

# 2024 Current Fiscal Year Report: Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee

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<b>1. Department or Agency</b>	<b>2. Fiscal Year</b>
Department of the Interior	2024
<b>3. Committee or Subcommittee</b>	<b>3b. GSA Committee No.</b>
Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee	80473

<b>4. Is this New Fiscal Year?</b>	<b>5. Current Charter</b>	<b>6. Expected Renewal Date</b>	<b>7. Expected Term Date</b>
No	12/12/2022	12/12/2024	

<b>8a. Was Terminated During Fiscal Year?</b>	<b>8b. Specific Termination Authority</b>	<b>8c. Actual Term Date</b>
No		

<b>9. Agency Recommendation for Next Fiscal Year</b>	<b>10a. Legislation Req to Terminate?</b>	<b>10b. Legislation Pending?</b>
Continue	Not Applicable	Not Applicable

**11. Establishment Authority** Agency Authority

<b>12. Specific Establishment Authority</b>	<b>13. Effective Date</b>	<b>14. Committee Type</b>	<b>14c. Presidential?</b>
Section 3 of Public Law 91-383 (16 U.S.C. 1a-2(c))	08/18/1970	Continuing	No

**15. Description of Committee** Non Scientific Program Advisory Board

**16a. Total Number of Reports** No Reports for this Fiscal Year

**17a. Open** 0 **17b. Closed** 0 **17c. Partially Closed** 0 **Other Activities** 0 **17d. Total** 0

**Meetings and Dates**

No Meetings

	<b>Current Next</b>	
	<b>FY</b>	<b>FY</b>
<b>18a(1). Personnel Pmts to Non-Federal Members</b>	\$0.00	\$0.00
<b>18a(2). Personnel Pmts to Federal Members</b>	\$0.00	\$0.00
<b>18a(3). Personnel Pmts to Federal Staff</b>	\$0.00	\$0.00
<b>18a(4). Personnel Pmts to Non-Member Consultants</b>	\$0.00	\$0.00
<b>18b(1). Travel and Per Diem to Non-Federal Members</b>	\$0.00	\$0.00
<b>18b(2). Travel and Per Diem to Federal Members</b>	\$0.00	\$0.00
<b>18b(3). Travel and Per Diem to Federal Staff</b>	\$0.00	\$0.00
<b>18b(4). Travel and Per Diem to Non-member Consultants</b>	\$0.00	\$0.00
<b>18c. Other(rents,user charges, graphics, printing, mail, etc.)</b>	\$0.00	\$0.00
<b>18d. Total</b>	\$0.00	\$0.00
<b>19. Federal Staff Support Years (FTE)</b>	0.00	0.00

**20a. How does the Committee accomplish its purpose?**

The Committee was established to provide advice on the development of a specific reuse plan for historic buildings within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark, located entirely within the Sandy Hook Unit of Gateway National Recreation Area. Members share their experience and offer recommendations as the park begins to create a mixed community of residents, lodging, services and not-for-profit organizations within the Fort's historic buildings.

**20b. How does the Committee balance its membership?**

The Committee is composed of members who represent a range of interests concerned with the management of Gateway National Recreation Area's Fort Hancock. They include: elected local officials, real estate experts, representatives of the education, hospitality, environmental, finance and arts communities, among others.

**20c. How frequent and relevant are the Committee Meetings?**

The Committee meets, according to its charter, four to six times a year. The Committee met two times in FY 2023.

**20d. Why can't the advice or information this committee provides be obtained elsewhere?**

Over the years, the NPS has tried numerous ways to develop a long term preservation solution for Fort Hancock. This time, the NPS wants to make sure that the local community and its concerns help the park design a viable, vigorous future for this promising, but deteriorating, local resource. The Committee provides a conduit between park staff and experts in several fields in the public arena. Its open meetings give concerned citizens a voice in the decision-making process in a manner consistent with FACA. Not only has the Committee helped the park develop a pilot program for leasing buildings, which began in the fall of 2014, but also helped the park move ahead to the next phase of the leasing program. The Committee complies with all NPS regulations, policies and directives; adheres to the Secretary of the Interior's standards for historic preservation; and be subject to the requirements set forward by the National Environmental Policy Act of 1969.

## 20e. Why is it necessary to close and/or partially closed committee meetings?

Meetings are open and will remain so. Open meetings have helped explain and ease concerns about the uses of the park by for-profit entities.

## 21. Remarks

The Gateway National Recreation Area Fort Hancock 21st Century Federal Advisory Committee (Committee) continues to advise the park regarding the adaptive reuse of historic Army buildings at Gateway's Sandy Hook Unit. In FY 2023 the Committee made 8 recommendations.

