

**Fort Monmouth Economic Revitalization Authority
Board Meeting
January 19, 2022
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
- Lillian Burry – Monmouth County Commissioner – V
- Stephen Gallo – Public Member – 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
- Diane Dow – Director, Site Remediation Program, NJ Department of Environmental Protection – Designee
- Robert Long – Deputy Commissioner, NJ Department of Community Affairs – Designee
- William Riviere – Principal Planner, NJ Department of Transportation – Designee
- Wayne Smith – State Veterans Program Coordinator, NJ Department of Labor & Workforce Development – Designee

V – Denotes Voting Member

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Matt Reagan, 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
 - Laura Draushak – Director of Legal Affairs

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, 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 January 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.

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.

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.

FMERA and the ESA intend to negotiate an agreement for the construction and installation of improvements for replacement sewer mains and a new pump station to replace the existing one.

FMERA staff is beginning to prepare the Authority's 2021 Annual Report and financial statements for presentation to the Audit Committee, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37. It is expected that a draft report and statements will be available in for review in mid-March, and finals presented to the Board in April.

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

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

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

1. Bruce Steadman, on behalf of Kristy Dantes, gave the following update:

- Update on Utilities and Infrastructure

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

- The Group 5 Deed is in draft form at the Army level awaiting the Record of Decision from the Army Corps. of Engineers.
- 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. Since August 2017, 220,000 feet, or 4 miles, of new water mains, have been installed on the Fort, linking Route 35 to the West, Broad Street in Eatontown and Main Street in Oceanport to the South, and Oceanport Avenue to the East. FMERA can now proceed with completely abandoning the former Army water supply system and remove itself from the water business.
- Investigative work and planning with Jersey Central Power and Light continues, working towards a new electrical substation on the Main Post, and the eventual transfer of the Main Post power grid. An MOU with JC&L is under review for a new substation; another MOU for abandonment and replacement of all of the downstream wiring, poles, and related components will be drafted soon. It is expected that the electrical substation and downstream component replacement costs will be in the \$10 million range.
- The NJDCA funded \$5.2M for the installation of the East Interceptor, pump house, and force main along Oceanport Avenue has been transferred to Two Rivers Water Reclamation Authority, and the project has been released for public bid. Proposals are due back in February, with installation commencing in early spring.
- The NJDCA funded \$159,325 for the Professional Engineering Services with the Eatontown Sewerage Authority has been transferred for the sewer improvement projects within the Eatontown section of the Fort.
- Work associated with the Army's landfill capping project is near completion. Eight of the nine landfills are complete or substantially complete, and the last, which is Landfill 8 will be complete by the end of the month.
- 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.

Joe Fallon, Senior Environmental Officer stated that he has been involved with the US Army's and FMERA's activities on Fort Monmouth for the last 25+ years. It has come to the attention of FMERA staff that there may be some questions as to the environmental status of Fort Monmouth, as it relates to the National Priority List or Superfund. For the record, Fort Monmouth is not, nor ever has been listed, nor is it proposed to be listed, as a Superfund Site. The United States Environmental Protection Agency (USEPA) is the lead agency for managing the nation's Superfund Sites, and as such maintains a list of all Superfund Sites, which are also known as National Priority List (NPL) Sites, for all 50 states and territories under its jurisdiction. If anyone would like additional information on this subject, we would invite you to visit the USEPA's website under the Superfund tab, and the subtab of National Priority List. You will find that Fort Monmouth is not listed. As always, if members of the public have specific questions about this or any other topic, please email or call the FMERA office.

2. Kara Kopach, on behalf of Sarah Giberson, gave an overview on property sales and RFOTPs:

FMERA continues to make good progress on the Fort's redevelopment, with about 86% of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 31 parcels, and another 6 parcels are under contract or have Board-approved contracts. FMERA is looking forward to closings on the Allison Hall Parcel and the Eatontown Parks parcel in the coming weeks. As reported at our last meeting, the Howard Commons parcel is now under contract with Lennar and is slated for the development of 275 homes and complementary commercial development. Demolition is underway at the adjacent NJAW water tank parcel – marking the first of the former Howard Commons residences to be demolished. We look forward to seeing the property cleared and seeing the redevelopment of this area of the Fort in Eatontown. The remainder of 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. With the highest and best use of the property and job creation in mind, FMERA released its Mega RFOTP, which staff believes will further our redevelopment initiatives and support the economic vitality of the region.

