

**Fort Monmouth Economic Revitalization Authority
Board Meeting
March 16, 2022
Via Teleconference**

MINUTES OF THE MEETING

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

- Lillian Burry – Monmouth County Commissioner – V (joined at 5:45pm)
- Stephen Gallo – Public Member – V (joined at 5:40pm)
- 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
- Elizabeth Dragon – 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
- Tim Sullivan, NJEDA CEO
- Matt Reagan, 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
 - Joe Fallon – Senior Environmental Officer
 - Jennifer Lepore – Accounting Manager
 - Laura Drahushak – Director of Legal Affairs

Bruce Steadman noted that the FMERA team sadly acknowledged the untimely passing of our Chair and friend, Dr Robert Lucky. Due to the absence of a Chair, Mayor Coffey had agreed to chair the FMERA board meeting.

The meeting was called to order by Mayor Jay Coffey at 5:00p.m. Mayor Coffey read the following statement from Governor Murphy:

“It is because of pioneers like Robert Lucky that New Jersey became globally recognized as the home of technological innovation and invention. From groundbreaking research at Bell Labs to leading Fort Monmouth’s redevelopment and reimagination, he dedicated his life to making the impossible possible. With his passing, he leaves huge shoes to be filled, but we will build on his legacy as we seek to fully reclaim the title he helped us grab in the first place, as the world’s home for innovation.”

Kara Kopach read a letter from Governor Murphy regarding the passing of Dr. Lucky which is attached hereto.

Mayor Coffey stated that he remembers Dr. Lucky as incredibly bright, incredibly loquacious and a great speaker. Mayor Coffey stated that Dr. Lucky was very gracious and easy to be around, and he will be greatly missed. Mayor Coffey stated he had only known Dr. Lucky from his time on the FMERA Board and he was so impressed by Dr. Lucky’s

resume and all he accomplished from the time he served on the FMERPA and FMERA Boards. Mayor Coffey offered his condolences to Dr. Lucky's children Karen and David and that he has never met a nicer man than Dr. Lucky.

Mayor Coffey stated that normally in acknowledging the Pledge of Allegiance, Dr. Lucky had a history of asking everyone to take a few minutes to reflect on what they are thankful for. Mayor Coffey asked the participants for a moment of silence to reflect on their remembrance of and thankfulness for Dr. Lucky.

Mayor Talerico acknowledged Dr. Lucky for what he brought to FMERA, and what is missing in a lot of politicians in that Dr. Lucky thought about the future on the long term and was not as concerned about the short term here and now. Mayor Talerico stated that there is a lot to be said about someone who set out a plan and could gear everyone towards it and focused more on the region instead of himself. Mayor Talerico stated that a lot of us have a lot to learn and that it is very sad to be on the Board meeting call without Dr. Lucky. Mayor Talerico stated that he hopes we can all move forward in Dr. Lucky's honor.

Bruce Steadman read the following personal statement:

"Bob Lucky was many things. Inventor, author, lecturer, technical expert, manager, business leader, famous, published, renown FMERA Board member and Chairman.

He was the glue that held together the predecessor organization to FMERA, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA); and with the help of Lillian Burry and others, paved the way through countless meetings, public hearings, and iterations to arrive at the Fort Monmouth Reuse and Redevelopment Plan that FMERA's mission is taken from. That was 15 years ago. He never pulled back or shrank from his important roles with FMERA, and he was always willing to help.

He was full of good ideas, outside the box thinking, a keen observer of life and earth's inhabitants, and always willing to listen. I probably telephoned him some 100 times over the years, maybe 200, and he always, always said "Sure", when I asked him if he had a few minutes to talk. He was a great sounding board for ideas and possible courses of action; willing to share his opinions but never autocratic or close-minded. I will miss those many discussions.

Despite his successes, his fame, his inventions, the books, articles, presentations, world-wide travel, and the trappings of the technological greatness that he accumulated and deserved, he never ever wore those things on his sleeve. He was a kind, respectful, pleasant man, with a great sense of self-deprecating humor, who I think truly enjoyed being a part of our team.

We will miss his calm and folksy style of chairing the FMERA meetings. We will miss his astute and straightforward, but respectful, way of sizing up a situation, and we will miss his kindness. The FMERPA and FMERA missions are alive and well in large part to Dr Robert Lucky's many hours of work and thought and clear thinking, and help.

