

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 Annual Organizational (Twenty Seventh) meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls, New Jersey 07724 at 7:00 p.m. on Wednesday, June 18, 2008.

Present:

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

Absent: Monmouth County Freeholder Director Lillian Burry and Public Member Laurie Cannon had previously advised the Authority.

The meeting was called to order by Chair Lucky 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. Chair Lucky noted that Joseph Colfer submitted his resignation to the Governor as scheduling conflicts with his job prevented him from attending meetings.

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

Elected Officials Comments:

Chair Lucky 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.

Election of the Officers

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, to elect the Chairperson and Vice Chairperson of the Authority. Mayor Tarantolo moved the nomination of Dr. Robert Lucky as Chairperson, seconded by Mayor Mahon and unanimously approved. Mayor Tarantolo moved the nomination of Commerce Commission Designated Member Virginia Bauer as Vice Chairperson, seconded Mayor Mahon and unanimously approved. Both Chair Lucky and Vice Chair Bauer thanked the Board for their vote of confidence.

Item 0806-01: Designation of Secretary, Treasurer and Assistant Secretary

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, to designate the Secretary, Treasurer and Assistant Secretary. Mayor Tarantolo moved the resolution to designate Frank C. Cosentino as Secretary, Beverlee Akerblom as Treasurer and Kathryn Verrochi as Assistant Secretary, seconded by Public Member Estephan and unanimously adopted.

Approval of Minutes:

The Minutes of the May 19, 2008 Special Public Meeting Open Session (no Executive Session was held) were moved by Mayor Mahon, seconded by Mayor Tarantolo, and unanimously approved.

The Minutes of the May 21, 2008 Open Session (no Executive Session was held) were moved by Vice Chair Bauer, seconded by Mayor Maclearie, and unanimously approved.

Public Comments on Agenda Items:

1. Phil Welch, Lincroft, commented on two related areas which were the economics of affordable housing (or housing that is affordable) and the consideration of infrastructure capacities in a master plan. He noted discussions at Social Services Advisory Committee meetings relating to the type of affordable housing and the associated economics; and the Habitat for Humanity process.
2. Tom Mahedy, Manasquan, advocated for healing, homeless housing and veterans. He noted his opposition to liability insurance, the minutes, non-public officer votes, the budget, the homeless numbers, the environmental analysis' and the resolutions.

Chair's Report:

Chair Lucky 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

May

- 27 - Tour of Barker's Circle with Oceanport Administration
- 28 - BRAC Meeting with Garrison
- 29 - Ethics Liaison Quarterly Meeting in Trenton
- 30 - ERA Meeting
- CODEL Staff Briefing

June

- 9 - Coordination with Amy Fitzgerald, NJDOL, on Prospective Business Interviews
- 11 - BRAC Meeting with Garrison
- Meeting with Mark Stout, NJDOT
- 12 - Bi-weekly Meeting with Jersey Professional Management
- Emergency Services Advisory Committee Meeting
- 16 - Work Group with ERA & State re: State Incentives
- Sanitary System RFP Meeting
- 17 - Social Services Advisory Committee Meeting
- Environmental Advisory Committee Meeting

Upcoming Meeting

June 24 - FMERPA Special Public Meeting at 7:30pm, Tinton Falls Municipal Building

Deputy Director Harrison gave the following NOI Update:

The Authority staff is currently focused on moving the HUD Application forward. The HUD Application is only concerned with the Homeless Assistance NOIs and the Land-use plan. Homeless Assistance NOIs have been the focus during the past month. Evaluations have been completed and analysis of the evaluation data continues. Letters went out to the few submitters who had not yet submitted audited financials. Those received have been evaluated and analyzed.

The Authority staff plans to present the Social Services Advisory Committee proposed recommendations at the Special Public Meeting on June 24 and will be looking to approve a resolution to authorize Authority staff and professionals to start the negotiation process with all Homeless Assistance NOI submitters at the Special Public Meeting on June 24.

DD Harrison noted that no Homeless Assistance NOIs have been rejected or accepted at this time. As milestones are reached, the public will be informed. There will be ample opportunity for public input and comment.

Advisory Committee Chairs Reports:

Chair Lucky invited comments from the Authority Members in addition to their Chair updates.

They were as follows:

- Public Member Estephan, Social Services, stated the Advisory committee met yesterday and discussed the preliminary report with numbers for emergency, permanent and permanent supportive housing whose recommendations will be presented at the June 24 Special Public Meeting. She noted that the Habitat for Humanity PBC was discussed. The NOIs have been scored and the financial evaluations for those who've provided financial information are done. The next meeting is scheduled for July 8 at 3 p.m.
- Mayor Maclearie, Infrastructure, noted that further information has been provided to Robert Grimm, STV; that the 3 Mayors, ED Cosentino, municipal engineers and the TRWRA held a meeting to discuss the current condition of the utility systems and that on Monday a sub-committee will meet to discuss the creation of an appropriate study RFP.
- Mayor Mahon, Historical, mentioned that a sub-committee meeting is scheduled for June 20 with the NJSHPO at Fort Monmouth and that a report will be given to the full committee and the Board.
- Vice Chair Bauer, Commercial Industry, reported that work is being done with the IAT, lead by John Ciufu, Commerce Commission and Jack Donnelly, Office of the Governor, and that the State is working to ensure that all information needed for the Economic Study will be done.
- Mayor Tarantolo, Emergency Services, noted task #4 from the Shared Emergency Services RFP regarding the impact on surrounding communities and the inclusion of Sea Bright and Monmouth Beach in the analysis done by the Consultants. He said Project Manager Diane Canterbury will update further.
- COL Christian, stated the next Restoration Advisory Board (RAB) meeting will be held on July 9 at 7 p.m. at Gibbs Hall where Shaw Engineering will present the ECP Phase II report.
- ED Cosentino, Environmental, gave an update for Public Member Cannon. The committee met yesterday and discussed the current reuse and revitalization plan with the environmental map overlay in detail. Steve Young, Matrix Design Group, attended via teleconference and provided a synopsis of his review and analysis of environmental data obtained from the Garrison's Restoration Advisory Board's ("RAB") open house. Concerns, such as landfills, spills and groundwater/soil where there is potential tidal and/or flood influence, are being addressed as it pertains to the environmental conditions for indoors and/or outside. The next meeting is scheduled for July 22 at 7 p.m. and will be addressing the review/analysis of ECP Phase II.

