

Headquarters, Department of the Army



Fort Monmouth, NJ Conveyance Progress Report



As of 1 October 2020

Office of the Deputy Chief of Staff, G-9

Installation Services Directorate, Environmental Division

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Front entrance to Fort Monmouth, New Jersey

BRAC 2005 Recommendation

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Fort Monmouth. Major realignments included consolidation and movement of Team Command, Control, Communications, Computers, Intelligence, Surveillance and Reconnaissance (C4ISR) to Aberdeen Proving Ground, MD (APG); relocation of United States Military Academy Prep School (USMAPS) to West Point, NY; and consolidation of the Program Executive Office Enterprise Information Systems (PEO EIS) mission at Fort Belvoir, VA. The actions were completed, and the installation was closed on 12 September 2011.

History

Fort Monmouth was established in 1917. Originally named Camp Little Silver, and then renamed Camp Alfred Vail, the installation was established as a temporary facility for training the 1st and 2nd Reserve Signal Battalions in anticipation of the United States' involvement in World War I. The Chief Signal Officer authorized the purchase of Camp Alfred Vail in 1919, when the Signal Corps School relocated to Camp Vail from Fort Leavenworth that year. In 1925, the installation was granted permanent status and renamed Fort Monmouth. Over the years, Fort Monmouth became one of the Army's major research and development centers for high-tech systems.

Prior to its closure under BRAC 2005, Fort Monmouth had been realigned under three earlier BRAC rounds. The 1988 BRAC Commission directed the Army to relocate Information Systems Command (ISC) from Fort Monmouth to Fort Devens, MA. The 1991 BRAC Commission directed the move of the Electronic Technology Device Laboratory from Fort Monmouth to Adelphi, MD. The 1993 BRAC Commission directed the relocation of the Chaplain School to Fort Jackson, SC and the movement of the U.S. Army Communication-Electronics Command's Headquarters out of the leased space and into space at Fort Monmouth vacated by the 513th Military Intelligence Brigade (a non-BRAC movement) and the Chaplain School. It also directed the disposal of excess facilities and real property at Evans and Charles Woods sub-posts. On 20 November 2013, the final parcel from the realignment of Fort Monmouth was conveyed thereby completing 100% conveyance (220 acres) of all BRAC 93 excess property.

Current Status

The Army and the Fort Monmouth Economic Revitalization Authority (FMERA) signed the Memorandum of Agreement (MOA) for Economic Development Conveyance (EDC) of Phase I Parcels on 25 June 2012. Phase I consists of 562 acres of which 553 (98%) have been transferred. On 6 March 2014, FMERA and the Army agreed to a "lump-sum buyout" agreement for the Phase II Parcels (remainder of Main Post property - 564 acres). The Army and FMERA signed the EDC MOA for Phase II on 25 October 2016 and the bulk of the Phase II property (minus environmental cut-outs) transferred that same day. To date, 488 of 564 Phase II acres (87%) have transferred bringing the overall total conveyed to 1,041 of 1,126 (92%) acres.

Property Description

Fort Monmouth, NJ (1,126 acres) contains two areas: the Main Post and Charles Wood. The main post includes R&D facilities, office space, housing, retail areas, and a marina. The Charles Wood area includes R&D facilities, office space, housing, a golf course, and a firing range.

Caretaking Status

One Federal employee remains on Fort Monmouth to provide caretaker services. These services include oversight of facilities maintenance and operation, property accountability, local interface with community leaders, and on-the-ground coordination of the environmental cleanup and property conveyance efforts.



Main Post family housing.

Environmental Cleanup

Fort Monmouth is a relatively clean Post, since its primary mission was Research and Development. The Army has identified the traditional contamination sites on this property (e.g. petroleum, volatile chemicals, underground and above-ground storage tanks, toxic chemicals, hazardous wastes, etc.) After extensive analysis, the Army determined that the risk to health and the environment from these items is minimal and can be addressed with Land Use Controls. The Army continues to work closely with the FMERA and the New Jersey Department of Environmental Protection (NJDEP) to resolve the remaining environmental issues. Given the age of the installation, both lead-based paint and asbestos are present, quantified, and will be dealt with in accordance with regulatory requirements. There appear to be no environmental impediments to the transfer of the property, although there are some "carve-outs" to allow most parcels to transfer until remediation efforts can be completed. There were originally 22 environmental sites associated with Fort Monmouth (Main Post and Charles Wood). Of those, 5 sites have reached response complete, and 17 sites remain open. Of the 17 open sites, 9 are former landfill areas which will reach response complete in 2022.

