

TO: Members of the Board

FROM: Bruce Steadman
Executive Director and Secretary

DATE: September 29, 2021 – 5:00p.m.

SUBJECT: Agenda for Board Meeting of the Authority

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

11. **Board Actions**

1. 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
2. Consideration of Approval of Staff Advisory Committee Membership.

12. **Other Items**

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

- Responses to questions submitted online or in writing

14. **Adjournment**

**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 RFOTP
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

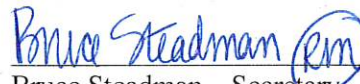
Mayor Talerico stated that the Board should consider voting on scheduling the Board meeting start time to 7:00p.m. when the Board resumes in person meetings in order to engage the public.

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

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 27, 2021
Via Teleconference**

MINUTES OF THE MEETING

Members of the Authority present via teleconference via a roll call vote:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Commissioner – V
- Jay Coffey – Mayor of Oceanport – V
- Tom Fallon – Tinton Falls Interim Borough Administrator – V
- Jamera Sirmans – Associate Counsel, Governor’s Authorities Unit – V
- Kenneth J. Kloo – Director, Site Remediation Program, NJ Department of Environmental Protection
- 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

Members of the Authority not present:

- Anthony Talerico – Mayor of Eatontown – V
- Dave Nuse – Executive VP, Real Estate & Community Development, NJ Economic Development Authority – V
- Baden Almonor – Central Regional Chief, NJ Department of Labor & Workforce Development
- Stephen Gallo – Public Member – V

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
 - Upendra Sapkota – Senior Project Officer – Planning & Development
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Joe Fallon – Senior Environmental Officer
 - Jennifer Lepore – Accounting Manager

The meeting was called to order by Vice-Chairman Robert Lucky at 1:00p.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 announced that in accordance with the Open Public Meetings Act, notice of the Special Board meeting and notice of the change in the Special Board 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.

Bruce Steadman stated that the Special Board meeting will address three Board actions that were not resolved for the August 18th meeting. Mr. Steadman stated that Mayor Talerico recused himself from the Special Board meeting due to his personal affiliation with the Board Actions.

WELCOME

Vice-Chairman Robert Lucky welcomed attendees to the Authority’s teleconference Special Board 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.

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

There was no public comment.

BOARD ACTIONS

- 1. The first item before the Board was the Fourth Amendment to the Agreement to Assign with RWJ Barnabas Health, Inc. and the Fort Monmouth Economic Revitalization Authority for Parcel F-1 (Myer Center) in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

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		
Tom Fallon	X		
Jamera Sirmans	X		

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY

Ayes: 5

- 2. The second item before the Board was a Redevelopment Agreement with RWJ Barnabas Health, Inc. and the Fort Monmouth Economic Revitalization Authority for Parcel F-1 (Myer Center) in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

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

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		

Jay Coffey	X		
Tom Fallon	X		
Jamera Sirmans	X		

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

3. The third item before the Board was a Purchase and Sale & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

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

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Jay Coffey	X		
Tom Fallon	X		
Jamera Sirmans	X		

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

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 1:17p.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

**Resolution Regarding
Redevelopment Agreement between RWJ Barnabas Health, Inc. and the Fort Monmouth Economic
Revitalization Authority for Parcel F-1 (Myer Center) in Tinton Falls**

WHEREAS, FMERA and the New Jersey Economic Development Authority (“NJEDA”) entered into a Purchase and Sale Agreement (the “Purchase Agreement”) dated as of October 30, 2017, pursuant to which NJEDA agreed to acquire the former Myer Center in Tinton Falls situated on an approximately 36.3 acre parcel to be subdivided by deed from FMERA. The Property is bordered by two municipal streets, Corregidor Road and Pearl Harbor Avenue; and

WHEREAS, per the Purchase Agreement, the NJEDA may assign the Purchase Agreement to a redeveloper to undertake a redevelopment project on the Property so long as the redeveloper (i) is approved by the Chapter 51 Review Unit, (ii) provides FMERA with an unqualified and unconditional acceptance of the terms and conditions of the Purchase Agreement, and (iii) the redeveloper and its project are approved by FMERA. On February 18, 2018 RWJBH submitted an unsolicited offer to purchase the Property to the NJEDA through a proposed Letter of Intent and the Parties executed a non-binding Expression of Interest to Enter into an Agreement to Assign the Purchase and Sale Agreement between FMERA and NJEDA, dated October 30, 2017; and

WHEREAS, the NJEDA, FMERA and RWJBH (the “Parties”) entered into an Agreement to Assign, dated as of August 10, 2018, as amended in the First Amendment to the Agreement to Assign, dated as of June 5, 2019, as amended by the Second Amendment to the Agreement to Assign, dated December 3, 2019, as further amended by the Third Amendment to the Agreement to Assign, dated April 9, 2020 (collectively the “Agreement to Assign”) pursuant to which NJEDA agreed to assign to RWJBH all of NJEDA’s rights, title and interest in the Purchase Agreement; and

