

## **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 Sixth 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, May 21, 2008.

### **Present:**

Eatontown Mayor Gerald Tarantolo  
Oceanport Mayor Michael Mahon  
Tinton Falls Mayor Peter Maclearie  
Public Member Laurie Cannon  
Public Member Rosemarie Estephan

Absent: Chairperson and Public Member Dr. Robert Lucky, Vice Chairperson and Commerce Commission Designated Member Virginia Bauer, Monmouth County Freeholder Director Lillian Burry and Public Member Joseph Colfer had previously advised the Authority. Deputy to the Garrison Commander George Fitzmaier sat in for Garrison Commander COL Stephen Christian.

Mayor Mahon moved the motion for Mayor Tarantolo to serve as Acting Chair for this meeting. Mayor Maclearie seconded and it was unanimously approved. The meeting was called to order by Acting Chair Tarantolo who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:10 p.m. in accordance with the Open Public Meetings Act.

### **Elected Officials Comments:**

Acting Chair Tarantolo 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 at this time but it was noted the attendance of a staff member of U.S. Senator Menendez.

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

### **Approval of Minutes:**

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

### **Public Comments on Agenda Items:**

1. Rev. P. Susan Mamchak, West Long Branch, complimented the Board's handling of the Special Public Meeting on Affordable Housing and mentioned looking for solutions both at Fort Monmouth and elsewhere.
2. Tom Mahedy, Manasquan, discussed his disfavor with ADC Conferences, his support of the Special Public Meeting, questioned the numbers presented at the Social Services Advisory Committee meeting and asked when the draft final plan will be presented.

ED Cosentino stated that the plan continues to evolve and that no date has been set yet. He also noted that once the presentation is delivered to the three municipalities, the 45 day clock will start. Acting Chair Tarantolo stated that the Eatontown Council, Planning Board and public has been exposed to the plan and that they are exploring the quality of life impact. Mayor Maclearie and Mayor Mahon concurred that their municipalities are doing the same. Acting Chair Tarantolo reiterated that the ADC conferences are an invaluable opportunity to gather information on the BRAC process, meet colleagues involved in the same situation and integrate the knowledge learned, into the plan.

3. Trudy Watt, Eatontown, advocated for more affordable housing, and asked that we consider using the Pine Brook location.

**Chair's Report:**

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

**Executive Director's Report:**

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

Calendar of Events:April

- 17 - Meeting with John Leigh – OEA Grant approval process for Shared Emergency Services
- 18 - Meeting with Faith Hahn – County Review of NOI
  - Meeting with Raoul Cordeaux – Coordination Meeting with Mission Relocation Planning
- 21 - Eatontown Planning Board Meeting – EDAW Presentation
- 22 - Meeting with EDAW/FMERPA
- 23 - Tinton Falls Planning Board Meeting – EDAW Presentation
- 24 - McGuire AFB – Regional Contracting Opportunities – FMERPA Presentation
  - Emergency Services Advisory Committee Meeting
  - Historical Advisory Committee Meeting
- 28 - Oceanport Planner Meeting with Michael Sullivan/EDAW
  - PAHC Tour of Fort Monmouth
  - Infrastructure Advisory Committee Meeting
- 29 - Parcelization/Disposition Strategy Workshop with EDAW
  - Social Services Advisory Committee Meeting
- 30 - Oceanport Planning Board Meeting – EDAW Presentation

May

- 8 - Selection of Intern – Julie Muerer – Office of the Governor
- 9 - Fort Monmouth Tour with Prospective Tenant
- 12 - FMERPA Board Briefing Sessions
- 14 - BRAC Meeting
  - Meeting with David Sakofs/Leonard Birnbaum
- 15 - Emergency Services Advisory Committee Meeting
- 19 - Special Public Meeting
- 20 - Social Services Advisory Committee Meeting
- 21 - Oceanport Seniors Presentation

Upcoming Meeting

May 30 - CoDel Staff – FMERPA Update

**Advisory Committee Chairs Reports:**

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

- Public Member Cannon, Environmental, the committee did not meet and there was no report.
- Public Member Estephan, Social Services, the committee met twice since the last meeting. She clarified that the source of affordable housing numbers was not the Social Services Advisory Committee whose main focus is the homeless. She noted that the recommendations for the NOIs are almost complete and thanked all for their input and the invaluable information shared at these meetings. The next meeting is scheduled for June 17.
- Acting Chair Tarantolo, Emergency Services, the committee met twice since the last meeting. He noted that Project Manager Diane Canterbury will give an overview later in the agenda.

