



**ADDENDUM #2**

**Issuance Date of RFOTP**

**March 8, 2022**

**REQUEST FOR OFFERS TO PURCHASE  
FOR  
THE SALE OF REAL PROPERTY**

**Fort Monmouth  
Mega Parcel  
292 ± Acre Mixed Use Development Site  
in  
Eatontown & Oceanport, New Jersey**

Issued by the

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)**

Date Addendum Issued: April 18, 2022

## Response to Questions Submitted Online

**Question:** Can FMERA (a) provide an overview of how the \$3m[illion] relocation cost was determined, including estimates, appraisals, etc. to support this amount and (b) explain the legal support to impose the monetary obligation on the developer?

**Answer:**

- A. FMERA determined that the highest and best use of the Mega Parcel property would include Building 502, FMERA's office building, to provide additional contiguous acreage for redevelopment. As FMERA will be required to relocate its operations to accommodate the sale of Building 502, a developer relocation fee was included to offset these costs. FMERA has budgeted for costs associated with site acquisition, construction & improvements, utility installation, and prevailing wage (required as a State entity).
- B. The second question asks for legal reasoning for FMERA's actions. FMERA has the requisite power under the Fort Monmouth Economic Recovery Act, N.J.S.A. 52:271-18 et seq., its sales rules, N.J.A.C. 19:31C-2.1 et seq., and other relevant New Jersey law.