



Fort Monmouth Economic Revitalization Authority

Fort Monmouth: Implementing the Plan

**Business and Operations Planning
Consulting Services
Pre-proposal Conference
September 30, 2010**

Rick Harrison, FMERA



Agenda

- **Background**
- **The Process Post Plan Submittal**
- **Objectives of the Project**
- **Timeline**
- **Q&A**
- **Next Steps**



Background

- The Authority
- Prior Projects



Fort Monmouth Economic Revitalization Authority

The Authority

The Fort Monmouth Economic Revitalization Authority (FMERA) was created to provide investment, continuity and economic growth to the communities impacted by the federal government's decision to close Fort Monmouth. FMERA has replaced the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) and will advance that entity's Reuse and Redevelopment Plan for economic development, growth and planning, with a focus on technology-based industries, for the 1,126 acres of real estate at Fort Monmouth.

- Legislation - S- 917 signed by Governor August 17, 2010 created the Fort Monmouth
 - Creates an office in New Jersey Economic Development Authority (NJEDA) to provide staff and support to FMERA (**Interim Executive Director – Tim Lizura**)
 - Names NJ EDA Designated Developer
- Inaugural Meeting – September 28, 2010
- Assumes all assets and liabilities of FMERPA, can act as FMERPA



The Authority

Now that FMERA has had its first meeting, the requirement for Attachment 5 no longer exists. The FMERA Act, S-917, repealed that provision of the FMERPA Act which had established the requirement addressed by Attachment 5



The Authority

- 13 Members (9-voting, 4 non-voting)
 - **Voting**
 - 3 Mayors of Eatontown, Oceanport, and Tinton Falls
 - Monmouth County Freeholder Appointee (Lillian Burry)
 - NJEDA Board Chair Al Koeppel, Interim Chair
 - Governor Executive Branch Appointee Deborah Gramiccioni, Head of the Governor's Authorities Unit
 - 3 appointees of the Governor with Senate Consent – 1 of whom shall be a resident of Monmouth County selected from a list of candidates provided by the County Freeholders
 - **Non-voting**
 - Commissioner of Labor and Workforce Development
 - Commissioner of Environmental Protection
 - Commissioner of Community Affairs
 - Commissioner of Transportation



Prior Projects

- Planner RFP
 - EDAW Prime
 - STV
 - ERA
 - Matrix Design Group
 - Banisch Assoc.
 - Reichman Frankle
 - A. Nelessen Assoc.
 - Farewell Mills & Gatsch



Deliverables

- Fort Monmouth Reuse and Redevelopment Plan
- Technical Memorandums
 - Existing Conditions (Site characteristics, Natural Conditions and Constraints, Facility Assessment, Cultural Resources, Infrastructure Systems, Environmental Conditions)
 - Transportation and Traffic
 - Historic Resources
 - Economic Revitalization Strategy
- Market Analysis



Prior Projects

- Shared Emergency Services
 - Jersey Professional Management



Deliverables

- Feasibility Study to evaluate potential cost savings and increased level of service and efficiency in connection with the closing of Fort Monmouth and the increased demand on the three “host” communities and the County in the areas of:
 - Court Services
 - Police Services
 - Fire/ Emergency Medical Services
 - Emergency Management Services



Prior Projects

- Sanitary Sewer System Evaluation RFP
 - Hatch Mott MacDonald Prime
 - Oswald Enterprises Inc.



Deliverables

- Report of video inspection observances (from each prior task, as applicable).
- Report of manhole observances (from each prior task, as applicable).
- Evaluating inflow and infiltration in each sub-system and providing a description of apparent and potential causes of inflow and infiltration in each sub-system report .
- Report of proposed pipe and manhole improvement recommendations.
- Report of proposed pumping station improvement recommendations.
- Individual cost estimate for improvements to the sanitary sewer systems for the Main Post and the Charles Wood Area of Fort Monmouth, respectively.



Current Project

- Planning, Engineering, Architectural and Environmental Consulting Services
 - Matrix Design Group
 - Armand Corp.
 - Burns & McDonnell
 - Farewell Mills Gatsch
 - HDR/CUH2A
 - TerraNoble Design



Deliverables/Tasks

- Infrastructure Analysis
- GIS-based Cost Modeling
- Design and Architectural
- Follow-up and coordination with Business and Operations Planning Consultant
- Environmental - Ongoing



Project Objectives

To enable:

- **Informed Decision Making**
 - Determine residual value of property and facilities
 - Cost to Demolish? Improve? Rehabilitate? Preserve? Clean-up? Operate? Build new?
 - How to best parcel-ize the property
 - Phasing
 - Sizing
 - Enhance values of parcels
- **Successful Negotiations with the Army on disposition of property**
 - Optimize the utilization of tools and options
 - Cost benefit of options/alternatives



Planning, Engineering, Architectural and Environmental Consulting Services

- **Will provide basis for:**
 - Cost identification
 - Cost modeling
 - Valuations
 - Capital requirements
 - Business plan creation
- **Will provide valuations and appraisals for**
 - Determining conveyance and disposal methods
 - Parcel-ization phasing and sizing
 - Privatization decisions
 - Clean-up options
 - Operate - sell - lease – decisions
- **Will be funded by OEA**



Business & Operations Plan

- **Business and Operations Plan for Successful Development Will Address:**
 - Implement Conveyance and Disposition Methods
 - Real Estate Development and Sales
 - Care Taker Duties/Property Management
 - Public Works
 - Capital Improvement Plan
 - Financial Plan
 - Investment Model
- **Business Plan is be required for any Economic Development Conveyance Application**



Fort Monmouth Economic Revitalization Authority

From Fort to Economic Engine





Fort Monmouth Economic Revitalization Authority

Approval of Appointment of Consultant by Authority Board	On or about November 17, 2010
Expiration of Gubernatorial Veto	On or about December 3, 2010
Project Initiation Meeting	On or about December 6, 2010
Project Start Date	On or about December 6, 2010
Interim Report – Authority Board Meeting	On or about February 16, 2011
Final Report – Authority Board Meeting	On or about March 16, 2010
Project completion	On or about December 6, 2011



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Q & A



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Questions



Next Steps

- Question deadline 10/01 @ 5PM
- Issue Addendum by COB 10/5
- Proposals Due 12:00 Noon on 10/22



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