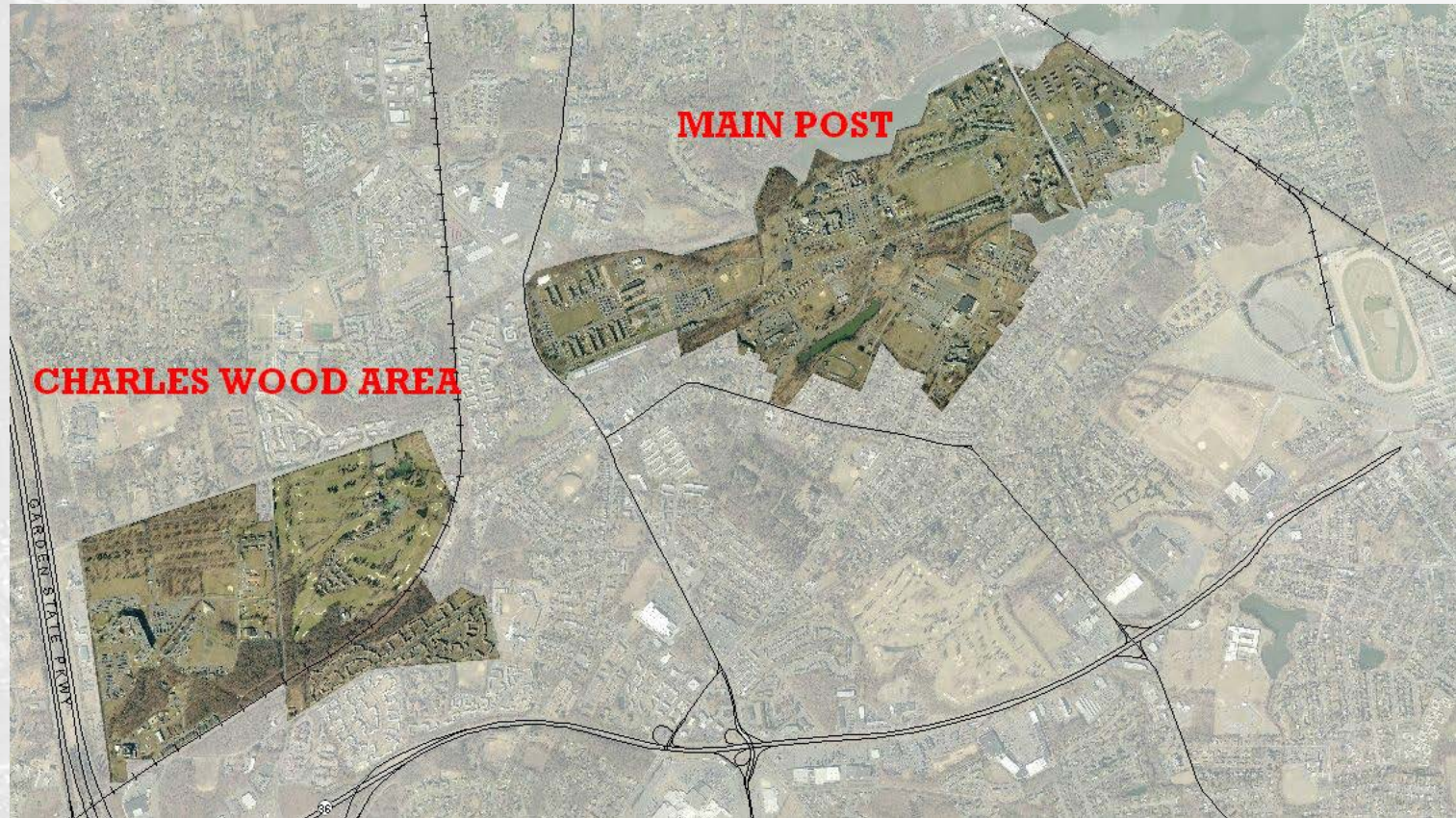




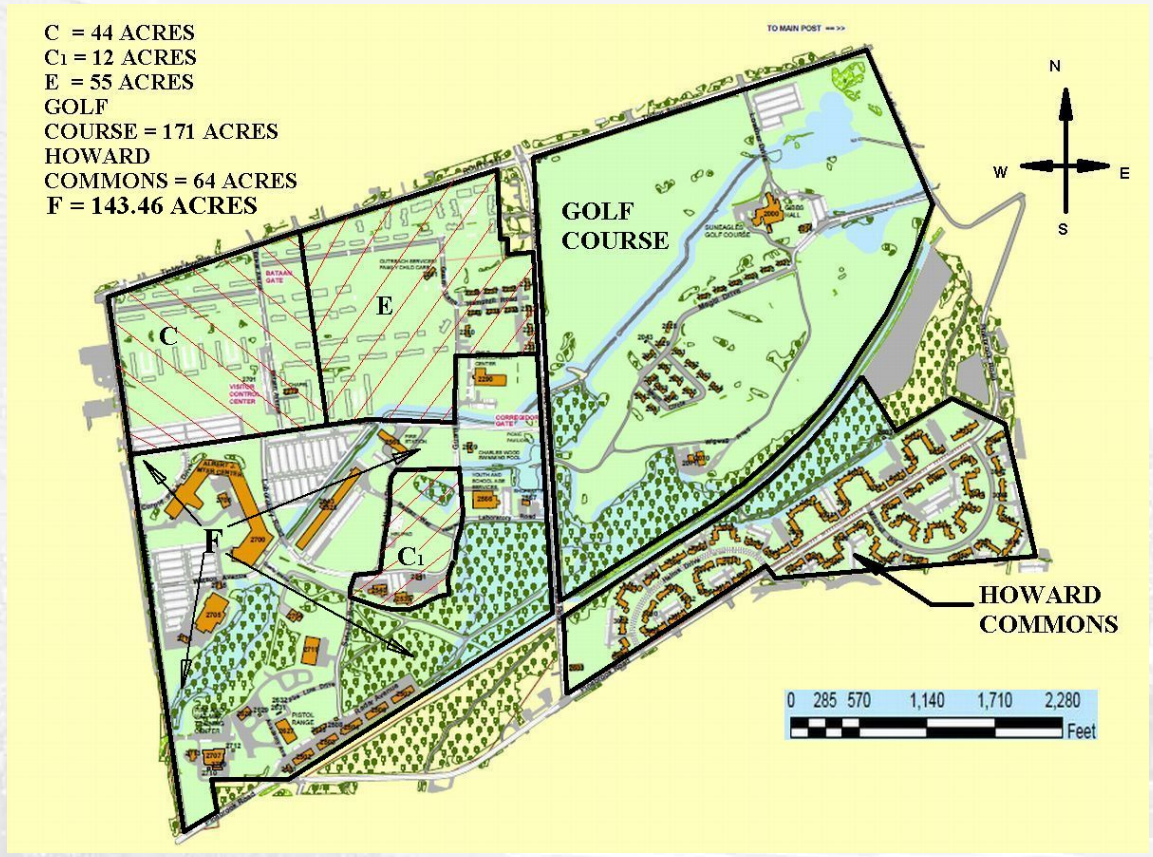
Fort Monmouth's Redevelopment

1st Quarter 2017

Welcome to Fort Monmouth



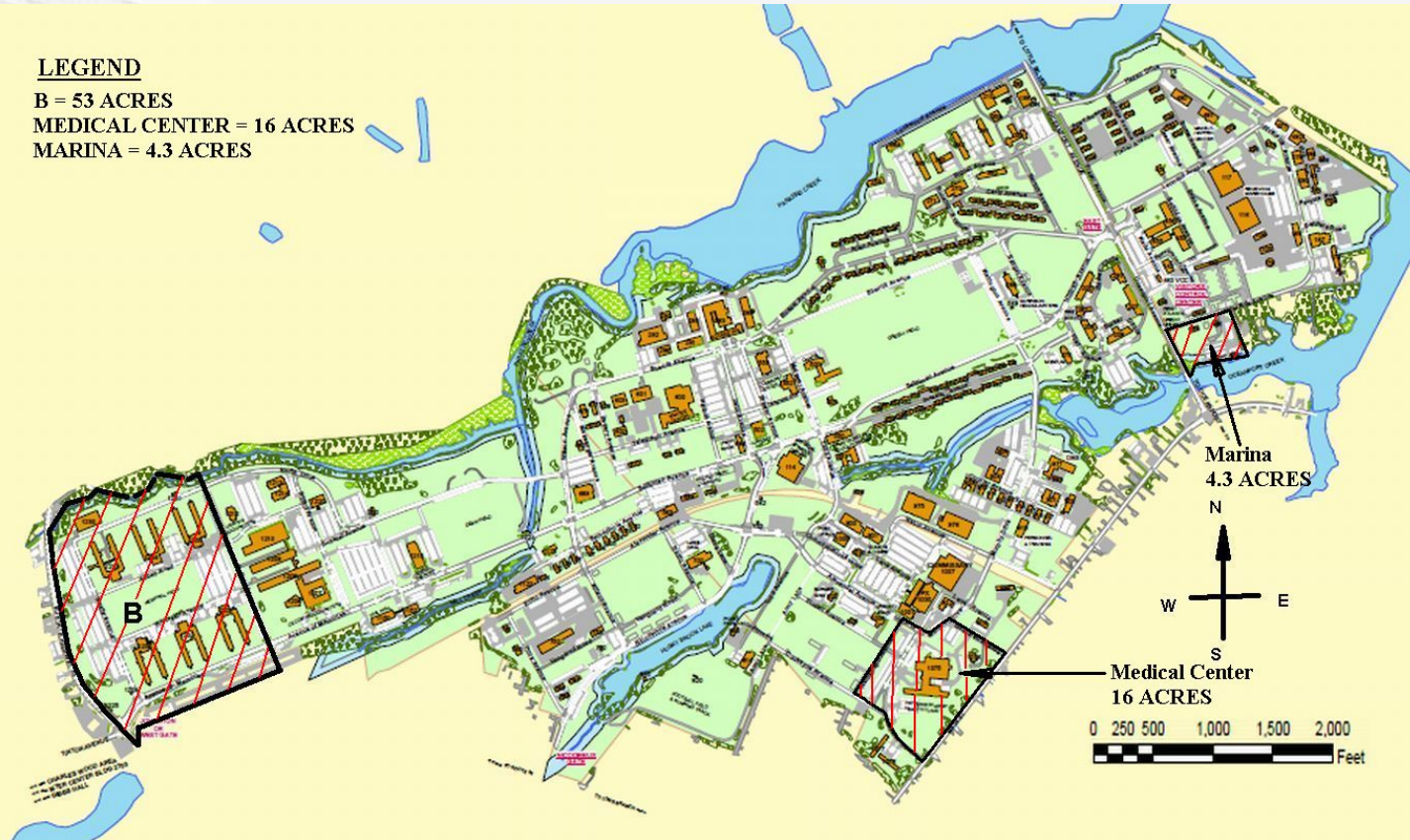
Phase One Parcels - Charles Wood Area



Phase One & Phase Two Parcels – Main Post

LEGEND

B = 53 ACRES
MEDICAL CENTER = 16 ACRES
MARINA = 4.3 ACRES



Camp Vail (1924)



Fort's History

- Site of Monmouth Park Racetrack & Hotel – 1891 to 1915
- Camp Little Silver; Camp Vail – 1917
- 43 semi-permanent labs and Army Air Corps hangers - 1918
- Pigeon Breeding & Training; Signal Corps School – 1919
- Permanent post; renamed Fort Monmouth – 1925
- Evans, Coles & Charles Wood Areas added to the Fort – 1941
- New Signal Corps School (800,000 square feet) - 1953
- Myer Center completed (700,000 sf “Hex Building”) – 1954
- Pigeon Service discontinued - 1957
- Base Realignment and Closure (BRAC) 2005 Round
- Fort Monmouth Economic Revitalization Authority (FMERA) created - 2010
- Fort closed - 2011

