

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Twenty Third meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Eatontown Municipal Building, 47 Broad Street, Eatontown, New Jersey 07724 at 7:00 p.m. on Wednesday, February 20, 2008.

Present:

Vice Chairperson and Commerce Commission Designated Member Virginia Bauer
Eatontown Mayor Gerald Tarantolo
Oceanport Mayor Michael Mahon
Tinton Falls Mayor Peter Maclearie
Public Member Laurie Cannon
Public Member Rosemarie Estephan
Garrison Commander COL Stephen Christian

Absent: Monmouth County Freeholder Director Lillian Burry, Public Member Joseph Colfer and Chairperson and Public Member Dr. Robert Lucky had previously advised the Authority.

The meeting was called to order by Acting Chair Bauer who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Elected Officials Comments:

Acting Chair Bauer asked for remarks from U.S. Senator Frank Lautenberg or U.S. Senator Robert Menendez, U.S. Representative Frank Pallone or U.S. Representative Rush Holt or other Members of the Congressional Delegation or their staff members. None were offered, but the Acting Chair noted the attendance of a staff member of U.S. Senator Menendez.

Acting Chair Bauer presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Mayor Maclearie seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the December 19, 2007 Open Session (no Executive Session was held) were moved by Mayor Tarantolo, seconded by Mayor Maclearie, abstained by Mayor Mahon and approved.

The Minutes of the January 16, 2008 Open Session (no Executive Session was held) were moved by Mayor Tarantolo, seconded by Mayor Mahon, and unanimously approved.

Public Comments on Agenda Items:

1. James T. Raleigh, Colts Neck, noted his disappointment with the Board regarding the Items on the Agenda, in particular the need for additional monies and considering interns.
2. Tom Mahedy, Manasquan, questioned HUD and Monmouth County homeless count, and the county rules for providing assistance to the homeless.

Item 0802-01: Authorization to Enter into Amendment to Existing Planning Consultant Contract

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8(e) provides the Authority with power to appoint, retain and employ such experts as it, the Authority, may require in order to fulfill its statutory purposes. ED Cosentino explained the difference in tasks, meetings and deliverables which have been experienced to date, and that may be required from EDAW as a result of the plan submittal date extension. He noted the importance of engaging the public for the projects success as well as the ongoing relationship with the three (3) municipalities, the county and the State stakeholders.

Additional monies may be required but are not committed to. Mayor Tarantolo asked for examples of what might be anticipated as out of scope activities/tasks. ED Cosentino responded that the use of corporate site selection professionals or developers in focus group meetings could be very helpful as well as putting the property in their minds. The Board's reaction was unanimously favorable to both concepts. The Board will have final approval of all invoices submitted by the Planning Consultant, and will be given complete visibility as to the review process. Mayor Maclearie asked if there are financial benchmarks in the contract for non-performance and timeliness. ED Cosentino noted there are operational and legal obligations and that payment would be withheld in the event of non-performance. State Advisor Kavin Mistry said regarding legal obligations there are current provisions for cause and convenience. He mentioned that he would research the financial disincentives. Mayor Maclearie moved the resolution and Mayor Mahon seconded it and it was unanimously adopted.

Item 0802-02: Request for U.S. Department of Defense Funds for Modification to Existing Grant

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to collect any federal, State or other public or private funds, grants or loans for, or in aid of, the Authority's authorized purposes. ED Cosentino read the following from the resolution, "Approval of this item by the Members authorizes the Executive Director of the Authority to arrange for receipt of funds from DoD in an additional amount not to exceed \$252,808." He noted the dollar amount was a combination of the two (2) amounts from the previous resolution and that no additional funds were required from the State. Mayor Tarantolo moved the resolution and Mayor Mahon seconded it and it was unanimously adopted.

ED Cosentino expressed his appreciation to Mayor Maclearie for attending this meeting as the Mayor was scheduled to attend another meeting in Tinton Falls. Mayor Maclearie, who had previously advised the Board, left at this time.

Chair's Report:

Acting Chair Bauer deferred to Executive Director Cosentino to give an update on FMERPA activities.

County of Monmouth Presentation: Project Homeless Connect - Point In Time Study

Lynn Miller, Director, Monmouth County Department of Human Services thanked the Board for the opportunity to present on behalf of the County, thanked Freeholder Director Burry for the invitation and thanked Authority Member Estephan for her leadership role on the Social Services Advisory Committee and as a volunteer in the Point-in-Time Survey. Ms. Miller noted the collaborative effort between the Department of Human Services, the Planning Board and Community Development. She introduced her colleagues, Bonnie Goldschlag, Assistant Director of Planning, Monmouth County Planning Board and Community Development; Virginia Edwards, Program Director, Monmouth County Community Development and Jeff Schwartz, Director, Division of Planning and Contracting, Monmouth County Department of Human Services. The following was presented (see Exhibit A).

