

FORM OF PROPOSAL
BY
Marine Park Activity Center, LLC
163 A Maple Avenue
Red Bank, NJ 07701

TO THE
Borough of Red Bank
Borough of Red Bank, Monmouth County, New Jersey
For

THE MARINE PARK GREEN ACRES DEVELOPMENT CONCEPTS AND LEASE

The UNDERSIGNED, as respondent, declares that the only persons or parties interested in this proposal as principals are named herein; that this proposal is in all respects fair and without collusion or fraud; that no officer or employee of the Owner is directly or indirectly interested in this proposal or the work of this contract or in any portions of the profits thereof; that she has carefully examined the annexed contract documents; that she or her representative has made a person inspection of the site of the proposed work; and she proposes and agrees that if this proposal is accepted, she will contract with the above-named Owner, in the form of contract hereto annexed, and to provide the necessary machinery, tools, apparatus, and other means of construction, and to furnish all the materials, equipment, and labor specified in the contract in the manner and time therein specified, and according to the requirements of the Administrator as therein specified, and according to the requirements of the Administrator as therein set forth, and she will take in full payment therefore the following prices to wit:

NOTE: Complete and submit the loose unbound copy of this Proposal Form only.

NOTICE, REVISION OR ADDENDA
RECEIPT ACKNOWLEDGEMENT FORM
(Pursuant to Public Law 1999, Chapter 39)

The RESPONDENT acknowledges receipt of the below listed notices, revisions and/or addenda. This Addenda will be issued pursuant to NJSA 40A.11-23c.1 at least seven (7) business days prior to proposal due date:

Notice, Revision, or Addendum No.	Date (mm/dd/yyyy)	Title or Description	Respondent's Initials

INSERT CHECKLIST, DISCLOSURE OF OWNERSHIP, NON-COLLUSION
AFFADAVIT, TERMS AND CONDITIONS FORMS HERE

PROPOSAL SUBMISSION CHECKLIST
(One (1) Original & Five (5) Copies)
(Pursuant to NJSA 40A:11-23.2)

The undersigned RESPONDENT declares that the required documents, as noted below, have been completed reviewed and or executed by the RESPONDENT and are submitted as part of this proposal.

<u>DOCUMENT RESPONDENT'S REQUIRED</u>	<u>DESCRIPTION OF DOCUMENT</u>	<u>INITIALS</u>
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Failure to submit any of the following documents with the Proposal will mandate rejection of the proposal.

<input checked="" type="checkbox"/>	Notice Revision or Addenda Receipt Acknowledgement Form pursuant to NJSA 40A.11-23.	<u>fast</u>
<input checked="" type="checkbox"/>	Form of Proposal, completed & signed by appropriate authorized representatives of RESPONDENT (form of proposal & list of exceptions (if any) at the end of each technical specification).	<u>fast</u>
<input checked="" type="checkbox"/>	A Statement (disclosure) of Ownership pursuant to NJSA 52:25-24.2.	<u>fast</u>
<input type="checkbox"/>	A copy of the Respondent's Certificate of Registration pursuant to NJSA 52:32-44, et seq. (Contractor Business Registration Act).	_____
<input checked="" type="checkbox"/>	A Proposal Guarantee (proposal bond or equivalent) pursuant to NJSA 40A:11.21 (Form enclosed).	<u>fast</u>
<input type="checkbox"/>	A surety company certificate (Consent of Surety) pursuant to NJSA 40A.11-22.	_____
<input checked="" type="checkbox"/>	Name and Resumes of principles and associates to be assigned to this project.	<u>fast</u>
<input checked="" type="checkbox"/>	Examples of other similar projects as detailed herein.	<u>fast</u>
<input checked="" type="checkbox"/>	Cost Proposal Section.	<u>fast</u>
<input type="checkbox"/>	Detailed List of any deviations from the detailed technical specifications listed herein.	_____
<input checked="" type="checkbox"/>	Completed Lease Agreement proposed by respondent (Borough to evaluate pursuant to Section 11 of the Request For Proposal).	<u>fast</u>
<input checked="" type="checkbox"/>	Site Plan and Rendering (All respondents must supply ten copies of a site plan showing the proposed improvements along with a color rendering of the same).	<u>fast</u>

Failure to submit any of the following documents with Proposal will be cause for rejection of the proposal unless waived by the OWNER (1B.11). subject to the standard of materiality established by Township of River Vale v. R.J. Longo Construction Co. 127 N.J. Super 207,216 (Law Div. 1974).

DOCUMENT
RESPONDENT'S
REQUIRED

DESCRIPTION OF DOCUMENT

INITIALS



A Non-Collusion Affidavit

fast



Evidence of Registration for the respondent pursuant to NJSA
34:11-56-48 et. seq. (Public Works Contractor's Registration Act)

fast



A statement of Experience & Qualifications

NON COLLUSION AFFIDAVIT

STATE OF NEW JERSEY:

: SS.

