



DISCOVER ▶ INNOVATE ▶ TRANSFORM

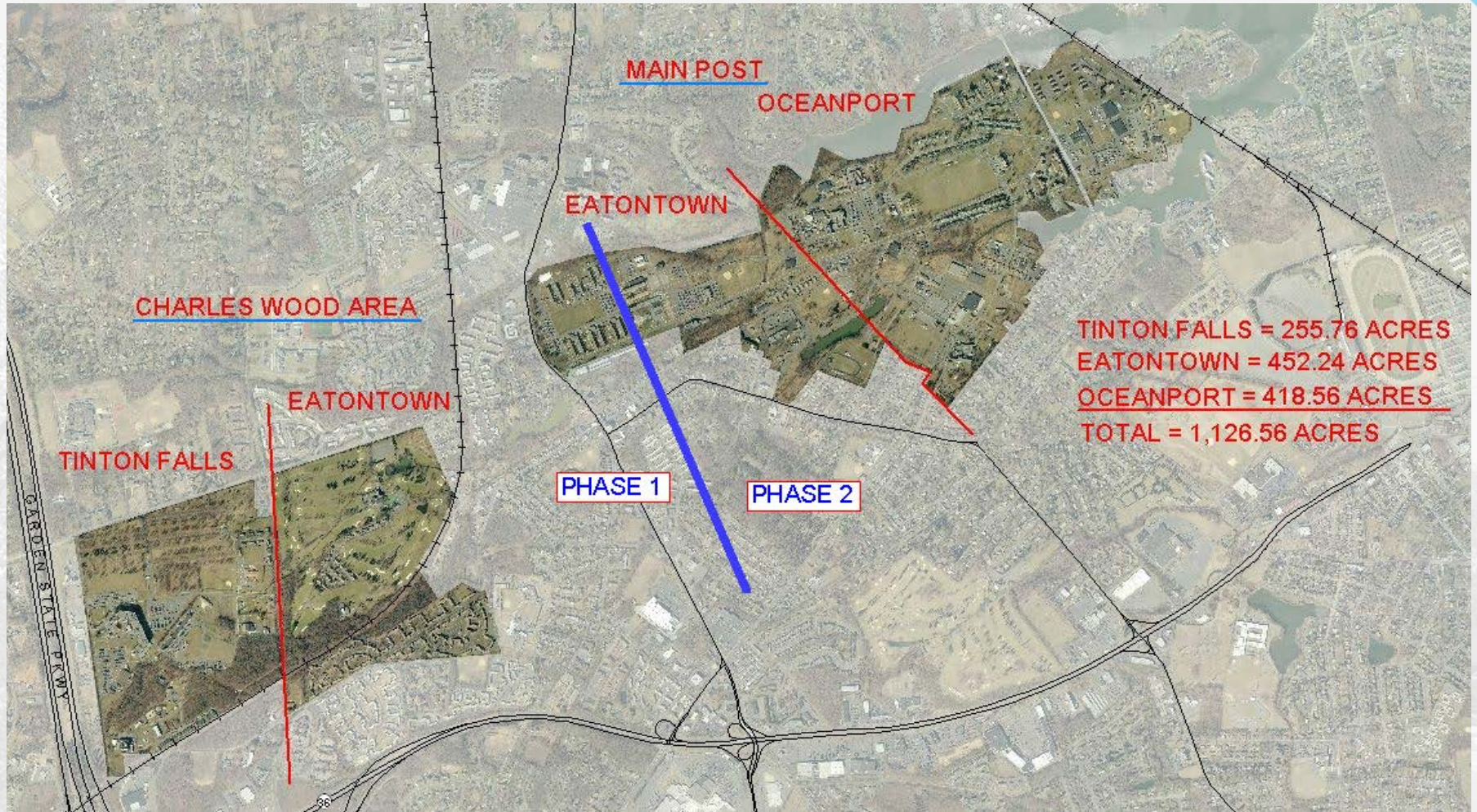
Update: Redevelopment of Fort Monmouth Oceanport, New Jersey