Executive Director's Report:

ED Cosentino provided an update of activities since the last meeting:

Calendar of Events:

January

- 17 - Deputy Director Harrison attended a meeting at the Bloustein School at Rutgers with EDAW to discuss sustainable and "Green" Development
- 22 - Site Visit - Affordable Housing Alliance properties
- 23 - COAH Conference Call with DCA, municipal representatives
- 24 - Deputy Director Harrison met with Sondra Cannon, Brookdale Community College and member of the

Monmouth County Human Services Advisory Council

- Emergency Services Advisory Committee Meeting
- 25 - Site Visit - VetGroup
 - Conference Call with Professor Hossay -Stockton College
- 28 - Site Visit - Family Promise
- 29 - Conference Call with Denny Coleman, Director St. Louis Economic Council
 - CACI Meeting
 - Matrix Meeting - Dan Schnepf and Steve Young
- 30 - NJDEP/Matrix/FMERPA Meeting
 - Environmental Advisory Committee Meeting
- 31 - Meeting with NJDOT, NJTPA, STV, EDAW, FMERPA Staff - ED Cosentino thanked John Ciufu for arranging the IAT meetings

February

- 1 - Meeting with EDAW in NYC
 - Meeting with NJT, EDAW, STV
- 4 - Meeting at Brookdale Community College - Fort Monmouth Roundtable Discussion with Governor Corzine - Attending: Reps. Pallone and Holt; Commissioner David Socolow, NJ Department of Labor and Workforce Development; Freeholder Director Lillian Burry; Mayor Gerald Tarantolo; Mayor Michael Mahon; Chair Dr. Robert Lucky; Fort Monmouth Contractors; others
- 5 - Deputy Director Harrison Meeting with Web Trammell, Chairman of the Monmouth County 10-Year Chronic Homelessness Planning Committee
 - Traffic and Transit Meeting with NJT; NJDOT; DCA Office of Smart Growth; NJTPA; Governor's Office Advisors
 - Social Services Advisory Committee Meeting
- 6 - Garrison BRAC Meeting
- 7 - Meeting Raul Cordeaux, CIO/G6 and CECOM BRAC Task Force Leader
 - Meeting Oceanport Mayor Mahon, and other Oceanport municipal/planning officials
- 11-13 - ADC Winter Forum - New Orleans
- 12 - Meeting with US Army - Mark Jones, Craig College, COL Balocki, COL David Jones, John DeBack
- 15 - Meeting NJTPA/NJT with STV
- 19 - OAG Update Conference Call
 - Meeting Garrison BRAC Office/DPW on Special Facilities
- 20 - Garrison BRAC Meeting
 - Environmental Advisory Committee/RAB Landfill Tour

ADC Winter Forum

ED Cosentino and DD Harrison met with their peers from various Local Redevelopment Authorities around the country and Puerto Rico. They discussed both ideas and mutual concerns, such as the evaluation criteria used by HUD. Full advantage was taken for both formal and informal discussions in and out of the scheduled sessions they attended. A sample of these sessions is as follows:

- Community Service Activity – ADC teamed with ACORN (Association of Community Organizations for Reform Now) who is facilitating the rebuilding of homes that were damaged by Hurricane Katrina for low and moderate income families
- LRA Directors Working Group – discuss ideas, challenges, concepts, future development, businesses, green industries
- Strategic Teaming – how to evaluate and choose the right team
- Environmental Insurance – does it work?
- OEA Town Hall Meeting with Patrick O'Brien, Director of OEA
- The Housing Market and Its Impact on Redevelopment

In addition, they had the opportunity to meet with several of our consultants who we were in attendance, (BRAC Special Counsels, Environmental Consultants) as well as briefing to representatives of the Department of Installation Management DoA.