COUNTY OF: Monmouth

I Gayle Horvath, of the Borough of Red Bank
in the County of Monmouth and State of New Jersey, of full age, being duly sworn
according to law on my oath depose and say that:

I am President of the firm of Marine Park Activity Center, the respondent
making the Proposal for the above named project, and that I executed the said Proposal with full authority
so to do; that said respondent has not, directly or indirectly, entered into an agreement, participated in any
collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the
above named project; and that all statements contained in said Proposal and this Affidavit are true and
correct, and made with full knowledge that the Borough of Red Bank relies upon the truth of the
statements contained in said Proposal and in the statements contained in this affidavit in awarding the
contract for the said project:

Gayle Horvath
BY: Marine Park Activity Center LLC

Subscribed and sworn to
Before me this 13th
Day of April, 20 15

Dolores Linquito
Notary Public of New Jersey
My Commission Expires: 11/28/2015

DOLORES LINQUITO
Notary Public
State of New Jersey
My Commission Expires Nov. 28, 2015

As an authorized representative of the identified company, I accept all the terms and conditions identified in **Request for Proposal # 2015-21 except as identified.**

Telephone Number 732-484-2222 704-4266

Trade Name of Respondent Marine Park Activity Center, LLC

1. Signed By Gayle Horvath

Signature Gayle Horvath

Title President

2. Signed By Linda Ensor

Signature Linda Ensor

Title Treasurer

3. Signed By _____

Signature _____

Title _____

Signed this 13th day of April, 20 15.

NOTE: If the partnership, all general partners must sign. If a corporation, the president and at least one other officer must sign. If a proprietorship, the proprietor must sign. Proposals signed by an agent must be accompanied by a Power-of-Attorney for the Principal or Principals involved. Attach additional signature sheets in the above form if necessary.

DISCLOSURE OF OWNERSHIP

(If respondent is a sole proprietorship check here () and do not complete this statement)

The UNDERSIGNED as respondent, in accordance with P>L> 1977, Chapter 33, declares and submits this State of Ownership.

Respondent is a Corporation () Partnership () Joint Venture () L.L.C. (✓)

Full name of Individual (Stockholder)(Partner)	Address of Individual (Stockholder)(Partner)	Share (%) Owned	Respondent's Initials
1. Gayle Horvath	1634 Maple Ave Red Bank, NJ 07701	25%	GH
2. Sandra Talarico	49 Maple Ave Little Silver, NJ	25%	ST
3. Fulvio Flego	66 Riverside Ave apt 14 Red Bank NJ	25%	F.F.
4. Linda Ensor	812 Center St. Red Bank, NJ 07701	25%	LE

Number of minority (less than 10%) owners not listed _____

TOTAL

100%

Notes: 1. Attach additional sheets in this format, if necessary.

2. If a corporation or partnership is shown as a greater than 10% owner, attach similar breakdown of ("its") individual owners.

THIS STATEMENT MUST BE INCLUDED WITH PROPOSAL SUBMISSION

Subscribed and sworn before me Gayle Horvath
 This 13th day of April, 2014 appeared Gayle Horvath
 (Notary Public) (Affiant)
Dolores Linquito President
 (Notary Public) (Print name & title of affiant)

My Commission Expires:

(Corporate Seal)
Marine Park Activity Center, LLC

DOLORES LINQUITO
 Notary Public
 State of New Jersey
 My Commission Expires Nov. 28, 2015

Marine Park Green Acres Development Concept and Lease

As Submitted by Marine Park Activity Center, LLC

Overview

The Marine Park Activity Center, LLC, is a non-profit coalition whose aim is provide to Red Bank's children, its residents and other members of the larger community access to the Navesink River. We believe the town now has a tremendous opportunity to use the riverside property to create a maritime center that expands the recreational opportunities on the river and becomes a focus of recreation, education, and commerce for Red Bank.

Two boating groups in town currently have organized programs that provide river access for adults and area students: Navesink River Rowing and Navesink Maritime Heritage Association. Each group offers several ways for people to enjoy and learn about the Navesink River. The number of people involved with each of these organizations demonstrates that people in the area want access to the river and actively seek programs that provide it.

Navesink River Rowing (NRR) currently offers youths and adults the opportunity to row for pleasure and competition. Between 2010 and 2014 the club averaged 295 rowers per season. Within that 295 average, NRR provided recreational and competitive opportunities to an average of 136 youths per rowing season. The club also offers coaching and classes for rowers on all levels (novice, intermediate, and advanced) as well as opportunities for masters competition each year.