The Mega Parcel RFOTP is seeking proposals for the redevelopment of an approximately 290-acre property spanning the Boroughs of Eatontown and Oceanport. 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. Recently, FMERA acquired an additional piece of property that is slated to be added to the Mega RFOTP, subject to the Board's review and approval this evening. Tonight's Board action will result in modified timelines and a new proposal period for the Mega RFOTP. More information will be presented on this subject during the course of this meeting. The details of a new RFOTP will be available on our website in the coming weeks. Please note that the RFOTP process remains open and competitive to all interested parties. A formal evaluation process remains in place and all proposals will be evaluated against the included evaluation criteria once the proposal period closes.

With numerous businesses coming online and projects nearing the end of their construction, FMERA has completed its design of Fort-wide wayfinding signage. We expect new signs to be installed in the coming weeks and hope these provide greater awareness of our developers' incredible work to-date. We look forward to welcoming more visitors to the Fort as our community continues to expand.

FMERA staff is presently working a hybrid schedule through January and remains available via cell phone & email when telecommuting. We kindly ask that all visitors remain masked while on the property. 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. In particular, Mr. Steadman noted the continued leadership of Mayor Talerico, Mayor Coffey, Ms. Buckley, and Ms. Burry for their help during staff technical reviews, day-to-day operational issues, and unexpected situations that arise on the Fort that require quick responses from borough and county personnel.

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 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 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 January 11th and discussed the following:

- Discussion regarding the FMERA issued RFP for Professional Planning Consultant Services to advise and consult with FMERA on all planning related issues and concerns as requested by the Authority, as they relate to existing planned, or conceptual redevelopment projects at Fort Monmouth. Four proposals were received and ultimately, the final evaluation scores, inclusive of the fee schedules, resulted in PPG receiving the highest score with FMERA staff determining that PPG's proposal to be the most favorable to the Authority, price and other factors considered. The Committee reviewed the request and recommended it to the Board for approval.
- Discussion regarding the Termination of the Mega Parcel RFOTP. FMERA staff has continued to monitor and evaluate existing market conditions as the global pandemic continues to have widespread economic impact and believes the proposed redevelopment plan for the Mega Parcel remains the highest and best use of the Property. At its December meeting, the Board authorized a request to repurchase the Bowling Center. FMERA staff believes that terminating the Mega Parcel RFOTP issued on October 15, 2021 and contemplating the inclusion of the Bowling Center acreage into a new Mega Parcel RFOTP will further support the highest and best use of the Fort's remaining acreage. The Committee reviewed the request and recommended it to the Board for approval.
- Discussion regarding the Reissuance of the Mega Parcel RFOTP. The intent of issuing the Mega Parcel RFOTP is to redevelop the Fort with a forward-looking and transformative project that aims to meet the highest standards of economic and sustainable development. The Mega Parcel is envisioned as a large, cohesive redevelopment project with integrated commercial and amenity-based uses, along with public spaces that support FMERA's goal of developing a vibrant, walkable community. The proposed development may be mixed-use and consider a campus-like approach, inclusive of a variety of uses and amenities that are complementary. The Committee reviewed the request and recommended it to the Board for approval.

Other Items of Discussion

- Closings:
 - a. Allison Hall
 - b. Eatontown Parks
- Bowling Center
- CW Firehouse
- Eatontown & Oceanport Street Ownership

- JCP&L Substation & Distribution Facilities
- TRWRA sewer project
- ESA sewer project
- Monmouth County Quonset Hut
- EDA sharing FMERA office space

3. ENVIRONMENTAL STAFF ADVISORY COMMITTEE (DIANE DOW, CHAIRWOMAN)

Diane Dow stated that the Committee did not meet this month.

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 (ROBERT LONG, CHAIRMAN)

Robert Long stated that the Committee did not meet this month.

