

**Fort Monmouth Economic Revitalization Authority
Board Meeting
January 17, 2024
Public Meeting and Teleconference**

MINUTES OF THE MEETING

Members of the Authority and/or Designees present:

- McKenzie Wilson – FMERA Chairperson – V
- Anthony Talerico, Jr. – Mayor of Eatontown – FMERA Vice-Chairman – V
- Tom Tvrdik – Mayor of Oceanport – V
- Tracy Buckley – Tinton Falls Councilwoman – V – Designee
- Jamera Sirmans – Associate Counsel, Governor’s Authorities Unit – V – Designee
- Mary Maples – Senior Advisor to the CEO, NJEDA – V – Designee
- Elizabeth Dragon – Assistant Commissioner Community Investment and Economic Revitalization - Designee
- Yolanda Prieto – NJ Department of Labor & Workforce Development – Designee

V – Denotes Voting Member

Members of the Authority and/or Designees not present:

- Stephen Gallo – Public Member – V
- Tom Arnone – Monmouth County Commissioner Director – V
- William Riviere – Principal Planner, NJ Department of Transportation – Designee

Also present:

- Kara Kopach, Executive Director
- FMERA staff:
 - Regina McGrade – Administrative Manager
 - Jennifer Lepore – Accounting Manager
 - Sarah Giberson – Director of Real Estate Development and Marketing
 - Upendra Sapkota – Senior Project Officer
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Joe Fallon – Senior Environmental Officer
 - Laura Draushak – Managing Director
- Matt Reagan, Deputy Attorney General (DAG)

The meeting was called to order by Chairwoman McKenzie Wilson at 5:00p.m.

Kara Kopach announced that in accordance with the Open Public Meetings Act, notice of the meeting 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.

Chairwoman McKenzie Wilson led the Pledge of Allegiance.

WELCOME

Chairwoman McKenzie Wilson welcomed attendees to the Authority’s meeting. Ms. Wilson 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. Ms. Wilson stated that there are 2 public comment periods, the first being a 3-minute public comment period regarding any of the Board actions and the second being a 5-minute public comment period on any FMERA business.

The first item of business was the approval of the December 20th regular meeting minutes. A motion was made to approve the minutes by Mary Maples and seconded by Anthony Talerico.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: MARY MAPLES Second: ANTHONY TALERICO
 Ayes: 6

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

There was no public comment.

EXECUTIVE DIRECTOR/SECRETARY’S REPORT & UPDATE

During the last public meeting, there was a public comment related to FMERA’s readiness to replace and repair infrastructure for the site. As a result, I wanted to highlight FMERA’s efforts to target utility and infrastructure improvements over the last two years. To date, FMERA has spent over \$10,000,000.00 on sewer replacement, \$9,400,000.00 on electric system replacement and over \$2,000,000.00 on water main replacement.

The last few months have seen the conclusion of several sanitary infrastructure projects. The installation of the new East interceptor, force main, and pump station along Oceanport Avenue is complete. The installation of the new South interceptor along Oceanport Way is also complete, as is a new sanitary main on Malterer Avenue. The result of all this new sanitary infrastructure means the entirety of the Oceanport Borough portion of the Main Post has access to new and direct sanitary outfall to the Two River Water Reclamation Authority system. Of the eleven sanitary pump stations that once operated on the Main Post, only two are still in service, which will be decommissioned in the coming weeks. Furthermore, FMERA is now working to decommissioning the eight remaining former army sanitary pump stations on the main post.

In the Eatontown portion of the Fort, the installation of the sanitary main along Wilson Avenue is complete. The Wilson Avenue main provides sanitary outfall to the Eatontown Sewerage Authority system for the Monmouth County Motor Pool, Tech Campus B, the Eatontown Parks parcel, and Barracks parcel. This eliminates the comingled systems to be untangled in this section of the Main Post.

The design for a new water lateral serving the 600 area, which includes the McAfee Center, is complete. The bid package for the project will be publicly advertised January 19th.