The Navesink Maritime Heritage Association (NMHA) serves youths and adults in various boating activities, including boat building, exploring the Navesink and Swimming Rivers through the River Rangers program, boating and scouting opportunities with Sea

Scout Ship (5/Navesink), history-based events, and public canoeing events. Over the past ten years, more than 800 children and their families have participated in River Rangers to learn canoeing, to experience teamwork, to explore the waterways, and to gain appreciation of the environment. Over 130 local residents have paddled canoes up Swimming River with their families.

Both of these groups provide a wealth of recreational opportunities and bring commerce to the town of Red Bank. With a Maritime Center directly on the Navesink River, we believe the Marine Park Activity Center (MPAC) can bring even more opportunity to the area.

We believe that as people engage in river-based activities, they will come to appreciate its beauty and fragility and will become stewards of the river and its environment.

Additionally, and just as significantly, the MPAC Board realizes that maritime skills and activities are vital in two other areas:

1. Rowing/sculling skills have provided college scholarships for young people.
2. The maritime industry needs trained employees and business leaders to further America's economic goals. The programs that MPAC intends to offer, in collaboration with related organizations and business experts, will support these important interests.

Section I - Award Criteria and Specifications

Section 1 Item A – Programs

The Marine Park Activities Center (MPAC) will occupy Parcels A and B and be a central location to offer the aforementioned programs: recreational rowing, competitive rowing, boat building, canoeing, River Rangers, and Sea Scouts and other river-based activities. MPAC will expand the current offerings to include the following:

- Canoeing, rowing and small craft sailing as part of an in-school or after-school physical education program.
- Enhancing the school curricula of science, technology, engineering, mathematics and art (STEMFLA). As students are introduced to the Navesink River through the various boating programs offered by MPAC, they will also be instructed in environmental science, the physics of building and operating small craft, and the various possibilities for art associated with the river, such as photography, painting, and sculpture.
- Sailing and rowing programs designed to help older citizens remain active.
- Adaptive rowing and sailing. Adaptive boating involves modifying existing boats with special equipment so that participants who are physically challenged, disabled or wounded can participate in rowing and sailing programs.
- Affordable day rentals of canoes, kayaks, and paddleboards so that families and adults visiting the area can enjoy the Navesink River.

Hours of Operation

The Marine Park Activities Center will be open for business year-round. During the late spring, summer and early fall (May, June, July, August, September, October), we will focus on the water-based activities. During November-April, various indoor activities can take place: boat repairs/refurbishing, skills development sessions, meetings/presentations, and social events

The Marine Park Activities Center can also provide access in winter for residents to engage in ice-skating or iceboating activities from Marine Park. The facility will be open for refreshments and shelter during times that the Navesink River is frozen and safe for these activities.

Regional Boating Center

Many of the programs and uses we propose for the Marine Park Activity Center are modeled on programs and activities that are currently being offered at boathouses in Camden and Mercer Counties.

Camden County completed a boathouse on the Cooper River in 2006. The boathouse offers programs to a wide demographic of people in that area and hosts several regattas each year that draws hundreds of spectators and competitors. The second story of that building offers a meeting room/catering facility that offers sweeping views of the river.

Mercer County has two boathouses on Lake Mercer. One boathouse, run by the County, offers day use of many types of passive watercraft, a snack bar, public restrooms, and a second-story catering facility that is currently undergoing a \$4.5M renovation. Additionally, Mercer County works with the world-class Princeton National Rowing Association at the Caspersen Rowing Center (also on Lake Mercer) to provide rowing programs to students in the area, as well as to the general public.

Land Parcel Uses

The Marine Park Activities Center will be constructed on Parcel A and Parcel B. An outdoor pavilion will be constructed on Parcel B; it will provide storage and launch facilities during Phase 1 and in later phases, followed by the construction of the two-story boathouse on Parcel A. Please see Section 2 for more information on the phased approach of this project.

Parcel B will contain a three-season open-air pavilion that would be used to launch the on-the-water activities. It will also contain a snack bar that serves light fare and beverages, and restrooms for the general public. The open-air pavilion can be used by the town of Red Bank for events that take place in Marine Park.

Parcel A will contain a two-story boathouse. To meet the new FEMA regulations concerning construction in flood plains, the first story will be used only to store equipment to run maritime programs (boats, oars, boat maintenance items, training equipment, bathrooms and showers). The second story of the boathouse will be a large meeting/catering facility complete with a full commercial kitchen, restrooms, and changing suites. See Item E for details on these structures and the plan for a phased approach to realizing these goals

Section 1 Item B – Uses and Demographics

The Marine Park Activity Center will offer many programs to a wide community demographic.

Spring and Fall Competitive Crew. This is a program for youths between the ages of 14 and 18 to train them to row competitively as a club. Students are placed as intermediate or advanced based on tryouts.

Youth Summer Programs for Novice, Intermediate Rowers, and Advanced – Ages 13 to 18. These summer programs introduce sculling to youths who have never experienced it in the past (novice), provide coaching to rowers who want to improve their technique for racing (intermediate), and train rowers for competitive regattas (advanced).

