

**Fort Monmouth Economic Revitalization Authority
In-Person & Telephonic Board Meeting
502 Brewer Avenue, Oceanport, N.J. 07757
Dial In: 888-431-3598 / Access Code: 1123026
Agenda – August 27, 2025**

1. **Call to Order**
2. **Notice of Public Meeting**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Welcome**
6. **Approval of Previous Month's Board Meeting Minutes**
7. **Executive Director/Secretary Report & Update**
8. **Public Comment Regarding Board Action Items**
9. **Committee Reports**
 - 1) Audit Committee – Anthony Talerico, Jr., Chairman
 - 2) Real Estate Committee – McKenzie Wilson, Chairwoman
 - 3) Environmental Staff Advisory Committee – Elizabeth Dragon, Chairwoman
 - 4) Historical Preservation Staff Advisory Committee – Tom Tvrdik, Chairman
 - 5) Housing Staff Advisory Committee – Keith Henderson, Chairperson
 - 6) Veterans Staff Advisory Committee – Tom Arnone, Chairman
10. **Board Actions**
 1. Approval of Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and engineering services.
 2. Second Amendment to the Redevelopment Agreement between the Fort Monmouth Economic Development Authority and Monmouth Medical Center, Inc. for Parcel F-1 (Myer Center) in Tinton Falls.
11. **Other Items**
12. **Public Comment Regarding any FMERA Business**
13. **Adjournment**



**Fort Monmouth Economic Revitalization Authority
Board Meeting
July 16, 2025
Public Meeting and Teleconference**

MINUTES OF THE MEETING

Members of the Authority and/or Designees present:

- McKenzie Wilson – FMERA Chairperson – V
- Stephen Gallo – Public Member – V
- Anthony Talerico, Jr. – Mayor of Eatontown – FMERA Vice-Chairman – V
- Tom Tvrdek – Mayor of Oceanport – V
- Tom Arnone – Monmouth County Commissioner Director – V
- Tom Neff – Tinton Falls Engineer – V – Designee
- Jamera Sirmans – Senior Counsel, Governor’s Authorities Unit – V – Designee
- Mary Maples – NJEDA – Deputy Chief Executive Officer – V – Designee
- Elizabeth Dragon – NJDEP Assistant Commissioner, Comm. Investment & Economic Revitalization – Designee
- Keith Henderson – NJDCA Acting Director, Division of Local Planning Services – Designee
- William Riviere – NJDOT Principal Planner – Designee

V – Denotes Voting Member

Members of the Authority and/or Designees not present:

- Yolanda Prieto – NJDOL Program Coordinator – Designee

Also present:

- Kara Kopach – Executive Director
- Regina McGrade – Administrative Manager
- Laura Drahushak – Managing Director
- Jennifer Lepore – Accounting Manager
- Sarah Giberson – Director of Real Estate Development & Marketing
- Kristy Dantes – Senior Advisor, Facilities & Infrastructure
- Elizabeth Marshall – 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, the Trentonian 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 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 June 18th regular meeting minutes. A motion was made to approve the minutes by Steve Gallo and seconded by Tom Neff.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenize Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Arnone	X		
Tom Tvrdik			X
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Tom Tvrdik abstained from voting stating he was not at the June 18th meeting.

Motion to Approve: STEVE GALLO Second: TOM NEFF
Ayes: 7

EXECUTIVE DIRECTOR/SECRETARY'S REPORT & UPDATE

FMERA continues to make good progress on the Fort's redevelopment. Two weeks ago, FMERA closed with Lennar on Howard Commons, a 60 acre property in Eatontown on Pinebrook Road. Lennar will remove all of the blighted existing structures and will construct 275 new residential units, a gas station and small grocer on the corner of Hope Road. Site work should begin on this property over the next few months.

Demolition continues in other parts of Eatontown right now. The remnants of the old football field have been removed along with the former Burger King. This is to make way for an open space project and also to assist with utility installation in the area. Separately, Netflix has already demolished 5 buildings on the eastern part of the Mega Parcel with 80 more buildings in the queue over the next 18 months.

Over the next few months there are a series of community events on the site which include: The Blood Drive hosted by RWJ/Barnabas on September 23rd and the Skeleton 5k hosted by HABcore on October 25, 2025

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

There was no public comment.

COMMITTEE REPORTS

1. AUDIT COMMITTEE

The Committee did not meet this month.

2. REAL ESTATE COMMITTEE

McKenzie Wilson stated that the Committee met on July 8th and discussed the following:

- Discussion regarding the interagency agreement between FMERA and the Borough of Oceanport for funding, construction and oversight of the bid process to complete the 400 Area Parallel Electric Build, and (2) the grant of delegated authority to the Executive Director to increase Project Funds by an amount not to exceed 10% for unforeseen costs associated with the Project. The Committee reviewed the request and recommended it to the Board for approval.

