



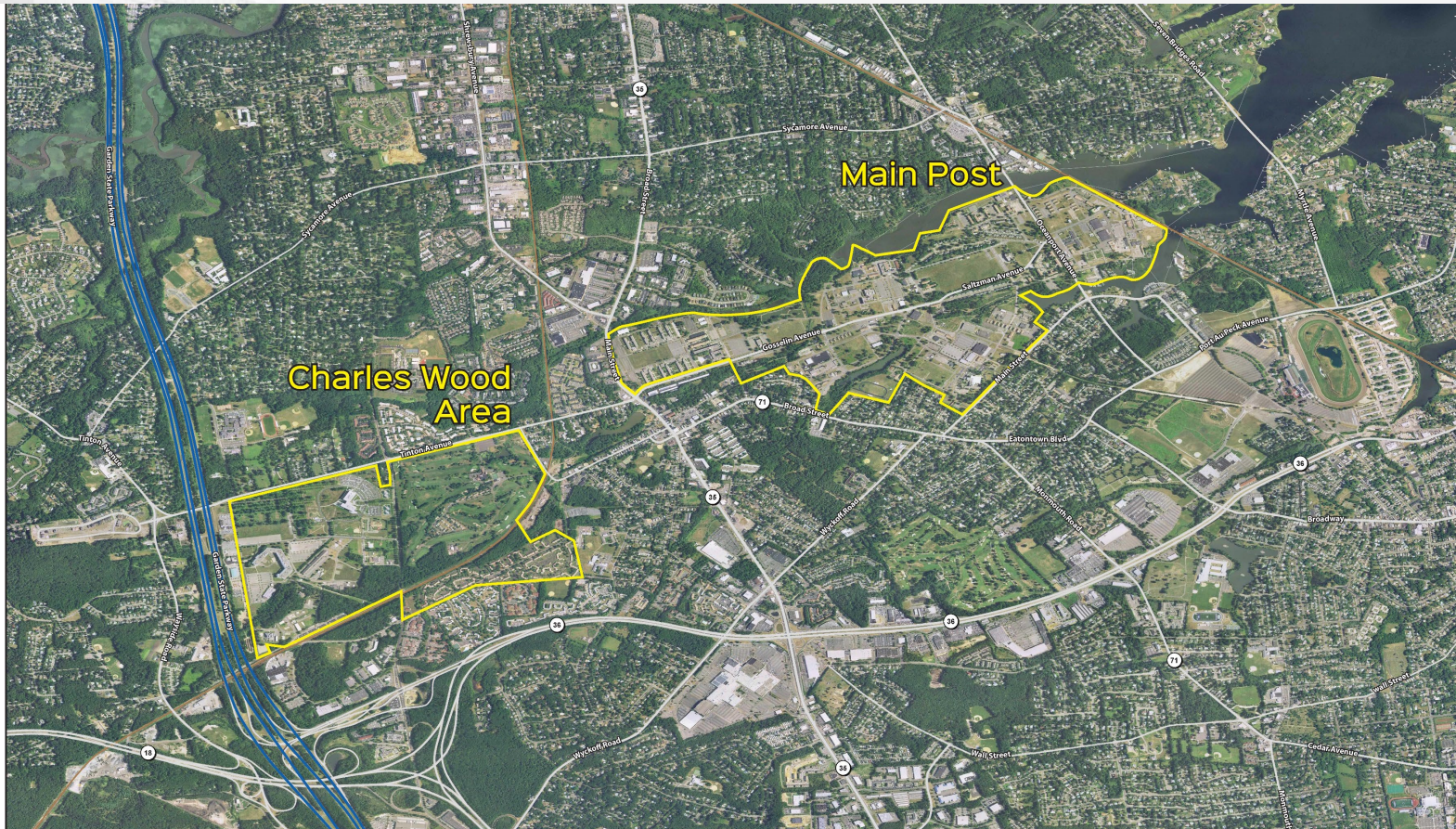
DISCOVER ▶ INNOVATE ▶ TRANSFORM

Redevelopment of Fort Monmouth

September 2022



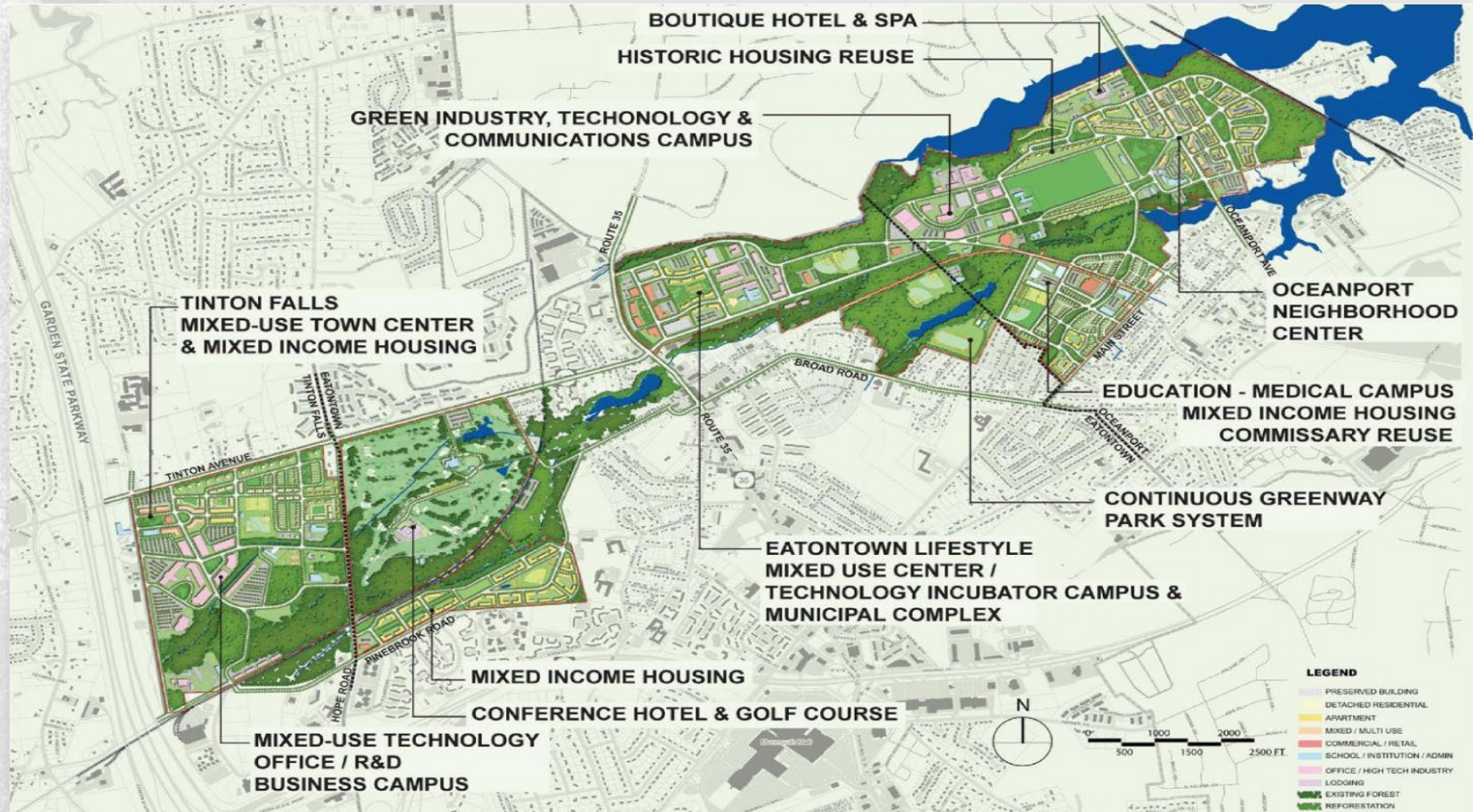
Welcome to Fort Monmouth



Fort Monmouth Reuse & Redevelopment Plan

- 20-year plan
- Buildout by Use
 - 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-\$2 billion

20-Year Development Plan



Redevelopment Challenges

- **Demolition: 3.5+ million sf (70% of outdated existing buildings)**
 - 1+ million sf already demolished, approximately \$8 million investment
- **Environmental Carveouts**
 - Transfers in process
- **Inherited aging infrastructure**
 - Abandonment & replacement in process
 - Sewer
 - Water
 - Electric
 - Telecommunications

Infrastructure Funding

- Property sales fund all of our operations and improvements
- Infrastructure Improvements: \$50+ million
 - NJAW water mains; TRWRA sewer project; Route 35 improvements
- 2021-2022 NJ fiscal year: FMERA received \$12.5M in State funding & \$10.5M in federal funding for infrastructure improvements
- 2022-2023 NJ fiscal year: FMERA received \$10M in State funding for infrastructure improvements
- With these funds FMERA will install
 - New electric substation and distribution lines
 - New sewer pump station, force mains, and service lines

RIGHT PLACE. RIGHT SIZE.