Masters Program. A masters program serves adults from post-college through adult seniors. Participants in current master's programs with Navesink River Rowing have an average age of 55, with a range of ages between 25 and 75. The master's program provides rowing instruction for adult beginners, hosts clinics to improve skills, provides individual coaching opportunities, and the option to enter rowing regattas.

Adaptive Rowing Those who have suffered injuries that make it difficult for them to participate in many sports find that adaptive rowing allows them to maintain a level of physical fitness and to compete in specialized regattas. The activities hosted by the Marine Park Activity Center will allow Wounded Warriors to enjoy the sport of rowing on the Navesink River. Additionally, people who are recovering from knee and hip surgeries can participate in adaptive rowing to help them regain strength and range of motion in the affected areas.

Adaptive Sailing. Like adaptive rowing, adaptive sailing offers people suffering from various physical conditions the opportunity to sail specially configured boats on rivers and lakes. At the Marine Park Activity Center, sailboats such as Skuds, Martin 16's, and Capri 22's will be outfitted with the necessary equipment to allow physically challenged sailors to enjoy the sport. As adaptive sailing gains membership and

participation, the Marine Park Activity Center will join national and international organizations, such as SailAbility and Sail to Prevail.

- **River Rangers Now** in its 11th year, Navesink Maritime Heritage Association's (NMHA) award-winning canoeing program for children ages 10-14 will use the Marine Park Activity Center (MPAC) as one of the stops during their week-long exploration of the Navesink River. Using canoes built by NMHA, the children learn about the river, the tides, and marine life. Guided by our experienced and certified instructors, the participants develop self-confidence, self-reliance, and teamwork.
- **Canoeing for Adults and Families** NMHA offers public canoeing events for adults and families a few times during the summer and early fall. The canoeists, ages 3-80, discover the beauty of our rivers while enjoying an outdoor adventure with family and friends. MPAC will be one starting point for these events.
- **Community Boat Building** NMHA has built more than 120 wooden canoes over the last 15 years and will use the MPAC to construct more. These canoes are used in our River Rangers and Family Canoeing events. Members of the public will be invited to participate in the boat construction tasks.
- **Sea Scout Ship 5/Navesink** Sea Scouts is a co-ed program of the Boy Scouts of America that focuses on maritime skills, history, and careers. Based in the Red Bank area, Ship 5 crewmembers learn piloting, boat navigation, and nautical skills that help them appreciate our extensive maritime environment around NJ and throughout the Northeast region. Sea Scout activities and meetings will be held at the MPAC.
- **Presentations and Activities** NMHA has sponsored various activities focused on the maritime history of our area. These activities include public presentations, the visit of the replica 17th century ship *Onrust*, and the search for local historical landmarks. The MPAC will be a location to host these and future public projects.

Scholarships and Subsidies There will be youths in the area who are interested in participating in MPAC programs, but they may not be able to afford the fees to do so. The Marine Park Activity Center will develop a scholarship fund to allow youths to participate in water-sport activities at the Center.

Red Bank resident fees for water activities will be subsidized. Anyone who has a verified address within the town will be given a discounted price for membership and classes. The discount will range from 10% on the membership to 15% on the cost of classes and other programs.

Section 1 Item C – Building Structure and Design

As far as possible, the structures on Parcels A and B will incorporate sustainable design elements in accordance with LEED. The project will incorporate features to minimize energy consumption and water usage and will include design elements that preserve the public rights to light, air, and open space.

Section 1 Item D – Assets, Amenities, Activities and Boat Slip and Boat Ramp Needs

The boathouse on Parcel A will be sized and placed so that it does not block the river views of surrounding properties, such as the Monmouth Boat Club.

The pavilion to be constructed on Parcel B will allow for the comfort and enjoyment of people who come into Red Bank as day-trippers or vacationers through a rental facility that will offer passive watercraft such as canoes, kayaks, and paddleboards for use on the Navesink River. The pavilion will also include a snack bar that offers light fare and beverages, as well as a public restroom. Benches may also be installed in or near the pavilion. This pavilion may be used for other Marine Park events, as well.

Modifications To Existing Bulkheads

To begin operation, the Marine Park Activities Center will need to modify the existing bulkheads, as follows:

- Installation of an 8'x 18' aluminum ramp off the bulkhead
- Installation of a 10' x120' floating rowing dock (removed from the water in the off season)

Two wakeless, motorized launches will need to be kept at the floating dock or in the adjacent boat slips of Marine Park.