## Designated Federal Officer

Jennifer T. Nersesian Superintendent, Gateway National Recreation Area

Committee Members	Start	End	Occupation	Member Designation
Buray, Lillian	04/18/2023	04/18/2026	Local Stakeholder	Representative Member
Cassaza, Gary	10/10/2019	10/10/2023	Local Politician	Representative Member
Cohen, Linda	04/18/2023	04/18/2026	Education Community	Representative Member
Collum, Patrick	04/18/2023	04/18/2026	Education Community	Representative Member
Doxey, Chris	04/18/2023	04/18/2026	Sea Bright	Representative Member
Fouratt, Mary Eileen	04/18/2023	04/18/2026	NJ Council of Arts	Representative Member
Glaser, Gerard	04/18/2023	04/18/2026	Scientific Resources	Representative Member
Guzzo, Dorothy	04/18/2023	04/18/2026	NJ Historic Trust	Representative Member
Hembling, Guy	10/10/2019	10/10/2023	Real Estate	Representative Member
Holenstein, Michael	04/18/2023	04/18/2026	Real Estate Community	Representative Member
Kastning, William	05/24/2023	05/24/2026	Monmouth Conservation Foundation	Representative Member
Kerr-McCurry, Norah	04/18/2023	04/18/2026	Brookdale Community College	Representative Member
Krauss, Jim	04/18/2023	04/18/2026	Environmental Community	Representative Member

Mercantante, Anthony	05/24/2023	05/24/2026	Local Stakeholder	Representative Member
Parish, Howard	04/18/2023	04/18/2026	Professor Emeritus of Geosciences, New Jersey City University	Representative Member
Rose, Lynda	10/10/2019	10/10/2023	Recreation Community	Representative Member
Settinbrino, Kevin	10/10/2019	10/10/2023	Local Stakeholder	Representative Member
Walsh, Michael	04/18/2023	04/18/2026	Business Community	Representative Member
Welch, Shawn	04/18/2023	04/18/2026	Cultural Resources	Representative Member
Wray, Karolyn	10/10/2019	10/10/2023	Real Estate Community	Representative Member

**Number of Committee Members Listed: 20**

### **Narrative Description**

The Committee aids the National Park Service and Gateway National Recreation Area in developing a plan for the rehabilitation and preservation, through adaptive reuse, of historic structures within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark. These impressive buildings will be home to a new, mixed use community combining residences, visitor services, lodging, offices and not-for-profit organizations.

**What are the most significant program outcomes associated with this committee?**

Checked if  
Applies

Improvements to health or safety	<input checked="" type="checkbox"/>
Trust in government	<input checked="" type="checkbox"/>
Major policy changes	<input type="checkbox"/>
Advance in scientific research	<input type="checkbox"/>
Effective grant making	<input type="checkbox"/>
Improved service delivery	<input type="checkbox"/>
Increased customer satisfaction	<input checked="" type="checkbox"/>
Implementation of laws or regulatory requirements	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>

### Outcome Comments

Development of specific reuse strategies for approximately 30 historic buildings within Gateway National Recreation Area's Sandy Hook Unit. These deteriorating buildings can be rehabilitated to provide a new century of service to the nation and the local community.

### What are the cost savings associated with this committee?

Checked if Applies

None	<input type="checkbox"/>
Unable to Determine	<input checked="" type="checkbox"/>
Under \$100,000	<input type="checkbox"/>
\$100,000 - \$500,000	<input type="checkbox"/>
\$500,001 - \$1,000,000	<input type="checkbox"/>
\$1,000,001 - \$5,000,000	<input type="checkbox"/>
\$5,000,001 - \$10,000,000	<input type="checkbox"/>
Over \$10,000,000	<input type="checkbox"/>
Cost Savings Other	<input type="checkbox"/>

### Cost Savings Comments

Adaptive reuse of the selected buildings at Fort Hancock should save the Federal Government an undetermined amount by offsetting the costs associated with rehabilitation or dismantling historic buildings. This will also save the government money from mothballing deteriorating buildings which threaten visitor safety as they become increasingly unstable.

### What is the approximate Number of recommendations produced by this committee for the life of the committee?

52

### Number of Recommendations Comments

FY 2023 - 8 recommendations: 1. The Committee supports the design & approach taken with building 114 and recommends the National Park Service (NPS) sign leases as appropriate (such as Building 25). 2. NPS should increase its efforts to address the public's concern about privatization, as needed, and any misperceptions that public access to NPS resources & facilities would be unduly limited by leasing activities. Further, committee members should redouble their own individual efforts to better address such concerns. 3. The Committee recommends NPS closely review the Leasing Working Group's Park Management/operational/user issue recommendations & report back on how these will be incorporated into the compendium, leasing terms, and/or operating

