

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Jeanne Gannon on behalf of the Authority Members of actions taken at the Open Session of the Thirty-Second meeting of the Fort Monmouth Economic Revitalization Planning Authority, held at the Maple Place School, 2 Maple Place, Oceanport, New Jersey 07757 at 7:00 p.m. on Wednesday, December 3, 2008.

Present:

Chairperson and Public Member Dr. Robert Lucky
Monmouth County Freeholder Director Lillian Burry
Oceanport Mayor Michael Mahon
Tinton Falls Mayor Peter Maclearie
Public Member Laurie Cannon
Public Member Rosemarie Estephan
Garrison Commander COL Stephen Christian

Absent: Vice Chairperson and Public Member Virginia Bauer and Eatontown Mayor Gerald Tarantolo had previously advised the Board.

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 presented the Agenda for approval. Mayor Mahon moved for the approval of the agenda, Mayor Maclearie 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. A staff member from U.S. Senator Menendez's office was present. No remarks were offered.

Approval of Minutes:

The Minutes of the August 27, 2008 Open Session were moved by Freeholder Director Burry, seconded by Mayor Mahon, and unanimously approved.

The Minutes of the September 3, 2008 Open Session were moved by Mayor Maclearie, seconded by Mayor Mahon, and unanimously approved.

The Minutes of the October 15, 2008 Open Session were moved by Mayor Mahon, seconded by Mayor Maclearie, and unanimously approved.

Public Comments on Agenda Items:

1. Tom Mahedy, Wall, expressed his condolences to the family of John Leigh, FMERPA's Office of Economic Adjustment representative. He reiterated his opposition to Item #12 Item 0812-05, Travel to Association of Defense Communities Winter Forum and said he is in favor of looking at green businesses. Mr. Mahedy is not in favor of Item #10, 0812-03, Authorization for Expenditure for BRAC Special Counsel, because he believes there is a conflict of interest.
2. William Robinson, Eatontown, asked whether any funding was received. Chair Lucky responded that the U.S. Department of Defense provided the funds to do the planning. Mr. Robinson then questioned where the money was coming from for the widening of Rt. 36. Dr. Lucky explained that all such projects will take place during the implementation phase and we're still in the planning phase. Mr. Robinson asked for a copy of the audit, which will be sent to him after the veto period expires.

Chair's Report

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

Executive Director's Report

ED Cosentino reported on the following activities.

October

- 16 -- Emergency Services Advisory Committee meeting
- Professional Women in Construction Presentation
- 20 -- COAH Staff Tour of Fort
- Self-Help Housing Meeting
- 23 -- Meeting with OEA to discuss grant status
- 27 -- I&I Meeting
- Tinton Falls Development Review
- 29 -- BRAC Liaison Meeting
- COAH Council Meeting
- Briefing with Ellen Stein for Elected Officials & Staff – 11th, 12th, 13th districts
- 31 -- County Planning Seminar

November

- 3 -- Meeting with Sheriff's Office Representative – communications interoperability
- 5 -- Attended service for John Leigh, Severna Park, MD
- 6 -- Meeting with Mayors–Implementation discussion
- 12 -- BRAC Liaison Meeting
- 13 -- Columbia Bank Business Meeting
- 14 -- Meeting with Civil Air Patrol
- 21 -- Conducted I&I Bidders Conference
- 24 -- Update Briefing with Ellen Stein for Congressman Rush Holt

ED Cosentino then asked DD Harrison for an update.

Deputy Director's Report

DD Harrison reported on the following.