Thank you, Bob, for everything. Thank you."

Mayor Coffey stated that he has been doing public work for 32 years and Dr. Lucky was what you hope that every public or appointed official should be, in that he always composed himself and never lost his cool. Mayor Coffey stated that there was never a time that he left Dr. Lucky's presence that he did not walk away with a smile and that Dr. Lucky had the ability to charm you with his personality, irrespective of the difficult issues being addressed, and make you realize that the sun will come up tomorrow.

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

Bruce Steadman announced that in accordance with the Open Public Meetings Act, notice of the meeting and notice of the change in the meeting to a teleconference was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, and that the meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA website.

WELCOME

Mayor Coffey welcomed attendees to the Authority's teleconference meeting. Mayor Coffey 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. Mayor Coffey 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.

Mayor Coffey stated that in his role he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period and that FMERA continues to welcome the public's constructive comments and ideas.

The next item of business was the approval of the February 16th regular meeting minutes. A motion as made to approve the minutes by Dave Nuse and seconded by Tracy Buckley.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Dave Nuse	X		

Motion to Approve: DAVE NUSE Second: TRACY BUCKLEY
Ayes: 5

SECRETARY'S REPORT

Bruce Steadman introduced Tim Sullivan, NJEDA CEO. Tim Sullivan expressed his condolences for Dr. Lucky and stated that his leadership will be missed by not only the FMERA Board but the entire community. Mr. Sullivan offered his personal condolences to Dr. Lucky's family.

Mr. Sullivan stated that earlier this year, Bruce Steadman announced that he would be retiring as FMERA's Executive Director. Mr. Sullivan stated that Bruce's retirement would be a loss to not only Fort Monmouth, but to the state and the NJEDA. Mr. Sullivan stated that Mr. Steadman has been an extraordinary leader to FMERA since it's inception with all the progress that has been made with the Fort redevelopment. Mr. Sullivan stated that although Bruce's retirement will be a loss, thank goodness that FMERA has Kara Kopach in the position she is currently in to replace Bruce as Executive Director at FMERA. Mr. Sullivan stated that Kara brings a level of enthusiasm, leadership, and a passion for the Fort redevelopment that are unique and perfectly suited to be the next FMERA Executive Director.

Mr. Sullivan noted that according to the FMERA statute, it is the NJEDA CEO's responsibility to propose a candidate for FMERA Executive Director, and that a special subcommittee convened by the FMERA Chair would assess that candidate and vote their support. Chair Lucky had convened that subcommittee earlier this month, and the subcommittee had voted unanimously to accept EDA's proposed candidate, Kara Kopach currently FMERA's Deputy Executive Director and Director of Real Estate Development. Mr. Sullivan went on to announce that Kara Kopach has been awarded the position of Executive Director to replace Bruce Steadman upon his retirement. It was anticipated that the change in FMERA leadership would take place on or about May 1.

Mayor Talerico stated he hopes that when public meetings resume in person, that we can offer a tribute to Bruce's retirement and to Kara's new role as Executive Director.

Mayor Coffey stated that Dr. Lucky, Bruce, Kara and the entire FMERA staff have carried the redevelopment thus far, and while we can see the goal line, we are still in good hands.

Bruce Steadman stated the Board Chairman is selected by the Governor and a replacement is currently being worked on. Further, he noted that it is planned that the April FMERA board meeting will be the first in-person meeting in the last 2 years. More to follow on that subject.

TREASURER'S REPORT

Jennifer Lepore, Accounting Manager, stated that the Authority's independent auditors, CliftonLarsonAllen, LLP, completed their fieldwork the week of February 22 and continue their audit of the Authority's 2021 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. The auditors will report their findings to the Audit Committee at the Committee's April meeting. Subject to the Audit Committee's recommendation, the 2021 Comprehensive Annual Report including the audited financial statements will be forwarded to the Board for their review and approval at the April meeting.

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:

- Update on Utilities and Infrastructure

The facilities, environmental, and site-maintenance team continues to operate to maintain 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 awaiting the Record of Decision from the Army Corps. of Engineers.