WHEREAS, a Fourth Amendment to the Agreement to Assign will be simultaneously proposed to the Board with this Redevelopment Agreement. The terms of the Fourth Amendment to the Agreement to Assign is subject to the approval by the NJEDA; and

WHEREAS, the Purchase Agreement between FMERA and NJEDA, as amended, and the Agreement to Assign, as amended call for the execution of a Redevelopment Agreement between FMERA and RWJBH setting forth the terms and conditions under which the Parties shall carry out their respective obligations with respect to the construction of the proposed redevelopment project on the Property (the “Project”); and

WHEREAS, the Agreement to Assign contemplated development of the Project comprising (i) a 40,000 to 70,000 square foot Ambulatory Care Center; (ii) a 55,000-80,000 square foot medical office building, (iii) a 70,000-100,000 square foot Cancer Institute of New Jersey Cancer Center, (iv) a 95,000-135,000 square foot System Business Office, and (v) a 500,000-700,000 square foot medical arts/specialty facilities in one or more phases; and

WHEREAS, the Redeveloper subsequently entered into negotiations with FMERA for the acquisition of an approximately 31.25-acre parcel of land located at Pearl Harbor Avenue and Pinebrook Road in the Tinton Falls Reuse Area of the Charles Wood Area of the Fort (the “Tinton Falls Parcel”) and in light of the proposed additional development at the Tinton Falls Parcel, Redeveloper proposes to modify its development proposal under the Agreement to Assign and construct a two-phased development of the Property. The Redeveloper also anticipates moving some of the proposed Medical Office Buildings from the Myer Center to the Project on the Tinton Falls Parcel; and

WHEREAS, under the terms of the Redevelopment Agreement, Phase 1 of the Project includes an approximately 138,000 square foot Cancer Center and Ambulatory Care Pavilion, comprised of the following uses: oncology services, imaging, radiation, and ambulatory surgery center (for clarity, a portion of the building will serve as the Cancer Center and the balance will serve as an ambulatory care center and support services), parking and interphase grading and landscaping. In addition, the Redeveloper initially proposed creating 616 jobs during Phase 1

of the Project, but by way of correspondence dated May 28, 2021, the Redeveloper has indicated it intends to move 300 of the jobs originally proposed for Phase 1 to the Tinton Falls Parcel; and

WHEREAS, Phase 2 of the Project consists of two options which may be undertaken by RWJBH at its discretion in accordance with the Agreement: Phase 2(a) includes the following: (A) an approximately 568,901 square foot acute care hospital, including approximately 250 beds; (B) an approximately 206,768 square foot clinical and support building; (C) an approximately 137,000 square foot medical office building; (D) a 34,000 square foot central utility plant; and (E) an approximately 404,000 square foot structured parking facility; and Phase 2(b) includes the following: (A) twenty acres of publicly accessible open space; (B) stone dust walking trails connecting different site components, including Cancer Center, parking lots, gazebos, and Corregidor Road; (C) Seatwall and Sculpture space; (D) at least two gazebos; and (E) landscaped open areas and plantings; and

WHEREAS, in the event that Redeveloper constructs Phase 2(b), Redeveloper shall deed restrict the property upon which Phase 2(b) is developed only for use as public open space (the "Open Space Deed Restriction"); provided, that (1) the Open Space Deed Restriction shall run only to the benefit of FMERA, and not directly to the general public, and (2) the Open Space Deed Restriction subject to extinguishment at the FMERA Board's sole discretion; and

WHEREAS, the Army is currently conducting an environmental remediation on an approximately 0.285-acre portion of the Property designated by the Army as ECP 16 ("ECP 16") which will be conveyed to FMERA via quitclaim deed upon the Army's completion of remediation and issuance of a subsequent FOST and the Redeveloper shall take title to ECP 16 as set forth in the Purchaser Agreement and the Fourth Amendment to the Agreement to Assign; and

WHEREAS, on October 17, 2018, the FMERA Board approved the introduction of Reuse Plan Amendment #12 in accordance with the Redeveloper's Conceptual Site Plan and after the Board's introduction of the amendment and at the end of the Governor's veto period and the host municipalities 45 day comment period, the Board approved the Reuse Plan Amendment #12 on January 16, 2019; and

WHEREAS, under the current terms of the Agreement to Assign, the Approval Period is set to expire on February 10, 2022; under the terms of the Fourth Amendment to the Agreement Assign, RWJBH shall be granted two additional three-month extensions, which shall expire on August 20, 2021. As set forth in the Purchase Agreement and the Agreement to Assign, closing shall occur within ninety (90) days of satisfaction of conditions precedent to closing and satisfaction of conditions precedent to assignment. Under the Fourth Amendment to the Agreement to assign, closing shall occur by December 30, 2022, if not sooner; and