Other Items

- Netflix Phase 1B MCR
- Fort Power outages
- Howard Commons Closing

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

Elizabeth Dragon stated that the Committee met on June 26th and discussed the following:

FMERA's ESAC shall be the exclusive environmental commission for all land use matters and approvals within the Fort Monmouth Project Area, therefore, a public meeting is required for all Mandatory Conceptual Reviews.

The Public portion of the meeting was called to order at 3:00p.m. to discuss the Mega Parcel Phase 1B MCR.

- A Soil Erosion & Sediment Control (SESC) Plan shall be submitted to the Freehold Soil Conservation District for approval. Disturbance of site soils shall not commence until such time an approved SESC Plan is approved.
- Netflix shall obtain an Authorization to Discharge 5G3 Construction Activity Stormwater General Permit from the NJDEP.
- Netflix shall obtain an Individual-Coastal Area Facilities Review Act (CAFRA) permit from the NJDEP.
- If freshwater wetlands are present, Netflix shall secure a General Permit #11, Outfalls and Intake Structures, from the NJDEP for repair or replacement work involving stormwater outfalls located within freshwater wetlands.
- Netflix shall secure a Transition Area Waiver from the NJDEP for any disturbance work proposed within a freshwater wetland transition area.
- Proposed disturbance of flood hazard areas should be incorporated into the CAFRA permit application.
- Netflix shall secure tidelands licenses or grants from the NJDEP prior to building any structures on unresolved tidelands claims.
- Netflix shall properly abandon the nine geothermal well fields located within the West Campus and the geothermal well field located within the Vail Hall parcel. Netflix shall close-out the ten geothermal well fields with the NJDEP.

The Public portion of the meeting ended at 4:00p.m.

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

The Committee did not meet this month.

5. HOUSING STAFF ADVISORY COMMITTEE (VACANT, CHAIR)

The Committee did not meet this month.

6. VETERANS STAFF ADVISORY COMMITTEE (TOM ARNONE, CHAIRMAN)

The Committee did not meet this month.

BOARD ACTIONS

1. Consideration of Approval of the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and construction engineering services.

Sarah Giberson 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 Tom Arnone.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenize Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Arnone	X		
Tom Tvrdik	X		
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM TVRDIK

Second: TOM ARNONE

Ayes: 8

OTHER ITEMS

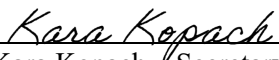
There were no other items before the Board.

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

There was no public comment.

There being no further business, on a motion by Tom Tvrdik and seconded by Tom Neff and unanimously approved by all voting members present, the meeting was adjourned at 5:10p.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
Approval of the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil
and construction engineering services**

WHEREAS, FMERA owns and operates an old Army electrical grid that services residents, including the Oceanport Borough Hall, on the Main Post in the Boroughs of Oceanport and Eatontown. FMERA has entered into agreements with Jersey Central Power & Light (“JCP&L”) for (1) the installation of electric distribution facilities for the buildout of a 22MVA substation dated March 15, 2022 and (2) for the installation of an electrical distribution grid including electrical lines from the new substation, dated August 11, 2023. Both agreements are intended to replace the Army electrical grid with a new distribution grid owned and operated by JCP&L that services the Main Post property ; and

WHEREAS, in order to facilitate the buildout of the JCP&L distribution grid, FMERA must reroute existing lines along Oceanport Avenue that currently share utility poles with the JCP&L distribution lines to new poles (the “400 Area Parallel Electric Build” or “Project”) along Riverside and Wade Avenues (the “Project Site”) to preserve FMERA’s overhead distribution until such time as the lines can be decommissioned; and

WHEREAS, accordingly, FMERA wishes to enter into an MOU with the Borough for their engineer, Colliers Engineering and Design (“Colliers”), to provide Project oversight (including bidding oversight) to complete the 400 Area Parallel Electric Build; and

WHEREAS, on June 9, 2025, FMERA received estimated costs for the Project from Colliers, as defined in the attached MOU; and

WHEREAS, the Project consists of construction, construction oversight, bidding services and contract administration of a new 4.16 kV overhead distribution line for FMERA to reroute the existing line that currently shares utility poles with the JCP&L distribution line along Oceanport Avenue. The new routing will redirect the FMERA line along Riverside and Wade Avenues on the Project Site, reconnecting with the existing FMERA overhead distribution system at the intersection at the east gate entrance and Oceanport Avenue. Colliers shall conduct a public bidding process for construction services; and