Reuse Plan

Fort Monmouth is contained within three municipalities (the Boroughs of Tinton Falls, Eatontown, and Oceanport) and is located adjacent to the Boroughs of Shrewsbury and Little Silver. The plan was prepared by a multi-disciplinary team including planners, landscape architects, architects, environmental scientists and engineers, economic analysts, cultural resource specialists, and transportation planners and engineers. Various advisory committees, representatives from Monmouth County and the Municipalities, and members of the State of New Jersey Interagency Team provided input into the plan. FMERA has the authority to adjust the plan as necessary to accommodate purchasers; however, the basic land use should stay consistent within the plan.



20-Year Vision for Redevelopment of Fort Monmouth Properties



Megill Circle housing in Camp Charles Wood Residential Historic District. A Residential Historic District located in the center of the golf course that includes a total of 21 duplexes (42 units) constructed circa 1949 to 1955. Army licensed this housing to FEMA to house Hurricane Sandy victims, and FEMA paid to renovate the quarters.

Programmatic Agreement, Section 106

The buildings within Fort Monmouth display a wide range of design characteristics and uses. These buildings were developed over time in different architectural styles in response to the needs of the garrison and mission. Based upon the buildings' architectural merit, their association with significant events in American history, such as World War II and the Cold War, there are nearly 100 buildings eligible for the State and National Register of Historic Places.

With the then pending closure of Fort Monmouth, the Army and the New Jersey State Historic Preservation Office signed a Programmatic Agreement in October 2009. As a part of this agreement, FMERA acting on behalf of the Army, is required to participate in the Section 106 review process and consult with the State Historic Preservation Office prior to implementing projects that impact historic properties.

The New Jersey State Historic Preservation Office determined that three historic districts within Fort Monmouth are eligible for listing on the National Register of Historic Places. The largest of the districts is the Fort Monmouth Historic District (main post), which includes the parade ground (and associated World War II Memorial), family housing, offices, and fire station. The other two historic districts include the Charles Wood Historic District and the Charles Wood Residential Historic District. The focal point of the Camp Charles Wood Historic district is Gibbs Hall, a 1926 Tudor Revival-style golf clubhouse as well as the surrounding golf course.



World War II barracks and training facilities in the background with visiting quarters in the foreground.

Property Conveyance Plan

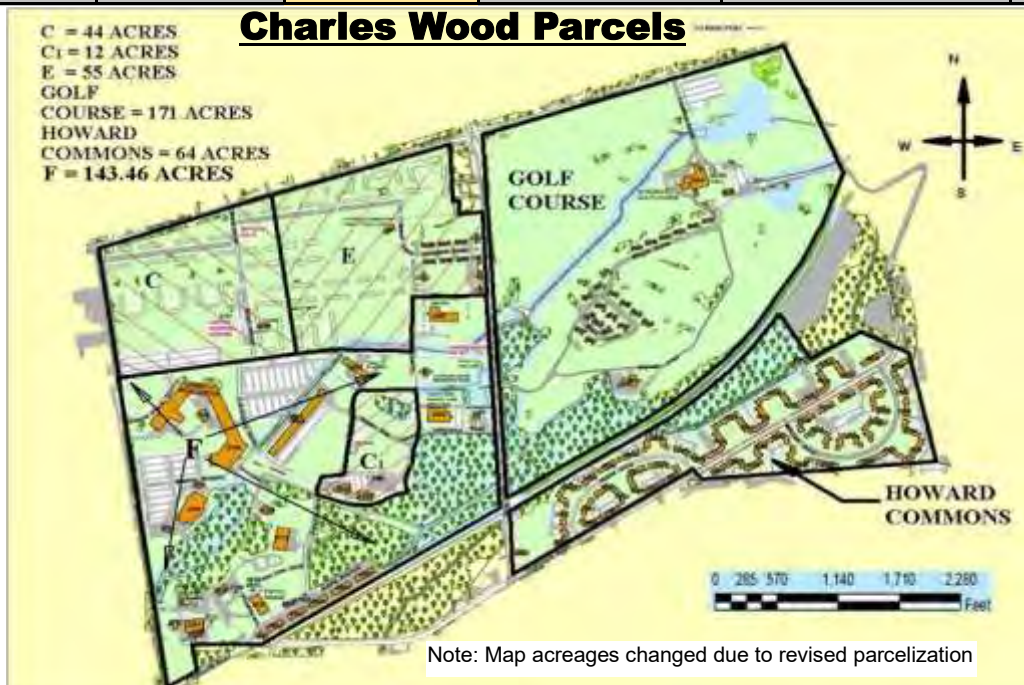
With the exception of the two credit union parcels, all parcels at Monmouth are being transferred under a less-than-market value EDC to FMERA. The conveyance plan includes two phases.