WHEREAS, closing shall mean the transfer of the Property (other than ECP-16, which will be transferred in accordance with the terms of the Purchase Agreement and the Fourth Amendment to Agreement to Assign), from the FMERA to the Redeveloper and the transfer of the Purchase Price from the Redeveloper to the FMERA, pursuant to the Agreement to Assign and the Purchase Agreement; and

WHEREAS, the Redeveloper will commence the Construction of Phase 1 of the Project no later than one hundred sixty days after the closing on the subject Property. The Redeveloper will complete Construction of Phase 1 of the Project no later than twenty-seven months from closing. The Redeveloper shall be obligated to complete the Project which shall consist of Phase 1 and either Phase 2(a) or Phase 2(b). Redeveloper must submit to FMERA in writing thirty days prior to completion of Phase 1, but no later than on or before the twenty-sixth month after closing whether Redeveloper has selected to move forward with Phase 2(a) or Phase 2(b). If Redeveloper fails to notify FMERA in writing of which Phase 2 is shall undertake in the timeframe stated above, this shall constitute an Event of Default, which upon notification by FMERA, the Redeveloper shall have sixty days to cure. With respect to Phase 2, if Phase 2(a) is elected: Redeveloper will commence the Construction of Phase 2(a) within six months from making the Phase 2 election, and Redeveloper will complete Construction Phase 2(a) within eighty-four months of closing. If Phase 2(b) is elected: Redeveloper will commence the Construction of Phase 2(b) within sixty days from Completion of Phase 1, and Redeveloper shall complete Construction of Phase 2(b) within thirty-six months from closing; and

WHEREAS, the Redeveloper's required minimum Capital Investment for Phase 1 and Phase 2(a) of the Project is estimated at Six Hundred and Fifty-One Million (\$651,000,000) Dollars. Redeveloper's required minimum Capital Investment for Phase 1 and Phase 2(b) of the Project is estimated at One Hundred and Fifty-Three Million Five Hundred Thousand (\$153,500,000) Dollars; and

WHEREAS, the Redeveloper shall create a total of three hundred eighteen full-time equivalent permanent jobs at the Property within twenty-four months of the receipt of the Certificate of Occupancy for Phase 1 of the Project. Redeveloper shall create a total of one thousand full-time equivalent permanent jobs at the Property within twenty-four months of the receipt of the Certificate of Occupancy for any portion of Phase 2(a) of the Project or Redeveloper shall create a total of one full-time equivalent permanent jobs at the Property within twelve months of the Completion for Phase 2(b) of the Project. To the extent the Redeveloper fails to achieve the required creation of full-time equivalent permanent jobs at the Property within the required time period for any phase of the Project, then it shall be liable to pay to FMERA one thousand five-hundred dollars for each full-time equivalent permanent job not created; and

WHEREAS, execution of the Redevelopment Agreement is contingent upon approval and execution by the NJEDA, FMERA and RWJ of the Fourth Amendment to the Agreement to Assign.

WHEREAS, the attached Redevelopment Agreement is in substantially final form. The final terms of the Redevelopment Agreement will be subject to the approval of FMERA's Executive Director and the Attorney General's Office; and

WHEREAS, on August 24, 2021, the Real Estate Committee, via email, approved the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the execution of the Redevelopment Agreement the Fort Monmouth Economic Revitalization Authority and RWJ Barnabas Health, Inc. for Parcel F-1 in the Tinton Falls Reuse Area 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: August 27, 2021

EXHIBIT 2

Resolution Regarding
Purchase and Sale & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls
Commercial Parcel in Tinton Falls

WHEREAS, the Tinton Falls Commercial Development Parcel is an approximately 31.25± acre parcel of land containing twelve structures located at Pearl Harbor Avenue and Pinebrook Road in the Tinton Falls Reuse Area of the Charles Wood Area of the Fort (the “Property”); the Army is currently conducting an environmental remediation on an approximately 2.1-acre portion of the Property designated by the Army (“ECP 21”) which will be conveyed to FMERA via quitclaim deed upon the Army's completion of remediation and issuance of a subsequent FOST and the Purchaser shall take title to ECP 21 as set forth in the Agreement; and

WHEREAS, in February 2020, FMERA issued a Request for Offers to Purchase (“RFOTP”) calling for qualified individuals or entities interested in purchasing the Tinton Falls Commercial Parcel; and

WHEREAS, the Reuse Plan contemplates the renovation and reuse of the Pulse Power for office or research & development use; buildings 2719 and 2704 are contemplated for demolition and for passive open space; the Pistol Range is envisioned for reuse as a gun range; and the Police & Fire Training Area is envisioned for reuse as a fire & police training center by state, county or local governmental entities; and