WHEREAS, starting a month after selection of the bidder, Colliers shall prepare and submit a bi-weekly summary reporting the status of the Project. The goal of the Project is to facilitate a competitive bidding process for the selection of a qualified subcontractor to enter into a construction contract to commence and successfully complete the work at the Project Site in the most cost-effective manner possible, with oversight from Colliers; and

WHEREAS, the cost for the Project is estimated to be Five Hundred and Ten Thousand Nine Hundred and Fifty-Eight (\$510,958.00) Dollars, collectively the “Project Funds” which is inclusive of costs for professional engineering, surveys, and construction observation services of approximately Thirty Two Thousand Five Hundred and Fifty Eight (\$32,558) Dollars and the estimate for the construction of approximately Four Hundred Seventy Eight Thousand Four Hundred (\$478,400) Dollars; and

WHEREAS, in the event the amount to complete the Project is expected to be greater than Five Hundred and Ten Thousand Nine Hundred and Fifty-Eight (\$510,958.00) Dollars, the Borough is required to notify FMERA that additional Project Funds are required. In addition, staff requests the grant of delegated authority to the Executive Director to increase the Project Funds by an amount not to exceed 10% for unforeseen costs; and

WHEREAS, the attached 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) approve the attached interagency agreement between the Fort Monmouth Economic Revitalization Authority and the Borough of Oceanport for funding, construction and oversight of the bid process to complete the 400 Area Parallel Electric Build, and (2) the grant of delegated authority to the Executive Director to increase Project Funds 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.

Attachment

Dated: July 16, 2025

EXHIBIT 1

MEMORANDUM

To: Members of the Board

From: Kara Kopach
Executive Director

Date: August 27, 2025

Subject: Monthly Status Report

Summary

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

Treasurer's Report

With the close of the second quarter on June 30th, FMERA staff are preparing the financial and operational summary for the first half of 2025. Staff will be meeting to review the first six months of 2025 and assess performance against the 2025 organization goals. FMERA controls spending to the extent possible and expects to be on or under budget through year-end.

Executive Director's Report

• Update on Utilities and Infrastructure

- FMERA 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. Work continues at the substation site, with the delivery of the new transformer last month. JCP&L expects the substation to be complete by Fall 2025. The new distribution infrastructure will systematically replace the existing 4160V electrical grid 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.
- The sanitary sewer line abandonment project, which was overseen by Two Rivers Water Reclamation Authority is complete. The process began in and around the McAfee parcel and Netflix south campus. Selected sewer lines were exposed and filled with void-filling grout.
- Working with Colliers Engineering and Design, field inspection of the stormwater infrastructure on the Main Post is complete, and the evaluation phase, which will provide an estimate of project cost, is on-going. The project involves identifying necessary repairs to pipes, manholes, catch basins and outfall structures. The goal is to convey ownership of stormwater infrastructure to the Boroughs of Eatontown and Oceanport once the stormwater infrastructure study is completed, and all necessary repairs/replacements are made.
- Working with the Two Rivers Water Reclamation Authority, the installation of Parcels 7&8 Sanitary Main Extension is complete. This main connects to the upstream end of the South Interceptor and continues westerly along Oceanport Way to the western end of the Eatontown Housing parcel.
- Working with New Jersey American Water, the Phase 4 Water Main Extension Project will extend water service easterly along Todd Avenue and Oceanport Way supplying water to the Eatontown Housing Parcel. This project is to commence in the coming months.
- FMERA is working with Colliers Engineering and Design to explore possible remedies for drainage issues along Todd Avenue.
- The abatement and demolition of former army structures on the proposed Eatontown Housing Parcel is substantially complete. The abatement of buildings 814 and 822 is finished, and the former playing field, fencing, grandstands, and press box, as well as buildings 814, 815, 822, 826, and 830, have been razed and removed. The contractor is now

completing the final removal of pavement and cleaning the site. This project is overseen by Colliers Engineering and Design.

- Colliers Engineering and Design is developing site and grading plans for the reconstruction and realignment of Nicodemus Avenue, spanning from Oceanport Way to Avenue of Memories. The goal is for the Borough of Oceanport to accept the thoroughfare once the work is completed. This project includes removing the island at the intersection of Nicodemus Avenue and Avenue of Memories and realigning the drive lanes, ensuring the intersection meets standard intersection guidelines.
- FMERA is working toward dedicating Wilson Avenue and Nicodemus Avenue (South) to the Borough of Eatontown.
- The On-site Maintenance Team continues to maintain fire suppressions systems of buildings to be reused by the Mega Parcel purchaser.
- Netflix continues the abatement, removal of excessive combustibles, and demolition of the Mega Parcel buildings.