- Mayor Maclearie, Infrastructure, the committee met on April 28 with representatives from each utility present. The focus was on the needs of STV as it relates to the plan and the constraints which the condition of the utilities put upon the plan. Inquiries about funding for the studies of the utilities' condition were raised.

ED Cosentino stated that STV continues to work with the Two Rivers Water Reclamation Authority (TRWRA) to determine the condition of the pipe system and the capacity which could be available in the future. He also mentioned that he received confirmation from OEA that funds would be available for the studies of the utilities' condition.

- Mayor Mahon, Historical, the committee met on April 24 but was not officially recorded due to poor Member attendance. He had a briefing session with DD Harrison regarding previous meetings and NJSHPO. The Fort Museum was toured and on May 27, the Barker Circle complex will be toured by Council and Planning Board members. He said the Oceanport Planning Board has forwarded comments to FMERPA regarding the plan and that draft documents received to date are being reviewed.

### **NOI Update:**

Deputy Director Rick Harrison gave the following update:

DD Harrison gave a brief overview of the HUD Application and HUD's review process which will tie into the status of the NOI process.

#### The HUD Application

- FMERPA must submit:
  - The redevelopment plan - "a conceptual land-use plan..."
  - The homeless assistance submission
  - A summary of public comments on both documents
- The Homeless Assistance Submission
  - Information about homelessness
  - Notices of Interest (Homeless)
  - Legally Binding Agreements
  - Balance Statement – *"Does the reuse plan achieve an appropriate balance between the expressed needs of the homeless assistance providers and the needs of the communities served by the LRA for economic development and other development?"*
  - Documentation of Outreach efforts and activities undertaken
- Must be presented at a public hearing for public input. A summary of public comments must be included with the submission.

#### FMERPA Next Steps/Status

- Awaiting recommendations of Social Services Advisory Committee as to the needs that should be accommodated in the plan
- Evaluation team is scoring each NOI. 4 person evaluation team utilizing the NOI Evaluation Criteria Check list. Individual evaluator results, due May 23, to be compiled by FMERPA Staff.
- FMERPA Accountant has analyzed audited financials of those that submitted them – this analysis will be used to further vet the NOIs that make the cut
- Final recommendations provided to Board by FMERPA Staff and based on recommendations of Social Services Advisory Committee and our planners, evaluation scores and financial analysis, will be approved by the Board
- Legally Binding Agreements will be negotiated with the successful NOI submitters
- HUD Application will be completed by FMERPA Staff
- Public Hearing tentatively planned for July

All Homeless Assistance Conveyances will result in Legally Binding Agreements being negotiated with the providers. Due to the level of due diligence required and the need for the NOI submitters to have additional time to inspect and review the proposed structures/building plans recommended to be conveyed to them,

the Homeless Assistance Conveyances will likely not be publicly available until June or July, coincident with the completion of our HUD Application.

#### PBC NOIs

- Conveyance strategy for PBC requests are yet to be determined and negotiated
- Multiple requests for specific facilities will be decided by Federal Sponsors in the case of PBC conveyance
- Many of the buildings and properties asked for via PBCs are accommodated in the plan.

#### **Shared Emergency Services Update:**

Project Manager Diane Canterbury gave the following update:

Background: Following the process of approval from the FMERPA Board on 16Apr08; Jersey Professional Management (“JPM”) was awarded the Shared Emergency Services Feasibility Study RFP. The Shared Emergency Services Feasibility Study RFP was officially approved and awarded on 01May08.

The contractual administrative kick-off meeting with JPM was held on 02May08. This meeting focused on ensuring that the intent of the Scope of Services was understood by all parties. Topics of discussion included:

- deliverables and timeline
- funding and billing process
- setting guidelines and rules of communication(s)
- setting guidelines and rules of engagement of tasks
- understanding of FMERPA organizational structure
- expectations of JPM
- expectations of Stakeholders

Similarly, on 06May08, FMERPA hosted a Key Stakeholder kick-off meeting. This was an interactive meeting where open discussion, as well as, questions and answers commenced throughout the meeting. JPM had approximately nine individuals that represented one or more of the four tasks. Each JPM representative gave a background description of their experience and in turn the stakeholders did the same. A briefing package was presented by FMERPA that led to the following discussion topics:

- purpose of Feasibility Study
- deliverables and timeline
- setting guidelines and rules of communication(s)
- setting guidelines and rules of engagement of tasks
- expectations of JPM
- expectations of Stakeholders
- expectations of FMERPA

After the meeting JPMs task leads met with their respective counterparts to begin scheduling of meetings, data gathering, and touring of facilities and boundaries.

