

**Fort Monmouth Economic Revitalization Authority
Board Meeting
August 27, 2025
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
- Tom Neff – Tinton Falls Engineer – V – Designee – **joined via phone at 5:11p.m.**
- Jamera Sirmans – Senior Counsel, Governor’s Authorities Unit – V – Designee
- Jane Birkhofer – NJEDA – Senior Strategic Advisor to Deputy CEO – V – Designee
- Elizabeth Dragon – NJDEP Assistant Commissioner, Comm. Investment & Economic Revitalization – Designee
- Keith Henderson – NJDCA Acting Director, Division of Local Planning Services – Designee
- Yolanda Prieto – NJDOL Program Coordinator – Designee
- William Riviere – NJDOT Principal Planner – 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

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 July 16th meeting minutes. A motion was made to approve the minutes by Jamera Sirmans and seconded by Anthony Talerico.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenize Wilson	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Jamera Sirmans	X		
Jane Birkhofer	X		

Motion to Approve: JAMERA SIRMANS

Second: ANTHONY TALERICO

Ayes: 5

EXECUTIVE DIRECTOR/SECRETARY'S REPORT & UPDATE

On Monday, there was a roof fire at Building 199 at the Riverwalk Center, which is privately owned, in the Oceanport section of Fort Monmouth. Thankfully no one was injured, and the fire was limited to one structure on the property which was minimally improved. A huge thank you to all of the emergency responders that answered the call and quickly eliminated the fire. The rest of this 12-acre development site will ultimately welcome a wide array of tenants including restaurants, recreation, a boutique hotel and more. Most recently, Nicols Racquet, Spear Physical Therapy, and Skinny Flowers brewery open and welcoming visitors on the site.

FMERA continues to make good progress on the Fort's redevelopment. Lennar commenced demolition 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. Separately, Netflix has already demolished 8 buildings on the eastern part of the Mega Parcel with 77 more buildings in the queue over the next 18 months.

There are a series of upcoming community events on the site which include: The Blood Drive hosted by RWJ/Barnabas and the Fort Athletic Club on September 23rd and the Skeleton 5k hosted by HABcore on October 25, 2025. Please consider supporting both activities.

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 August 12th and discussed the following:

- Discussion regarding the interagency agreement between FMERA and the Borough of Oceanport for funding and civil engineering services 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. The Committee reviewed the request and recommended it to the Board for approval.
- Discussion regarding the 2nd Amendment to the Redevelopment Agreement between FMERA and Monmouth Medical Center, Inc. for Parcel F-1 in Tinton Falls. The 2nd Amendment will allow MMC additional time to complete Phase 1 of the project by no later than December 16, 2026, and to permit MMC to secure all necessary approvals before commencing construction of Phase 2(a) by June 1, 2026. The Committee reviewed the request and recommended it to the Board for approval.

Other Items

1. Netflix Update

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, CHAIR)

The Committee did not meet this month.

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

Kara Kopach on behalf of Tom Arnone stated that the committee met on August 25th and discussed the following:

- Discussion regarding the Avenue of Memories monuments. FMERA staff presented two designs from Netflix to move the Avenue of Memories monuments to Cowan Park in order to preserve the monuments during construction. The Committee reviewed the two designs and agreed on a design that will show each monument along the Cowan Park walkway. The Committee also agreed that the monuments should be moved permanently, allowing the public the opportunity to access the walkway and visit the monuments.

BOARD ACTIONS

1. Consideration of Approval of an Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil 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 Anthony Talerico.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenize Wilson	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Jamera Sirmans	X		
Jane Birkhofer	X		

Motion to Approve: TOM TVRDIK

Second: ANTHONY TALERICO

Ayes: 5

2. Consideration of Approval of the 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.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Tom Neff and was seconded by Jane Birkhofer.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenize Wilson	X		
Anthony Talerico			X
Tom Tvrdik	X		
Tom Neff	X		
Jamera Sirmans	X		
Jane Birkhofer	X		

Anthony Talerico abstained from voting due to his affiliation with Monmouth Medical Center, Inc.

Motion to Approve: TOM NEFF
Ayes: 5

Second: JANE BIRKHOFFER

OTHER ITEMS

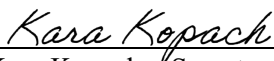
There were no other items before the Board.

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 Anthony Talerico and seconded by Jamera Sirmans and unanimously approved by all voting members present, the meeting was adjourned at 5:13p.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
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

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