WHEREAS, as that amendments to the Reuse Plan have substantially changed the land use plan for the Tinton Falls Reuse Area, FMERA accepted offers that included the reuse or demolition of Buildings 2707, 2708, 2709, 2710, 2719, 2627, 2628, and 2629, the demolition of Building 2704, and the redevelopment of the parcel for office/ research & development, alternate commercial or open space/recreational uses consistent with or complementing the planned uses in the area; and

WHEREAS, the minimum bid for the Property was Four Million Five Hundred Thousand (\$4,500,000) Dollars; and

WHEREAS, responses to the RFOTP were due on April 27, 2020, and FMERA received two proposals from: CHA Partners, LLC and RWJ Barnabas Health, Inc. The two bids were scored by an evaluation committee as follows: CHA Partners, LLC (3215) and RWJ Barnabas Health, Inc. (3725) with RWJ Barnabas receiving the highest score. The evaluation committee recommended proceeding with negotiations for a PSARA with RWJ Barnabas for the Tinton Falls Commercial Parcel. CHA subsequently withdrew its proposal; and

WHEREAS, pursuant to the terms of the PSARA, RWJ Barnabas will pay Five Million One Hundred Thousand (\$5,100,000) Dollars for the Parcel, and its total Capital Investment is estimated at One Hundred Million Dollars (\$100,000,000); and

WHEREAS, the due diligence period will run for one hundred and twenty days from the later to occur of 1) the PSARA execution date, or 2) the date on which FMERA delivers to Purchaser a Boundary Survey and may be extended for an additional two (2) additional thirty (30) days if necessary, to complete environmental investigations; and

WHEREAS, the Approval Period shall be twelve months commencing upon the later to occur of completion of the Due Diligence Period, or adoption of the Reuse Plan Amendment, and in the event that the Purchaser is unable to obtain all Approvals within the Approval Period, FMERA staff may grant, at its sole discretion an extension of the Approval Period for an additional six month period which shall be granted if FMERA staff determines that the Purchaser is diligently and in good faith pursuing all Approvals; and

WHEREAS, closing is subject to and conditioned upon the following conditions i) Approval of Purchaser as redeveloper of the Property by the NJEDA Board; ii) the receipt by Purchaser of all Approvals within the

timeframes set forth in the PSARA; iii) a Mandatory Conceptual Review approval of the Project by FMERA prior to (or concurrent with) seeking preliminary and final site plan approval from the Borough with the understanding that any such waiver will not toll or delay in any way the Purchaser's obligation to comply with the Project Schedule; iv) Seller shall have satisfied all conditions relating to the conveyance of fee simple marketable title insurable at regular rates; and v) Seller shall have obtained a Reuse Plan Amendment for the property; and

WHEREAS, closing shall occur no later than thirty days after satisfaction or waiver of the Conditions Precedent to Closing or ten days after all title and environmental obligations are satisfied, whichever is later. The Army is currently conducting an environmental remediation on an approximately 2.1-acre portion of the Property designated by the Army ECP 21 which will be conveyed to FMERA via quitclaim deed upon the Army's completion of remediation and issuance of a subsequent FOST and the Purchaser shall take title to ECP 21 as set forth in the Agreement; and

WHEREAS, purchaser represents that it is purchasing the Property with the intent to construct the Project, which consists of the demolition of existing improvements and conditions as described in the attached memorandum; and

WHEREAS, additionally, the Purchaser shall design, fund and construct a roadway across the Property connecting Pearl Harbor Avenue and Satellite Road to provide access to and from the Fabrication Shops parcel located southeast of the Property within fifteen months of closing on the Property; a Deed restriction for the benefit of FMERA preserving public access to the passive recreation and open space shall be recorded at Closing; provided, that 1) the Open Space Deed Restriction shall run only to the benefit of FMERA, and not directly to the general public, and 2) the Open Space Deed Restriction shall state that FMERA shall have the ability to terminate and discharge the Open Space Deed Restriction upon RWJ's request which shall be considered in the Board's sole discretion; and

WHEREAS, Purchaser shall commence construction of the Project no later than ninety days after Closing. Purchaser will complete Construction of the Project no later than twenty-six months from Closing; and

WHEREAS, the Purchaser also covenants to create three hundred part-time and/or full-time jobs within twelve months of the Completion of the Project completion or pay a penalty of \$1,500 for each job not created; and

WHEREAS, attached in substantially final form is the PSARA between FMERA and RWJ Barnabas. The final terms of the PSARA are subject to the approval of FMERA's Executive Director and the Attorney General's Office; and

WHEREAS, on August 24, 2021, the Real Estate Committee, via email, reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the Purchase and Sale Agreement & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls 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: August 27, 2021

EXHIBIT 3

MEMORANDUM

To: Members of the Board

From: Bruce Steadman
Executive Director

Date: September 29, 2021

Subject: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include Treasurer's Report, Update on Utilities and Infrastructure; Update on the Fort Monmouth Redevelopment; Update on Marketing; and Action Items for Next Month.