January 16, 2020

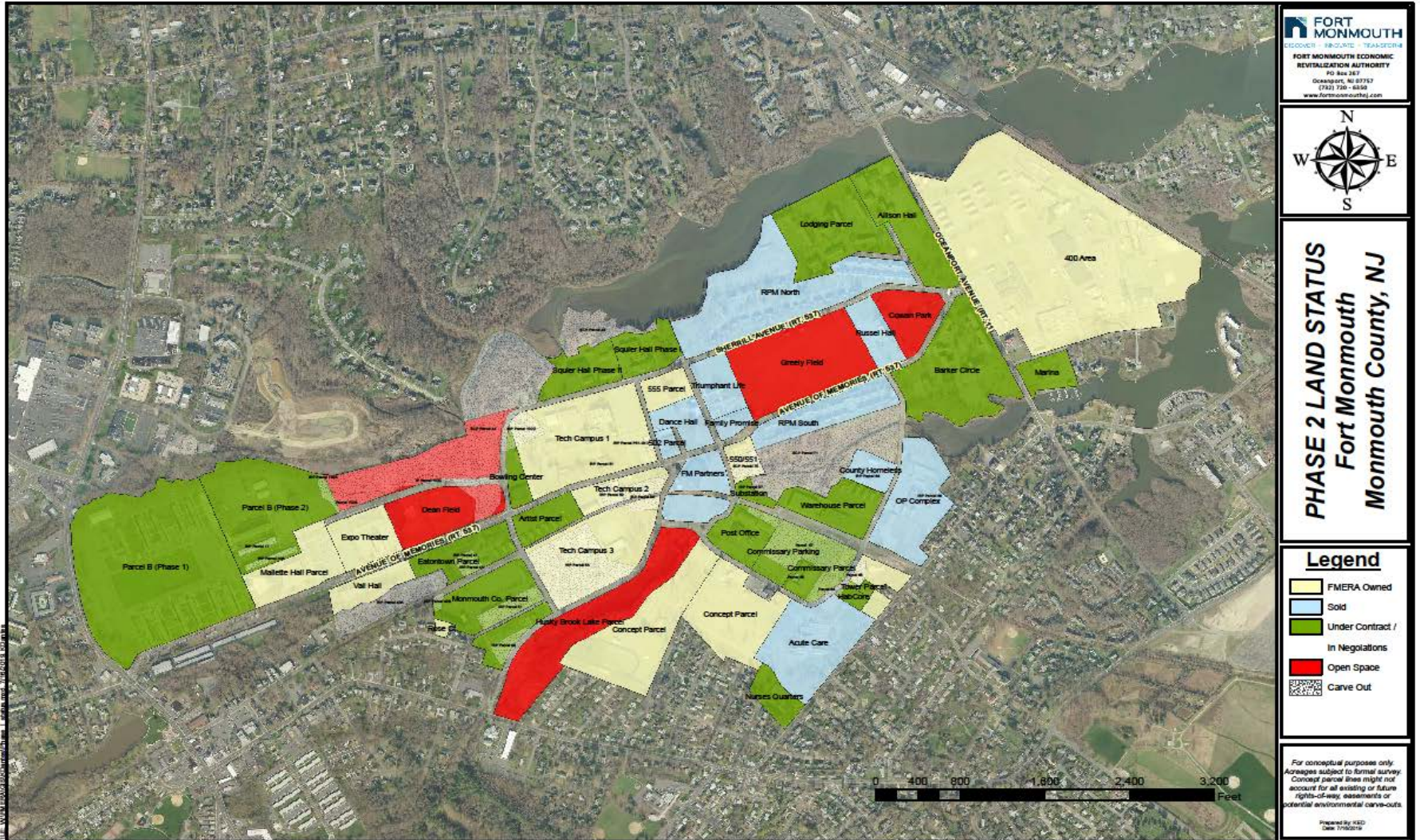
Bruce Steadman
Executive Director
FMERA

Dave Nuse
Executive Vice President
Real Estate
& Community Development
NJEDA

Welcome to Fort Monmouth



Phase 2



FORT MONMOUTH
 REVEALIZATION AUTHORITY
 FORT MONMOUTH ECONOMIC
 REVEALIZATION AUTHORITY
 PO Box 247
 Oceanport, NJ 07713
 (732) 726-4548
 www.fortmonmouthnj.com



PHASE 2 LAND STATUS
Fort Monmouth
Monmouth County, NJ

Legend

	FMERA Owned
	Sold
	Under Contract / In Negotiations
	Open Space
	Carve Out

*For conceptual purposes only.
 Acreages subject to formal survey.
 Concept parcel lines might not
 account for all existing or future
 rights-of-way, easements or
 potential environmental carve-outs.*