1. His continued participation on the "Monmouth County 10-Year Plan To End Chronic Homelessness Committee - Permanent Affordable Supportive Housing Subcommittee" - 2 conference calls and one face-to-face meeting. (October 2, 27 and December 2)
2. Was a featured Speaker at the Professional Women In Construction Meeting (October 16) Also speaking were the Chief Engineer for the NJ Turnpike Authority and the CEO of the Xanadu project. The crowd was most interested in our plans.
3. Facilitated meeting between the Mayors, Rose Estephan, EDAW and Habitat for Humanity representatives, to discuss moving forward with a Self-Help Housing Public Benefit Conveyance to include Habitat Housing in the planned redevelopment of Fort Monmouth. We now have some sketches of potential areas for placement of Habitat Housing in the Oceanport and Eatontown Fort Monmouth redevelopment areas. We will continue discussions in the near future.
4. Facilitated two tours for area churches looking to locate on the Fort Monmouth property (Main Post Chapel and Building 2600 in Eatontown).
5. Facilitated another tour of the Early Childhood Development Center for representatives of the Tinton Falls School District and another State Department of Education Official. Once again all agreed that the facility would meet state and county requirements for reuse as an educational facility. Thanks to Lou Benevides and Rosanne Cattnach for their help in arranging these tours.

DD Harrison then reported on the status of the Sanitary Sewer Evaluation Consultant RFP Status

- a. Four engineering team meetings
- b. RFP issued November 7th
- c. Mandatory Bidder's Conference November 21st SRO with 34 attendees representing 29 firms and our engineering team and support from the Garrison. Special thanks to the Garrison at Fort Monmouth for the continued support of Bill Cordts, Lou Benevides and Lou Poirier.
- d. Questions were due by 5 p.m. on November 25 and an Addendum will be issued to address questions and to provide further clarification tomorrow, December 4.
- e. Proposals are due December 8 at Noon.
- f. We hope to have a finalist for Board Approval by December 19.
- g. Projected start is scheduled for January 8 at a meeting on the Fort hosted by the Garrison DPW.

Advisory Committee Chair Reports

- Freeholder Director Burry said that on December 17 FMERPA will be meeting with county departments for a briefing.

- Garrison Commander COL Christian had two announcements to make. First, the next Restoration Advisory Board (RAB) Meeting and Open House will take place on Saturday, January 10 from 10 a.m.-3 p.m. at Gibbs Hall. Results of a recent Environmental Condition of Property report will be available.

Second, COL Christian expressed his thanks for FMERPA's hard work. In appreciation, he presented a newly minted Commander's Coin to each FMERPA Board Member, State Advisor, and FMERPA staff. These coins are given out for excellence and a job well done.

Chair Lucky thanked the Colonel for the Fort's ongoing support.

ED Cosentino emphasized how impressed he was with the previous RAB Open House and the efforts of Wanda Green and the entire staff. He said that there was a tremendous amount of information but he was disappointed that not many people attended. He encouraged everyone to participate at the January 10 Open House.

Item 0812-01: Adoption and Approval of Fiscal Year 2007 and Fiscal Year 2008 Audit Reports

This item is to adopt and approve the Independent Auditor Reports from Leonard G. Birnbaum and Company, LLP, the Independent Auditor to the Authority, who was appointed in accordance with the requirements of EO 122 and as provided for in Article VII, Section 5 of the By-Laws of the Authority.

Mayor Maclearie commended FMERPA Accountant Beverlee Akerblom for her excellent work. Ms. Akerblom thanked the Audit and Evaluation Committees for their contributions. Mayor Maclearie moved the resolution, Freeholder Director Burry seconded it, and the resolution was unanimously approved.

Item 0812-02: Request for U.S. Department of Defense Funds for Grant for the Time Period beginning January 1, 2009 and ending December 31 2009

This item is to request federal funding pursuant to the 2006 National Defense Authorization Act, by which the Secretary of the Department of Defense (the "DoD") has recognized the Authority as the State's local redevelopment agency and is now obligated to provide the Authority with matching resources. The Authority needs to request funds from DoD to continue operations for the time period beginning January 1, 2009 and ending on December 31, 2009 in the amount not to exceed \$1,300,000, with further requests to be made as the needs are further identified.

FMERPA is asking for approval to request funds not in excess of \$1.3 million dollars. The Federal Government would be responsible for \$1.17 million in grant form and the State, with their 10 percent matching funds, would be responsible for \$130,000, which is within the guidelines of the annual amount available from the State. A large portion of this amount, \$375,000, is required for the Infiltration/Inflow (I&I) Consultant study. Additional infrastructure studies will become necessary. Mayor Maclearie moved the resolution, Freeholder Director Burry seconded it, and the resolution was unanimously adopted.