FMERA staff continues to work with Jersey Central, Power & Light staff toward the construction of a new 22-megawatt electrical substation and 15KVA distribution system on the main post. This new infrastructure will replace the existing 4160V electrical system and make JCP&L the primary power provider, eventually taking FMERA out of the power supply business. FMERA continues to repair, replace, and maintain aged electrical infrastructure on the Fort pending the commissioning of the new substation and distribution system.

FMERA, working with the Borough of Oceanport, completed the demolition of Building 886 in November 2023. The former Building 886 site will be used by the JCP&L to construct a new electrical substation. As part of the same initiative, the demolition of Building 555 is also complete making way for improvements to Brewer Lane. FMERA is also working with the Borough of Oceanport to demolish Buildings 550 & 551, which is expected to be completed by the end of spring 2024.

FMERA is moving forward with its plan to investigate/evaluate the current condition of stormwater infrastructure located on the Main Post of Fort Monmouth. The project also involves identifying and recording necessary repairs and/or replacements to pipes, manholes, catch basins and outfall structures. The goal of the project is to convey ownership of stormwater infrastructure to the Boroughs of Eatontown and Oceanport once the stormwater infrastructure study is complete and all necessary repairs are made to the system.

The Facilities and On-site Maintenance Teams continues to maintain and repair heat systems and fire suppressions systems of buildings to be reused by the Mega Parcel purchaser.

COMMITTEE REPORTS

1. AUDIT COMMITTEE

The Committee did not meet this month.

2. REAL ESTATE COMMITTEE

McKenzie Wilson stated that the Real Estate Committee met on January 10th and discussed the following:

- Discussion regarding the approval of the First Amendment to the Interagency Agreement between FMERA and the Borough of Oceanport for funding, asbestos abatement, demolition, and site restoration activities for Buildings 550 and 551. The First amendment will increase the Project Funds to allow the acceptance of the lowest compliant bid. The Committee reviewed the request and recommended it to the Board for approval.
- Discussion regarding the MOU between the FMERA and the Borough of Oceanport for the performance of a stormwater infrastructure study of all pipes, manholes, catch basins, and outfall structures of the stormwater infrastructure located within Fort Monmouth's Main Post. The Committee reviewed the request and recommended it to the Board for approval.

Other Items:

1. Mega Reuse Plan Amendment
2. Upcoming Infrastructure Projects

3. ENVIRONMENTAL STAFF ADVISORY COMMITTEE (ELIZABETH DRAGON, CHAIRWOMAN)

The Committee did not meet this month.

4. HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (TOM TVRDIK, CHAIRMAN)

The Committee did not meet this month.

5. HOUSING STAFF ADVISORY COMMITTEE (VACANT, CHAIRPERSON)

The Committee did not meet this month.

6. VETERANS STAFF ADVISORY COMMITTEE (VACANT, CHAIRWOMAN)

The Committee did not meet this month.

BOARD ACTIONS

1. Consideration of Approval of the First Amendment to the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and environmental engineering services for Buildings 550 & 551 in Oceanport.

Laura Draushak read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Tom Tvrdik and was seconded by Anthony Talerico.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM TVRDIK Second: ANTHONY TALERICO
Ayes: 6

- 2. Consideration of Approval of the Interagency Agreement between FMERA and the Borough of Oceanport for contract and project oversight for stormwater.

Laura Draushak read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Tom Tvrdik and was seconded by Anthony Talerico.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM TVRDIK Second: ANTHONY TALERICO
Ayes: 6

OTHER ITEMS

There were no other items before the Board.

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

Andy Judkis of Oceanport asked for an explanation of the Plan Amendment #20 process.

Kara Kopach stated that under the Plan Amendment process, at the October 25, 2023 Authority meeting, the Board approved the transmittal of Plan Amendment #20 to the three host municipalities with the 45-day public comment period which ended on December 20, 2023. Ms. Kopach stated that FMERA received comments from the three host municipalities and has reviewed the comments. FMERA’s outside planner is currently aggregating and reviewing the comments in comparison to Plan Amendment #20. Ms. Kopach stated that the next action by the Board would be the adoption of Plan Amendment #20 or if there was a significant material change to Plan Amendment #20, the Board would approve the reissuance of Plan Amendment #20 for an additional 45-day comment period. Ms. Kopach stated that the

adopted Plan Amendment #20 will be available to the public. Ms. Kopach stated that staff anticipates bringing the final Plan Amendment #20 to the Board in the 1Q24.