Prepared by: KSD
 Date: 1/16/2019

Current Oceanport Status

Parcels Sold

- **RPM Development**
- **AcuteCare**
- **Dance Hall**
- **Fitness Center**
- **Russel Hall**
- **Chapel**
- **County Homeless Shelter**
- **Oceanport Municipal Complex**
- **Squier Hall**
- **Telecommunications Tower & Land**

Current Oceanport Status (cont'd)

Parcels under Contract/Approved for execution

- **Lodging Area**
- **Allison Hall**
- **Marina**
- **Barkers Circle**
- **Nurses Quarters**
- **Commissary Area**
- **Post Office Area**
- **Warehouse District**

Current Oceanport Status (cont'd)

Upcoming RFOTPs

- **400 Area**
- **McAfee Complex**
- **12-Acre Commercial Parcel**

Estimated Oceanport Tax Revenue

- Estimated Assessed Value

- \$500,000,000

- Annual Net Tax Revenue

- \$7,750,000 Net to Oceanport

AcuteCare Health System



Russel Hall - TetherView



Oceanport Municipal Complex



Squier Hall



Squier Hall RFP 28 Acre Office, Research & development or Educational Site Oceanport, New Jersey Fort Monmouth Economic Revitalization Authority

Lodging Area – Somerset Development

Village at Parker's Creek

Ft. Monmouth Redevelopment Area - Lodging Area

19 April 2017



Somerset Development, LLC

300 C. WASHINGTON BLVD., FORT MONMOUTH, NJ 07703 TEL: (732) 360-1828



Barker Circle



Warehouse Area



SITE PLAN - PARCEL 4
SCALE: 1" = 40'