Advisory Committee Chairs Reports:

Acting Chair Bauer invited comments from the Authority Members in addition to their Chair updates. They were as follows:

- Public Member Cannon, Environmental, read the January 30 meeting minutes which are posted on the FMERPA website. She noted the Landfill Tour they attended today with RAB participation and that the Phase II reports will be available in July. The next meeting is scheduled for February 26.
- Public Member Estephan, Social Services, said the meeting minutes are on the FMERPA website. She noted the visits to homeless providers they've attended and upcoming visits, mentioned Tom Mahedy's suggestion that they reach out again to schedule with providers who were not yet visited. The next meeting is scheduled for March 11. She acknowledged and thanked Diane Canterbury for her assistance in scheduling and participating in the visits.
- Mayor Mahon, Historical, noted the next meeting will be scheduled after the NJSHPO report is received and initial concept plan is presented to the public. He participated in the COAH conference call and said their planner is incorporating the 3rd round rules into the Oceanport Plan.
- Acting Chair Bauer, Commercial Industry, noted her attendance at the Governor's meeting where she re-engaged with local businesses. She will work with Commissioner Socolow to discuss labor force as economic development is essential to the plan. The next meeting is scheduled for March 4.
- Mayor Tarantolo, Emergency Services, mentioned the committee prepared an RFP to hire a consultant to explore the feasibility of treating the Fort Monmouth region as it relates to Emergency Services. The RFP was prepared by John Ciufu with Diane Canterbury's assistance. It was advertised, but has received poor response. The League of Municipalities has given leads and will assist in making sure the RFP is available to all. The next meeting is scheduled for February 21 where they will vote on extending the RFP time interval and discuss the RFP circulation.
- COL Stephen Christian, noted the list of 25 questions that Mr. Mahedy asked a few meetings ago and said the answers are available on the Fort Monmouth website.
- Acting Chair Bauer commended the Board member contributions as they are volunteers and also thanked the FMERPA staff for their efforts under ED Cosentino's leadership.

NOI Update:

Deputy Director Rick Harrison gave the following update:

FMERPA Staff continues to actively consider the requests in discussions with their board members, advisory committees, Attorneys and planning team.

Homeless Assistance - The Social Services Advisory Committee continues to study the data available from the county identifying the needs of the homeless in Monmouth County (including the recent point-in-time survey) and has categorized the NOIs based on the needs that they would address by housing type and population served. The Social Services Advisory Committee and FMERPA Staff continues to visit provider sites and have scheduled visits with all of the remaining NOI submitters that had not been scheduled prior. FMERPA Staff is also assembling the framework to meet the requirements and criteria for the HUD Application. As the draft plan evolves FMERPA Staff will be contacting providers to discuss the need for any additional information needed to evaluate their capability to fulfill the obligations of a homeless conveyance, as well as to discuss alternative solutions to what was requested, based on the current thinking as portrayed in the draft plan. On or before the next FMERPA meeting, the Criteria Checklist being used to evaluate the Homeless Assistance NOIs will be made available to the public. Deputy Director Harrison expects that shortly after a draft plan has been reviewed and commented on by the public, specific recommendations will be presented to and acted on by the Board. Once there is a recommended "Final

Plan”, negotiations will take place leading to the creation of Legally Binding Agreements for the conveyances that will move forward in the HUD Application.

PBC NOIs - PBC NOIs will continue to be considered as the proposed uses are identified in the evolving draft plan. When proposed uses contained in the NOIs are incorporated into the draft recommended plan, evaluations of the requestors’ capability to fulfill the obligations of conveyance and the various conveyance options available will take place. At that time, the appropriate Federal Sponsors will be notified to start their application process for potential PBCs.

Interns

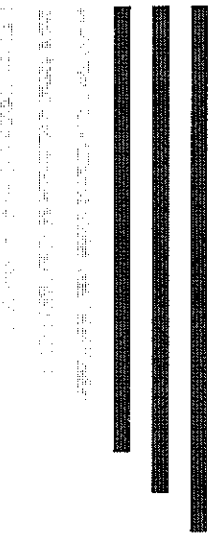
ED Cosentino stated interest in reaching out to local colleges and universities to engage Interns as an addition to the FMERPA staff. The opportunity to learn and to contribute to the process will be offered. He noted Interns have worked well with other LRA’s. The Board discussed and all present approved of seeking out Interns.

Public Comments Not on Agenda:

1. Bill Nordahl, Long Branch, expressed concern with voluntary homeless studies and stated that he wants 1500 units of affordable housing to be part of the redevelopment plan.
2. James T. Raleigh, Colts Neck, thanked ED Cosentino for his summary of the items; inquired if FMERPA is or would consider retired volunteers to work with or mentor the Interns and expressed concern with revisions because of target changes.
3. Phil Welch, Jr., Lincroft, regarding the conceptual master plan said he wants an appropriate density and a reasonable balance of housing; and notes benefits of shared local services.
4. Tom Mahedy, Manasquan, read a list of questions.
5. J.J. Mistretta, Freehold, advocated for the Veteran’s Hospital and asked if anyone is working to keep the Veterans Hospital in the plan.
ED Cosentino said meetings have taken place but he is not at liberty to discuss individuals at their request.