Other projects in process include:

- The installation of the New Jersey American Water Avenue of Memories water main is complete.
- An MOU between FMERA and JCP&L regarding the installation of a new 22MW electrical substation on the Main Post was approved by the FMERA Board in February. FMERA & JCP&L are now starting discussions regarding the buildout of the downstream 35KVA distribution station.
- 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 still progressing. Eight of the nine landfills are complete or substantially complete, the final landfill, Landfill 8, will be completed by the end of March.

2. Sarah Giberson, Manager of Marketing & Development 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 32 parcels, and another 5 parcels are under contract or have Board-approved contracts. As demolition and rehabilitation continue Fort-wide, we are particularly excited to report on the on-going demolition at the former Howard Commons property in Eatontown. Several units have already been remediated and demolished. We look forward to seeing the rest of this property cleared to make way for a new water tank, along with 275 housing units at the adjacent portion

of the Howard Commons property. FMERA has started the year strong in the Borough of Eatontown, with the Eatontown Parks Parcel closing. This park will serve as a great community space which features a splash pad. The Borough hopes to dedicate the park in the late Spring. In Oceanport, FMERA is planning a closing on the Allison Hall parcel in the coming weeks. The Allison Hall project will bring both retail and commercial uses to the property near Oceanport Avenue.

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 re-released its Mega RFOTP on March 8, 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 292-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. Proposals are due by noon on June 6, 2022. Please note that the RFOTP process remains open and competitive to all interested parties. Now that the proposal process has begun, any questions must be submitted through our formal Q&A process, as detailed in Section 6.0 of the RFOTP. Once proposals are received, a formal evaluation process will be conducted, and all proposals will be evaluated against the included evaluation criteria.

On April 6th, from 9:30am-3:30pm, NJCU will be hosting a blood drive on campus, with support from our team. FMERA encourages the community to participate, while taking a moment to see NJCU's incredible Fort Monmouth facility. As more businesses and organizations continue to come online, FMERA will continue to encourage partnership and collaboration among our stakeholders. We hope this will be the first of many collaborative events that can create a meaningful impact on the community.

FMERA staff is presently working a hybrid schedule with our offices open daily. Please visit our website, o 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 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

Bruce Steadman stated that the Committee met on March 11th and discussed the following:

1. Discussion regarding the 1st Amendment to the Grant Agreement and MOU between FMERA & TRWRA. Under the terms of the 1st Amendment, FMERA shall disburse up to \$6,500,000 from the CSFRF Funds to TRWRA to increase the allocated funding for the TRWRA Project Costs for the installation of a new Pump Station, Force Main and East Interceptor to provide sewer service for the eastern portion of the former Army Fort property located within the Borough of Oceanport. The Committee reviewed the request and recommended it to the Board for approval.

2. REAL ESTATE COMMITTEE

Bruce Steadman stated that the Committee met on March 8th and discussed the following:

1. Discussion regarding the Approval of Transmittal to the Host Municipalities for Plan Amendment #18 with respect to the Nurses Quarters in Oceanport. The proposed Amendment calls for adaptive reuse of Buildings 1077 & 1078 for twenty-four one- and two-bedroom residential units and an additional ten three-bedroom townhomes in the parcel. Thirty-four residential units will be permitted in the parcel as a result of the proposed development. The Committee reviewed the request and recommended it to the Board for approval.

2. Closings:

a. Allison Hall

b. Eatontown Parks

- Mega Parcel Status
- NJAW @ Howard Commons
- TRWRA 1st Amendment
- Eatontown NOI (Nicodemus Lake)
- Lodging Update
- Monmouth County Parks System – Tinton Fall Recreation Area
- Fitness Center Water Tower
- Chapel Parking Lot

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

Elizabeth Dragon 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 but will be meeting on March 24th.

5. HOUSING STAFF ADVISORY COMMITTEE (ROBERT LONG, CHAIRMAN)

Robert Long stated that the Committee did not meet this month but will be meeting on March 30th.

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

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

BOARD ACTIONS

1. The first item before the Board was the Consideration of Approval of the 1st Amendment to the Grant Agreement and MOU between FMERA and the Two River

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Steve Gallo and was seconded by Lillian Burry.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: STEVE GALLO Second: LILLIAN BURRY
 Ayes: 7

- The second item before the Board was the Consideration of Approval of a Recommendation to approve Transmittal to Host Municipalities of Proposed Plan Amendment #18 Permitting an Alternative Development Scenario with respect to the Nurses Quarters parcel in Oceanport.

