

National Park Service
U.S. Department of the Interior

Gateway National Recreation Area



Fort Hancock 21st Century Advisory Committee Recap



"....to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

National Park Service Organic Act, 1916

Officers Row at Fort Hancock, Sandy Hook | ©2012 CJ Gutch

EXPERIENCE YOUR AMERICA

Forming the Committee

- Chartered by then Secretary of the Interior Ken Salazar on March 14, 2012
- Committee is charged with providing advice. .
“on the development of a reuse plan and on matters relating to future uses of the Fort Hancock Historic District[.]”
- The Committee is comprised of twenty accomplished members from relevant areas of expertise.



Committee Membership

LOCAL STAKEHOLDERS

- **Lillian Burry**
 - Monmouth County Board of Freeholder
 - Fort Monmouth Redevelopment Board
- **George M. Conway**
 - Secretary/Treasurer for Borough of Sea Bright
 - Board of Directors of Trap Rock Industries, Inc.
- **John Ekdahl**
 - Mayor of Borough of Rumson
 - Vice president of investments with Merrill Lynch
- **Frank Nolan**
 - Mayor of Borough of Highlands
 - Served on NJ DOT Rt. 36 Bridge team
- **Anthony Fiore**
 - Mayor of the Township of Middletown
 - Planning board and other township boards



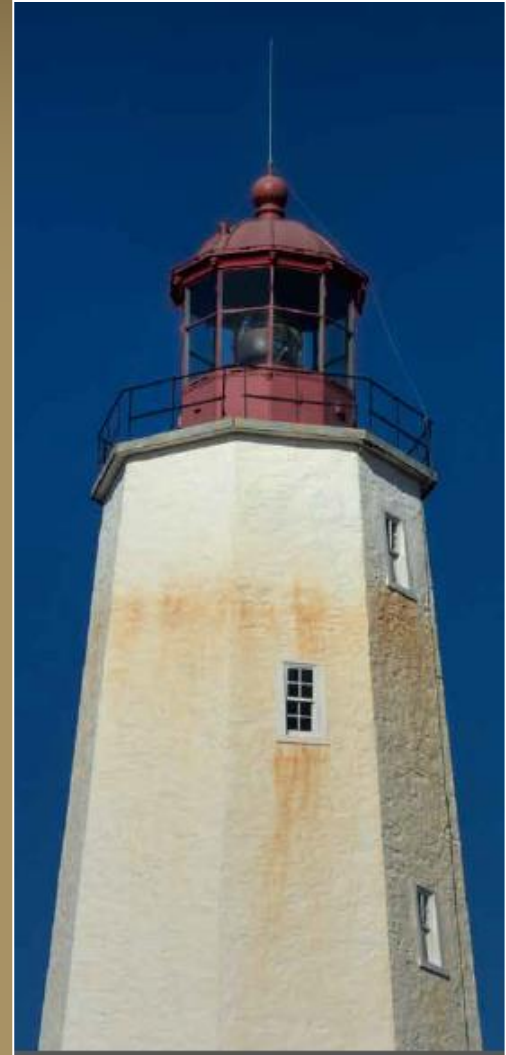
Committee Membership

BUSINESS COMMUNITY

- **Arthur E. Imperatore, Jr.**
 - President and CEO of Romulus Development Corp. and Vice President of NY Waterway
 - Adjunct Professor of Real Estate and Urban Development at Columbia University
- **Bill Wilby**
 - Former Head of Equities for Oppenheimer Funds, Inc.
 - Serves on the Investment Committee of the Community Foundation of NJ

EDUCATION COMMUNITY

- **Linda Cohen**
 - Founder and Director, Ocean Discoveries



Committee Membership

CULTURAL RESOURCES

- **Mary Eileen Fouratt**
 - Red Bank Executive Director of the Monmouth County Arts Council
- **Daniel Saunders**
 - Administrator of the NJ Historic Preservation Office
 - Serves on the NJ Historical Commission, and NJ Historic Trust
- **Shawn A. Welch**
 - Division Chief, Army Staff
 - Founding member of the Army Ground Forces Association.



Committee Membership

REAL ESTATE COMMUNITY

- **Guy Hembling**
 - President of Charles B. Hembling & Son
 - Oversees numerous historic restoration projects in NJ
- **Michael E. Holenstein**
 - Real estate appraiser since 1987
 - Earned the MAI designation from the Appraisal Institute
- **Karolyn Wray**
 - Director of Relocation and Business Development at Prudential Zack Shore Properties



Committee Membership

RECREATION COMMUNITY

■ Tim Hill

- Former President of the New Jersey Recreation and Park Association
- Borough Administrator for the Borough of Highlands

■ John J. Reynolds

- Former Deputy Director of the NPS
- Remains involved with NPS projects including Fort Monroe

■ Lynda Rose

- President of the Eastern Monmouth Area Chamber of Commerce



Committee Membership

SCIENCE COMMUNITY

- Gerard Glaser
 - Executive, National Science Foundation
 - Board of Directors, Sandy Hook Foundation

