

**Fort Monmouth Economic Revitalization Authority
Board Meeting
September 29, 2021
Via Teleconference**

MINUTES OF THE MEETING

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

- Robert W. Lucky – Acting Chairman and Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – 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
- William Riviere – Principal Planner, NJ Department of Transportation – Designee
- Sean Thompson – Director, Division of Local Planning Services, NJ Department of Community Affairs – Designee

V – Denotes Voting Member

Members of the Authority not present:

- Stephen Gallo – Public Member – V
- Baden Almonor – Central Regional Chief, NJ Department of Labor & Workforce Development – Designee

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Laura Draushak, 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
 - Joe Fallon – Senior Environmental Officer
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Jennifer Lepore – Accounting Manager

The meeting was called to order by Acting Chairman and 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 the September Annual Board meeting 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.

Bruce Steadman 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 August 18th regular meeting minutes. A motion as made to approve the minutes by Tracy Buckley and seconded by Dave Nuse.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: TRACY BUCKLEY Second: DAVE NUSE
 Ayes: 7

The second item of business was the approval of the August 27th Special Board meeting minutes. A motion as made to approve the minutes by Lillian Burry and seconded by Jay Coffey.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: LILLIAN BURRY Second: JAY COFFEY
 Ayes: 5

Anthony Talerico abstained from voting stating that he recused himself from the August 27th meeting
 Tracy Buckley abstained from voting stating that she was not present at the August 27th meeting.

WELCOME

Acting Chairman and Vice-Chairman Robert Lucky welcomed attendees to the Authority’s teleconference Annual meeting. Dr. Lucky stated that the Fort Monmouth Economic Revitalization Authority’s By-Laws provide that an annual reorganization meeting be held in September of each year. Although one of the purposes of the meeting is to appoint a Vice-Chairperson of the Authority for the coming year, at this time, one public Board member position remains vacant. Dr. Lucky said, “Accordingly, I am recommending that I continue as Vice-Chairman and Acting Chairman until the open Board position is filled. Are there any questions or comments regarding this?” There being none, Dr Lucky continued with the agenda.

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 Acting Chairman and Vice-Chairman, Dr Lucky, 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 Acting Chairman and 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 October and November board meetings would also be a remote teleconference meeting.

Mr. Steadman stated that the Howard Commons Board action was removed from the agenda due to last-minute changes to related legal documents and will be presented to the Board in October.

Mr. Steadman stated that at the Annual Meeting, there are Board Actions which occur once per year such as the appointment of the members of the Board Committees and the Chairpersons of each Committee, the appointment of the Secretary, the Treasurer and the other Officers. These actions are in addition to the regular Board action items.

The Acting Chairman and Vice-Chairman, Dr Lucky, appointed Bruce Steadman as Secretary, and Kara Kopach as Treasurer.

The Acting Chairman and Vice-Chairman, Dr Lucky, appointed the 2021-2022 Audit Committee Chairman and members and the Real Estate Committee Chairman and members.

The following were named as Committee members:

- Audit Committee Chairman – Robert Lucky
- Audit Committee Members – Anthony Talerico & Kenneth J. Kloo

- Real Estate Committee Chairman – Robert Lucky
- Real Estate Committee Members – Lillian Burry, Jay Coffey and Anthony Talerico

Mr. Steadman stated that staff continues to review executive session minutes on an annual basis and present an update to the Board at its annual meeting each September, which includes a list of matters no longer deemed confidential. Staff has determined that many items remain sensitive or unresolved, and therefore cannot be made public at this time; however, several items have been resolved and are no longer considered confidential, and these will be posted on the FMERA website.

TREASURER'S REPORT

Jennifer Lepore stated that the budget process for 2022 is about to get underway. In the coming weeks, FMERA staff will hold budget sessions and begin drafting the 2022 FMERA Budget. The draft budget will then be presented to the Audit Committee for their review. The 2022 FMERA Budget is scheduled to be brought to the Board for its consideration and approval at the December meeting. FMERA controls spending to the extent possible, until land sales occur, and proceeds are received, at which point we determine which projects in our budget can be completed. With the end of the 3rd quarter approaching, FMERA is and is targeted to remain under budget in all categories through year-end.

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 finalized and we are expecting to close on the loan on or before October 9, at which time, the funds will be wired to MCIA 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:

In addition to the property maintenance, the Facilities electrical contractor has completed pre-closing utility work on the Barker Circle parcel, the facilities group has finalized parcel surveys and easement documents, and completed the cleanup of two former army underground storage tanks, including the installation of a monitoring well at each location.