Treasurer's Report

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.

Executive Director's Report

- Update on Utilities and Infrastructure

The facilities, environmental, and site-maintenance team continues to operate with the maintenance of the utility infrastructure to serve our developers, residences, and businesses. The team also handles the maintenance and inspections of the buildings.

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 5,600-foot 24-inch water main extension project by New Jersey American Water along Avenue of Memories continues. NJAW expects completion by December 1st.

- FMERA staff has begun discussions with Jersey Central Power and Light for 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.
- 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. Update on the Fort's Redevelopment

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

In **Oceanport**, FMERA has closed on the following fourteen properties:

- Former Patterson Army Hospital on December 13, 2013 with AcuteCare Systems.
- Officer Housing Parcels on January 13, 2017 with RPM Development, LLC. The company renovated the 116 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty percent of the total units are available to low- and moderate-income households.
- Main Post Chapel on February 27, 2017 with Triumphant Life Assembly of God Church who purchased the approximately 16,372 sq. ft. building for use as a house of worship.
- Russel Hall on June 23, 2017 with TetherView Property Management, LLC, a private cloud computing services company who occupies the 40,000 sq. ft. building. Russel Hall currently houses a variety of businesses including tech companies, medical offices, and an architecture firm.
- 13-acre parcel on Murphy Drive on August 16, 2017, where the Borough of Oceanport purchased the property for their new municipal complex.
- Fitness Center on September 26, 2017 enabling Fort Partners Group, LLC, to renovate and expand the facility to emphasize basketball and medically based fitness and wellness programs, and individualized group training and classes.
- Dance Hall parcel on April 4, 2018 to The Loft Partnership, LLC. The developer plans to renovate the Dance Hall as a microbrewery, coffee house, and banquet facility.
- Building 501, on April 24, 2019 with Family Promise of Monmouth County, an approximately 1.7-acre site, via a Legally Binding Agreement (LBA).
- Telecommunications Tower and Land on October 25, 2019 with Global Signal Acquisitions, LLC for an approximately 0.58 parcel of land containing the Telecommunications Tower and adjacent land.
- Squier Hall Complex, on December 18, 2019 with KKF University Enterprises, LLC, an approximately 31-acre site. The developer has secured a commitment from New Jersey City University for use of the site as a satellite campus and anticipates opening in Fall 2020.
- Commissary, Post Exchange (PX) complex, Warehouse District and a 1000 Area Parking parcel, on October 16, 2020 with OPort Partners, LLC. The Commissary/PX parcel shall permit, Food Service, Flex space, Office, R&D and Instructional Schools and Studios. The Warehouse District will permit Flex Space, Medical Office, Office, and Research & Development.
- Marina, on March 22, 2021, with AP Development Partners, LLC, which will continue to operate as a marina/public boat ramp and restaurant.

Also in **Oceanport**, FMERA has executed or approved contracts on the following four properties:

- Allison Hall, with Fort Monmouth Business Center, LLC, a 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses.
- Barker Circle, with Barker Circle Partnership, LLC, an approximately 19.5-acre parcel in the historic district which includes the repurposing of buildings 205-208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.

- Lodging Area, with Somerset Development, LLC, a 15-acre site located on Parkers Creek, to be developed with up to 185 new and renovated housing units.
- Nurses Quarters, with RPM Development, LLC for the 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital.

In **Eatontown**, FMERA has closed on the following three properties:

- Suneagles Golf Course, on December 18, 2020 with Martelli Development, LLC, to maintain and upgrade the existing Golf Course, renovate historic Gibbs Hall, and construct 75 new housing units. Martelli continues to operate the course and restaurant in the interim so it remains open to the public as the redevelopment progresses.
- Bowling Center, on March 31, 2021 with Parker Creek Partners, LLC for the renovation and expansion of the existing Bowling Center and upgrades to the kitchen, including the addition of a bar, bocce courts, pool tables, shuffleboard tables and a stage.
- New Jersey American Water Tank Parcel, located on a 3.945-acre tract on the Howard Commons parcel to install a water tank to serve NJAW's needs by providing approximately four acres of land surrounded on two sides by undeveloped preserved forest, a municipal road on another and a fourth side that encompasses soon to be built residential units which will be buffered by trees.

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

- Building 1123, a former general office building at Avenue of Memories and Wilson Avenue with an executed PSARA with the Borough of Eatontown for the reuse by the Borough's Department of Public Works.
- Eatontown Parks Parcel, a 3.82-acre tract known as the Nicodemus Avenue Park Parcel located on Nicodemus Avenue with the Borough of Eatontown for active recreation uses.