2. Update on the Fort's Redevelopment

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

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

- Former Patterson Army Hospital on December 13, 2013, with AcuteCare Systems.
- Monmouth County Adult Shelter on November 17, 2016, with Monmouth County.
- Officer Housing Parcels on January 13, 2017, with RPM Development, LLC. RPM Development renovated 116 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty percent of the total units are available to low- and moderate-income households.
- Main Post Chapel on February 27, 2017, with Triumphant Life Assembly of God Church who purchased the approximately 16,372 sq. ft. building for use as a house of worship.
- Russel Hall on June 23, 2017, with TetherView Property Management, LLC, a private cloud computing services company who occupies the 40,000 sq. ft. building. Russel Hall currently houses a variety of businesses including tech companies and medical offices.
- Oceanport Municipal Complex on August 16, 2017, where the Borough of Oceanport purchased the property for their new Oceanport Borough Hall, Police Department, Department of Public Works and Office of Emergency Management.
- Fitness Center on September 26, 2017, enabling Fort Partners Group, LLC, to renovate and expand the facility to emphasize basketball and medically based fitness and wellness programs, and individualized group training and classes.
- Dance Hall Parcel on April 4, 2018, to The Loft Partnership, LLC. The developer renovated the Dance Hall as a banquet facility. They have booked over 200 weddings and events since opening.
- Building 501, on April 24, 2019, with Family Promise of Monmouth County, an approximately 1.7-acre site, via a Legally Binding Agreement (LBA). Lunch Break has now merged with Family Promise and will expand the services offered on the site.
- Telecommunications Tower and Land on October 25, 2019, with Global Signal Acquisitions, LLC for an approximately 0.58 parcel of land containing the Telecommunications Tower and adjacent land.
- Squier Hall Complex, on December 19, 2019, with KKF University Enterprises, LLC, an approximately 31-acre site. The developer has secured a commitment from New Jersey City University for use of the site as a satellite campus. NJCU is currently partnering with RWJ to utilize the university's state-of-the art training facilities.
- Commissary, Post Exchange (PX) complex, Warehouse District and a 1000 Area Parking parcel, on October 16, 2020, with OPort Partners, LLC. The Commissary/PX parcel shall permit, Food Service, Flex space, Office, R&D and Instructional Schools and Studios. The Warehouse District will permit Flex Space, Medical Office, Office, and Research & Development. Birdsmouth, a brewery opened in 2022, Baseline Social, a full-service state-of-the-art bar and restaurant opened last summer and Mr. Green Tea, the specialty mochi and ice cream distributor, is also open.
- Marina, on March 25, 2021, with AP Development Partners, LLC, which will continue to operate as a marina/public boat ramp and restaurant.
- Barker Circle, with Barker Circle Partnership, LLC, an approximately 19.5-acre parcel in the historic district which includes the repurposing of Buildings 205-208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.
- Lodging Area, on November 24, 2021, with Somerset Development, LLC, a 15-acre site located on Parkers Creek, being developed with up to 185 new and renovated historic housing units. Townhouses are for sale, many of which have already been sold and are occupied. The riverwalk for this site is also fully constructed and connects to the walking trail on the RPM property.

- Allison Hall, on May 20, 2022, with Fort Monmouth Business Center, LLC, a 13-acre parcel which includes the reuse of the historic building, as well as retail, office, business lofts, and open space/recreation uses. Construction is underway on this site as both the business lofts and retail are being built while other site prep like the retention basins are ongoing.
- Nurses Quarters, on June 25, 2024, with RPM Development, LLC for the renovation of the 24-unit residential complex along with 10 new townhomes on Main Street adjacent to the former Patterson Army Hospital.

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

- Motor Pool, on November 17, 2016, with Monmouth County for a public works facility.
- Suneagles Golf Course, on December 18, 2020, with Martelli Development, LLC, who has upgraded the existing Golf Course and renovated the historic Gibbs Hall. Martelli Signature Homes has constructed and sold numerous townhouses in the middle of the course and continues to construct housing units.
- New Jersey American Water Tank Parcel, on April 23, 2021, a parcel located on a 3.945-acre tract on the Howard Commons parcel to install a water tank to serve NJAW's needs by providing approximately four acres of land surrounded on two sides by undeveloped preserved forest, a municipal road on another and a fourth side that encompasses soon to be built residential units which will be buffered by trees. NJAW has demolished the existing structures on the site.
- Eatontown Parks Parcel, on March 7, 2022, with the Borough of Eatontown, a 3.82-acre tract known as the Nicodemus Avenue Park Parcel located on Nicodemus Avenue for active recreation uses. The Borough has demolished all of the existing structures and is designing the park for a splash pad, additional recreational amenities, and accompanying bathrooms.
- Howard Commons, on June 27, 2025, with Lennar Corporation for the construction of 275 Housing Units along Pinebrook Road, together with a retail component consisting of a maximum building square footage of 40,000 fronting on Hope Road and the paved and parking areas located within the property. Lennar has an obligation to provide twenty units of supportive housing on the property. Lennar will demolish over 480 vacant soldier housing units as part of the redevelopment and construct a 5-acre parcel for the Borough of Eatontown to use as open space.