6. VETERANS STAFF ADVISORY COMMITTEE (LILLIAN BURRY, CHAIRWOMAN)

Lillian Burry stated that the Committee did not meet this month.

Ms. Burry stated that the Soldier On project in Tinton Falls is complete and the 70 homes already are spoken for. Ms. Burry stated that the project is a huge success and the building and facilities are incredible and she invited the Board members to visit the facility.

Vice-Chairman Lucky congratulated Ms. Burry for her tireless efforts for the past 10+ years on behalf of veterans, and all of the people helping to create this outstanding homeless veteran’s project in support of Ms. Burry.

Ms. Burry stated that the Quonset hut on the Monmouth County Homeless Shelter property has been painted and will be landscaped, and that the County would like to keep it. The contract that the County executed with FMERA 5 years ago obligates the County to demolish the building and remove it from the property. The Quonset hut is some 50+ years old. Ms. Burry noted that the County would like to use the building for cold storage for another year or two before it is demolished. The Real Estate Committee had agreed that the building should be demolished and removed, but that if it were painted and landscaped a continued temporary use by the County would be acceptable.

BOARD ACTIONS

1. The first item before the Board was the Consideration of Approval of the Selection of a Professional Planning Consultant.

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 Jay Coffey

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Steve Gallo	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: 8

- The second item before the Board was the Consideration of Approval of the Termination of the Request for Offers to Purchase Process for the Mega Parcel in the Boroughs of Eatontown & Oceanport.

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 Anthony Talerico

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: JAY COFFEY Second: ANTHONY TALERICO
 Ayes: 8

- The third item before the Board was the Consideration of Approval of a Request for Authorization for the Issuance of a New Request for Offers to Purchase for the Mega Parcel in the Boroughs of Eatontown & Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Anthony Talerico and was seconded by Steve Gallo

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: ANTHONY TALERICO Second: STEVE GALLO
Ayes: 8

OTHER ITEMS

Anthony Talerico thanked Joe Fallon regarding his comments on the Superfund site information and noted that the information Mr. Fallon provided should resolve any outstanding concerns in the Eatontown community.

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

Linda Moss of CoStar asked when the new Mega Parcel RFOTP would be issued.

Mr. Steadman stated that the final draft of the RFOTP is currently under review and FMERA anticipates issuing the RFOTP by the end of February with responses due in May (a 90-day turnaround).

Ms. Moss asked if the current Mega Parcel RFOTP required sealed bids and was answered yes.

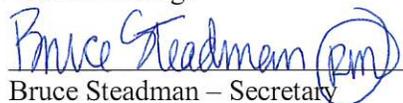
Ms. Moss noted that it was stated at the meeting that FMERA was advised to add the Bowling Center Parcel to the Mega Parcel RFOTP and asked for elaboration. Mr. Steadman referred Ms. Moss to the Mega Parcel Reissuance memo which includes the information regarding the Bowling Center, and that the Board memo should answer her remaining questions. Vice-Chairman Lucky noted that there were no other substantive changes to the Mega RFOTP for re-issuance other than the Bowling Center Parcel addition.

Scott Marchakitus, Fort Athletic Club Managing member asked for FMERA's assistance with Google Maps to have the Fitness Center address recognized in Google.

Mr. Steadman stated that he has discussed the issue with Mr. Marchakitus previously, and FMERA has worked with the U.S. Postal Service and the main delivery services in regard to the addresses at the Fort. It has been an ongoing battle for several years to make sure that all of the postal, municipal, and delivery data bases are updated and current. Mr. Steadman stated that he believes FMERA has done everything it can regarding this issue, and encouraged Mr. Marchakitus to continue to push Google toward recognition of what the accurate new address for the Fort Athletic Club should be. It seems hard to believe that Google would not have the technology available to correct old now obsolete addresses, based on new addresses accepted by the boroughs and the postal services.