Section 1 Item E – Proposed Lease, Revenue Projections and Public Funding

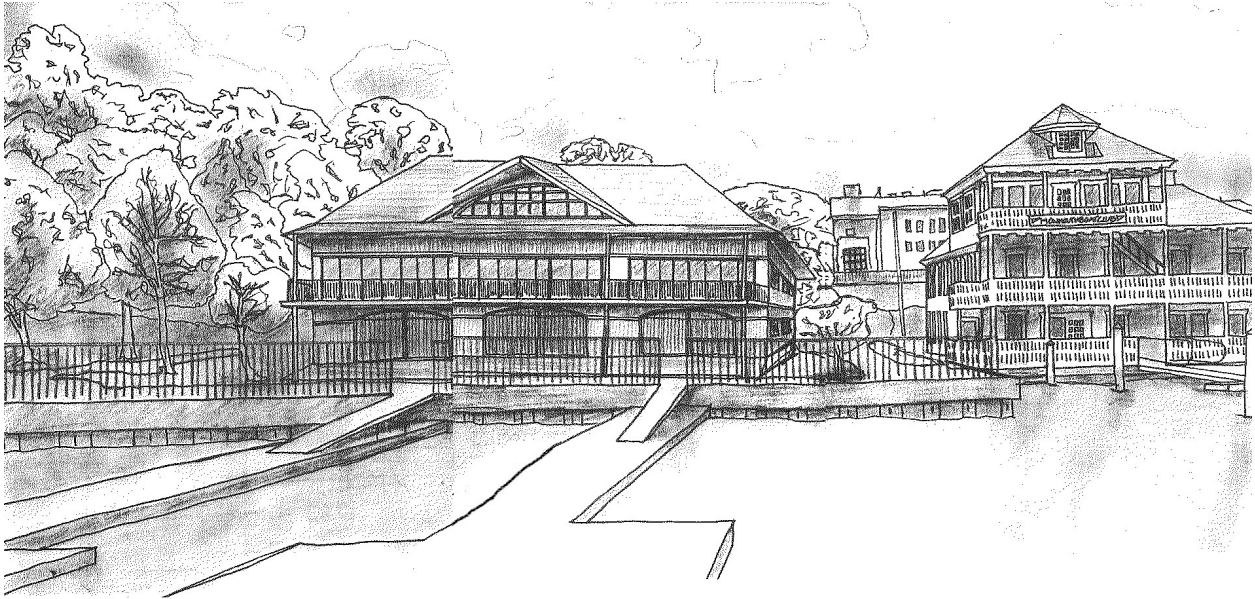
Proposed Lease Terms

The MPAC proposes to lease the property from the Borough of Red Bank for fifteen (15) years for the installation of these structures and implementation of these programs, with terms that will provide for gradual increase of rental fees based on the gradual implementation of revenue producing programs after five years, and fees based on a percentage of revenue generated by programs and the facility thereafter for the duration of the lease.