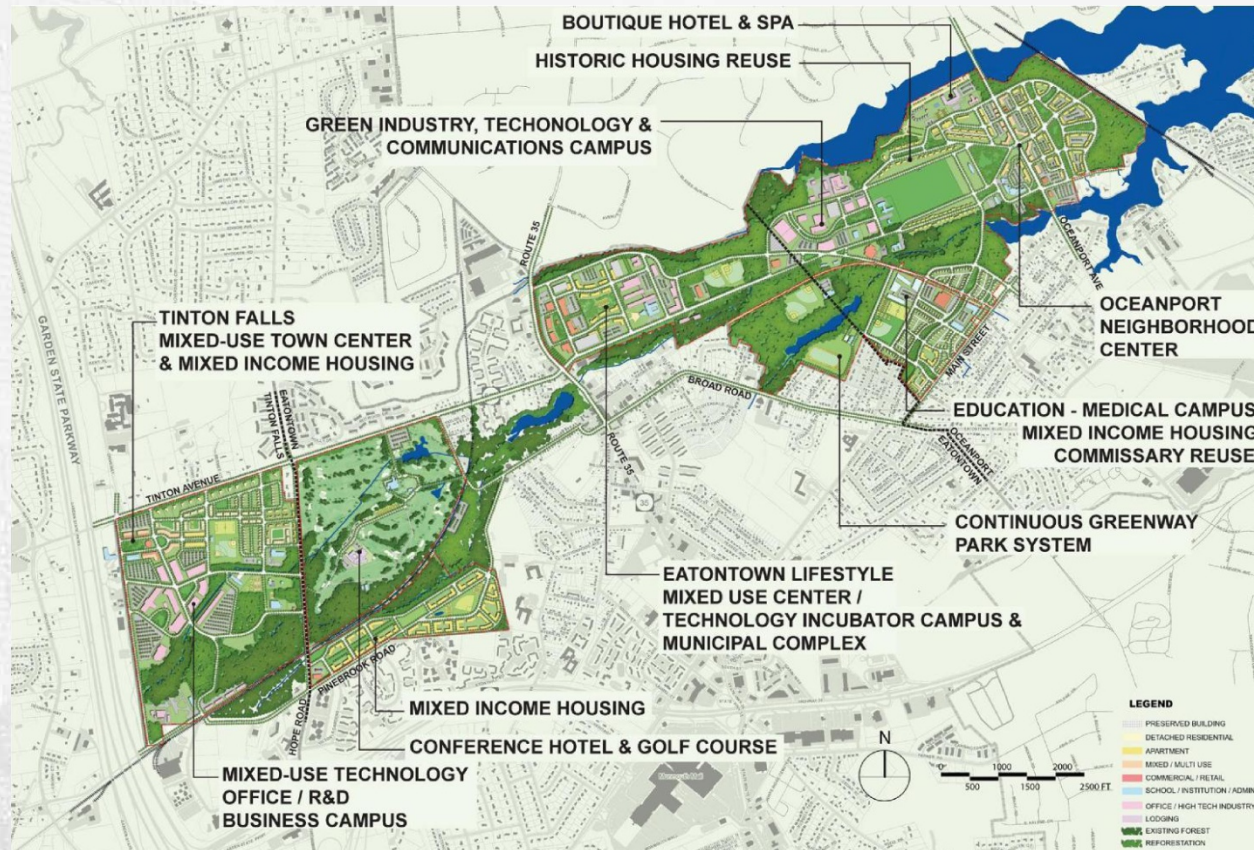
R&D Highlights

- 1926: First extended range voice radios
- 1928: Balloons used to carry electronic weather stations
- 1936: **Walkie-talkies** developed for front-line troops
- 1937: “Mystery Ray” (**RADAR**) prototype
- 1941: Static-free back-pack radio
- 1946: **Diana Project** launches space-age communications
- 1948: First **weather radar**
- 1948: Synthetic quartz
- 1949: Technique for mass production of integrated circuits
- 1958: Solar cells for space satellites
- 1958: SCORE broadcasts Ike’s Christmas message to world
- 1959: 1st weather satellite carries FM electronics package
- 1960: World-wide synchronization of atomic clocks
- 1960: 1st van-mounted mobile computer
- 1965-1972: **Night vision, helmet radios** deployed to Vietnam
- 1981: Tactical fire direction system
- 1990: Support to Desert Shield and Desert Storm
- 1994: Fort takes lead on **battlefield digitization**
- 2001: 9/11 search and rescue efforts
- 2005: Satcom technology used in Katrina relief