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 – Secretary

**Resolution Regarding
Selection of Professional Planning Consultant**

WHEREAS, on September 4, 2008, the Fort Monmouth Economic Revitalization Planning Authority, FMERA's predecessor Authority, submitted a comprehensive conversion and revitalization plan for Fort Monmouth (the "Fort Monmouth Reuse and Redevelopment Plan" or "Plan"), and a homeless assistance submission to the United States Department of Defense and the United States Department of Housing and Urban Development (HUD), as required under the applicable federal Base Closure and Realignment law and regulations; and

WHEREAS, upon acceptance by the United States Department of Housing and Urban Development, as required under applicable federal Base Closure and Realignment law and regulations, the Fort Monmouth Reuse and Redevelopment Plan constitutes the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. The Authority is charged with the adoption of development and design guidelines and land use regulations in furtherance thereof; and

WHEREAS, FMERA issued a Request for Proposals ("RFP") on November 15, 2021 for Professional Planning Consultant Services to solicit Technical Proposals and Fee Proposals from qualified firms interested in performing Professional Planning and Consulting Services. The consultant will advise and consult with the Authority on all planning related issues and concerns as requested by the Authority, as they relate to existing planned, or conceptual redevelopment projects at Fort Monmouth. The Authority, at its sole discretion, may request the Consultant to develop amendments to the Reuse Plan, development and design guidelines, and land use regulations; review proposed projects for compliance with such guidelines and regulations; assist with Mandatory Conceptual Reviews; assist in determining its obligations under applicable affordable housing law; assist in development of Redevelopment Agreements and conduct studies for potential areas in need of redevelopment; assist in project planning in the Historic District and with any required Historic applications. The proposals were due on December 14, 2021 and four proposals were received; and

WHEREAS, the four technical proposals were distributed to the Evaluation Committee, which consisted of four New Jersey Economic Development Authority employees. The technical proposals were scored independently by each of the evaluators and was evaluated based upon the criteria provided in the RFP including, but not limited to, the proposer's expertise, capacity, experience and personnel. The scores were then compiled, and the Evaluation Committee met to review the scoring of the technical proposals; and

WHEREAS, fee schedules were not provided to the Evaluation Committee but were ranked by a FMERA staff member and included in the overall evaluative criteria and score. The final scores, inclusive of the technical evaluation and the fee schedule, ranged from a high of 394 points to a low of 297 points with ARH Associates scoring 297; DMR Architects scoring 346, The Team of Ricci Planning, Jeffrey Donohue and Barton Press scoring 336, and Phillips Preiss Grygiel Leheny Hughes, LLC ("PPG") scoring 394; and

WHEREAS, ultimately, the final evaluation scores, inclusive of the fee schedules, resulted in PPG receiving the highest score with FMERA staff determining that PPG's proposal to be the most favorable to the Authority, price and other factors considered. Therefore, the FMERA staff recommends that the Board approve the selection of PPG as FMERA's Professional Planning Consultant Services for an initial term of twenty-four (24) months, commencing with the date of appointment. The Authority reserves the right to extend the term of the engagement with two (2), twelve (12) month extensions at the Authority's sole discretion. For the extensions, fees shall not increase more than the Consumer Price Index ("CPI") for the previous year; and

WHEREAS, the Real Estate Committee approved the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the selection of Phillips Preiss Grygiel Leheny Hughes, LLC for Professional Planning Consultant Services, pursuant to a Request of Proposals on terms substantially consistent to those set forth in the attached memorandum and with final terms acceptable to the Executive Director.

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

Attachment

Dated: January 19, 2022

EXHIBIT 1

**Resolution Regarding
Terminating the Request for Offers to Purchase for the Mega Parcel in Eatontown & Oceanport**

WHEREAS, the Board approved the Rules for the Sale of Real and Personal Property (the Sales Rules) at the August 17, 2011 Meeting of the Authority. In accordance with N.J.A.C. 19:31C-2.5(a), FMERA issued a RFOTP in connection with the planned redevelopment of the Mega Parcel in the Boroughs of Eatontown and Oceanport on October 15, 2021. In addition to the goals outlined in the Reuse Plan, the approximately 289-acre parcel's redevelopment was envisioned to align with the Governor's strategic priorities to overcome the State's largest economic challenges, as described in the Governor's Economic Plan, as well as to bolster the innovation economy to create more and better jobs and to further revitalize Fort Monmouth.; and