plans. Additionally, the NPS should develop a handbook to reflect these requirements in an easy-to-understand fashion to lessees and sub-lessees. 4. Identify dedicated resources (NPS staff, internal management company, etc.) to proactively handle issues related to historic preservation, leasing during construction phase and ongoing management of the properties (operational and leasing). 5. The NPS should redouble its effort to make the public aware of measures in place to track and address the kinds of environmental concerns tied to leasing activity (as identified in the Environmental Impacts section of the Leasing Work Group memo). One possibility would be to provide a listing of these measures in a proactive, easy-to-use online format. 6. The Committee recognizes that the NPS has a number of rules and authorities to ensure the Park is being managed adequately to address potential environmental impacts. Given the magnitude of potential new leasing activity, the Committee asks the National Park Service to report back to it at its next meeting on how these issues will be addressed in the leasing program. 7. The Committee recognizes the risks associated with coastal hazards and vulnerabilities (e.g., SLR, climate change, storm surge, flooding, etc.) and believes the NPS should continue carefully considering this issue (relative to the leasing program) as it has been doing on an ongoing basis (and is currently being further evaluated as part of Sandy Hook's inclusion in a NPS pilot program). We further recommend NPS include in leases, if it is not already there, a section that articulates the potential risks associated with possible coastal hazards. 8. Given the importance of social equity issues, the Committee recommends that the NPS center discussion of and presentations on this topic at the committee level. It further asks that discussions of this topic be informed by a clear definition of social equity and associated goals relative to the Committee's charge. Finally, the NPS should include consideration of accessibility (in terms of disabilities) when discussing this issue. The Committee recognizes there may be value in starting this conversation within the Work Group to flesh out ideas for subsequent Committee discussion.

**What is the approximate Percentage of these recommendations that have been or will be Fully implemented by the agency?**

1%

**% of Recommendations Fully Implemented Comments**

FY 2023 recommendations fully implemented: NPS should increase its efforts to address the public's concerns about privatization, as needed, and any misperceptions that public access to National Park Service resources and facilities would be unduly limited by leasing activities. Further, Committee members should redouble their own individual efforts to better address such concerns. Leasing is an action governed by law and regulation which allows the National Park Service to adaptively reuse historic structures that we have an obligation to preserve and protect.

**What is the approximate Percentage of these recommendations that have been or will be Partially implemented by the agency?**

%

**% of Recommendations Partially Implemented Comments**

**Does the agency provide the committee with feedback regarding actions taken to implement recommendations or advice offered?**

Yes ☒ No ☐ Not Applicable ☐

### **Agency Feedback Comments**

The Agency provides feedback during Committee meetings. NPS staff are present during the meeting to answer questions and provide comments to ensure the Committee produces recommendations in accordance with federal laws and regulations. Our last four meetings have been virtual. When possible answers are answered online by staff.

**What other actions has the agency taken as a result of the committee's advice or recommendation?**

Checked if Applies

Reorganized Priorities	<input checked="" type="checkbox"/>
Reallocated resources	<input checked="" type="checkbox"/>
Issued new regulation	<input type="checkbox"/>
Proposed legislation	<input type="checkbox"/>
Approved grants or other payments	<input type="checkbox"/>
Other	<input type="checkbox"/>

### **Action Comments**

The Pilot Program to lease buildings selected two applicants for long term leases; negotiations are continuing with those applicants. One successful lease was achieved from this pilot program. A new rolling RFP was issued for all unused buildings on Officers Row (Buildings 2-17 & 21) and will continue until the park withdraws it. The park will add a few buildings to the current RFP and in FY16 issued a commercial RFP for other buildings. The park is pursuing funding outside of the park's annual budget to rehabilitate Building 7 as a model structure, as was recommended by the committee. As of 2021 there are three leases, several letters of intent, and a proposal for the remainder of the buildings, including all of those on officers' row. The park has a project to address roof deterioration on the officers row buildings hoping that this will increase the odds that they



are leased. The park received a proposal from Stillman Development to come up with a plan and work on these buildings. The park and Stillman are in the process of negotiating an agreement to best address the overall use of the buildings, while considering many factors, including capacity and density, parking and other traffic issues, that impact Sandy Hook and the community. As of 2022 all buildings are leased, under a letter of intent, or part of the General Agreement with Stillman. As of 2023 all buildings are leased, under a letter of intent, or a general agreement.

**Is the Committee engaged in the review of applications for grants?**

No

**Grant Review Comments**

Not Applicable

**How is access provided to the information for the Committee's documentation?**

Checked if Applies

Contact DFO	<input checked="" type="checkbox"/>
Online Agency Web Site	<input checked="" type="checkbox"/>
Online Committee Web Site	<input checked="" type="checkbox"/>
Online GSA FACA Web Site	<input checked="" type="checkbox"/>
Publications	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

**Access Comments**

This Committee's primary method of disseminating information to the public is through its a page on Gateway's website ([www.nps.gov/gate](http://www.nps.gov/gate). (This website was updated in 2022 since the former website [www.forthancock21.org](http://www.forthancock21.org) did not conform to new federal mandates.) The park issues press releases concerning upcoming meetings and other committee-related news and information. We accept queries through email and hold in-person public meetings, which include regularly scheduled public comment periods. Due to the pandemic we have switched to virtual meetings. We still advertise these with press releases and there is an advertised comment period. People are also invited to comment at any time by emailing the park.