

## **FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY**

Minutes filed by Jeanne Gannon on behalf of the Authority Members of actions taken at the Third Special Public meeting of the Fort Monmouth Economic Revitalization Planning Authority, held at the FMERPA Offices at 2-12 Corbett Way, Eatontown, NJ 07724 at 4:00 p.m. on Wednesday, July 2, 2008.

### **Call to Order**

Present:

Chairperson Dr. Robert Lucky

Vice Chairperson Virginia Bauer (by telephone)

Monmouth County Freeholder Lillian Burry

Public Member Rosemarie Estephan

Public Member Laurie Cannon

Tinton Falls Mayor Peter Maclearie (by telephone)

Oceanport Mayor Michael Mahon

Eatontown Mayor Gerald Tarantolo (by telephone)

Garrison Commander Col. Stephen Christian (by telephone)

The meeting was called to order by Chair Lucky. The Open Session was convened at 4:05 p.m. in accordance with the Open Public Meetings Act.

### **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 was offered, but Chair Lucky noted the attendance of a staff member of U.S. Representative Rush Holt.

Chair Lucky presented the Agenda for approval. Freeholder Director Burry moved for the approval of the agenda, Mayor Mahon seconded the motion and the agenda was unanimously approved.

### **Public Comments regarding Items on the Agenda**

1. Phil Welch, Jr. read and provided the Board the following comments. (Exhibit A).

He also asked: Who would be responsible and how would the units for the housing bank be constructed? When and where (on the Fort) would they be constructed?

When will Rose Estephan's report on SSAC recommendations and the associated written report be available to public?

In response to Phil Welch's statement, DD Harrison replied that Public Member Rose Estephan's report will be made available when the minutes have been made public, relative to the minutes being completed and approved by the Governor's Office.

DD Harrison continued that the exact locations or buildings for proposed Homeless accommodations are not required in the HUD application.

DD Harrison added that FMERPA does not **require** or **mandate** anyone to resubmit NOIs. For example – if an NOI requested a specific building and that building is not available – the NOI does not have to be resubmitted requesting another building. We have and will propose suitable facilities based on the facilities requirements stated in the original NOI for those NOIs moving forward in the process.

Submitters **may** modify their original requests to come more in-line with the HUD requirements and the Monmouth County homeless needs assessment as is the case with the NOI that Phil Welch referred to.

Tom Mahedy inferred the following: there has been an attempt to keep the homeless numbers low; his request that a watchdog be present at initial NOI meetings was denied, and the reasons given were false; there was insufficient notice of the July 2 meeting and having the meeting in the FMERPA offices could intimidate the public; he is not in concurrence with Matrix who reported there were no environmental constraints because he saw contamination next to a row of housing during an Environmental Advisory Committee tour.

Mahedy asked for responses to his comments and was told that the Board members were under no obligation to respond to them.

### **Chair's Report**

Chair Lucky deferred to ED Cosentino to give an update on FMERPA activities.

### **Executive Director's Report**

Instead of reviewing the activities that have occurred since the last meeting, ED Cosentino focused on the events that will lead up to the September 8 submittal.

Additional public meetings, today being one of them, have been scheduled. This decision by the FMERPA Board was reached in recognition of the need to accelerate the review and discussions of key milestones.

Some of the milestones: the Draft Final Plan has been delivered to the three municipalities on 30 June to start the 45-day review clock. The Draft HUD Application will be presented to the Board 16 July 2008 and the Reuse and Redevelopment Plan will be presented to the public in a series of public hearings at each of the municipalities, separate from the discussions of HUD. The first has been scheduled in Oceanport on 23 July 2008, and dates for Tinton Falls and Eatontown hearings will be discussed with the respective mayors.

An update on Homeless NOI negotiations and Legally Binding Agreements signing status will be conducted at 30 July meeting. Comments are expected back from the municipalities by 13 August.

On 1 July ED Cosentino and DD Harrison met with representatives from the Veterans Administration. It was a very positive meeting. Additional meetings between healthcare providers and the VA will take place to ensure clarity as to what may be required. Freeholder Director Burry said she would like to be advised of the next meeting. Mayor Tarantolo asked whether the Stakeholder's meetings will be beyond or within the 45-day review period. ED Cosentino responded "within".

## Homeless Assistance NOI Update

DD Harrison submitted the following report:

- June 24, 2008 – Board authorizes staff and professionals to begin negotiation.
- June 30, 2008 – Negotiation commenced and 7 initial negotiation meetings have been held. The rest are scheduled and the majority will be completed by July 11.
- In general, there has been positive support for our path forward and the concept of a Permanent Supportive Housing Bank.
- We have not heard any dispute relative to our assessment of the Monmouth County Homeless Needs.
- Changes and modifications to NOIs resulting from initial negotiations must be submitted in writing to FMERPA Deputy Director by 5 PM 11 July 11, 2008. NOTE: THESE ARE NOT BEING REQUESTED BY FMERPA. FMERPA is only extending the opportunity to submitters who may desire to do so.
- The first draft of the Homeless Assistance Submission was sent to the FMERPA attorney team on June 27. Proposed changes have been received back and are being incorporated into a second working draft.
- We expect to release a draft to the public on or before July 16, as part of the Draft HUD Application which will also include the latest draft of the Land-Use Plan.
- Draft HUD Application will be available on the FMERPA Website as well as at the Eastern Branch of the Monmouth County Library and the Eatontown, Oceanport, and Tinton Falls libraries.
- A special comment section will be made available on the FMERPA Website and responded to on a weekly basis.
- Public Comment will be reviewed and the application revised, as appropriate, based on the comments received.
- A Public Hearing will be noticed at the time the draft is made public, to be held in mid-August. Comments will be captured by a court stenographer for inclusion in the application.
- Legally Binding Agreements will be negotiated as part of ongoing negotiation meetings.
- DD Harrison will meet with Alison Recca-Ryan, of the Corporation for Supportive Housing, tomorrow in Trenton. She was recommended by a couple of NOI submitters as resource for us in our formation of the Permanent Supportive Housing Bank.

Chair Lucky said he did not understand the legalities of changing the NOIs at this time and asked what changes submitters would be allowed to make. DAG Mistry replied that the NOI is a notice of interest, not a grant application. Chair Lucky asked if they are allowed to change their original request; e.g., a different building. DAG Mistry replied that it's not a question whether a building is available or not. Chair Lucky asked to what degree they can change the scope of what they asked for. ED Cosentino replied that it was up to the submitters, based on what service they provide. A NOI can be changed, but new NOIs would not be accepted.

Another question was whether they can change their request from transitional housing to permanent supportive housing. DD Harrison replied that such a request would be considered.

DD Harrison added that NOI submitters who expressed interest in a certain building that was not included in the plan were concerned about having to resubmit. Again, DD Harrison stated that they did not have to resubmit since they were told initially to submit their requirements in the event the building they were interested in was not available.

Regarding DD Harrison's meeting with Ms. Recca-Ryan of the Corporation of Supportive Housing, Mayor Tarantolo asked what role Ms. Recca-Ryan would serve -- as a mediator, homeless advocate? DD Harrison replied that he was merely seeking info and that CSH does not make housing available themselves, but that CSH provides funding available to providers of supportive housing.

#### **Public Comments regarding Items not on the Agenda**

Tom Mahedy stated that FMERPA asked NOI submitters if they would mind their numbers being cut in half; called on FMERPA to cease communications with CACI; stated that the Army is not cleaning up their sites.

Linda Zucaro asked whether she would be able to view the Draft Final Plan. Mayor Mahon replied that CDs were distributed to town officials and a hard copy is on display in the Borough Clerk's Office. The public can view the hard copy. ED Cosentino added that copies will be placed in the libraries of each of the municipalities as well as the Monmouth County Library, Eastern Branch prior to the meeting date.

Phil Welch asked when the Legally Binding Agreements templates would be presented. DAG Mistry said they are trying to expedite those as quickly as possible, hopefully by the end of the week of 7/14.

ED Cosentino asked if the meeting at the FMERPA offices was comfortable. Rev. Sue Mamchuk stated she is in favor of teleconferencing. However, she has two concerns about holding a meeting at the FMERPA offices; first, it leaves the impression that FMERPA assumes that there is a lack of interest from the public; second, it is not as public as the Eatontown Municipal Building, which Mayor Tarantolo offered for the next public meeting. The 30 July Public Meeting will take place there.

Following this, the upcoming public meetings were reviewed.

Once all business was discussed, a motion to adjourn was made by Mayor Mahon, seconded by Freeholder Director Burry, and unanimously approved at 4:55 pm.

## **Comments for 7/2/08 Special FMERPA Meeting**

My name is Phil Welch, Jr., and I'm co-Chair of the Monmouth Advocacy Team.

I'd like to offer some comments on recent meetings with NOI submitters.

It has been almost 16 months since the homeless assistance NOIs were submitted.

On a number of occasions, several submitters, including myself, have asked when we could expect comments back on the original submissions.

I think we have been very patient with FMERPA members and staff in waiting for any kind of feedback on these individual NOIs.

Last week was the first time that any NOI submitter heard about a proposed framework for implementing homeless assistance NOIs which included a proposed permanent supportive housing "bank".

After talking with Frank and Rick about this on Monday, it's clear that this proposed framework and housing bank will require substantial revisions to initial NOIs in order to be consistent and compliant with this approach.

We were told that these revisions should be completed and resubmitted by 7/11/08 in order to be considered for inclusion in the 9/8/08 submission to HUD. This is about 8 business days from this past Monday when we met with Rick and Frank.

Unfortunately, the appearance of this last minute request is not one of encouraging well-thought-out revisions to previous NOIs.

My honest question to Frank and Rick is why did you not take full advantage of the regular monthly SSAC meetings to present and discuss this approach several months ago? In my humble opinion, this might have been a more logical and effective way to develop and evolve this new approach.

Thank you.