WHEREAS, the Fort Monmouth Reuse & Redevelopment Plan ("Reuse Plan") contemplates the redevelopment of Fort Monmouth as a mixed-use campus that creates jobs in high growth industries and further envisions a live-work-play community complete with arts & entertainment, small businesses, cultural & civic uses, retail & restaurant uses, and outdoor amenities such as public plazas & walking trails that complement residential and additional commercial redevelopment. The Mega Parcel would incorporate several "development districts," defined under the Land Use Rules; and

WHEREAS, the initial issuance of a RFOTP for the approximately 289-acre Mega Parcel, authorized by the FMERA Board in July 2021, envisioned the Mega Parcel as a large, cohesive redevelopment project with integrated commercial and amenity-based uses, along with public spaces that support FMERA's goal of developing a vibrant, walkable community. The proposed development would allow for mixed-used development and a campus-like approach, inclusive of a variety of uses and complementary amenities. Residential uses would also be permitted but limited to 302 units in the Borough of Eatontown and 234 units in the Borough of Oceanport with a 20 percent affordable housing set aside; and

WHEREAS, in addition to the goals outlined in the Reuse Plan, the Mega Parcel RFOTP also sought to align the Property's redevelopment with the Governor's strategic priorities to overcome the State's largest economic challenges, which as described in the Governor's Economic Plan, include (but are not limited to) the attraction of life sciences, information and high tech, clean energy, food and beverage, and film and digital media sectors. The RFOTP was issued on October 15, 2021. Proposals were due on January 12, 2022, but the timeline was extended via addendum until January 31, 2022. At the time of this meeting, FMERA has not received any proposals for the Mega Parcel; and

WHEREAS, FMERA staff has continued to monitor and evaluate existing market conditions as the global pandemic continues to have widespread economic impact and believes the proposed redevelopment plan for the Mega Parcel remains the highest and best use of the Property, however, the impacts of the pandemic have caused other projects within the Fort boundaries to lose feasibility as standalone projects. As a result, property that was not available at the time of the issuance of the Mega Parcel RFOTP creates new opportunity for this large-scale redevelopment effort which FMERA staff believes would allow for the highest and best use of the Property; and

WHEREAS, on September 7, 2021 via email and Federal Express, Parker Creek Partners notified FMERA that it no longer wishes to pursue the Redevelopment Project and does not intend to go forward with the Bowling Center. Prior to closing on the Property, PCP made requests as detailed in the attached memorandum; and

WHEREAS, at its December meeting, the FMERA Board authorized a request to repurchase the Bowling Center, due to developer-cited challenges in renovating and operating a Bowling Center while facing continued cost increases, delays, and public health concerns resulting from COVID-19 that impact the logistics of bowling alley operations. A new agreement between Parker Creek Partners & FMERA for the repurchase of the Bowling Center was executed on January 5, 2022. While carved out at the time of the issuance of the Mega Parcel RFOTP, the Bowling Center is centrally located within the boundaries of the Mega Parcel; and

WHEREAS, based on these factors, FMERA staff believes that terminating the Mega Parcel RFOTP issued on October 15, 2021 and contemplating the inclusion of the Bowling Center acreage into a new Mega Parcel RFOTP will further support the highest and best use of the Fort's remaining acreage. FMERA's interest in bolstering the statewide economy to create more and better jobs, and to further revitalize Fort Monmouth remains a top priority. Staff believes that terminating the current Mega Parcel RFOTP to allow for the possible expansion of the Mega Parcel offers the highest potential for success on all relevant parcels. Based on all of the above, FMERA staff supports terminating the Mega Parcel RFOTP, issued on October 15, 2021; and

WHEREAS, the Real Estate Committee has reviewed the request made by FMERA staff and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the FMERA staff to terminate the Request for Offer to Purchase process with regard to the Mega Parcel on Fort Monmouth's Main Post prior to proposals being received and therefore without awarding a purchase contract to those set forth in the attached memorandum and with final terms acceptable to the Executive Director.