Item 0812-03: Authorization for Expenditure for BRAC Special Counsel

This item is to authorize the expenditure of funds to pay invoices for submitted by BRAC Special Counsel for services provided in the months of August/September 2008, upon the approval for payment of such invoices by the Office of the Attorney General of the State of New Jersey.

These are the attorneys who guided FMERPA through various processes with the DoD and the HUD submittal. Amount requested is \$4,133.02. Mayor Maclearie moved the resolution, Mayor Mahon seconded it, and the resolution was unanimously approved.

Item 0812-04: Authorization for Expenditure for Planning Consultant Invoice

This item is to authorize the expenditure for an invoice from EDAW, Inc., the Reuse and Redevelopment Planning Consultant (the “Planning Consultant”) and its team members.

This is for EDAW’s seventh invoice, not to exceed \$48,385 for the period of August 23 through September 30. This will bring the consultant to nearly 90 percent of their contract funds. There is little work left to be done. Mayor Maclearie moved the resolution, Mayor Mahon seconded it, and the resolution was unanimously approved.

Item 0812-05: Travel to Association of Defense Communities (ADC) Winter Forum

The effect of this item is to authorize the cost to attend the Association of Defense Communities Winter Forum in San Antonio, Texas on February 6-11, 2009 for Executive Director Frank Cosentino.

ED Cosentino will be the only FMERPA staff going. He explained that the Fort Sam Houston, which is very close to downtown San Antonio, is experiencing tremendous growth through their BRAC implementation process. They’re ahead of FMERPA by nine to twelve months, and ED Cosentino will have the opportunity to sit down with the people responsible for that growth. Also, the nearby Brook City Base redevelopment is referred to as an innovative model of collaborative economic development. They have been successful in attracting world-class science, research and technology businesses to their area. Lastly, ED Cosentino will have an opportunity to meet with implementation LRA executive directors to discuss mutual problems, their solutions, and related topics. With respect to concerns expressed about ADC sponsors, ED Cosentino stated that he and DD Harrison do not interact with sponsors. Mayor Maclearie added that he and Eatontown Mayor Gerald Tarantolo both received invaluable information at ADC conferences and that he would support anyone who wants to go. COL Christian and Mayor Mahon also expressed their support. The expenditure will not exceed \$2,010. Freeholder Director Burry moved the resolution, Public Member Laurie Cannon seconded it, and it was unanimously approved.

Item 0812-06: Posthumous Resolution of Appreciation to Mr. John R. Leigh, U.S. Department of Defense, Office of Economic Adjustment

The effect of this item is to express the Authority’s sincere appreciation posthumously to Mr. John R. Leigh, U.S. Department of Defense, Office of Economic Adjustment.

Dr. Lucky noted that Mr. Leigh attended every FMERPA board meeting and that he had been a wonderful friend of citizens in this area. ED Cosentino read a passage regarding Mr. Leigh and Kathryn Verrochi read the resolution, both of which are attached. Freeholder Director Burry moved the resolution, Mayor Maclearie seconded it, and it was unanimously approved.

Public Comments on Non-Agenda Items:

1. Phil Welch, Lincroft, spoke about the Draft Memorandum of Understanding (MOU) between the Council on Affordable Housing (COAH) and FMERPA that was posted on the COAH website. 1) He requested that the joint working group on affordable housing mentioned in Point A5 in the MOU be open to the Monmouth Advocacy Team. 2) In Point B9 he requested that the 20 percent to be set aside for affordable housing be increased to 25 percent. 3) Under Point C20 Mr. Welch feels that the credit for 5,143 civilian jobs is high because many people will be commuting to Aberdeen while living in this area. This will result in fewer housing vacancies. 4) Under Point 22 he is concerned that the actual job growth will be reported on a two-year basis. Rather than use the COAH's ratio for the number of jobs per thousand square feet, it will be done on actual jobs. Mr. Welch questioned why this area is an exception and is concerned that there may be a lag of up to two years between the time the job is reported and when the affordable housing will be in place to match the job. 5) In Section D, which deals with the time frame for providing affordable housing at Fort Monmouth, the time frame for providing affordable housing extends to 2028. Mr. Welch feels that this time period is too long and that it should be extended over 10 years, not 20 years.
2. Tom Mahedy, Wall, thanked Tim Rider and Wanda Green from Fort Monmouth for the RAB Open House Press Release and ED Cosentino and COL Christian for emphasizing the importance of the event. He is concerned that the Advisory Committees have not been meeting and asked that they resume. He stated his opposition to the privatization and/or the bulldozing of the hospital and is in favor of expanding the hospital for treatment of vets. He repeated his concerns regarding Matrix Design Group and the environmental conditions at Fort Monmouth. He is opposed to bringing in weapon-related high-tech companies and encourages the expansion of "green" jobs, including geothermal and solar.