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

- Parcel E, on January 13, 2013, with Commvault for the headquarters. Commvault announced in March 2023 that they will be selling this building, with the intention of retaining some space for its operations via lease.
- Building 2525, on February 5, 2016, with Aaski Technologies for technology and office uses. Aaski sold a portion of the property to the Kiely Company following project completion.
- Child Development Center, on March 18, 2016, with Trinity Hall, for the all-girls high school. Trinity Hall completed their second-generation project on the site and is currently pursuing its third-generation expansion.
- Fort Monmouth Recreation Center and Swimming Pool, on January 6, 2017, with the Monmouth County Park System and being used for programs which include arts & crafts, sports, exercise classes and a variety of amenities including classrooms, gymnasium and a game room.
- Parcel F-3 on February 23, 2017, with the Monmouth County Park System in conjunction with the adjacent Recreation Center and Swimming Pool. Located along Hope Road, the County has expanded its services and public open space amenities currently offered at the Recreation Center.
- Charles Wood Fire Station, on May 22, 2018, was originally transferred to Commvault Systems, Inc. for use as corporate office and training space. The Charles Wood Fire Station is now targeted for use as a regional emergency services center.
- Parcel C with Lennar Corporation, on August 2, 2018, approved for 243 residential units and up to 58,000 sq. ft. of retail development. Lennar has completed the residential portion of this site but the commercial deliverables remain and have been adversely impacted due to the changing market conditions for retail.
- Parcel C1 with Lennar Corporation, on August 2, 2018. Lennar has constructed and sold all 45 single family homes.
- Parcel F-1 – Myer Center and Building 2705, on December 16, 2022, an approximately 36-acre parcel in Tinton Falls where RWJ Barnabas Health (RWJBH) plans to create a health campus to include a cancer center, medical offices, and a future hospital. RWJBH has broken ground and is constructing its cancer center.
- Fabrications Shops (Pinebrook Road Commerce Center), on September 23, 2024, consisting of 45,000 sq. ft. of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC.
- County Woodlands Parcel, on December 11, 2024 and February 12, 2025 with Monmouth County for a 23.78-acre property for county open space preservation.

Also in **Tinton Falls**, FMERA has an executed contract on one property:

- Tinton Falls Commercial Parcel (Pulse Power, Building 2719, and the Pistol Range) with RWJBH for 1) construction of a three-story Medical Office Building; 2) installation of a grid-supply solar energy system; 3) construction of active recreational facilities, including two (2) multi-purpose grass or turf athletic fields, one (1) baseball/softball field, up to five (5) tennis courts, and a field house; 4) passive recreation, including a community walking/nature trail that enhances walkability and interconnectedness of the Tinton Falls section of Fort Monmouth; and 5) open space to benefit the surrounding area.

3. **Development & Marketing Update**

FMERA continues to make good progress on the Fort's redevelopment, with about 86 percent of the Fort's 1,126 acres sold, under contract, in negotiations, or entering into the request for proposals process. To date, FMERA has sold 38 parcels, and another 3 parcels are under contract or have Board-approved contracts for a first-generation project.

FMERA's redevelopment continues to move forward, with new homes, business, and amenities coming online on a rolling basis. In the Oceanport section of the Fort, the Allison Hall Parcel has made significant progress on the construction and rehabilitation of buildings slated for reuse. Now known as Riverwalk Center, this property will welcome a wide array of tenants including restaurants, recreation, fitness, a brewery, a boutique hotel and more. Nicols Racquet, Spear Physical Therapy, and Skinny Flowers Brewery are open and welcoming visitors. The Wharf is a new restaurant now open and operating out of the Marina. New homes continue to populate the Parkers Creek development by Pulte, with waterfront models nearing completion. HABcore plans for the construction of twenty-five (25) single room occupancy affordable housing units, some of which will be targeted for veterans. Many new residents are already living on-site. In Eatontown, Mulligan Golf LLC has completed the first Phase of its project, including the rehabilitation of Historic Gibbs Hall and the Suneagles Golf Course. The developer continues to make excellent progress on the residential component of Suneagles Golf Course, The Ridge, and is also nearing completion on its affordable housing units. Lennar's professionals have started work on-site at the Howard Commons property to make way for 275 new housing units, including affordable and permanent supportive housing units, as well as a retail component. In Tinton Falls, most of the Charles Wood area is already developed. However, construction of RWJBarnabas Health's medical campus is on-going with the 100,000 sf Cancer Center making incredible progress. Trinity Hall is celebrating its third expansion. Plans for the former Charleswood Firehouse, slated as the future home of a regional EMS facility, have been approved by FMERA and Tinton Falls.