Shared Emergency Services Update:

PM Diane Canterbury gave the following update:

Background: The Shared Emergency Services Feasibility Study RFP was officially approved and awarded on 01May08. This contract is a six month effort effective from date of FMERPA Board approval (16Apr08) through 16Oct08. However, the Final Recommendation is due on 16Jul08 and the consultants efforts will be minimal thereafter.

Contract Administration:

On 02Jun08 FMERPA staff was informed that Sea Bright wanted to be included in the Shared ES Feasibility Study. The contract language allowed this addition Sea Bright Council voted officially for their inclusion on 03Jun08.

Deliverable Timeline: The Draft Task Reports were provided to the evaluation team on 30May08 for review; comments were consolidated and reviewed with Jersey Professional Management (JPM) representatives on 12Jun08. JPM will inform FMERPA staff if they do not agree with comments and a discussion will take place to ensure that excluding a comment is justifiable. These comments will be incorporated into the Final Reports, as appropriate. The Final Recommendation will be provided to the Board on 16Jul08 and soon after will be sent to all stakeholders for review and comment. The addressing and discussing of comments received by the stakeholders will be addressed at the Emergency Services Advisory Committee where all stakeholders will be invited to attend and participate.

Funding and Billing: JPM was informed that compensation will be in accordance with the contract however, FMERPA staff intends to make payment in a timely manner. JPM has submitted three invoices to date; one

has been processed and the remaining two are under analysis and evaluation. Each invoice will be evaluated on the merits of JPMs performance.

Task Progress/Status: During that meeting JPM informed FMERPA staff that Little Silver opted out of the study based on non-response. This is not believed to be official and Emergency Services Advisory Committee Chair will be reaching out to the Mayor to verify; although; the data gathering and analysis could be impacted by the delay should they participate.

The updated Shared Emergency Services RFP tracking venue included:

1. Significant Activity:
2. Task #1 Courts:
3. Task #2 Police/OEM:
4. Task #3 Fire/EMS:
5. Task #4 tasks #1 - #3 w/Nearby Towns:

The status of the overall effort is that most of the field work from JPM has been completed. They are currently doing some "go-backs" to get clarification of data and filling in the gaps of missing data. JPM is concentrated on working towards the Final Task Reports and Final Recommendation. With that said, I do want to express that we informed JPM that we have been pleased with their efforts (e.g. field work) to date. Mayor Tarantolo confirmed it is not official that Little Silver is not participating in the Task #4 component of the study and that they may still participate.

Item 0806-02: Annual Notice of Meetings

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act to adopt an annual notice of meetings in accordance with the "Open Public Meetings Act," P.L. 1975, c231. Per the request of Board Members, the FY 2009 meeting schedule and locations will be posted on the FMERPA website. Mayor Tarantolo moved the resolution and Public Member Estephan seconded it and it was unanimously adopted

Item 0806-03: Approval of Audit Committee

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority with the power to conduct its business by various means, including the Audit Committee. Vice Chair Bauer moved the resolution and Mayor Tarantolo seconded it and it was unanimously adopted.

Item 0806-04: Authorization for Expenditure for Public Officials/Employee Related Practices Liability Insurance

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, Section 6 (b) that all expenditures of the Authority in excess of \$5,000 require approval of the Members of the Authority. Accountant Beverlee Akerblom explained that this item is a renewal of last year's policy, that the premium increased due to how it is computed based on spending and that last year's policy was based on a partial year and this year's policy is based on a full year. Vice Chair Bauer moved the resolution and Mayor Mahon seconded it and it was unanimously adopted.

Item 0806-05: Fiscal Year 2009 Annual Budget

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 review and approve an annual budget. ED Cosentino stated that the Budget FY 08 is the same as the Budget FY 09, that expenditures are running well below budget and that travel was reduced from FY 08 to FY 09. Mayor Maclearie questioned and ED Cosentino clarified that the salaries are annualized for current staff. Mayor Tarantolo moved the resolution and Vice Chair Bauer seconded it and it was unanimously adopted.

Public Comments Not on Agenda:

1. Phil Welch, Lincroft, asked if the economic incentives discussed at the ERA meeting was for employers and developers. ED Cosentino clarified that the types of incentives considered in business attraction strategy and business retention strategy were discussed.
2. John Yaecker, Freehold, noted the Habitat for Humanity NOI for a PBC discussed at the Social Services Advisory Committee meeting, the Habitat for Humanity program, process, accomplishments and collaborative efforts for owner occupied housing.
3. Tom Mahedy, Manasquan, advocated for a veterans' hospital, veterans housing, victims' of domestic violence and for public tour of landfills.

Chair Lucky noted that the Authority's next meetings are the Special Public Meeting scheduled for June 24, 2008 at the Tinton Falls Municipal Building, Tinton Falls and the meeting scheduled for July 16, 2008 at the Maple Place School, Oceanport.

Since there were no further comments or business, a motion to adjourn was made by Public Member Estephan, seconded by Mayor Maclearie and unanimously adopted at 8:25 p.m.