Phase I: Consists of 561.5 acres of which 552.9 (98%) have been transferred as illustrated in the tables below. The Marina Parcel (4.0 acres) was transferred in June 2019 and the remaining Phase I environmental carve-outs parcel is scheduled for transfer by 2nd Quarter, FY2022.

Phase II: Phase II is the remainder of the Main Post property - 563.7 acres. The initial Phase II transfer (448.7 acres), minus environmental carve-outs, was on 25 October 2016. Since then, 6 parcels comprised of 39.3 acres have been conveyed with the most recent being the 4 September 2020 transfer of 9.3 acres bringing the Phase II total transferred to 488.0 acres. The remaining Phase II environmental carve-outs are planned for transfer in 1st Quarter, FY2021 and 2nd Quarter, FY2022.

Property Conveyance Summary:

| Acres | | | | Key Dates | |
|-------------------------------|---------------------------------|-------------------------|----------------------------|---|---------------------------------|
| Total Excess: 1,126 | Conveyed: 1,041 (92%) | Remaining: 85 | Army Retained: 0 | First Conveyance: 27 Jun 2012 | Final Conveyance: TBD |



Property conveyance by parcel:

| Parcel Name | Parcel Acres | Disposal Date | Parcel Recipient | Conveyance Authority |
|---|--------------|---------------|------------------|----------------------|
| Phase I, Parcel E | 55.0 | 27 Jun 2012 | FMERA | EDC |
| Phase I, Golf Course (Minus Megill Housing) | 161.0 | 29 May 2014 | FMERA | EDC |
| Phase I, Parcel C & C1 | 63.9 | 29 May 2014 | FMERA | EDC |
| Phase I, Howard Commons | 64.0 | 29 May 2014 | FMERA | EDC |
| Phase I, Parcel F | 122.8 | 29 May 2014 | FMERA | EDC |