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 on or before December 31, 2021.
- 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 installation of the New Jersey American Water Avenue of Memories water main is complete with the exception of a 700-foot section to be installed under the Mill Creek culvert. The jack-and-bore under Rt. 35 from the Fort lands to Tinton Avenue, begins next week.
- Investigative work and planning with Jersey Central Power & Light continues, working towards a new electrical substation on the Main Post, and the eventual transfer of the Main Post power grid.
- 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 Corps. is working with the NJDEP to finalize plans for the M8 landfill. The remedial approach targeted for the M8 landfill includes a combination of capping and fencing to protect human health and the environment. 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.
- Monmouth County has razed Building 120, a former bus stop and communication hub along Oceanport Avenue at the east and has also removed the "No Right on red" signs.

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 8 parcels are under contract or have Board-approved contracts. FMERA has been negotiating and reviewing various contracts, one of which the Board recently approved for the sale of the Tinton Falls Commercial parcel. FMERA staff will present a PSARA to the Board this evening for the Howard Commons parcel in Eatontown, slated for residential redevelopment along with a supporting commercial component.

FMERA is scheduled to close within the next week on the historic, Barker Circle property, which is planned for redevelopment as 75 residential units, office space, a restaurant, and a tentative arts use.

FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. We look forward to the integration of additional businesses and amenities into the Fort community.

FMERA remains 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 as the pandemic begins to wind down. 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, targeted for release this October. 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, staff believes 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.

Presently, several FMERA staff are participating in the Governor's Conference on Housing and Economic Development, which is an excellent educational and networking opportunity for our redevelopment efforts. Our team remains committed to staying up to date on the economic development landscape in the state and ensuring that the Fort's redevelopment will continue to generate jobs and tax revenue and create housing opportunities.

As we continue to market the Fort for new projects, we're also excited to highlight the excellent progress made on on-going projects and the various ceremonies held here on the Fort, celebrating the opening of new institutions and amenities. This summer, FMERA had the privilege of participating in the unveiling of the new New Jersey City University campus, featuring the incredible renovation and restoration of historic Squier Hall and just recently, the ribbon-cutting for the state of the art, Fort Athletic Club, equipped with high-tech fitness machines, themed group fitness space, and many nods to the history of Fort Monmouth. You can see significant activity underway as you pass through the Main Post.

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.

2. Additional Comments by the Executive Director:

Mr. Steadman stated that the redevelopment of the Fort will bring economic vitality including tax revenue and the replacement of jobs after the Army left. Mr. Steadman stated that it is rewarding and exciting to see the great changes at Squier Hall and the Fitness Center, as examples, both in the Borough of Oceanport. Mr. Steadman stated that the Fitness Center had a ribbon cutting in September and the Fort Athletic Club has done a magnificent job on the new building. Mr. Steadman stated that there had been some consternation regarding the removal of the swimming pool, but when you see the building, the Fitness Center has become a first class, A-one fitness and wellness facility. Based on the quality of the improvements, and the expanded fitness areas, the swimming pool will not be missed. Mr. Steadman also stated that the changes to Squier Hall by NJCU are also magnificent and an outstanding place for students to grow socially and academically. Mr. Steadman stated that redevelopment of the Fort will result in significant tax revenue and job opportunities, with approximately a \$2 Billion investment at the Fort, which equates to millions of dollars of tax revenue to the 3 Boroughs and the County. The 3 Boroughs and County are partners in many different aspects of the redevelopment process, including their review and approval of the site plans for projects, as well as the Plan Amendment public comments. We are reminded of and appreciative of the teamwork, that facilitate projects moving thru the process of reviews and approvals in order to get to the point of groundbreaking, and ultimately to transfer of tax dollars to the Boroughs and County.

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.

Lillian Burry stated that she attended the Fitness Center ribbon cutting and noted that the water tower looks shabby and asked if it will be upgraded or demolished. Mr. Steadman stated that the water tower was scheduled to be painted by the end of December and due to contractor issues, the Fort Athletic Club has asked for an extension to complete the project. He noted that he expected to bring the request for extension to the October Board meeting.

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 September 23rd and discussed the following:

Closings:

- a. Barker Circle
- b. Lodging (Somerset)
- c. Eatontown Parks
- d. Allison Hall
2. Mega RFOTP
3. Nurses Quarters
4. JCP&L Substation and Main Post Electrical Facilities
5. Parcels 7&8 and Municipal Boundary
6. Municipal Sidewalks
7. Overflow Parking
8. Riverwalk trail
9. Baseball Project
10. Squier Hall – NJCU/KKF
11. Annual Meeting items
12. Anticipated Action Items for October

Lillian Burry asked if the EDA Loan that will be used to pay off the MCIA Loan is on target to close. Jennifer Lepore stated that the loan is scheduled to be paid on October 8th and will then remove the MCIA obligations.