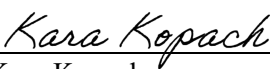
The remainder of FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. Continuous demolition and construction can otherwise be seen Fort-wide. As for the Mega Parcel, Netflix's plans for Phase 1A have been reviewed and approved by both FMERA and the Borough of Oceanport and the Borough of Eatontown. The plans have been reviewed by the County for Planning Board approvals, as well. FMERA has completed its review for Netflix's next phase of redevelopment known as Phase 1B, which will now be presented to Eatontown and the County. Significant administrative work remains. Netflix has begun pre-closing abatement and demolition work, which begins the process of removing over a million square feet of blight.

FMERA continues to actively promote the services and opportunities now available at the Fort through media, meetings, and additional speaking engagements.

As businesses and amenities come online, FMERA continues to create visibility for these new assets through our social media as well as through our on-site wayfinding signage initiative.

FMERA is sponsoring a blood drive with RWJ Barnabas and The Fort Athletic Club on September 23, 2025 from 12:00 to 5:30 pm. Please join us in support of this effort.

Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.


Kara Kopach

Prepared by: Regina McGrade

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

WHEREAS, FMERA took ownership of the Main Post in 2016 which included the outdated Army water system that required new water mains and hydrants be installed that would be owned and operated by New Jersey American Water (“NJAW”), FMERA has systematically replaced the entire Main Post water system which is now owned by NJAW, and FMERA now seeks to remove the Army’s decommissioned fire hydrants on the Main Post (“Project”); and

WHEREAS, accordingly, FMERA wishes to enter into a Memorandum of Understanding (“MOU”) with the Borough for their engineer, Colliers Engineering and Design (“Colliers”), to provide Project oversight (including bidding oversight) to complete the Project; and

WHEREAS, on August 6, 2025, FMERA received estimated costs from Colliers for the Project Site, as defined in the attached MOU; and

WHEREAS, the Project consists of the bidding services and oversight for the removal of approximately forty-three (43) former Army water system fire hydrants located within the Main Post of Fort Monmouth and associated traffic management. Colliers shall conduct a public bidding process for the construction services; and

WHEREAS, starting a month after selection of the bidder, Colliers shall prepare and submit to FMERA a bi-weekly summary reporting the status of the Project. The goal of the Project is to facilitate a competitive bidding process for the selection of a qualified subcontractor to enter into a contract to commence and successfully complete the work at the Project Site in the most cost-effective manner possible, with oversight from Colliers; and

WHEREAS, the cost for the Project is estimated to be One Hundred and Fourteen Thousand One Hundred and Twenty-Five (\$114,125.00) Dollars, collectively the “Project Funds”. In the event the amount due to the Borough’s contractor for the work described within the MOU is expected to be greater than One Hundred and Fourteen Thousand One Hundred and Twenty-Five (\$114,125.00) Dollars, the Borough is required to notify FMERA that additional Project Funds are required. In addition, staff requests the grant of delegated authority to the Executive Director to increase the Project Funds by an amount not to exceed 10% for unforeseen costs; and

WHEREAS, the attached 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) the MOU between the Fort Monmouth Economic Revitalization Authority and the Borough of Oceanport for funding, civil engineering services with oversight, site management, removal and site restoration of the decommissioned fire hydrants within the Main Post, and (2) the grant of delegated authority to the Executive Director to increase Project Funds 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 MOU.

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.

Attachment

Dated: August 27, 2025

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Approval of the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil engineering services

DATE: August 27, 2025

Request

I am requesting that the Board (1) approve the interagency agreement between the Fort Monmouth Economic Revitalization Authority (“FMERA”) and the Borough of Oceanport (the “Borough”), for civil engineering services with oversight, site management, removal and site restoration of the decommissioned fire hydrants within the Main Post (“Project”), and (2) the grant of delegated authority to the Executive Director to increase Project Funds by an amount not to exceed 10% for unforeseen costs associated with the Project.

Background

FMERA took ownership of the Main Post in 2016 which included the outdated Army water system that required new water mains and hydrants be installed that would be owned and operated by New Jersey American Water (“NJAW”). FMERA has systematically replaced the entire Main Post water system which is now owned by NJAW. FMERA now seeks to remove the Army’s decommissioned fire hydrants on the Main Post.

Accordingly, FMERA wishes to enter into an MOU with the Borough for Colliers to provide project oversight (including bidding oversight) to complete the Project.

Memorandum of Understanding

On August 6, 2025, FMERA received estimated costs from Colliers for the Project Site, as defined in the attached MOU.