Since there was no further comment or business, a motion to adjourn was made by Mayor Mahon, seconded by Freeholder Director Burry and unanimously adopted at 8:25 p.m.

John R. Leigh

John Richard Leigh was born a son of Boston and wore that legacy proudly during his sixty three years. His gregarious take on life was always just a conversation away, but was always secondary to his professional mastery of guiding BRAC-impacted communities through the complicated procedural maze toward recovery.

Prior to his seventeen years with OEA, John had already distinguished himself having received a Bachelor's degree from Boston University, a Masters degree from Harvard University, serving our nation in Vietnam, and holding positions of responsibility with several Massachusetts municipalities as well as the Boston Redevelopment Authority.

John was a national figure with a keen local focus. He had served for 14 years as liaison between the Office of Economic Adjustment and the Association of Defense Communities, and was held in the highest esteem by his colleagues there. But it was working with local redevelopment authorities, such as ours, where John shone brightest. In a phrase, John was bigger than life, but in an unassuming way.

He will be missed, both as a colleague and friend.

*POSTHUMOUS RESOLUTION OF APPRECIATION TO
MR. JOHN R. LEIGH, U.S. DEPARTMENT OF DEFENSE,
OFFICE OF ECONOMIC ADJUSTMENT*

WHEREAS, Mr. John R. Leigh was designated by the U.S. Department of Defense, Office of Economic Adjustment to be their representative assigned to the Fort Monmouth Economic Revitalization Planning Authority (the "Authority"); and

WHEREAS, Mr. John R. Leigh, during his tenure as the U.S. Department of Defense, Office of Economic Adjustment representative assigned to the Authority, contributed significantly to the Authority with his procedural guidance, advice and sharing of his knowledge and experience; and

WHEREAS, Mr. John R. Leigh committed his extensive time, knowledge, professionalism and leadership to the Authority and to the public and has been of incalculable value to the Authority's progress to date as a dedicated representative of the U.S. Department of Defense, Office of Economic Adjustment; and

WHEREAS, the Authority's members and staff wish to extend their appreciation and gratitude to the family of Mr. John R. Leigh for his valuable contributions and service to the Authority, to the citizens of the host communities of Eatontown, Oceanport and Tinton Falls, to the citizens of Monmouth County and to the citizens of the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, that the Authority hereby expresses its sincere appreciation to the late Mr. John R. Leigh for his guidance and generous service to the Fort Monmouth Economic Revitalization Planning Authority, thereby benefiting the Authority, the citizens of the host communities of Eatontown, Oceanport and Tinton Falls, the citizens of Monmouth County and the citizens of the State of New Jersey.

BE IT FURTHER RESOLVED, that the many significant contributions made by Mr. John R. Leigh to the Authority have greatly enhanced the development of the Fort Monmouth Reuse and Redevelopment Plan, thereby benefiting all of the citizens of the host communities of Eatontown, Oceanport and Tinton Falls, of Monmouth County and of the State.

BE IT FURTHER RESOLVED, that the Authority extends its sincerest condolences and deepest sympathies to the family of Mr. John R. Leigh and extends its gratitude for his wisdom and the friendship he gave to the Authority.

BE IT FURTHER RESOLVED, that a copy of this Resolution of Appreciation be sent to the family of Mr. John R. Leigh as a tribute from the Authority for his contributions and dedicated public service.