NATURAL RESOURCES

- Howard Parish
 - Professor Emeritus of Geosciences at New Jersey City University

HOSPITALITY INDUSTRY

- Margot Walsh
 - Executive Director, Jersey Shore Partnership
 - President, Jersey Shore Partnership Foundation



Committee Progress

Meeting #1 JANUARY 23-24, 2013

- Federal Advisory Committee Act and Ethics Training
- Presentation on Hurricane Sandy's Effect on Gateway
- Review of Operating Procedures and defined consensus as two-thirds plus one of those present

Meeting #2 MARCH 12, 2013

- Gerry Glaser and John Reynolds elected Co-Chairs
- Adopted Operating Procedures
- Established working groups.



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Committee Progress



Meeting #3 MAY 16, 2013

- Committee adopted the “Vision Statement”
- Established Historical Context and RFEI working groups

Meeting #4 June 28, 2013

- Met Fort Hancock “Cooperators”
- Real Property Costing Group Report
- Began preparation for RFEI

Committee Progress

Meeting #5 August 2, 2013

- Adopted RFEI subject to editorial changes
- Made recommendations to the park designed to leverage the historic value of Fort Hancock

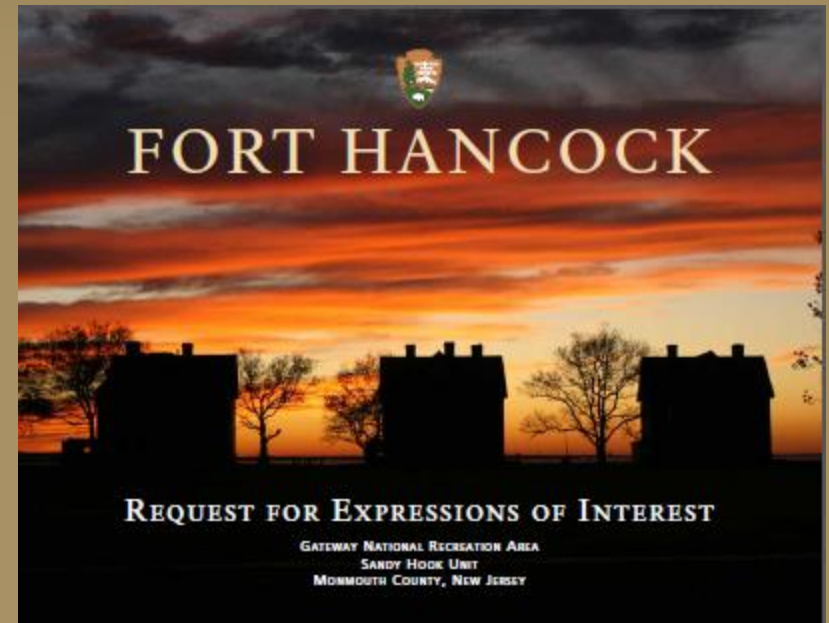
Meeting #6 September 20, 2013

- Developed strategies for publicizing the RFEI and a framework for evaluating submitted proposals
- RFEI Released – October 22, 2013



REQUEST FOR EXPRESSION OF INTEREST

- Released October 22, 2013, and will close December 16, 2013
- Site Visits Scheduled for November 6 and 14, 2013
- Document designed to solicit a broad range of ideas.
- Responses will help:
 - Gauge investors' interest in Fort Hancock
 - Aid in developing sideboards for a potential RFP in the future



REQUEST FOR EXPRESSION OF INTEREST

A MATCHLESS OPPORTUNITY

Responses to this request may identify use of a single structure or contemplate the reuse of all 35 buildings available at the Fort. This is an unsurpassed opportunity to invest in park resources that will yield substantial cultural, social and economic gain now and for future generations.

- Seeks redevelopment ideas for 35 selected buildings at Fort Hancock,
- NPS will entertain ideas submitted on any building(s) within Fort Hancock.



REQUEST FOR EXPRESSION OF INTEREST

- NPS and Committee will market the RFEI jointly
- Questions and responses will be posted on FACA website:
www.forthancock21stcentury.org
- RFEI responses will be evaluated.
- NPS will provide feedback to submitters.
- Submitters may revise proposals for submission to potential RFP.



RFEI Evaluation Criteria



- The compatibility of the applicant's proposal with the site's National Register and Landmark designations.
- Will not result in unacceptable adverse environmental impact.
- The financial capability of the applicant to carry out the terms of the proposal including: 1) financial resources; 2) investment/development track record; 3) demonstrated experience and ability in raising money from investors; and 4) experience in public private partnerships.
- The demonstrated experience of the applicant.
- The ability and commitment of the applicant to conduct its activities in the park in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling.
- The benefit to the NPS of the financial and other terms.
- The compatibility of the proposal with the historic qualities of the building(s) to be utilized.

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<http://www.nps.gov/gate/index.htm>



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