\$1.1B

in capital improvements
completed transactions
& projected for property in negotiations



86% of Fort Property

sold, under contract, in negotiations or
approved for sale through RFOTP process

1,587

jobs by
year-end



1,000+

new tech-
related jobs



1,729

professional
& scientific companies
within a 20-minute drive



HOMELESS TRUST & AFFORDABLE HOUSING FUNDING

\$6.5M contributed

\$7.7M projected

Fort Monmouth Demographics

126,000

households within a 20-minute drive

330,000

residents within a 20-minute drive

40+%

of households have incomes
over \$100K

42+%

of the population have a
college degree

1,200 ACRES

for redevelopment

33 properties sold

5 under contract/pending execution

1 under negotiation



485 HOMES

with new residents

629 in the pipeline



2M SF

of planned office, research, &
other commercial uses

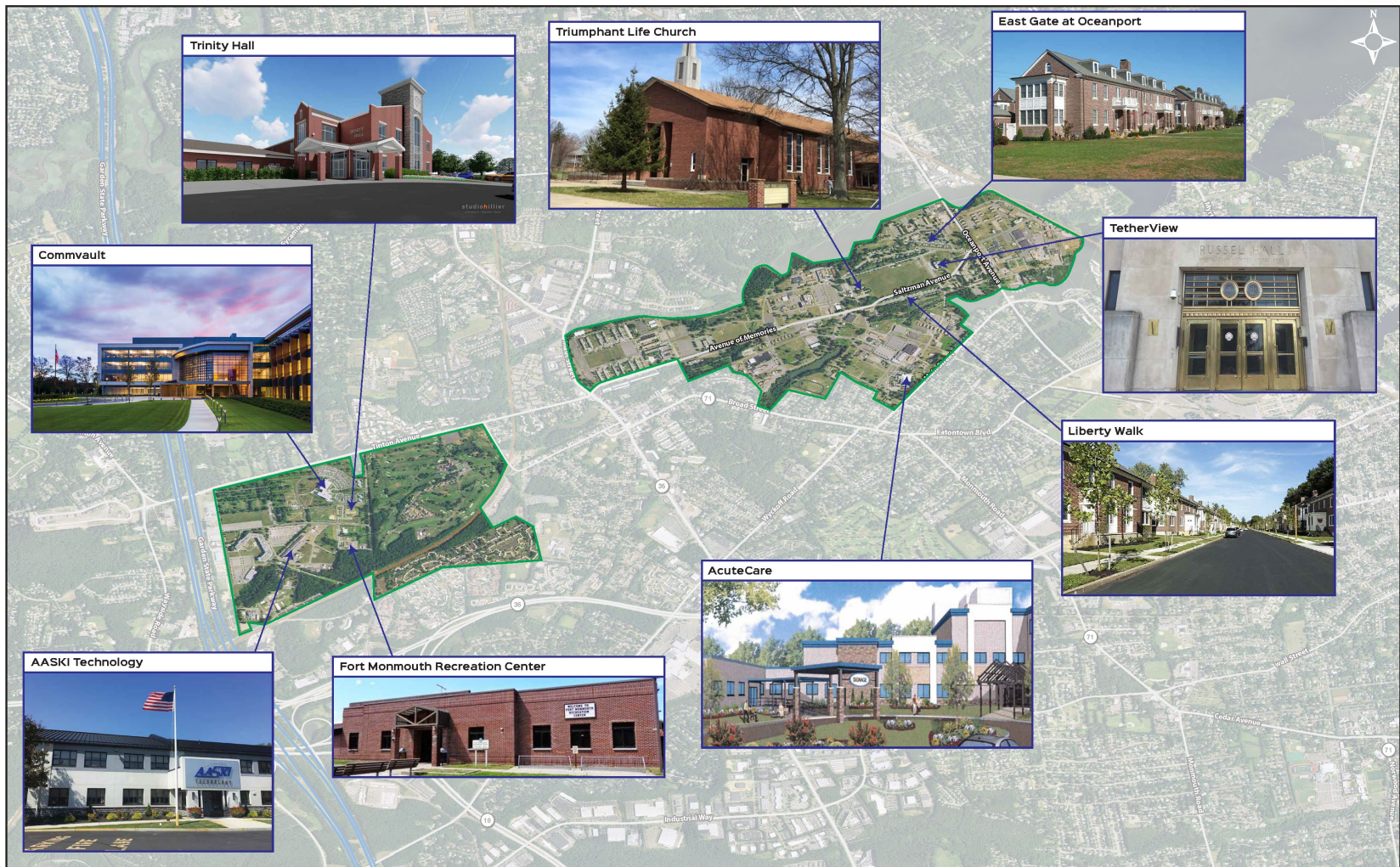


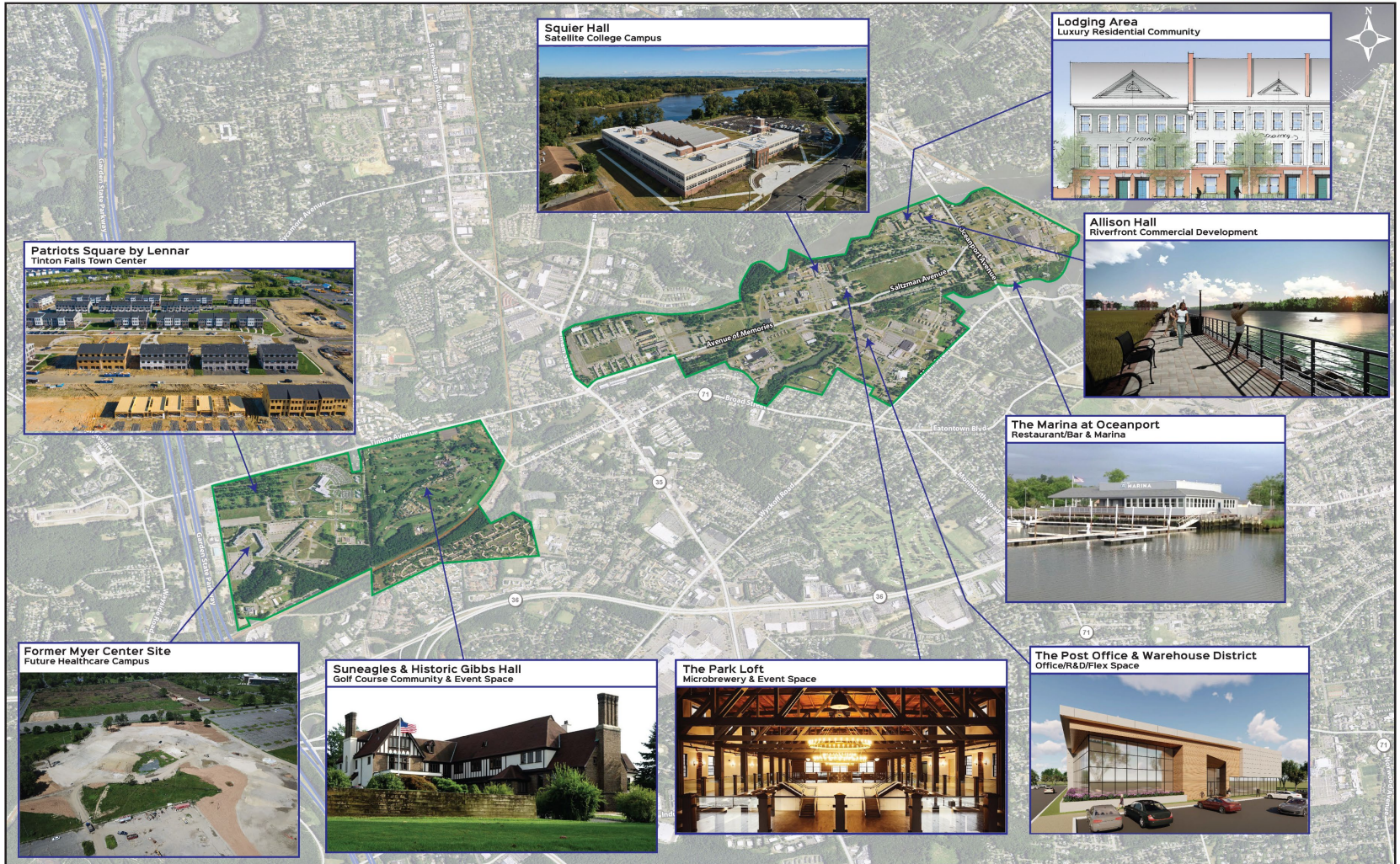
Planned Uses

HEALTHCARE
TECHNOLOGY
EDUCATION
ARTS & ENTERTAINMENT
RECREATION
RETAIL & AMENITIES

**FORT
MONMOUTH**

DISCOVER ► INNOVATE ► TRANSFORM





Commissary, Post Office & Warehouses

The Commissary & The Baseline

OPort Partners (Denholtz Properties)