Main Post Parcels

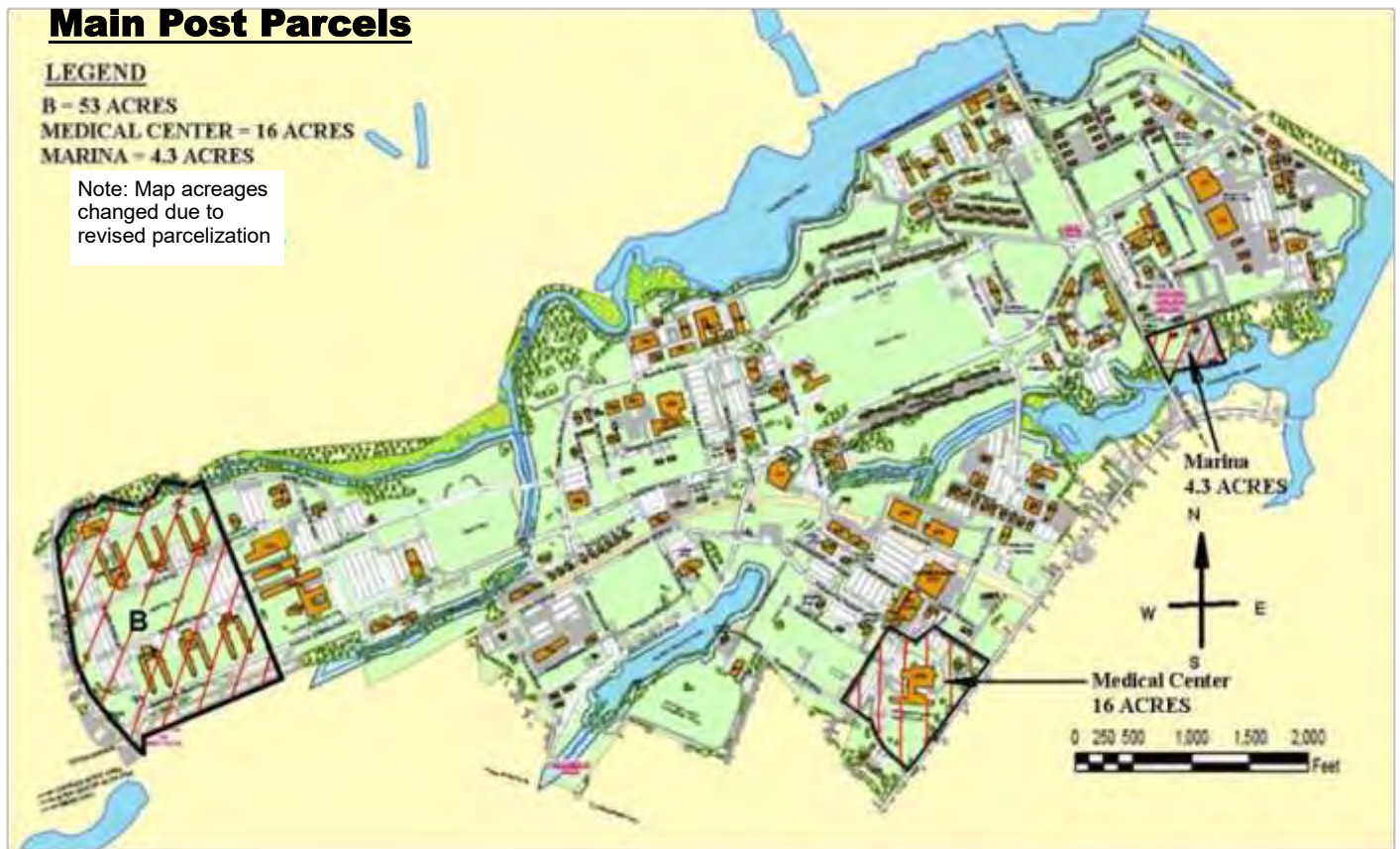
LEGEND

B - 53 ACRES

MEDICAL CENTER - 16 ACRES

MARINA - 4.3 ACRES

Note: Map acreages
changed due to
revised parcelization



| Parcel Name | Parcel Acres | Disposal Date | Parcel Recipient | Conveyance Authority |
|--|--------------|--------------------------|-------------------|----------------------|
| Phase I, Clinic Parcel | 15.5 | 17 Sep 2013 | FMERA | EDC |
| Phase I, Parcel B | 55.4 | 29 May 2014 | FMERA | EDC |
| Phase I, Megill Housing | 10.0 | 16 Dec 2014 | FMERA | EDC |
| Phase II, Main Post | 448.7 | 25 Oct 2016 | FMERA | EDC |
| Phase I & II, Parcels 28,38 & 69 (Env) | 1.9 | 27 Sep 2017 | FMERA | EDC |
| Phase II, Squier Hall | 4.4 | 8 Dec 2017 | FMERA | EDC |
| Phase II Main Post (Env) - Squier Hall | 4.6 | 4 Jan 2019 | FMERA | EDC |
| Phase II, First Atlantic Credit Union | 1.3 | 28 Jan 2019 | First Atlantic CU | DI |
| Phase I, Marina | 4.0 | 13 Jun 2019 | FMERA | EDC |
| Phase II, Main Post Credit Union | 1.4 | 4 Mar 2020 | First Atlantic CU | DI |
| Phase II, Main Post, Group II Carveout | 17.9 | 30 Jun 2020 | FMERA | EDC |
| Phase II, Main Post, Group III Carveout | 9.3 | 4 Sep 2020 | FMERA | EDC |
| Phase II, Main Post, Group IV Carveout | 5.1 | 1 st Qtr FY21 | FMERA | EDC |
| Phase I, Charles Wood, Parcel F Carveout | 8.6 | FY22 | FMERA | EDC |
| Phase II Main Post Group I Carveouts | 71.4 | FY22 | FMERA | EDC |