The Project consists of the bidding services and oversight for the removal of approximately forty-three (43) former Army water system fire hydrants located within the Main Post of Fort Monmouth and associated traffic management. Colliers shall conduct a public bidding process for the construction services.

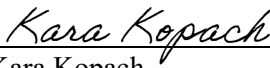
Starting a month after selection of the bidder, Colliers shall prepare and submit to FMERA a bi-weekly summary reporting the status of the Project. The goal of the Project is to facilitate a competitive bidding process for the selection of a qualified subcontractor to enter into a contract to commence and successfully complete the work at the Project Site in the most cost-effective manner possible, with oversight from Colliers.

The cost for the Project is estimated to be One Hundred and Fourteen Thousand One Hundred and Twenty-Five (\$114,125.00) Dollars, collectively the “Project Funds”. In the event the amount due to the Borough’s contractor for the work described within the MOU is expected to be greater than One Hundred and Fourteen Thousand One Hundred and Twenty-Five (\$114,125.00) Dollars, the Borough is required to notify FMERA that additional Project Funds are required. In addition, staff requests the grant of delegated authority to the Executive Director to increase the Project Funds by an amount not to exceed 10% for unforeseen costs.

The attached 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 reviewed the request and recommended it to the Board for approval.

Recommendation

In summary, I am requesting that the Board (1) approve the interagency agreement between the Fort Monmouth Economic Revitalization Authority and the Borough of Oceanport for funding, civil engineering services with oversight, site management, removal and site restoration of the decommissioned fire hydrants within the Main Post, and (2) the grant of delegated authority to the Executive Director to increase Project Funds by an amount not to exceed 10% for unforeseen costs associated with the Project.


Kara Kopach

Prepared by: Regina McGrade

Resolution Regarding
Second Amendment to the Redevelopment Agreement between the Fort Monmouth Economic Revitalization Authority and Monmouth Medical Center, Inc. for Parcel F-1 (Myer Center) in Tinton Falls

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

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

WHEREAS, the NJEDA, FMERA and RWJBH (the “Parties”) entered into an Agreement to Assign, dated as of August 10, 2018, as amended in the First Amendment to the Agreement to Assign, dated as of June 5, 2019, as amended by the Second Amendment to the Agreement to Assign, dated December 3, 2019, as further amended by the Third Amendment to the Agreement to Assign, dated April 9, 2020, and as amended by the Fourth Amendment to the Agreement to Assign, dated October 25, 2021, (collectively the “Agreement to Assign”) pursuant to which NJEDA agreed to assign to RWJBH all of NJEDA’s rights, title and interest in the Purchase Agreement; and

WHEREAS, on October 17, 2018, the FMERA Board approved the introduction of Reuse Plan Amendment #12, and, the Board approved the Reuse Plan Amendment #12 on January 16, 2019; and

WHEREAS, RWJBH and FMERA subsequently entered into a Redevelopment Agreement dated October 25, 2021 as required by the Agreement to Assign; the Redevelopment Agreement called for the redevelopment project (the “Project”); and

WHEREAS, per the terms of the First Amendment, the Redeveloper proposed and the Board approved a modification to the square footage ranges permitted per building to provide greater flexibility during the approval process. All changes were aligned with the Reuse Plan, as amended. The First Amendment was executed on May 6, 2022; and

WHEREAS, RWJBH subsequently assigned the Agreement to Assign, Purchase Agreement, and the Redevelopment Agreement to Monmouth Medical Center, Inc. MMC closed on the Property on December 15, 2022; and

WHEREAS, on February 20, 2025, the Redeveloper provided formal notice to FMERA of its election to proceed with Phase 2(a) of the Project; and

WHEREAS, the Redeveloper has continued to make good faith efforts with its construction of Phase 1, but due to construction delays, requires additional time to complete Phase 1. Additionally, the Redeveloper indicated that additional time is needed to permit MMC to secure all necessary approvals before Commencing Construction of Phase 2(a); and

WHEREAS, MMC requested a modification to the Agreement to state: a) the Redeveloper will Complete Construction of Phase 1 of the Project no later than December 16, 2026; b) the Purchaser has elected Phase 2(a); and c) Redeveloper will Commence the Construction of Phase 2(a) by June 1, 2026; and

WHEREAS, the attached Second Amendment to the Redevelopment Agreement is in substantially final form. The final terms of the amendment will be subject to the approval of FMERA's Executive Director and subject to approval as to form by the Attorney General's Office. The Real Estate Committee reviewed the request and recommended it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the execution of the Second Amendment to the Redevelopment Agreement between the Fort Monmouth Economic Revitalization Authority and Monmouth Medical Center, Inc for Parcel F-1 (Myer Center) in Tinton Falls on terms substantially consistent to those set forth in the attached memorandum and with final terms acceptable to the Executive Director and 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: August 27, 2025