Mr. Judkis asked if there was any channel to Netflix for a public meeting.

Ms. Kopach stated that FMERA does not have a public meeting planned with Netflix. Ms. Kopach stated that former Mayor Jay Coffey had stated that he was planning on scheduling a public meeting between Netflix and the Borough of Oceanport residents. Mayor Tvrdik indicated that Oceanport officials will be speaking to Netflix in early February and will bring up the idea of a public meeting at that time.

There being no further business, on a motion by Mary Maples and seconded by Anthony Talerico and unanimously approved by all voting members present, the meeting was adjourned at 5:18p.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.


Kara Kopach – Secretary

**Resolution Regarding
First Amendment to the Interagency Agreement between FMERA and the Borough of Oceanport to contract
for civil and environmental engineering services**

WHEREAS, the identified buildings on the Main Post of Fort Monmouth are outdated and not suitable for future use. All four buildings are in locations targeted for utility and infrastructure improvements and/or blight removal. This interagency agreement will enable FMERA to move forward with the blight removal and improvements to the Main Post infrastructure, which will serve both sold properties and future redevelopment projects on the Main Post; and

WHEREAS, Buildings 550 and 551, which are located on the Main Post of Fort Monmouth in Oceanport, are in locations targeted for infrastructure improvements and/or blight removal. The buildings may be used for future public parking; and

WHEREAS, at its June 2022 meeting, the Board approved a Memorandum of Understanding (“MOU”) with the Borough of Oceanport (“Borough”) to contract for civil and environmental engineering services for demolition plans and specification including abatement, demolition and site improvements. The Borough selected Colliers as its engineering firm via a formal RFQ process for the calendar year. Accordingly, the Borough retained Colliers to prepare plans and a scope of work (the “Plans”) for the Project; and

WHEREAS, on August 21, 2023, FMERA received the demolition plans for the Project Site, containing Buildings 550 & 551 from Colliers and entered into a separate MOU with Oceanport for the Borough’s engineer to oversee the public bidding for the demolition and remediation of Buildings 550 & 551. The MOU was executed on October 6, 2023; and

WHEREAS, the purpose of the Project consists of the retention of the Borough’s engineer, Colliers, for the abatement and demolition of Buildings 550 & 551 located on the Project Site. Colliers’ services shall include bidding services for abatement and demolition contracts and the oversight of the tasks as described in the attached memorandum. Colliers conducted a public bidding process for abatement and demolition services; and

WHEREAS, the cost for the Project was estimated to be Four Hundred and Seventy Thousand Four Hundred and Twenty (\$470,420.00) Dollars with the Board approving a delegation to FMERA’s Executive Director to increase the cost by an amount not to exceed 10% for unforeseen costs for abatement or demolition. In the event the amount due to the Borough’s contractor for the work described within the Amendment was expected to be greater than \$470,420.00, the Borough was required to notify FMERA that additional Project Funds are required. Any increase in costs beyond this amount plus the 10% delegated authority to the Executive Director for unforeseen costs is subject to FMERA’s Board approval; and

WHEREAS, on November 30, 2023, Colliers received six bids for the asbestos abatement, demolition, and site restoration of Buildings 550 and 551 with the lowest compliant bidder, Yannuzzi Group, bidding Three Hundred Ninety-Six Thousand Three Hundred and Nine (\$396,309.00) Dollars for the project. The total costs of the bid along with Colliers oversight fees exceeds the Project Funds of Four Hundred and Seventy Thousand Four Hundred and Twenty (\$470,420.00) Dollars. The additional costs were attributed to severe mold issues in Building 551; and

WHEREAS, the Parties now wish to enter into an amendment to increase the Project Funds to allow the acceptance of the lowest compliant bid for the asbestos abatement, demolition and site restoration activities for Building 550 and 551. FMERA shall pay the costs of the Project, not to exceed Five Hundred and Sixteen Thousand Seven Hundred and Twenty-Nine (\$516,729.00) Dollars. In addition, staff requests delegated authority to FMERA’s Executive Director to increase the cost by an amount not to exceed 10% for unforeseen costs for demolition or environmental abatement; and