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

Attachment

Dated: January 19, 2022

EXHIBIT 2

Resolution Regarding
Request for Authorization for the Issuance of a New Request for Offers to Purchase for the Mega
Parcel in the Boroughs of Eatontown & Oceanport

WHEREAS, the Board approved the Rules for the Sale of Real and Personal Property (the Sales Rules) at the August 17, 2011 Meeting of the Authority. In accordance with Section 19:31C-2.5(a) of the Sales Rules, before advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA to offer the property for sale through that process; and

WHEREAS, in its determination to use the offer to purchase process, the Board also may consider various factors including, but not limited to, purchase price, jobs to be created and timing, to determine whether the offer to purchase process will enhance the economic value to FMERA or Fort Monmouth; after the RFOTP is issued and offers are received and negotiated, the Director and FMERA staff shall present a recommendation to the Board to accept an offer, to terminate negotiations regarding offers, or to take other appropriate action; and

WHEREAS, on October 15, 2021, FMERA issued a RFOTP in connection with the planned redevelopment of the Mega Parcel in the Boroughs of Eatontown and Oceanport. In addition to the goals outlined in the Reuse Plan, the approximately 289-acre parcel's redevelopment was envisioned to align with the Governor's strategic priorities to overcome the State's largest economic challenges, as described in the Governor's Economic Plan, as well as to bolster the innovation economy to create more and better jobs and to further revitalize Fort Monmouth; and

WHEREAS, the Fort Monmouth Reuse & Redevelopment Plan ("Reuse Plan") contemplates the redevelopment of Fort Monmouth as a mixed-use campus that creates jobs in high growth industries and further envisions a live-work-play community complete with arts & entertainment, small businesses, cultural & civic uses, retail & restaurant uses, and outdoor amenities such as public plazas & walking trails that complement residential and additional commercial redevelopment. The Mega Parcel would incorporate several "development districts," defined under the Land Use Rules; and

WHEREAS, FMERA staff has continued to monitor and evaluate existing market conditions as the global pandemic continues to have widespread economic impact and still believes the proposed redevelopment plan for the Mega Parcel remains the highest and best use of the Property, however, the impacts of the pandemic have caused other projects within the Fort boundaries to lose feasibility as standalone projects. As a result, property that was not available at the time of the issuance of the Mega Parcel RFOTP creates new opportunity for this large-scale redevelopment effort. At this same meeting, staff requested that the Board terminate the Mega Parcel RFOTP issued on October 15, 2021 and the attached memo is premised on the Board's approval of that request; and

WHEREAS, FMERA issued a Request for Offers to Purchase on June 22, 2018 (the "Bowling RFOTP") in connection with the sale of the 2.8-acre Bowling Center Parcel in Eatontown (the "Bowling Center Property"). The Bowling Center Property is an approximately 17,599 sf structure located at the corner of Saltzman and Wilson Avenues. The 2.8-acre parcel also includes Building 682, a 4,720-sf wood frame building This was the second time FMERA staff has undertaken the request for offers to purchase process for the Bowling Center Property, with the first issuance resulting in the developer terminating negotiations and walking away from the deal; and

WHEREAS, the second issuance of the Bowling RFOTP gave bidders the option of proposing to purchase the Bowling Center and ground lease all or portions of the 2.8 acres of land, rather than purchasing both the land and the building. Responses to the RFOTP were due on July 10, 2017 and Parker Creek Partners ("PCP") submitted the sole responsive proposal. PCP proposed to purchase the improvements on the Bowling Center Property and ground lease the underlying land; and

WHEREAS, PCP acquired the Bowling Center Property from FMERA by Deed dated March 26, 2021, delivered on March 31, 2021 and recorded on June 11, 2021 in the Office of the Monmouth County Clerk; pursuant to a certain agreement entitled Purchase and Sale and Redevelopment Agreement (“PSARA”) dated July 2, 2019, as amended by the First Amendment, dated July 15, 2020; the Second Amendment, dated as of March 31, 2021; the Third Amendment, dated as of March 31, 2021; and the Fourth Amendment dated as of September 3, 2021; and