In **Tinton Falls**, FMERA has closed on the following eight properties:

- Parcel E, on January 13, 2013 with Commvault for the headquarters.
- Building 2525, on February 5, 2016 with Aaski Technologies who leases the building to other tenants for technology and office uses.
- Child Development Center, on March 18, 2016 with Trinity Hall, for the all-girl high school.
- Fort Monmouth Recreation Center and Swimming Pool, on January 6, 2017 with the Monmouth County Park System and being used for programs which include arts & crafts, sports, exercise classes and a variety of amenities including classrooms, gymnasium and a game room.
- Parcel F-3 on February 23, 2017 with the Monmouth County Park System in conjunction with the adjacent Recreation Center and Swimming Pool. Located along Hope Road, the County has expanded its services and public open space amenities currently offered at the Recreation Center.
- Charles Wood Fire Station, on May 22, 2018 transferring the property to Commvault Systems, Inc. for use as corporate office and training space.
- Parcel C with Lennar Corporation, on August 2, 2018 approved for 243 residential units and up to 58,000 sq. ft. of retail development.
- Parcel C1 with Lennar Corporation, on August 2, 2018 planned for 45 new single-family homes.

FMERA has approved or executed a contract on three properties in **Tinton Falls**:

- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 sq. ft. of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is slated to close imminently.
- Parcel F-1 – Myer Center and Building 2705, an approximately 36-acre parcel in Tinton Falls where RWJ Barnabas Health (RWJBH) plans to create a health campus.
- Pulse Power, Building 2719, and the Pistol Range with RWJBH for 1) construction of a three-story Medical Office Building anticipated to have be approximately 121,125 GSF; 2) installation of a grid-supply solar energy system; 3) construction of active recreational facilities, including two (2) multi-purpose grass or turf athletic fields, one (1) baseball / softball field, up to five (5) tennis courts, and a field house; 4) passive recreation, including a community walking / nature trail that enhances walkability and interconnectedness of the Tinton Falls section of Fort Monmouth; and 5) open space to benefit the surrounding area.

3. Marketing Update

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 has 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. We've started a gradual return to office and look to be on-site on a more regular basis in the coming weeks. Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.

4. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities
- Continued work on the water, sewer, and electric system improvements
- Continued drafting and revisions of documents for the 30+ projects underway

Bruce Steadman

Bruce Steadman

Prepared by: Regina McGrade

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman

DATE: September 29, 2021

SUBJECT: Executive Session Items
For Informational Purposes Only

As the Members are aware, the Open Public Meetings Act provides exceptions to public session for certain matters, such as ongoing real estate negotiations, litigation strategy, attorney-client confidential information, or personnel matters. For this reason, from time to time, the Board goes into Executive Session for these matters.

In compliance with New Jersey's Open Public Meetings Act, the Board first adopts a resolution at its public meeting indicating what matters will be discussed in Executive Session and when the minutes of the Executive Session will be disclosed to the public.

Many items remain sensitive or unresolved and therefore cannot be made public at this time; however, after a review by staff, several items have been resolved and are no longer considered confidential. Attached, for the Board's information, is a chart outlining the resolved items from the past five years.

Staff will continue to review executive session items on an annual basis and present an update to the Board at its annual meeting each September, which will include a list of matters no longer deemed confidential. As is the current practice, if a request is made for information on an Executive Session item in the interim, staff, in consultation with the Attorney General's Office, will review the request to determine if the item can be made public at that time.


Bruce Steadman

Attachment:
Prepared by: Regina McGrade

**EXECUTIVE SESSION ITEMS
NOVEMBER 2010 – September 2021**

Item	Date of Action	Description	Resolution
For Legal Advice Concerning the October 27, 2010 Appellate Division Decision <u>In re Fort Monmouth Reuse and Redevelopment Plan</u>	November 15, 2010	The Authority desires to enter into executive session with its Deputy Attorneys General to discuss pending or anticipated litigation and obtain confidential legal advice falling within the attorney-client privilege concerning the October 27, 2010 Appellate Division decision, <u>In re Fort Monmouth Reuse and Redevelopment Plan</u> (No. A-0924-08), to which the Authority is a party as the successor to FMERPA (Affordable Housing)	<i>Released with redactions for Attorney-Client privilege</i>
Entering into Executive Session to Discuss Pending Real Estate Matters and Contract Negotiations with the Army	February 16, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (MOA & EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	July 20, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (MOA & EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	August 17, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (MOA & EDC)	<i>Released in its entirety.</i>

Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	September 21, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (MOA & EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	October 19, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (MOA & EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate Negotiation	December 21, 2011	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to transfer real property that will be owned by the Authority and the Authority is a party to such contract (Parcel E)	<i>Released with redactions for Attorney-Client privilege.</i>
Entering into Executive Session to Discuss Pending Real Estate Negotiations and Attorney-Client Privilege Matter	January 18, 2012	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to transfer real property that will be owned by the Authority and the Authority is a party to such contract (Parcel E)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate Negotiations and Attorney-Client Privilege Matter	March 21, 2012	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to transfer real property that will be owned by the Authority and the Authority is a party to such contract (Parcel E, Clinic Parcel & MOA)	<i>Released in its entirety.</i>