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 Anthony Talerico.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Recused
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: ANTHONY TALERICO
 Ayes: 7

OTHER ITEMS

There were no other items before the Board.

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

Michael Smith, homeowner in the Tinton Falls section of the Fort in the Lennar single-family home project called Anthem Place, offered his concerns about the proposed redevelopment of the Myer Center to house medical office and medical service components and related new buildings. He asked how residents of Anthem Place may review redevelopment plans and offer their inputs.

Mr. Steadman recommended that Mr. Smith contact the Tinton Falls Planning Board to find out when the public meeting(s) relating to that project would be held. Tracy Buckley, Tinton Falls Council President, offered to meet with Mr. Smith and provide the process by which the public could review and make comments about Tinton Falls development projects.

There being no further business, on a motion by Steve Gallo and seconded by Jay Coffey and unanimously approved by all voting members present, the meeting was adjourned at 5:55p.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



STATE OF NEW JERSEY
OFFICE OF THE GOVERNOR
P.O. BOX 001
TRENTON
08625
(609) 292-6000

PHILIP D. MURPHY
GOVERNOR

March 11, 2022

To the Family of Dr. Robert Lucky,

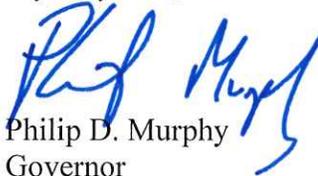
It is with a heavy heart that I offer my sincerest condolences to your family as you mourn the passing of Dr. Robert Lucky. Dr. Lucky dedicated much of his life to the technology community. Not only was he an author, he was a leader and frequent mentor to many. Throughout his career, Dr. Lucky was actively devoted in professional, academic, and governmental roles. From speaking at technical, business, academic and social occasions worldwide to editing, writing, consulting and engineering, Dr. Lucky made an impact on numerous family members, advisory boards, and anyone who shared conversation with him.

After receiving his doctorate degree, Dr. Lucky went on to receive countless awards and led the top of many boards at dozens of universities. Dr. Lucky was passionate about bettering not just the community but the world. As Chairman of the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) and over a decade sitting on the Board, he was inspirational in guiding the investment, growth and integration of Fort Monmouth.

Most importantly he spent his life surrounded by his loved ones. He could be found close to the Navesink River, sitting right beside his best pal, Sunny. He leaves behind two children, David and Karen, alongside five grandchildren, who loves him dearly.

I am wishing you comfort and peace during this very difficult time. Though no words are enough to encapsulate the depth of loss that you all now face, we hope you can take comfort knowing that the memory of Dr. Robert Lucky's compassion will flourish through eternity and inspire generations to come.

My very best,


Philip D. Murphy
Governor

ADOPTED
March 16, 2022

Resolution Regarding
First Amendment to the Grant Agreement and MOU between FMERA and the
Two River Water Reclamation Authority

WHEREAS, on October 20, 2021, the FMERA Board approved an MOU with the New Jersey Department of Community Affairs (“NJDCA”) to make available to FMERA funds in the amount not to exceed \$10,500,000 (the “CSFRF Funds”) for the purpose of setting forth the terms and conditions for the disbursement of monies from American Rescue Plan Act – Coronavirus State Fiscal Recovery Fund to implement the Fort Monmouth Water and Sewer Replacement Program; and on November 15, 2021, FMERA and NJDCA executed the MOU (“NJDCA MOU”), thereby allowing NJDCA to disburse one-half (50%) of the entire amount of the CSFRF Funds to FMERA; and

WHEREAS, on November 29, 2021, FMERA drew down the initial one-half advance of the CSFRF funds, and on January 13, 2022 FMERA drew down one quarter of the remaining CSFRF Funds; and

WHEREAS, FMERA and TRWRA entered into an MOU on May 16, 2019 (“TRWRA MOU”), to reflect the mutual understanding of the Parties that TRWRA will construct and install a new Pump Station, Force Main and East Interceptor serving the eastern portion of the Oceanport section of the former Fort Monmouth (“the Project”); and

WHEREAS, the TRWRA MOU states that FMERA shall pay 100% of the costs of the Project, not to exceed \$5.2M, including, but not limited to consulting fees, design fees, permit costs, and all construction costs associated with or arising from the Project; FMERA and TRWRA reserved the right to reject all bids should the costs for construction observation engineering services exceed \$5.2M; and