WHEREAS, pursuant to the terms of the PSARA, as amended, PCP was obligated to redevelop the Bowling Center Property in accordance with certain plans and timeframes; pay for installation of certain utilities; and to operate the Bowling Center Property so as to create a certain number of jobs. On September 7, 2021 via email, PCP notified FMERA that it no longer wished to pursue the Redevelopment Project and desired to be released from its Redevelopment Obligations and to relinquish the Bowling Center Property to FMERA for the Purchase Price of One (\$1.00) Dollar; and

WHEREAS, on September 7, 2021 via email and Federal Express, PCP notified FMERA that it no longer wished to pursue the Redevelopment Project and did not intend to go forward with the Bowling Center. Prior to closing on the Property wherein FMERA transferred title to PCP, PCP made the following requests: an extension to the Approval Period due to COVID-19 related delays, granted via the First Amendment to the PSARA, executed July 15, 2020; an extension to the Closing timeline due to changes in bank underwriting and continued delays obtaining approvals, granted via the Second Amendment to the PSARA, executed March 31, 2021; and an extension of the Phase I Project Completion timeline, due to difficulties in ordering and planning for construction materials due to supply chain issues which were impacting PCP’s ability to demolish Building 682 and construct the Project, granted via the Fourth Amendment to the PSARA, executed on September 3, 2021; and

WHEREAS, at its December 2021 meeting, the FMERA Board authorized PCP’s request for FMERA to repurchase the Bowling Center, due to developer-cited challenges in renovating and operating a Bowling Center while facing continued cost increases, delays, and public health concerns resulting from COVID-19 that impact the logistics of bowling alley operations. A new agreement between Parker Creek Partners & FMERA for the repurchase of the Bowling Center was executed on January 5, 2022; and

WHEREAS, while carved out at the time of the issuance of the Mega Parcel RFOTP, the Bowling Center Property is centrally located within the boundaries of the Mega Parcel. Its location makes it a prime spot to be developed holistically by the Mega Parcel developer. Further, FMERA staff believe it is best to include the Bowling Center as the two prior deals to reutilize it as a Bowling Center have been unsuccessful and including it in the Mega Parcel RFOTP provides the developer with more possible uses of the property. Therefore, including it within the Mega Parcel with the option to either reuse or redevelop the site offers the most flexibility for the property; and

WHEREAS, the Mega Parcel (“the Property”) is an approximately 292± acre parcel of land containing former residential, administrative and R&D buildings, warehouses, workshops and additional general-purpose facilities in the Boroughs of Eatontown and Oceanport, within the Main Post section of Fort Monmouth, and the Mega Parcel is conveniently located adjacent to State Route 35, providing easy access to the Garden State Parkway, Route 18, NJ Transit Bus Lines & adjacent to County Route 11 (Oceanport Avenue), which provides direct access to the Little Silver NJ Transit Train Station; and

WHEREAS, the westernmost 51.1 acres of the Property lie within the Phase 1 area of Fort Monmouth, which requires profit sharing with the U.S. Department of the Army, and the remaining 240.7 acres of the Property lie within the Phase 2 area of Fort Monmouth; and

WHEREAS, in addition to the goals outlined in the Reuse Plan, staff proposes aligning the Mega RFOTP with the Governor’s strategic priorities to overcome the State’s largest economic challenges, as described in the Governor’s Economic Plan; 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 will be 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; and

WHEREAS, in an effort to further support these priorities, the Authority will accept alternate uses other than those within the development districts outlined above, so long as Potential Purchasers can demonstrate how the proposal achieves the highest and best use of the property in accordance with the key sectors and generates associated economic impact. Proposals including alternate uses will require an amendment to the Reuse Plan; and

WHEREAS, the intent of issuing the Mega Parcel RFOTP is to redevelop the Fort with a forward-looking and transformative project that aims to meet the highest standards of economic and sustainable development; to that end the Mega Parcel is envisioned as a large, cohesive redevelopment project with integrated commercial and amenity-based uses, along with public spaces that support FMERA's goal of developing a vibrant, walkable community. The proposed development may be mixed-use and consider a campus-like approach, inclusive of a variety of uses and amenities that are complementary; and