Parcels C & C1

Patriots Square & Anthem Place

Lennar

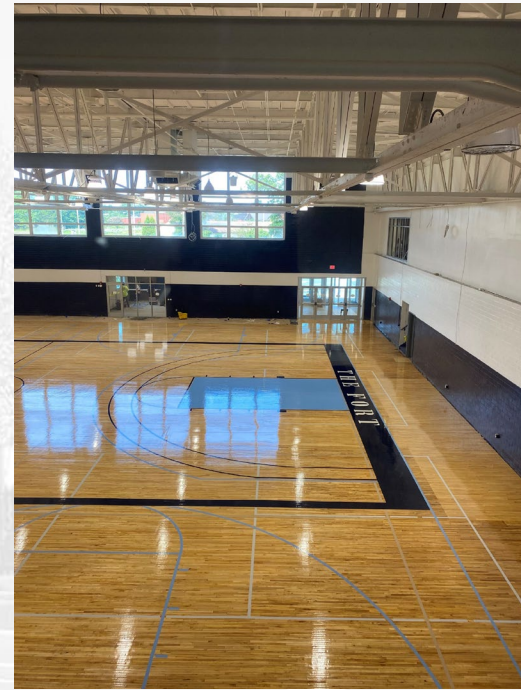




Fitness Center

Fort Athletic Club

Fort Partners



Suneagles Golf Course

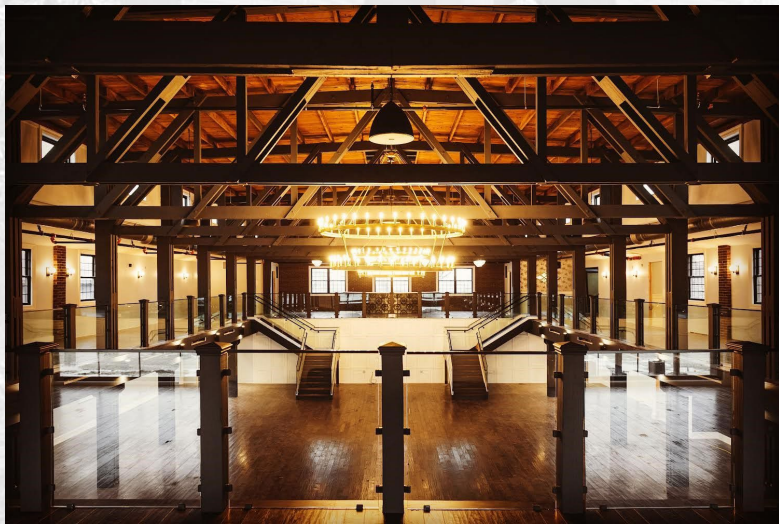
The Ridge at Suneagles

Martelli Development



Dance Hall

Park Loft
The Loft Partnership



Howard Commons

Liberty Pointe

Lennar



Myer Center

RWJBH Health Campus
RWJBH



Child Development Center

Trinity Hall
Trinity Hall



Lodging Area

Parkers Creek

Somerset Development & Pulte Group



Officers Housing

East Gate & Liberty Walk

RPM Development



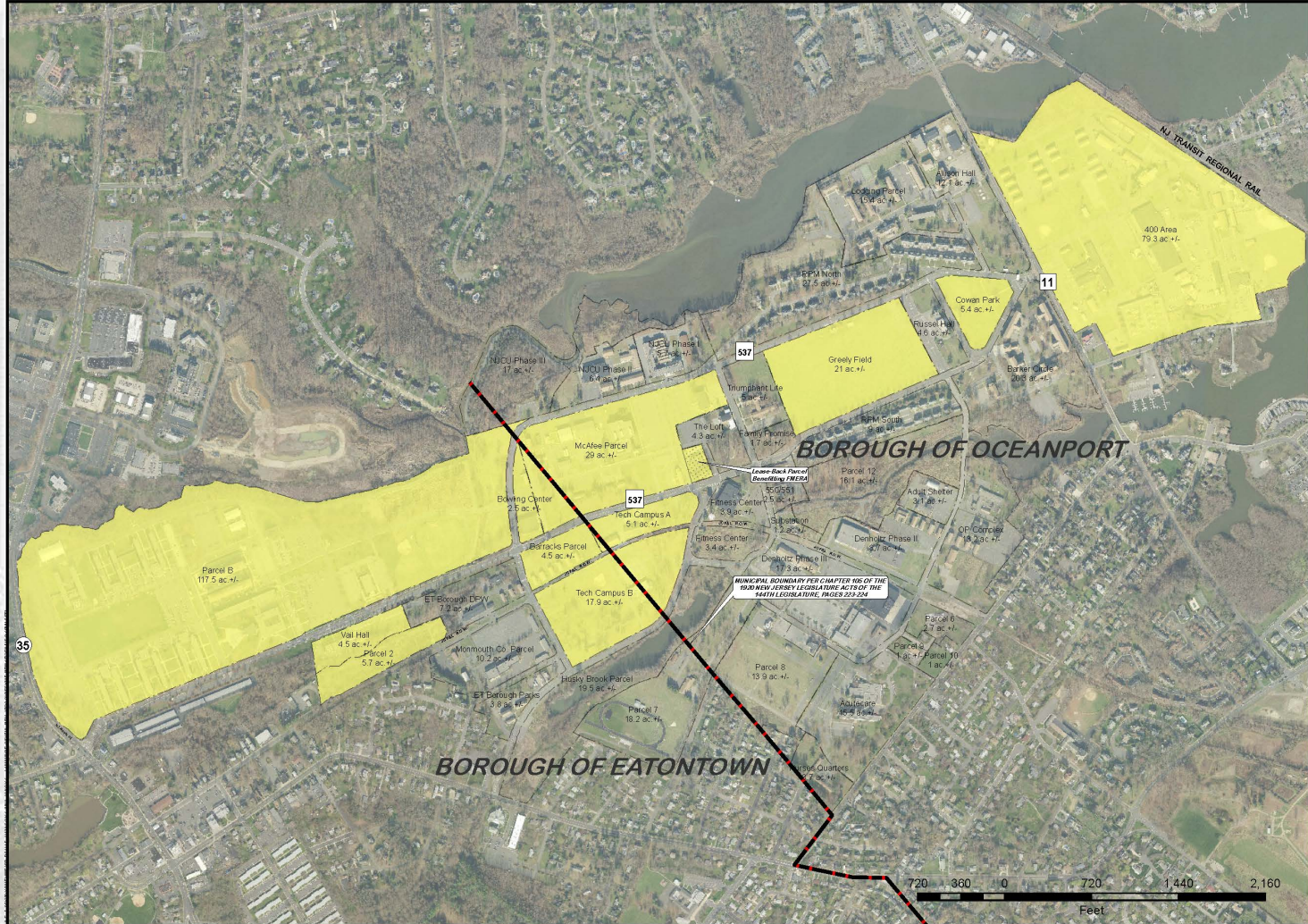


Allison Hall Riverwalk Center

Fort Monmouth Business Center



Mega Parcel RFOTP Proposals due June 6, 2022



For more information, visit us online at
www.fortmonmouthnj.com
[@fortmonmouthnj](https://www.instagram.com/fortmonmouthnj) (Instagram)

The screenshot shows the homepage of the Fort Monmouth website. At the top left is the Fort Monmouth logo with the tagline "DISCOVER • INNOVATE • TRANSFORM". To the right is a search bar labeled "Explore Fort Monmouth". Below the logo is a dark navigation bar with the following menu items: ABOUT, AVAILABLE PROPERTIES, DEVELOPER INFORMATION, BIDDING OPPORTUNITIES, PUBLIC INFORMATION, and MEDIA CENTER. The main content area features a large background image of a modern building at dusk. On the right side, there is a "LATEST UPDATES" section with a scrollable list of news 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

At the bottom of the page, there are four informational columns:

- 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, several application icons (Internet Explorer, File Explorer, Chrome, Outlook, PowerPoint, Word), and the system tray with the date and time: 1:00 PM, 6/11/2017.