Acting Chair Bauer noted that the Authority’s next meeting is scheduled for March 19, 2008 at the Tinton Falls Municipal Building, Tinton Falls.

Since there were no further comments or business, a motion to adjourn was made by Mayor Tarantolo, seconded by Mayor Mahon and unanimously adopted at 8:50 p.m.

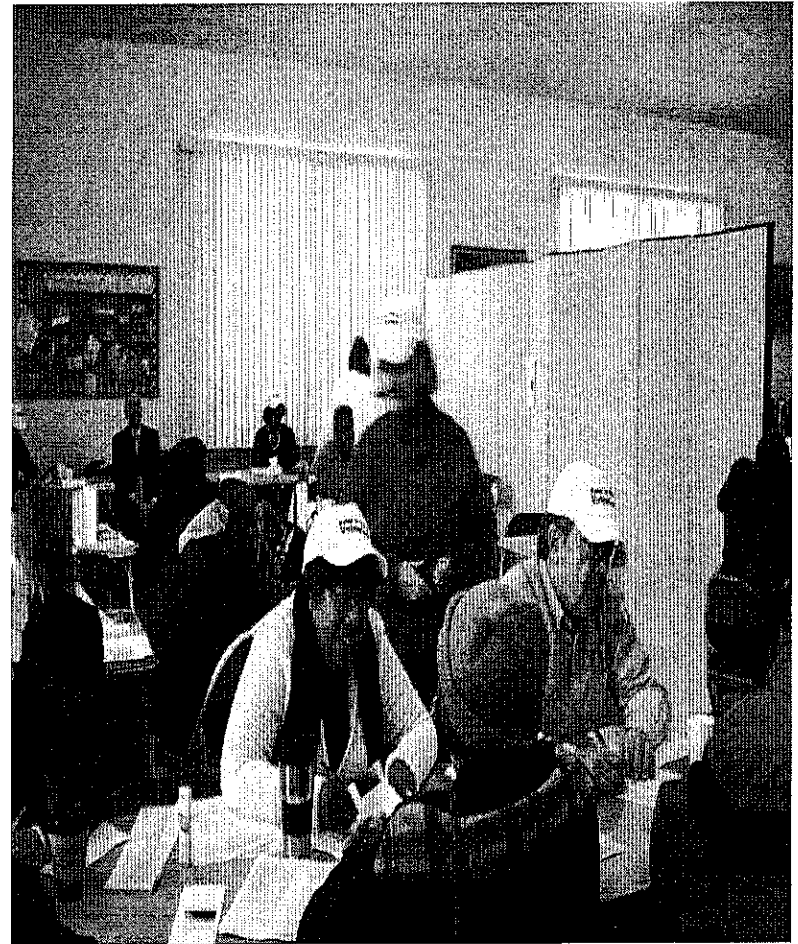


2008 Monmouth County Point-In-Time Survey and Project Homeless Connect

**Presented to the
Fort Monmouth Economic
Revitalization Planning Authority**

Surveys

- The Point-In-Time Survey took place on 29 January 2008
- The survey is a snapshot of the number of individuals and families that are homeless in one 24 - hour period. 2007 count – 830 persons including children
- This coordinated statewide survey was conducted in all 21 counties on the same day
- The survey is anonymous and voluntary
- Development (HUD) requires a Point – In – Time survey every two years





Surveys

- The survey is conducted in accordance with HUD requirements
 - The NJ Continuums of Care conduct surveys during the last week of January every year so that data can be compared from year to year
 - Survey results are tabulated by the Corporation for Supportive Housing (CSH) for all counties
 - The survey is conducted by staff and volunteers who are bi-lingual and are trained by CSH
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2005 – 2007 Pro-Rata Need Amount vs. Actual Funding Received

Year	Pro Rata Need Amount	Actual Funding Received	Difference
2005	\$1,209,777	\$1,787,756	+ 147.78%
2006	\$1,214,053	\$1,682,431	+138.58%
2007	\$1,218,635	\$1,769,888	+145.24%

Pro Rata Need Amount— The “pro rata need amount” is the expression of relative homeless assistance need in dollar terms for use in scoring the “need” rating factor within a Continuum of Care (CoC) competition.



Project Homeless Connect

- Four Sites
 - Asbury Park –Atonement Lutheran Church
 - Freehold – Open Door/St. Peter’s Episcopal Church
 - Long Branch – St. James Episcopal Church
 - Red Bank – Lunch Break
- County Staff and professional volunteers from 19 agencies
- Donations (services and goods) from 42 Persons, Agencies, Corporations, including Restaurants
- Food was Provided – breakfast and lunch