Impact of Closure

- Fort's workforce as of 2007:
 - 5,500 Army employees (92% civilian, 8% military personnel)
 - 2,700 contract employees
- Fort supported 22,000 jobs statewide
- Total economic impact: \$2.5 Billion

20-Year Development Plan



Fort Monmouth Reuse & Redevelopment Plan

- 20-year plan
- Buildout by Use (updated 2015):
 - 1,585 housing units (over 4,000 new residents)
 - 300,000 sf non-profit, civic, government & educational uses
 - 500,000 sf retail
 - 2,000,000 sf office, research & other commercial
- Employment at Buildout: 10,000 permanent jobs
- Total Investment: \$1.5 Billion

Development Strategy

- Residential and retail development as drivers of early phases of Fort's redevelopment
- Support growth of tech cluster
 - Develop tech communities on Charles Wood Area and Main Post
- Attract corporate and institutional anchors
- Sales rather than leasing (Request for Offers to Purchase process)

Redevelopment Highlights

- **FMERA acquired Phase I properties** from Army (500+ acres) in 2014
- **FMERA purchased balance of Fort** (600+ acres) from Army in 2016
- **5 parcels sold to private parties**
 - **Buyers: Commvault, AcuteCare, Aaski Technology (RADAR Properties), Trinity Hall, RPM Development**
- **7 parcels under contract**
 - **Including Russel Hall, Fitness Center, Pistol Range, Tinton Falls mixed-use town center site, Fabrication Shops, Main Post Chapel, and the Dance Hall**
- **7 others in negotiation**
 - **Including Eatontown mixed-use town center project (Parcel B)**
- **Golf course, marina bar & restaurant open for business**
- **8 property auctions completed** ≈ \$1 million in sales
- **\$40 Million improvements at Garden State Parkway Exit 105 and new 105A**