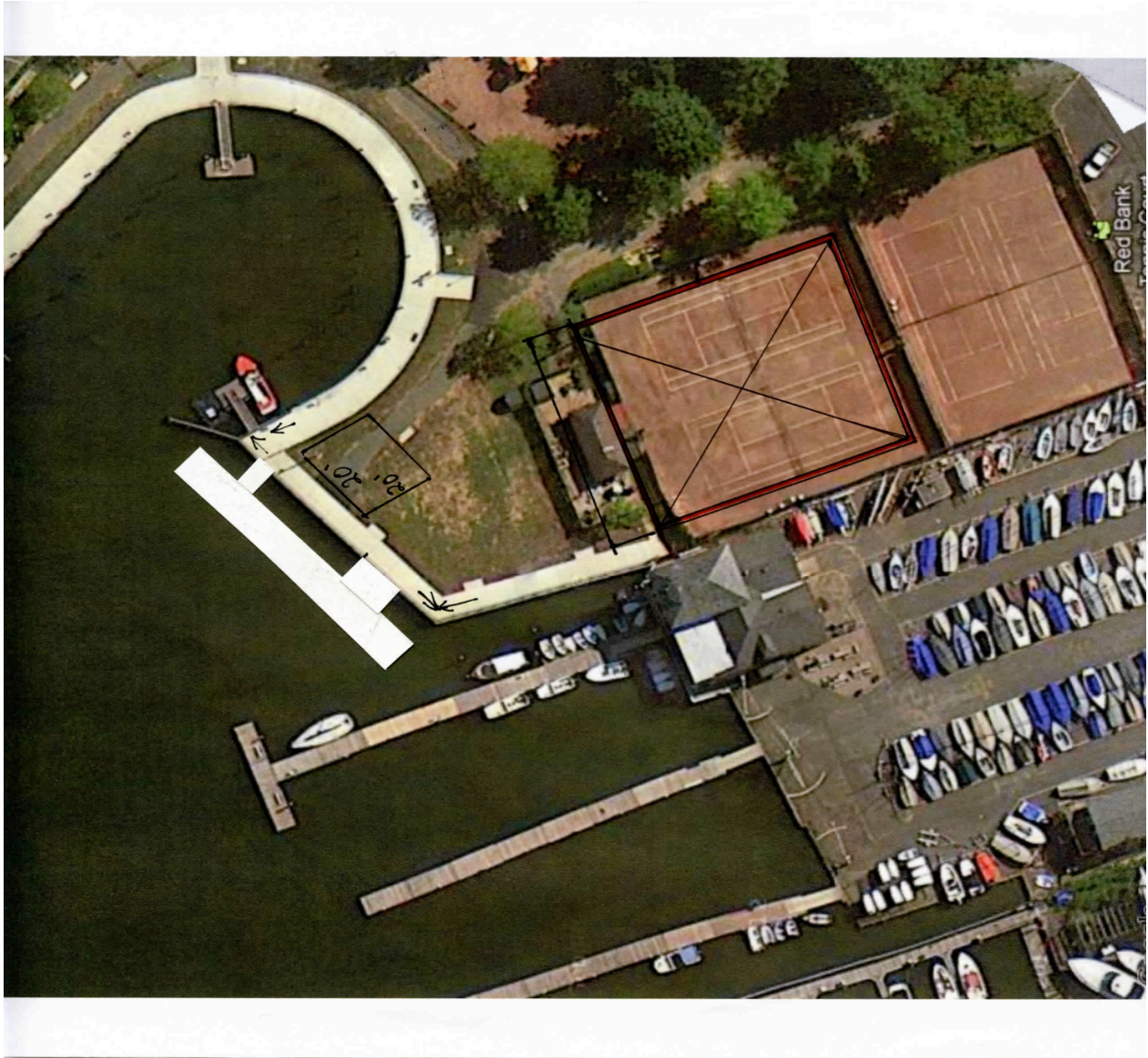
Funding Plan

The funding for the programs and facilities will be sought from private donations, from corporations, from individuals, from private foundations dedicated to the preservation of public lands for use by educational programs for youth and adults, and from public agencies committed to preservation of public waterfront access in New Jersey and New York.

Section 2 Specifications and Conceptual Renderings



Conceptual Rendering of Boathouse



Site Plan

Project Development Phases, Cost Projections and Revenue Projections

The Marine Park Activity Center will provide a collection of robust programs serving a large community spanning multiple demographic groups. We believe that the best way to reach our goals is to collaborate with the right partners. Those partners could include (but are not limited to) the town of Red Bank, the Monmouth County Parks System, private developers, and private donors.

While we set up collaborative agreements with our partners, a phased approach will allow us to start water programs immediately while we work toward the end goal.

The financial benefit to Red Bank is negotiable. Because this will be the first center of its kind in the area, it is difficult to predict with any accuracy the level of income that may be derived from its operations.

Phase 1 – Spring 2016.

The intent of the first phase of the project is to get the site up and running with programs as quickly as possible. The following work will need to take place for these programs to run at the site:

- Ramp and Floating Docks. Secure a ramp from the bulkhead to floating docks on the water. The ramp leading to the dock is of aluminum construction 18' long by 8' wide. An 8' section of the fence will require modification to receive the ramp. The modular construction dock is 120' long by 10' wide by 6' high.
- Boat Racks. Boat racks will be built and secured to the ground to hold boats when not in use.
- Storage Sheds - At least two sheds will be required to store boat oars, to secure equipment needed to run programs, and to store the floating dock in the off season.

- Temporary fencing. The boats are capital assets that need to be secured from theft and vandalism. The fence would not impede any foot traffic around Marine Park; it would only provide security for the equipment.

Phase 1 Projected Cost: \$76,000.

Phase 1 Projected Gross Revenue: \$80,000.

Phase 2 - Summer 2017.

Construction of a post-and-beam structure of up to 2000 square feet will be erected on Parcel B0.15Ac. Its ultimate purpose is active storage of equipment for all programs.

The one-story structure will include a concrete slab foundation, a partially enclosed office, a snack bar, and public restrooms.

The town of Red Bank can also use this structure for the many events that occur in Marine Park throughout the warm season.

In addition to adding the above structure for Phase 2, the water programs will be augmented to include the following:

- Disabled persons lift. Purchase and install a specially designed lift that will allow disabled persons to get into and out of boats on the floating dock.
- Actively invite youths from all Red Bank Schools (ages 12 and up) to participate in programs. We will begin to form club teams depending upon the skill levels and needs of the participants.

Phase 2 Cost: \$200,000.

Phase 2 Gross Revenue Projection: \$110,000

Phase 3 - Spring 2018.

The two north-facing clay tennis courts on Parcel A 0.68 Ac cover an area of approximately 15,000 square feet. We propose the construction of a one-story 10,000 square foot masonry boathouse with five bays. One will enter each 20 by 100 foot bay (2,000 square feet) through arched carriage house doors. Men's and women's locker rooms and an office for coaches and administration will be located in the rear of the boathouse.

Phase 3 Projected Cost: \$150 to \$200 per square foot for a total of \$2,000,000.