WHEREAS, residential uses are permitted, however the maximum number of residential units in the Borough of Eatontown is 302 and the maximum number of residential units in the Borough of Oceanport is 234; should any existing agreements for residential development terminate within the Main Post, the RFOTP may be amended via addendum to include additional residential units. Unless an addendum is posted explicitly detailing a permitted increase in residential units, which would require a Reuse Plan amendment, proposals exceeding the residential caps included in this RFOTP will be deemed non-compliant. All proposed residential development requires a twenty percent (20%) set aside for affordable housing; and

WHEREAS, with regards to the existing buildings on the parcel, the Reuse Plan calls for some buildings to be reused and others to be demolished. As some of the identified reusable buildings have surpassed their useable life, the Mega Parcel permits proposals which envision the demolition of all existing improvements, at the Potential Purchaser's sole cost and expense, to achieve the highest and best use of the Property; however, permission to demolish these buildings will require a Reuse Plan amendment; and

WHEREAS, the redevelopment of land and buildings on Fort Monmouth for uses other than those currently contemplated in the Reuse Plan is subject to separate Board approval of a Reuse Plan amendment or a use variance; and

WHEREAS, because the RFOTP would allow offers with uses different than those in the Reuse Plan, the RFOTP will state that changes in use will be subject to a Reuse Plan amendment or a use variance. Further, the RFOTP also permits residential development, however, residential development is not a requirement of the RFOTP; and

WHEREAS, in the instance that the selected Potential Purchaser does not include housing in its proposal, the Reuse Plan amendment must identify an alternate location for housing and incorporate all outstanding affordable housing units based on the housing envisioned under the current Reuse Plan. Additionally, the Reuse Plan amendment must identify the location of any homeless service provider facility, such as supportive housing or SRO units, required to be provided by FMERA by a legally binding agreement approved by the U.S. Department of Housing and Urban Development; and

WHEREAS, in some areas of the Mega Parcel, utilities will be available at the frontage; however, there are other areas that are still pending installation of utility infrastructure. Regardless, Potential Purchasers should anticipate additional on and offsite utility and infrastructure improvement costs as a part of proposal budgets. Infrastructure improvement contributions within the boundaries of the Fort will be specifically delineated in the RFOTP; and

WHEREAS, the material change in the new Mega RFOTP is the inclusion of the approximately 2.8-acre Bowling Center parcel. FMERA staff believes that adding the Bowling Center to the Mega Parcel RFOTP offers the highest potential use of the Bowling Center Property, and supports the overall development of the Mega Parcel Property, for the reasons as described in the attached memorandum; and

WHEREAS, since the beginning of the Fort's redevelopment, FMERA has been continuously assessing market conditions and employing best possible redevelopment strategies to achieve its economic development goals as outlined in the Reuse Plan. However, the ongoing global pandemic has significantly impacted the market and presented unprecedented challenges. FMERA believes that a robust, yet flexible approach to the Mega Parcel is the most advantageous strategy to attract new investment and incentivize development, which will allow the potential purchaser to conceptualize & program a redevelopment project that not only addresses current market conditions, but also meets FMERA's overall economic development goals; and

WHEREAS, Authority staff recommends proceeding with the offer to purchase process for the Mega Parcel rather than sealed bids; and

WHEREAS, this recommendation is based on several factors: first, potential purchasers have expressed interest to FMERA staff in acquiring and redeveloping the property in a large, campus like format with integrated and complementary uses; second, as the reuse of several buildings may no longer represent the highest and best use, staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value of the Property; third, as the development community recovers from the impact of COVID-19, flexibility is critical to allow for the most successful and sustaining development options that support the redevelopment goals of the Reuse Plan, and finally, a parcel of this size will most likely entail a complex redevelopment project, and negotiations are best suited at identifying the specific components and timeline(s) of such a project; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the FMERA staff to issue a new Request for Offers to Purchase for the Mega Parcel in the Boroughs of Eatontown & Oceanport, in accordance with FMERA's approved Sales Rules to those set forth in the attached memorandum and with final terms acceptable to the Executive Director.

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

Attachment

Dated: January 19, 2022

EXHIBIT 3