Commvault Systems Headquarters



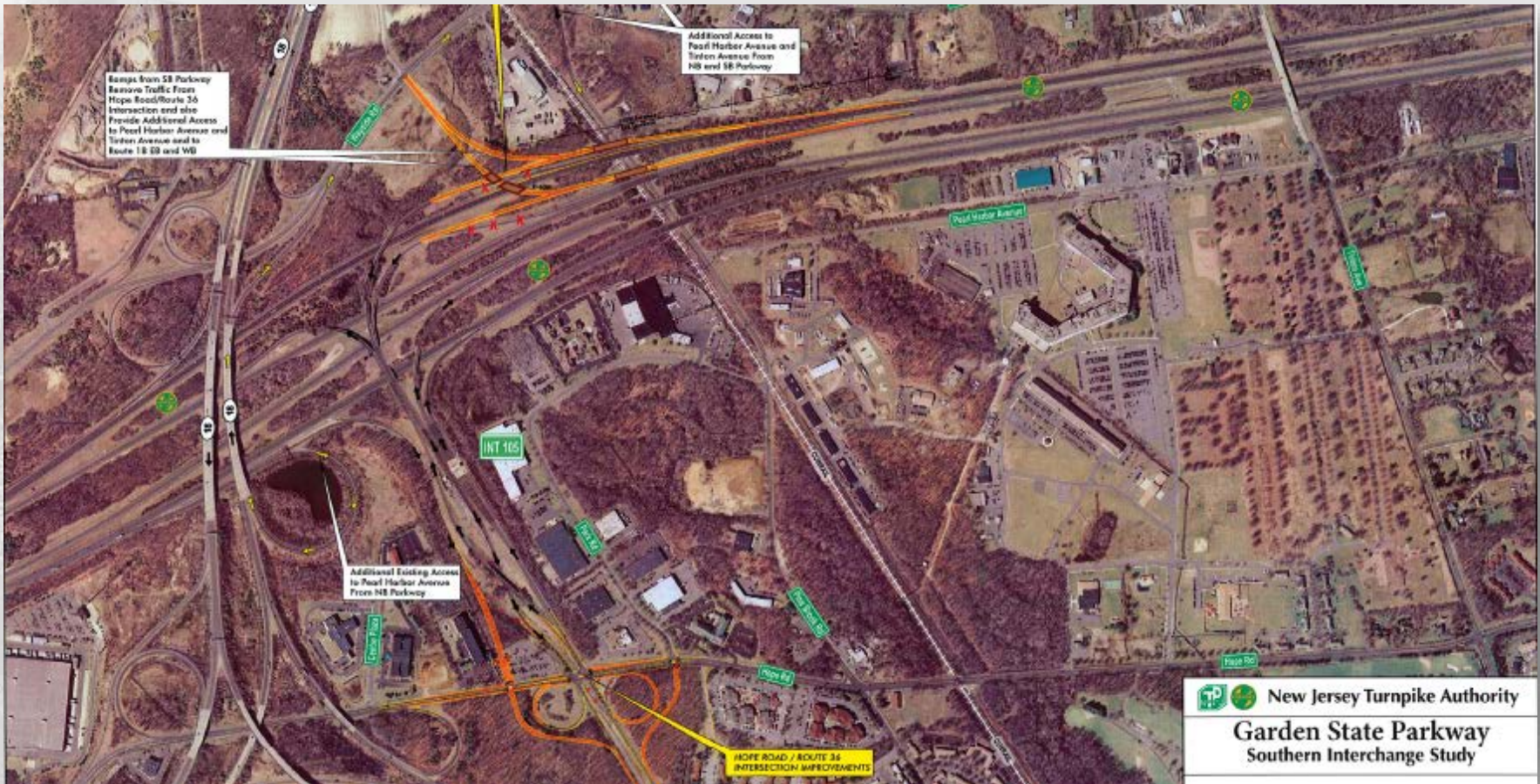
AcuteCare Health Systems



Russel Hall - TetherView



Parkway 105 & 105A



Demolition & Infrastructure

- Demolition: 3.5 million sf (70% of existing buildings)
 - Portion to be publicly bid: ≈ 1 million to 2 million sf
- Infrastructure: \$50 Million
 - Half to be publicly bid; balance installed by private developers
- RFPs posted on:
 - FMERA website: <http://www.fortmonmouthnj.com/bidding-opportunities/open-rfprfotps/>
 - NJ Business Action Center website (Bidding Opportunities): https://www1.state.nj.us/TYM_BUISOPP/bo/search.do

County & Local Projects

- Monmouth County Parks -- Recreation Center & Swimming Pool
- Monmouth County Highway Division Motor Pool
- Monmouth County Emergency Homeless Shelter (planned)
- County Route 537 / Avenue of Memories
 - Opened to traffic on January 17, 2017
- Oceanport Municipal Complex (planned)
- Eatontown Public Works facility (planned)

Open and Upcoming Requests for Offers to Purchase

- The Lodging Area
 - 15 acre waterfront site in Oceanport
 - Includes 2 historic buildings
 - Residential or institutional development site
 - Proposals due March 31, 2017
- Allison Hall
 - 12.6 acre waterfront site in Oceanport
 - Includes historic Allison Hall, planned for conversion to boutique hotel
 - Balance of site planned for commercial uses
 - Proposals due March 31, 2017
- Barker Circle
 - 7 historic buildings on 19.5 acres in Oceanport totaling 198,600 sf
 - Zoned for mixed use: residential, office/research and commercial
 - RFOTP to be issued on or about February 1, 2017
- Requests for Offers to Purchase are posted on FMERA's website: www.fortmonmouthnj.com



DISCOVER ▶ INNOVATE ▶ TRANSFORM

Thank you!

Questions? Comments?

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new jersey

Highly educated, perfectly located.