Deliverable Timeline: This contract is short term; effective 01May08 thru 17Jul08. For each of the four tasks FMERPA will have a Draft and Final Report delivery. The Draft Report for each task is due on 27May08 and the Final Report for each task is due on 07Jul08. The final Feasibility Study Recommendation is due on 16Jul08 which will be presented to the FMERPA Board on that same day. During the course of this timeline; bi-weekly meetings occur with FMERPA and JPM, as well as, the submission of bi-weekly progress reports from JPM to FMERPA.

Funding & Billing: During the 01May08 administrative kick-off meeting the process for funding and billing was discussed. FMERPA explained the timeline as it pertained to billing and payment. JPM has submitted two invoices to date and the analysis and evaluation of those submittals are underway. Each invoice will be evaluated on the merits of JPMs performance.

Task Progress/Status: It is intended that FMERPA provide status and progress to the County and three host communities/municipalities on a bi-weekly basis. On a monthly basis status and progress will be provided to the Emergency Services Advisory Committee and FMERPA. A tracking venue for each of the tasks

activities and their status has been incorporated in the daily operations of this contract and is included in your package. Accomplishments to date for each of the tasks listed below were noted.

1. Significant Activity
2. Task #1 Courts
3. Task #2 Police/OEM
4. Task #3 Fire/EMS
5. Task #4 tasks #1 - #3 with Surrounding Communities

PM Canterbury stated that this is a fast moving train that it is on track and on schedule.

#### **ITEM 0805-01: Fiscal Year 2009 Annual Budget**

This action is to meet the statutory requirement of Section 8 which authorizes the Authority to review and approve an annual budget. This item was tabled until the June 18, 2008 FMERPA Meeting due to lack of a super majority of members for voting.

#### **Public Comments Not on Agenda:**

1. Tom Mahedy, Manasquan, questioned comments regarding housing numbers. Mayor Mahon clarified that the foundation for the Affordable Housing numbers established by Banisch Associates were based on the latest round of information from COAH. He asked that proposed tenant names be public. ED Cosentino mentioned Ashley's Soccer Camp as the proposed tenant since they did not object to their name being made public. Acting Chair Tarantolo acknowledged that confidentiality is conceivably a negotiable issue regarding competition and that for business purposes these tenants may ask for confidentiality. Mr. Mahedy questioned the purpose of meetings with area businesses. ED Cosentino said these meetings with companies were held to discuss future plans and economic impact on the area. Mr. Mahedy commented on the Educational Advisory Committee, the Social Services Advisory Committee and FEMA.
2. Ben Forest, Red Bank, wants alternative energy and solar energy at Fort Monmouth, expressed concern regarding environmental reports due, is in favor of housing at Fort Monmouth and wants the government and the private sector to meet the needs for all in the area.
3. James T. Raleigh, Colts Neck, expressed concern for environmental issues at the Fort, commented on the future impacts of the plan on the County and State, supports renewable energy, green space and the proposed jitney routes in the plan.
4. Rev. P. Susan Mamchak, West Long Branch, asked if transportation and infrastructure issues are shared with area communities. Acting Chair Tarantolo noted the Two Rivers Council of Mayors meet once a month with Mayors from the surrounding area to discuss these issues along with other concerns that impact this area.
5. Trudy Watt, Eatontown, inquired about additional affordable housing units in Eatontown and the status of the CECOM building. Acting Chair Tarantolo stated Eatontown is committed to 447 units in the latest COAH criteria, mentioned the Mill Pond development and stated that the three host communities are cognizant of affordable housing. Mayor Maclearie stated that Tinton Falls has 600 affordable housing units built and occupied and that the CECOM building will be razed for age targeted housing and affordable housing built on the adjacent property.

Acting Chair Tarantolo noted that the Authority's next meeting is scheduled for June 18, 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 Mahon, seconded by Public Member Cannon and unanimously adopted at 8:40 pm.