WHEREAS, the attached First Amendment is in substantially final form. The final terms of the First Amendment will be subject to the approval of the Executive Director, the Borough of Oceanport and as to form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves (1) the First Amendment to the interagency agreement between FMERA and the Borough of Oceanport for funding, asbestos abatement (including removal, monitoring, and associated reporting), demolition, and site restoration activities (including preparation of all applications and associated, prerequisite environmental, engineering services and demolition permits) for Buildings 550 and 551 and (2) grant of delegated authority to the Executive Director to increase Project Funding by an amount not to exceed 10% for unforeseen costs associated with the Project with final terms acceptable to the Executive Director and a review as to form by 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: January 17, 2024

EXHIBIT 1

Resolution Regarding
Approval of an Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and environmental engineering services

WHEREAS, the stormwater infrastructure located on the Main Post in the Boroughs of Eatontown and Oceanport is outdated and in need of upgrade. FMERA seeks the Borough's assistance in planning and carrying out the Project in order to perform a stormwater infrastructure study and to convey ownership of existing roadways and stormwater infrastructure to the Boroughs of Eatontown and Oceanport once the stormwater infrastructure study is completed and all the necessary repairs are made; and

WHEREAS, the Borough selected Colliers Engineering and Design (“Colliers”) as the Borough’s engineering firm via a formal RFQ process for the calendar year. Accordingly, the Borough will retain Colliers for project oversight (including bidding oversight), for the stormwater infrastructure study; and

WHEREAS, the Project consists of the following tasks: (i) conducting camera or video studies of all stormwater infrastructure depicted on the enclosed map; (ii) performing necessary field observations and recording relevant data; (iii) ensuring that camera or video work and field observations identify and confirm the additional tasks outlined in the Project Scope of Work attached to this MOU as Exhibit B and as further defined in the Collier’s proposal attached as Exhibit C; (iv) preparing bid documents for repair activities; and

WHEREAS, FMERA will pay for the costs of the project not to exceed Three Hundred and Twenty-Seven Thousand Two Hundred (\$327,200) Dollars (“Project Funds”), which is inclusive of costs for professional engineering, surveys, and construction observation services and the estimate for construction costs; and

WHEREAS, in consultation with Colliers, FMERA will review and approve the Plans as prepared by Colliers under this MOU, and any modification thereof, for public bidding in accordance with Local Public Contracts Law. The Borough shall use the Project Funds disbursed by FMERA to the Borough to pay the costs of contractors and consultants hired to complete the Project. The Borough shall not be required to utilize any of its own funds to pay costs or expenses of the Project. The Borough will return to FMERA upon completion of the Project any amount of the Project Funds that are not expended for the Project; and

WHEREAS, in the event the amounts due to the Borough’s Engineer for the Project Costs is expected to be greater than Three Hundred and Twenty-Seven Thousand Two Hundred (\$327,200.00) Dollars, the Borough will notify FMERA before incurring any additional charges; and

WHEREAS, in addition, staff requests the grant of delegated authority to the Executive Director to increase Project Funding by an amount not to exceed ten (10%) percent for unforeseen costs associated with the Project. Any increase in the cost beyond ten (10%) percent of the Project Funds will be subject to FMERA Board approval

WHEREAS, the attached amended MOU is in substantially final form. The final terms of the MOU will be subject to the approval of the Executive Director, the Borough of Oceanport and a review as to form by the Attorney General’s Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves (1) a Memorandum of Understanding between the Fort Monmouth Economic Revitalization Authority and the Borough of Oceanport for the performance of a stormwater infrastructure study of all pipes, manholes, catch basins, and outfall structures of the stormwater infrastructure located within Fort Monmouth’s Main Post and (2) the grant of delegated authority to the Executive Director to increase Project Funding by an amount not to exceed 10% for unforeseen costs associated with the Project with

final terms acceptable to the Executive Director and a review as to form by 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: January 17, 2024

EXHIBIT 2