FORT MONMOUTH REVITALIZATION PROJECT



Post Office Area



SITE PLAN PARCEL 1

FORT MONMOUTH REVITALIZATION PROJECT



Commissary & PX Area



McAfee Center Complex



Future Research & Development / Tech Park

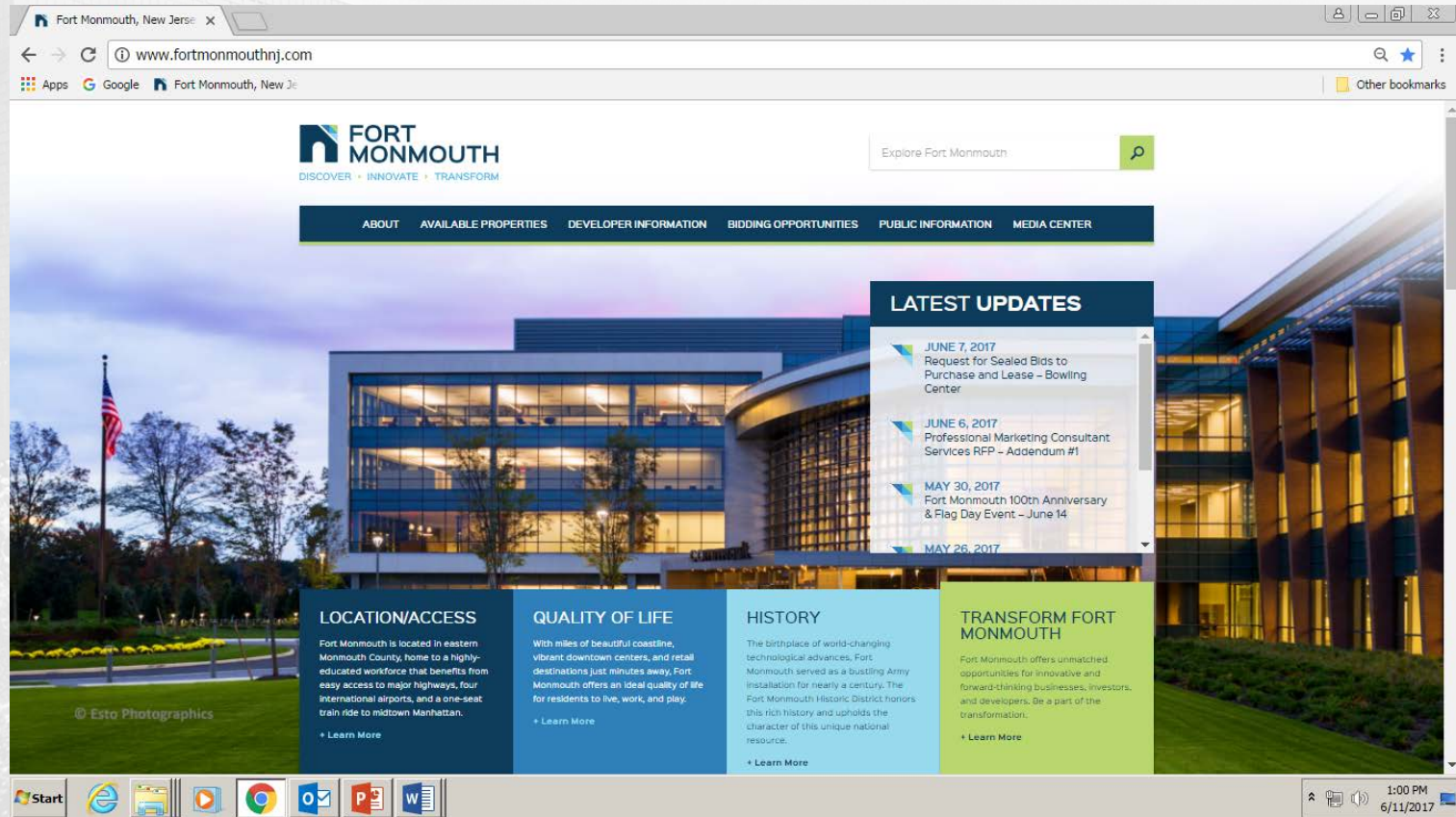
Future Oceanport Issues to Address

- **Ownership of Streets**
- **Ownership of Greely Field & Cowan Park**
- **Establishment of Monthly Ad Hoc Committee**
- **Boundary with Eatontown**
- **Liquor Licenses**

FMERA Staff

- **Regina McGrade.....Administration Manager**
- **Sarah Giberson.....Senior Marketing & Development Officer**
- **Upendra Sapkota.....Senior Planning & Development Officer**
- **Joe Fallon.....Senior Environmental Officer**
- **Jennifer Lepore.....Accounting Manager**
- **Kristy Dantes.....Director of Facilities & Infrastructure**
- **Kara Kopach.....Director of Real Estate Development**
- **Bruce Steadman.....Executive Director**

For more information, visit us online at
www.fortmonmouthnj.com



The screenshot shows a web browser window displaying the Fort Monmouth website. The browser's address bar shows the URL www.fortmonmouthnj.com. The website header features the Fort Monmouth logo with the tagline "DISCOVER • INNOVATE • TRANSFORM" and a search bar labeled "Explore Fort Monmouth". A dark navigation bar contains the following menu items: ABOUT, AVAILABLE PROPERTIES, DEVELOPER INFORMATION, BIDDING OPPORTUNITIES, PUBLIC INFORMATION, and MEDIA CENTER. The main content area is set against a background image of a modern building at dusk. On the right side, a "LATEST UPDATES" section lists four items:

- JUNE 7, 2017**
Request for Sealed Bids to Purchase and Lease - Bowling Center
- JUNE 6, 2017**
Professional Marketing Consultant Services RFP - Addendum #1
- MAY 30, 2017**
Fort Monmouth 100th Anniversary & Flag Day Event - June 14
- MAY 26, 2017**

Below the updates, four columns provide more information:

- LOCATION/ACCESS**
Fort Monmouth is located in eastern Monmouth County, home to a highly-educated workforce that benefits from easy access to major highways, four international airports, and a one-seat train ride to midtown Manhattan.
+ Learn More
- QUALITY OF LIFE**
With miles of beautiful coastline, vibrant downtown centers, and retail destinations just minutes away, Fort Monmouth offers an ideal quality of life for residents to live, work, and play.
+ Learn More
- HISTORY**
The birthplace of world-changing technological advances, Fort Monmouth served as a bustling Army installation for nearly a century. The Fort Monmouth Historic District honors this rich history and upholds the character of this unique national resource.
+ Learn More
- TRANSFORM FORT MONMOUTH**
Fort Monmouth offers unmatched opportunities for innovative and forward-thinking businesses, investors, and developers. Be a part of the transformation.
+ Learn More

The Windows taskbar at the bottom shows the Start button and icons for Internet Explorer, File Explorer, Google Chrome, Outlook, PowerPoint, and Word. The system tray on the right indicates the time is 1:00 PM on 6/11/2017.