Entering into Executive Session To Discuss Pending Real Estate and Contract Negotiations with the Army	September 18, 2013	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Strategy for negotiations)	<i>Released in its entirety.</i>
Entering into Executive Session To Discuss Pending Real Estate and Contract Negotiations with the Army	February 19, 2014	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Strategy for negotiations)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	March 19, 2014	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	April 23, 2014	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>

Entering into Executive Session to Discuss Negotiations of Howard Commons Purchase and Sale Agreement and Redevelopment Agreement	July 16, 2014	The Authority desires to enter into executive session to discuss real estate purchase, lease or acquisition from and pending negotiations of Howard Commons Purchase and Sale Agreement and Redevelopment Agreement.	<i>Ongoing real estate contract negotiations.</i>
Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	January 21, 2015	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Obtain Attorney-Client Advice Regarding a Proposed Motion	March 18, 2015	The Authority desires to enter into executive session to discuss the legal ramifications related to a proposed motion (Fort Monmouth prevailing wage obligations)	<i>Ongoing – Remains subject to Attorney-Client privilege</i>
Entering into Executive Session to Discuss Attorney-Client Advice Regarding a Proposed Motion	April 15, 2015	The Authority desires to enter into executive session to discuss the legal ramifications related to a proposed motion (Fort Monmouth prevailing wage obligations)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Attorney-Client Advice Regarding a Proposed Motion	May 20, 2015	The Authority desires to enter into executive session to discuss the legal ramifications related to a proposed motion (Fort Monmouth prevailing wage obligations)	<i>Ongoing – Remains subject to Attorney-Client privilege</i>
Entering into Executive Session to Discuss Pending Contract Negotiations	June 17, 2015	The Authority desires to enter into executive session to discuss pending contract negotiations (Golf Course RFOTP and MOU with DHS)	<i>Released with redactions for Attorney-Client privilege.</i>

Entering into Executive Session to Discuss Pending Real Estate and Contract Negotiations with the Army	July 15, 2015	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Update on Real Estate and Contract Negotiations with the Army	February 17, 2016	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Update on Real Estate and Contract Negotiations with the Army	April 20, 2016	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts to purchase, lease or acquire real property from the U.S. Army with the use of public funds and the Authority is a party to such contracts (Update on negotiations for EDC)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Update on Financing Negotiations with the County of Monmouth	June 15, 2016	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts for financing to acquire real property from the U.S. Army and the Authority is a party to such contracts (Update on financing negotiations with the County of Monmouth)	<i>Released in its entirety.</i>

Entering into Executive Session to Discuss Update on Financing Negotiations with the County of Monmouth	October 14, 2016	The Authority desires to enter into executive session to discuss pending negotiations concerning contracts for financing to acquire real property from the U.S. Army and the Authority is a party to such contracts (Update on financing negotiations with the County of Monmouth)	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss the Purchase and Sale and Redevelopment Agreement for Parcel B in Eatontown	February 15, 2017	The Authority desires to enter into executive session to discuss real estate purchase, lease or acquisition from and pending negotiations of Parcel B Purchase and Sale Agreement and Redevelopment Agreement	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Anticipated Proceeds or Anticipated Real Estate Contracts	September 20, 2017	The Authority desires to enter into executive session to discuss anticipated proceeds from pending or anticipated real estate contracts	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Contract Negotiations	April 23, 2019	The Authority desires to enter into executive session to discuss contract negotiations.	<i>Released in its entirety.</i>
Entering into Executive Session to Discuss Contract Negotiations	September 18, 2019	The Authority desires to enter into executive session to discuss contract negotiations.	<i>Ongoing real estate contract negotiations.</i>
Entering into Executive Session to Discuss Contract Negotiations	October 4, 2019	The Authority desires to enter into executive session to discuss contract negotiations.	<i>Ongoing real estate contract negotiations.</i>
Entering into Executive Session to Discuss litigation risk	July 21, 2021	The Authority desires to enter into executive session to discuss litigation risks.	<i>Ongoing real estate contract negotiations</i>

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

MEMORANDUM

TO: Members of the Board

FROM: Dr. Robert Lucky
Vice-Chairman

DATE: September 29, 2021

SUBJECT: Annual Meeting

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 this meeting is to appoint a Vice-Chairperson of the Authority for the coming year, at this time, one public Board member position remains vacant. Accordingly, I am recommending that I continue as Vice-Chairman and acting Chairman until the open Board position is filled.