EXHIBIT 2

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Second Amendment to the Redevelopment Agreement between the Fort Monmouth Economic Revitalization Authority and Monmouth Medical Center, Inc. for Parcel F-1 (Myer Center) in Tinton Falls

DATE: August 27, 2025

Request

I am requesting that the Board approve the execution of the Second Amendment to the Redevelopment Agreement (“First Amendment”) between the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Seller”), and Monmouth Medical Center, Inc. (“MMC” or “Redeveloper”) for Parcel F-1 (Myer Center) in Tinton Falls.

Background

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

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

The NJEDA, FMERA and RWJBH (collectively the “Parties”) entered into an Agreement to Assign, dated as of August 10, 2018, as amended in the First Amendment to the Agreement to Assign, dated as of June 5, 2019, as amended by the Second Amendment to the Agreement to Assign, dated December 3, 2019, as further amended by the Third Amendment to the Agreement to Assign, dated April 9, 2020, as amended by the Fourth Amendment to the Agreement to Assign, dated October 25, 2021, (collectively the “Agreement to Assign”) pursuant to which NJEDA agreed to assign to RWJBH all of NJEDA’s rights, title and interest in the Purchase Agreement.

On October 17, 2018, the FMERA Board approved the introduction of Reuse Plan Amendment #12 in accordance with the Redeveloper’s Conceptual Site Plan. After the Board’s introduction of the amendment, the end of the Governor’s veto period and the host municipalities’ 45-day comment period, the Board approved the Reuse Plan Amendment #12 on January 16, 2019.



RWJBH and FMERA subsequently entered into a Redevelopment Agreement dated October 25, 2021 as required by the Agreement to Assign. The Redevelopment Agreement called for the following redevelopment project (the "Project"): Phase 1 that required the build out a 138,000 square foot Cancer Center and Ambulatory Care Pavilion, and Phase 2 which consisted of the two options: Phase 2(a) which included an acute care hospital, clinical support building, medical office building, central utility plant, and a parking facility, or Phase 2(b) that included twenty (20) acres of publicly accessible open space with walking trails, parking lots, gazebos, Seatwall and Sculpture space and landscaped open areas and plantings.

In addition, the Redeveloper shall create three hundred eighteen (318) full-time equivalent permanent jobs within twenty-four (24) months of the receipt of the Certificate of Occupancy for Phase 1 of the Project. For Phase 2(a), the Redeveloper shall create a total of one thousand (1,000) full-time equivalent permanent jobs at the Property within twenty-four (24) months of the receipt of the Certificate of Occupancy for any portion of Phase 2(a).

First Amendment to the Redevelopment Agreement and Fifth Amendment to the Agreement to Assign

Per the terms of the First Amendment, the Redeveloper proposed and the Board approved a modification to the square footage ranges permitted per building to provide greater flexibility during the approval process. All changes were aligned with the Reuse Plan, as amended. The First Amendment was executed on May 6, 2022.

RWJBH subsequently assigned the Agreement to Assign, Purchase Agreement, and the Redevelopment Agreement to Monmouth Medical Center, Inc. MMC closed on the Property on December 15, 2022.

Second Amendment to the Redevelopment Agreement

On February 20, 2025, the Redeveloper provided formal notice to FMERA of its election to proceed with Phase 2(a) of the Project.

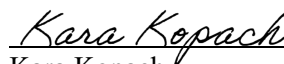
The Redeveloper has continued to make good faith efforts with its construction of Phase 1, but due to construction delays, requires additional time to complete Phase 1. Additionally, the Redeveloper indicated that additional time is needed to permit MMC to secure all necessary approvals before Commencing Construction of Phase 2(a).

Therefore, MMC requested a modification to the Agreement to state: a) the Redeveloper will Complete Construction of Phase 1 of the Project no later than December 16, 2026; b) the Purchaser has elected Phase 2(a); and c) Redeveloper will Commence the Construction of Phase 2(a) by June 1, 2026.

The attached Second Amendment to the Redevelopment Agreement is in substantially final form. The final terms of the amendment will be subject to the approval of FMERA's Executive Director and subject to approval as to form by the Attorney General's Office. The Real Estate Committee reviewed the request and recommended it to the Board for approval.

Recommendation

In summary, I am requesting that the Board authorize the execution of the Second Amendment to the Redevelopment Agreement between the Fort Monmouth Economic Revitalization Authority and Monmouth Medical Center, Inc for Parcel F-1 (Myer Center) in Tinton Falls.


Kara Kopach

Prepared by: Sarah Giberson