office has finalized the Finding of Suitability to Lease (FOSL) for carve-out parcel 16 at the Myer Center. The Army Corp has sent FMERA a draft lease, which is under review by the team.

Other projects in process include:

- The completion of surveys for the Mega Parcel, Barker Circle parcel, Eatontown Borough Parks parcel, and Parcel 6, including utility easements and Rights-of-Way.
- FMERA staff has begun discussions and preliminary investigative work with Jersey Central Power and Light for the eventual transfer of the Main Post power grid.
- The 5,600-foot 24-inch water main extension project by New Jersey American Water along Avenue of Memories is on hold until Tuesday, August 24th. NJAW expects completion by December 1, 2021.
- Work associated with the Army's landfill capping project continues. Vegetative clearing work is complete at the M2 landfill. Capping work at the M12 & M14 landfills is underway and capping work at the M3, M4, M5, M18 and M25 landfills is complete. The Army Corp. still anticipates field-work completion by year-end 2021.
- The DCA Bureau of Fire Code Enforcement has now inspected 64 buildings on the main post. The team continues to address identified fire safety concerns and prepare a management plan.
- The NJDEP approved a Treatment Works Agreement, or TWA, for the Somerset on-site sanitary system design on the Lodging parcel. The DEP also approved the TWA for the \$5.2M Two Rivers Water Reclamation Authority project to install the east interceptor, pump station and Oceanport Avenue force main.

2. Sarah Giberson, Marketing and Development Manager gave an overview on property sales and RFOTPs:

FMERA continues to make good progress on the Fort's redevelopment, with about 80 percent of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 29 parcels, and another 7 parcels are under contract or have Board-approved contracts.

FMERA has various contracts under review at this time and anticipates presenting these PSARAs to the Board over the course of the next several meetings. Additionally, FMERA is targeting closings on Barker Circle and the Eatontown Parks parcel, in the coming weeks.

FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. Our team is working toward summer closings for several properties on the Main Post and looks forward to the integration of additional businesses and amenities into the Fort community.

FMERA is focused on the continued movement and progress of on-going projects at this time, while evaluating the real estate and redevelopment landscape in a post-COVID environment. With the highest and best use of the property and job creation in mind, FMERA continues to make plans for future RFOTPs that will further our redevelopment initiatives and support the economic vitality of the region. Staff is currently in the process of completing the draft of the Mega RFOTP, approved for issuance at the July Board meeting. FMERA has a strong interest in bolstering the innovation economy to create more and better jobs locally, as well as throughout the state, and to further revitalize Fort Monmouth. By supporting one or more key sectors, including but not limited to life sciences, information and high tech, clean energy, food and beverage, and film and digital media, the Fort is positioned to serve as a regional hub for one of these dynamic industries and further attract other business within and around the Fort Monmouth area, as a result.

As we continue to market the Fort for new projects, we're also excited to highlight the excellent progress made on on-going projects, such as the former Dance Hall, known as The Loft, Squier Hall, the home of NJCU's satellite campus, the former fitness center, known as the Fort Athletic Club, and the former Commissary, known as the Baseline, to name a few. You can see significant activity underway as you pass through the Main Post.

FMERA would also like to welcome back the Red Bank-based nonprofit, Indie Street Film Festival for a series of drive-in movies as a part of their larger film festival, slated to play adjacent to the Expo Theater in Eatontown, beginning on or around September 8th. Please visit indiestreetfilmfestival.org for more information.

As we continue to work remotely, our team remains available during normal business hours via email and cell phone. Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.

3. Additional Comments by the Executive Director:

Mr. Steadman thanked the Boroughs of Eatontown, Tinton Falls, and Oceanport, and the County of Monmouth for their continued support and help on various day-to-day operating issues while FMERA continues working remotely; and noted the outstanding support and help received from our key state stakeholders: the Governor's Authorities Unit, Attorney General Office, NJEDA, DEP, the DOT, the DOL, the DCA, and many others.

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 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.

2. REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky stated that the Committee met on August 10th and discussed the following:

1. Closings:
 - a. Barker Circle
 - b. Lodging (Somerset)
 - c. Eatontown Parks
2. Howard Commons PSARA
3. Mega RFOTF
4. Nurses Quarters
5. JCP&L Substation
6. Conrail
7. EDA Loan / MCIA
8. Landfill Project

Mayor Talerico recused himself from the meeting for the discussion on the following items.