Phase 3 Gross Revenue Projection: \$150,000

Phase 4 - Spring 2020.

We propose the construction of a second floor to the boathouse sized at approximately 10,000 square feet. This upper level will include an all-purpose room for events such as weddings, banquets, and meetings, a commercial kitchen, men's and women's restrooms, and a changing room. The second floor will also include a 1,000 square foot balcony that overlooks the Navesink River.

Based on our discussions with the Executive Director of Mercer County Parks, we can expect a lease agreement (through a public bidding process) with a caterer that will provide a monthly income of about \$15,000 per month. The lease could be structured for a higher monthly fee, depending on the increasing revenues of the caterer.

Phase 4 Estimated Cost: \$250 per square foot for a total of \$2,750,000.

Phase 4 Gross Revenue Projection: \$330,000

Section 3 Names and Resumes of Principals and Associates

Several people have worked for more than two years on the idea of creating a maritime activity center on the Navesink. Recently that same group of people has

collaborated to write this proposal. If this bid is accepted by the town of Red Bank, each of us expects to be involved in planning of the center.

Each of us comes to this proposal with a wide range of experiences and successes in creating functioning programs for youths and adults.

Linda Ensor

Community service and area affiliations

- Volunteer rowing coach for youth and masters (USRowing Level 2 certified), Navesink River Rowing, Red Bank, NJ
- Demonstrator and instructor, children's "Little Boat" rowing, Red Bank, NJ
- Member, The Source Foundation, Red Bank Regional High School, Little Silver, NJ
- Mentor, Kroon Scholarship Program, Red Bank, NJ
- Community organizer, Red Bank Area CROP Walk, Red Bank, NJ
- Member of Speakers' Bureau, Aslan Youth Ministries, Red Bank, NJ
- Educational Consultant, Catherine E. Gahler Scholarship Program, Red Bank Regional High School, Little Silver, NJ
- Co-founder and co-administrator, Paddle the Navesink Day, Red Bank, NJ
- Active member, Navesink River Rowing, Red Bank, NJ (masters rowing coordinator and member of masters fleet)
- Active member, Monmouth Boat Club, Red Bank, NJ (rowing and sailing dinghy fleets; captain of rowing fleet)
- Active member, Navesink Maritime Heritage Association, Middletown, NJ
- Advisor, Model UN, Shore Regional High School, West Long Branch, NJ
- Co-Advisor, Contemporary Arts and Sciences Association (CASA), Shore Regional High School, West Long Branch, NJ
- Advisor, *Voices* (student publication), Shore Regional High School, West Long Branch, NJ
- Coordinator, CAS (Creativity, Activity, and Service), IB Diploma Programme, Shore Regional High School, West Long Branch, NJ

Funding/Fundraising experience

- Help plan/organize The Source's annual fundraiser for the Kroon Scholarship program, Buona Sera, Red Bank, NJ
- Participated in Navesink River Rowing's post-Sandy fundraising drive
- Help plan/organize Navesink River Rowing's annual fundraising events
- Organize fundraisers for Shore Regional High School's Model UN team
- Plan, organize, and host various fundraisers throughout each school year for Shore Regional High School's student publication staff (creative magazine)

Gayle Horvath

Community Service and Area Affiliations

- Navesink Maritime Heritage Association 2001-
 - Founding member
 - Board Secretary/Treasurer since 2001
 - Coordinator of public meetings and maritime events (canoe building, adult boat building, family canoeing)
 - Co-developer and Co-coordinator of the River Rangers summer canoeing program since 2004
 - Skipper of Sea Scout Ship 5/Navesink (for youth ages 14-21)
 - Committee member of Grover House renovation and Activity Center construction
 - Member of the Building to Teach program of Alexandria Seaport Foundation
 - Member of the Teaching with Small Boats Alliance
- Red Bank Charter School
 - Treasurer of the Board of Trustees 1998-2005
 - Founder of the Parent/Guardian Network (now the CCO)
 - Co-coordinator of the school re-location and the move of the Century House
- Red Bank Charter School Foundation (RBCS)
 - Founding member of the organization
 - Treasurer from 1999-2005
 - Coordinator of fundraising events
- Kaboom Fireworks on the Navesink
 - Member from 2002-2011
 - Coordinator of KidKaboom 2002-2004
 - Secretary 2005-2007
 - Treasurer 2008-2010
- Monmouth Festival of the Arts
 - Co-Coordinator 2008-2010
 - Coordinator of the “Symposium for Art Educators” 2005-2014
- Red Bank Area League of Women Voters “Running and Winning” Event
 - Advisor to High School girls teams 2009-2014
- Member of Elks Lodge #233, Red Bank, since 2005

Fundraising Experience

- Grant writing and fundraising event planning for NMHA
- Grant writing for Red Bank Charter School
- Fundraising and event planning for RBCS Foundation
- Fundraising for Sea Scout Ship 5/Navesink