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

Kenneth J. Kloo stated that the Committee did not meet this month but will be meeting on October 4th:

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)

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.

BOARD ACTIONS

1. The first item before the Board was the Consideration of Approval of Organizational Matters

- i. Assistant Secretaries of the Authority
- ii. OPRA Records Custodian and Ethics Liaison
- iii. Meeting Schedule for October 2021 – September 2022

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 Dave Nuse.

Mayor Talerico asked if the Board would consider scheduling the Board meeting start time to 7:00p.m. in order to engage the public.

Bruce Steadman stated that he would compose an email and poll the Board members regarding the start time for the Board meetings.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: LILLIAN BURRY Second: DAVE NUSE
Ayes: 7

BOARD ACTIONS

2. The second item before the Board was the Consideration of Approval of Staff Advisory Committee Membership.

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.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
Ayes: 5

OTHER ITEMS

Kenneth J. Kloos stated that he would be retiring from State service on December 31, 2021. Mr. Kloos stated that he is working with the NJDEP Commissioner for a replacement.

Bruce Steadman stated that on behalf of the FMERA staff, Kenneth J. Kloos has been an outstanding Board member and Chairman of the Environmental Staff Advisory Committee and those of us who know him also know that he is an outstanding human being. Mr. Steadman stated that there has never been a time or an issue at FMERA that was related to the NJDEP that Mr. Kloos didn't focus on immediately, and look for ways to resolve FMERA's issue, by coordinating meetings with appropriate NJDEP personnel or look for alternative measures that would satisfy both FMERA and NJDEP needs. Mr. Steadman stated that he will never forget the night when there was a health issue with one of the Board members at a board/staff committee meeting, and the way Mr. Kloos handled the difficult situation with respect to communicating with the necessary emergency service providers, and that his actions were both calming and comforting to the ill individual, as well as to the FMERA staff in attendance at the meeting. Mr. Steadman stated that it has been a great pleasure working with Ken.

Lillian Burry stated that Kenneth J. Kloos is the most professional person that she has ever dealt with in Government. Ms. Burry stated that you can depend on what Mr. Kloos is telling you because he is accurate and truthful, and a devoted and exceptional person.

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 6:00p.m.

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

Bruce Steadman

Bruce Steadman – Secretary

**ADOPTED
September 29, 2021**

**Resolution Regarding the
Appointment of the Assistant Secretaries, Reaffirmation of OPRA Records Custodian and
Ethics Liaison, and Approval of October 2021 – September 2022 Meeting Dates**

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

WHEREAS, the Authority’s By-Laws provide that an annual reorganization meeting be held in September of each year.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the designation of the Accounting Manager and the Office Administration Manager as Assistant Secretaries.
2. The Authority affirms the re-appointment of Fred Cole as Ethics Liaison Officer and Marcus Saldutti as OPRA Records Custodian.
3. The Authority approves the October 2021 – September 2022 Meeting Dates attached hereto.
4. 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: September 29, 2021

EXHIBIT 1

ADOPTED
September 29, 2021

**Resolution Regarding
Staff Advisory Committee Membership Criteria**

WHEREAS, the Authority has established four staff advisory committees: Environmental, Historical Preservation, Housing and Veterans; and

WHEREAS, these Committees (“Staff Advisory Committees” or “SACs”) were established to assist FMERA, by providing advice to FMERA staff on how best to move Fort Monmouth’s redevelopment effort forward within the context of their area of expertise; and

WHEREAS, while the SACs provide important insight and information for the benefit of the staff as it manages the issues associated with the redevelopment of the Fort property, there is no formal action taken at SAC meetings; and

WHEREAS, each SAC is chaired by a FMERA board member; and

WHEREAS, FMERA staff developed SAC membership criteria in 2012, which helped to standardize and focus experience and expertise requirements for prospective SAC members; and

WHEREAS, the objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to FMERA regarding the subject matter of the Committee.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached Board memorandum, the Authority reaffirms the Staff Advisory Committee (SAC) membership criteria attached to the Board memorandum, selects the identified committee chairs, and authorizes the FMERA Executive Director and the SAC Chairs to fill the membership of each Committee accordingly, which membership shall be at the pleasure of the Board.

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: September 29, 2021

EXHIBIT 2