WHEREAS, to adhere to reporting and management obligations required by the NJDCA MOU, FMERA entered into a Grant Agreement with TRWRA for the disbursement of the \$5,200,000 of CSFRF Funds for the Project; under the terms of the Grant Agreement, FMERA disbursed \$5,200,000 of the CSFRF Funds to TRWRA for the costs of the Project incurred as set forth in the Project Costs exhibit of the Grant Agreement; and

WHEREAS, on February 8, 2022, in accordance with the Local Public Contracts Law, TRWRA received bids for the Project which substantially exceeded the \$5.2MM Project Costs; TRWRA terminated the bid process as permitted under the TRWRA MOU; and

WHEREAS, TRWRA has attributed the substantially higher bids to escalating material costs, the complexity of the project which includes increased management fees and unanticipated roadway repairs; and has submitted a Project Costs estimate with an amount not to exceed \$6,500,000; and

WHEREAS, the Parties, therefore, have agreed to amend the original TRWRA MOU and the Grant Agreement to provide adequate funds to complete the Project; and

WHEREAS, under the terms of the First Amendment, FMERA shall disburse up to \$6,500,000 (“Project Costs”) from the CSFRF Funds to TRWRA for the costs of the Project to construct and install the Project, including but not limited to construction costs, engineering services during construction, costs to prepare plans and specifications for bidding and permit fees incurred as set forth in Exhibit C to the First Amendment; TRWRA may propose to amend the Project Costs by providing written notice of the proposed amendments to FMERA, and FMERA shall advise TRWRA in writing as to whether the increase in Project Costs is approved; and

WHEREAS, in addition, the TRWRA MOU is amended to state that FMERA shall pay 100% of the costs of the Project not to exceed Six Million Five Hundred Thousand Dollars. Sections 6(a)(i)-(iv) were also deleted; and

WHEREAS, all other terms of the Grant Agreement and TRWRA MOU remain unchanged. In addition, staff requests the Board recommend granting the Executive Director delegated authority to increase the Project Costs by an amount not to exceed 10% for unforeseen site conditions or material costs; and

WHEREAS, the attached First Amendment to the Grant Agreement and MOU between FMERA and TRWRA is in substantially final form. The final terms of the First Amendment to the Grant Agreement and MOU will be subject to the approval of TRWRA, FMERA's Executive Director and a review as to the form by the Attorney General's Office; and

WHEREAS, the Audit Committee reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the First Amendment to the Grant Agreement and MOU between the Two River Water Reclamation Authority and FMERA to increase the allocated funding for the TRWRA Project Costs for the installation of a new Pump Station, Force Main and East Interceptor to provide sewer service for the eastern portion of the former Army Fort property located within the Borough of Oceanport.

2. The Authority approves granting FMERA's Executive Director delegated authority to increase the Project Costs by an amount not to exceed 10% for unforeseen site conditions or material costs and with final terms acceptable to the Executive Director and the Attorney General's Office and authorizes the Executive Director to execute the Agreement.

3. 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: March 16, 2022

EXHIBIT 1

**Resolution Regarding
Transmittal to Host Municipalities of Proposed Eighteenth Plan Amendment Permitting Alternative
Development Scenario in Oceanport.**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the Reuse Plan envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units which would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground; and; and

WHEREAS, with respect to the Nurses Quarters parcel, the Reuse Plan contemplates the reuse of Buildings 1077 & 1078 as mixed-income apartments, and this amendment further contemplates the development of new townhomes in such a way that it creates a compact pedestrian-friendly environment along Main Street allowing the development of more flexible and usable open spaces in the western section of the parcel; and

WHEREAS, Amendment #18 provides the option for an alternative development scenario on the Nurses Quarters Parcels that is located on the former Fort Monmouth property in the Borough of Oceanport; the Property is included in the Oceanport Education/Mixed-Use Neighborhood Development District, which permits low-and medium-density residential, mixed-use, retail, office/research, institutional/civic, and open space/recreational uses; and

WHEREAS, Amendment #18, prepared by Upendra Sapkota, FMERA's Senior Project Officer of Planning and Development would permit those uses as described in the attached memorandum; and

WHEREAS, the attached Amendment #18 is in substantially final form and the final terms of Amendment #18 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #18 and recommends Board approval of the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.

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: March 16, 2022

EXHIBIT 2