9. Tinton Falls Commercial Parcel
10. Myer Center Redevelopment Agreement

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

Kenneth J. Kloo stated that the Committee met on August 2nd and discussed the following:

- Discussion regarding the ongoing development of a Best Practices Manual for developers as they relate to the Mandatory Conceptual Review process. Examples include the addition of EV charging stations and solar panels, use of native landscape plants, and innovative stormwater management practices to promote and incorporate more “green” and sustainable practices into future development projects. FMERA staff will incorporate the Committee’s input and finalize.
- Discussion regarding the NJDEP’s Amended Remediation Standards for soil, ground water, surface water and indoor air, and potential implications for past, ongoing and future remediation projects.
- FMERA staff reported that the Group 5 FOST is in draft form with the Army. The FOST includes Carve-Out Parcels 38-Part 2 of 2; 41, 43; 79-490-UST, 82 & 102b. The Army is currently drafting a Record of Decision (ROD) for Parcels 41, 43 & 82. The FOST will be finalized upon completion of the final ROD and FMERA anticipates receiving the FOST by the end of 2021.
- FMERA staff provided an update on CERCLA Five-Year Review process. CERCLA Five-Year Reviews are performed at remediation sites with a signed ROD which have land use or other restrictions to ensure that site controls remain in place and the remedy remains protective. As part of the Five-Year Review process, Army staff would like to interview ESAC Committee members concerning the progress being made at the 8 landfills and Myers Center Neutralization Pit.
- FMERA staff provided an update on the abandoned Heating Oil USTs found at the Barkers Circle Parcel and the Thrift Shop Parcel. The Army is responsible for remediating certain types of contaminants, but they are not responsible for locating or removing USTs, unless or until there has been a discharge. Rather than entering into protracted negotiations with the Army, FMERA undertook the following actions:
 - A site investigation was performed at the Barkers Circle location which revealed a leaking UST. Petroleum-contaminated soil was excavated and disposed off site. A monitoring well will be installed and sampled as part of the process to close-out the site with the NJDEP.

- A discharge of heating oil to soil and ground water was observed from the UST at the Thrift Shop. The petroleum contamination has since been delineated and FMERA is waiting for a copy of the Site Investigation report. Upon receipt of the report, the petroleum impacted soils will be removed. A monitoring well be installed and sampled as part of the process to close-out the site with the NJDEP.
- FMERA staff provided an update on the Ospreys and Bald Eagles:
 - There are currently 42 active osprey nesting sites at the Fort.
 - FMERA is working with NJDEP staff concerning the impact from nesting ospreys and bald eagles nesting on or near redevelopment parcels.
 - The bald eagle nesting season ended on July 31st and the osprey nesting season ends on August 31st.
 - The Army has resumed work at the M4 landfill as a result of the bald eagle nesting season coming to a close for calendar year 2021.
- The NJDEP and the Army have arrived at a compromise concerning the bald eagle foraging habitat which is mapped at the M8 landfill. The forested area found on the northern half of the landfill will be left intact and forested/vegetated area found on the southern half of the M8 landfill will be cleared and capped with 2 feet of certified clean soil. The Army is working with the NJDEP to memorialize this agreement and is waiting for permit to be issued by the NJDEP to allow commencement of work.
- FMERA staff provided an update on the Carve-Out Parcels:
 - Former AAFES Gas Station – The Army submitted a proposed plan to the NJDEP to pursue Monitored Natural Attenuation with a Classification Exception Area (CEA) and a Deed Restriction.
 - Former Coal Storage Area & Installation Maintenance Facilities – The Army has presented a remedial strategy that calls for capping 4 areas within the carve-out parcel. FMERA is amenable to one area being capped but would like the remaining 3 areas to be remediated or employ compliance averaging which would also eliminate the need for a deed restriction. More to come.
 - Former Dry-Cleaning Facility – The Army has completed two rounds of chemical injections and has submitted a Remedial Investigation / Feasibility Study Report to the NJDEP. The NJDEP responded by recommending a more aggressive approach for remediating the site. Army staff is currently evaluating the NJDEP's recommendations and plan to respond back to the NJDEP on or before October 31, 2021.
 - Former Myers Center, Neutralization Pit – The Army submitted a pilot test report to the NJDEP that describes the two rounds of the chemical injections performed at the subject parcel. The Army is targeting Monitored Natural Attenuation with a Classification Exception Area as the final remedy for the lime pit site.
 - Landfill Capping Project – The NJDEP issued a permit equivalency which authorizes the capping of 8 Army-owned landfills. Vegetative clearing work is complete at the M2 landfill. Capping work at the M12 & M14 landfills is underway and capping work at the M3, M4, M5, M18 and M25 landfills is complete.

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

Jay Coffey stated that the Committee did not meet this month.

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

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

6. 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 Soldier On project in Tinton Falls will be having a ribbon cutting ceremony on Wednesday, August 25th.

BOARD ACTIONS

There were no Board Actions.

OTHER ITEMS

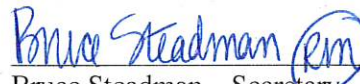
Mayor Talerico stated that the Board should consider voting on scheduling the Board meeting start time to 7:00p.m. when the Board resumes in person meetings in order to engage the public.

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 Dave Nuse and unanimously approved by all voting members present, the meeting was adjourned at 5:45p.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