The By-Laws of the Authority provide for the appointment of a Secretary and Treasurer. I am recommending re-appointing Bruce Steadman as Secretary and Kara Kopach as Treasurer. The By-Laws also provide for the appointment of one or more Assistant Secretaries. Specifically, the By-Laws state that the Authority may by resolution appoint one or more Assistant Secretaries and provides them with the power to perform any and all duties as Secretary, by request of the Secretary or if he is absent or disabled. Therefore, I am hereby recommending re-appointing Jennifer Lepore, Accounting Manager and Regina McGrade, Office Administrative Manager as Assistant Secretaries.

I am also asking the Board to reaffirm the appointment of Fred Cole as Ethics Liaison Officer and Marcus Saldutti as OPRA Records Custodian.

In addition, attached is a proposed schedule of the monthly Board meetings for October 2021 – September 2022.

Therefore, I am seeking your approval for the following actions: 1) Appointment of Assistant Secretaries, 2) the reaffirmation of OPRA Records Custodian and Ethics Liaison Officer, and 3) monthly Board meeting schedule.

Dr. Robert Lucky
Dr. Robert Lucky, Vice-Chairman

Attachment: 2021-2022 Board Meeting Calendar

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
2021-2022 Board Meeting Calendar

DATE	TIME	LOCATION
Wednesday, October 20, 2021	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, November 17, 2021	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, December 15, 2021	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, January 19, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, February 16, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, March 16, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, April 20, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, May 18, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, June 15, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, July 20, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, August 17, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026
Wednesday, September 21, 2022	5:00 PM	Conference Call Dial In: 888-431-3598 Access Code: 1123026

Please note that all meeting dates, times and locations are subject to change.



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

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman

DATE: September 29, 2021

SUBJECT: Staff Advisory Committee Membership Criteria

Request

The Fort Monmouth Economic Revitalization Authority (FMERA) staff is asking that the Board reaffirm the Staff Advisory Committee (SAC) membership criteria and authorize FMERA's Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly.

Background

The four (4) Staff Advisory Committees (SAC) are Environmental, Housing, Veterans, and Historical Preservation. The SACs were established to assist FMERA by providing advice to the FMERA staff. The Committees are charged with making recommendations to staff on how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise. Each SAC is chaired by a FMERA board member and is made up of selected members of the community impacted by the closing of Fort Monmouth. 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. Meetings are scheduled by the FMERA staff in consultation with the SAC Chairs, the frequency and timing of which is to be determined based on specific issues confronting the staff in each of the subject areas.

In 2012 FMERA staff developed SAC membership criteria, which helped to standardize and focus experience and expertise requirements for prospective SAC members. The objective is to ensure that FMERA has a knowledgeable and balanced SAC membership, capable of providing timely and sound advice to the FMERA staff regarding the subject matter of the committee. It is important that subject matter experts and parties involved in various segments of the community and marketplace participate in the committees to give FMERA staff access to current and creative thinking in each of the SAC subject matter areas.

Attached hereto is a description sheet for each of the four SACs, including a mission statement.

Recommendation

In summary, the FMERA staff is asking that the Board reaffirm the Staff Advisory Committee (SAC) membership criteria and authorize the FMERA Executive Director to work with the SAC Chairs to fill or reappoint the membership of each committee accordingly, which membership shall be at the pleasure of the Board.

Bruce Steadman
Bruce Steadman

Prepared by: Regina McGrade

Environmental Staff Advisory Committee
Mission Statement

The Environmental Staff Advisory Committee will serve in an advisory role to the FMERA staff and board. Members of the Committee will review and discuss environmental issues related to the closing of Fort Monmouth. The Environmental Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Commissioner of Environmental Protection (Kenneth J. Kloo as the current designee)

Category

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Historical Preservation Staff Advisory Committee
Mission Statement

The Historical Preservation Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss historical preservation issues related to the redevelopment of Fort Monmouth. The Historical Preservation Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Mayor Jay Coffey

Category

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

Housing Staff Advisory Committee
Mission Statement

The Housing Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss housing issues related to the closing of Fort Monmouth. The Housing Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise and guidelines potentially imposed by state mandates.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Commissioner of Community Affairs (Sean Thompson as the current designee)

Category

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group

FMERA Veterans Staff Advisory Committee
Mission Statement

The Veterans Staff Advisory Committee will serve in an advisory role to the FMERA staff. Members of the Committee will review and discuss veterans issues related to the closing of Fort Monmouth. The Veterans Staff Advisory Committee will be charged with recommending how best to move Fort Monmouth's redevelopment effort forward within the context of their area of expertise.

The Committee will be made up of at least one board member, as well as select members of the public who have knowledge and expertise in the committee's subject matter. The Staff Advisory Committee will be chaired by a member of the FMERA Board and will have at least one member of the Authority's staff assigned to it. The Committee Chair will regularly provide reports to the FMERA Board based on the Committee's findings.

Chair: Monmouth County Commissioner Lillian Burry

Category

- representing Tinton Falls
- representing Oceanport
- representing Eatontown
- representing County
- university or college educator by trade
- contractor or developer by trade
- real estate professional
- national advocacy group