Key Milestones Achieved

- The Army and FMERA signed the Memorandum of Agreement (MOA) for Economic Development Conveyance of Phase I Parcels on 25 June 2012.
- The Army transferred the first parcel (Parcel E—55 acres) to FMERA on 27 June 2012.
- FMERA closed (deeded) Parcel E to CommVault on 29 January 2013.
- The Army transferred the Clinic Parcel (16 acres) to FMERA on 17 September 2013.
- FMERA Board closed (deeded) the Clinic Parcel to Acute Care on 19 March 2014.
- Army and FMERA met 6 March 2014 and agreed to a “lump-sum buyout” agreement for the Phase 2 Parcels, which includes the remainder of the Main Post property.
- On 29 May 2014, the Army deeded the bulk of Phase I property minus the marina, Megill Housing, and some environmental cut-outs.
- The Army transferred Megill Housing (10 acres) to FMERA on 17 December 2014.
- FMERA closed (deeded) Building 2525 (13.5 acres) to AASKI Technology on 5 February 2016.
- FMERA deeded the Child Development Center (7.4 acres) to Trinity Hall on 18 March 2016.
- The Army and FMERA signed the EDC MOA for Phase II on 25 October 2016 and the Army deeded the Phase II property, minus environmental cut-outs, that same day.
- FMERA deeded the Phase I, Parcel F3 (3.5 acres) to Monmouth County on 23 February 2017.
- The Army transferred five environmental carve-out sites (1.9 acres) on 27 September 2017.
- The Army transferred the Phase II, Squier Hall parcel (4.4 acres) on 8 December 2017.
- FMERA deeded the Charles Wood Fire Station (4.3 acres) to Comm Vault on 15 April 2018.
- The Army transferred the Squier Hall environmental carve-out site (4.6 acres) on 4 January 2019.
- The Army transferred the First Atlantic Credit Union parcel (outside Main Post, 1.3 acres) via a Depository Institution conveyance on 28 January 2019.
- The Army transferred the Marina Parcel (4.0 acres) to FMERA on 13 June 2019.
- The Army transferred the First Atlantic Credit Union parcel (Main Post, 1.4 acres) via a Depository Institution conveyance on 4 March 2020.
- The Army transferred the Phase II, Group II, Main Post environmental carve-outs (17.86 acres) to FMERA on 30 June 2020.
- The Army transferred the Phase II, Group III, Main Post environmental carve-outs (9.3 acres) to FMERA on 4 September 2020.

Significant Event

Hurricane Sandy struck New Jersey on 30 October 2012. Parts of Fort Monmouth were under 2-3 feet of water, and there were some buildings on Main Post that had basement flooding. In comparison to more coastal areas, Fort Monmouth bore the brunt of the storm relatively well. The Federal Emergency Management Agency (FEMA) requested Fort Monmouth provide emergency housing for displaced families. USACE licensed the Fort Monmouth Lodging Complex (eight buildings: 270, 271, 360, 361, 362, 363, 364, and 365), and Megill Housing to FEMA for up to 18 months (through 25 May 2014). USACE renovated Bldg 365 (45 units), Bldg 360 (28 units), and Megill Housing (21 duplexes/42 units). This is a total of 115 units to house displaced families. Displaced families originally occupied all 115 units, but as units became vacant, FEMA did not reassign them. FEMA requested an extension for Buildings 360/365 through 25 September 2014 but not the Megill Housing. FEMA moved the final five remaining displaced families to other FEMA housing in the local area and formally vacated Fort Monmouth housing on 2 September 2014.