Sandra Talarico

Community service and area affiliations

- Active member, Navesink River Rowing, Red Bank, NJ. Assist coaching new adult rowers, and running master's social events.
- High School English Teacher
- Faculty Advisor for South River High School Interact Club (subsidiary of Rotary), a community service club.
- Active Member Shore Fiber Arts Guild
- Past member Board of Trustees Big Brothers Big Sisters Monmouth County/Middlesex County
- Big Sister for 2 different girls over a period of 8 years
- Past member AT&T Telephone Pioneers (community service group)

Funding/Fundraising experience

- Participated in Navesink River Rowing's post-Sandy fundraising drive.
- Fund Development Big Brothers Big Sisters Monmouth/Middlesex County

PHIL FLEGO

Community service and area affiliations

- Volunteer rowing coach for youth and masters (USRowing Level 1 certified), Navesink River Rowing, Red Bank, NJ
- Active member, Navesink River Rowing (Founding Member 1983, Equipment/Facilities Maintenance and Improvement Leader, and Board Member) Red Bank, NJ
- Assistant coach at Red Bank Rec Day, Red Bank, NJ
- Active member, Navesink Maritime Heritage Association, Middletown, NJ
- Active member, North Shrewsbury Ice Boat Club, Red Bank, NJ
- Cub Scout leader (3 years), Atlantic Highlands, NJ
- Assistant scoutmaster (4 years), Atlantic Highlands, NJ
- Assistant baseball coach (3 years), Shrewsbury Cap League, Shrewsbury, NJ

Funding/Fundraising experience

- Pink Bank, Red Bank, NJ

Lynn Clark

Professional Background

- Special education teacher of 31 years for the Middletown Township Board of Education
- Mentor for students in a behavioral disabilities program at Thorne Middle School, Port Monmouth, NJ

Community service and area affiliation

- Active member of the Navesink River Rowing Club, Red Bank, NJ
- Volunteer for Paddle the Navesink Day and the adult learn to row program through Navesink River Rowing, Red Bank, NJ
- Participated in fund raising activities for Girl Scouts of America

Charles Ladoulis

- President and Founder, Navesink Maritime Heritage Association, Fair Haven NJ
 - Organization Chair, Red Bank Centennial Boat Parade, 2008
 - Annual Community Boatbuilding Weekend, Red Bank,, 1999 - present
 - Annual River Rangers Youth Summer Program, Red Bank, 2004 -present
 - Sponsor, BSA Sea Scouts Ship “Navesink”, program, Red Bank, for 14-20 year old, 2011-present
 - Organizing member, Monmouth 350 Anniversary Reenactment of English settlement, Voyage of the ‘Onrust”, from Brooklyn to Navesink River, June 2014
- Member, Teaching with Small Boat Alliance (TWSBA), national organization of nonprofits engaged in educational programs for youths to build boats as part of STEM educational programs, in Boston, New York, Alexandria, Seattle, and other cities.
- Member, Monmouth Boat Club, Red Bank, 1995 to present
 - Chair, Community Relations Committee, and Red Bank Youth Day Programs 1997-1999
 - Trustee, Monmouth Boat Club, 2009-2013
 - Fleet Captain, Sanderling catboat sailing fleet, 2013-2015
- Associate Professor of Pathology, State Univ of New York
 - Consultant in Pathology, VAMC New York Harbor Healthcare System
 - Resident Physician Training Program Instructor in Telemedicine

Section 4 Examples of Similar Projects

Much research went in to the formulation of this proposal. We have spoken to many people who are or were involved in the construction and operation of the boathouses in Mercer and Camden Counties. Many items in this proposal are modeled on the construction and operation of those boathouses.

The Camden County Boathouse construction was completed in 2006. The construction of that boathouse was spearheaded by a Camden County Freeholder. She noticed that there were many rowing regattas taking place on the Cooper River (there are currently 16 scheduled regattas for 2015) and wondered whether there was a way to get local youth involved in rowing. When she held a meeting on the Rutgers University Camden campus to find stakeholders, she quickly met people interested in putting local youth on the river. Rowing programs were started before the boathouse construction began. Those programs were so popular and grew so rapidly that construction of the boathouse was altered during the planning phase to accommodate two more boat bays.

During the design phase, it was decided to add a catering facility on the second floor. The facility takes advantage of the sweeping views of the Cooper River. Run by Rutgers University-Camden, this area is leased for weddings, banquets, and meetings. The income from that facility helps to pay the operating costs of the boathouse.

The boathouse serves several rowing clubs in the area, including Rutgers University Crew, the Cooper Rowing Club, South Jersey Rowing Club, Bishop Eustace High School, Haddon High School, and Haddonfield High School.

The funding for the boathouse came from several sources, including Green Acres funds, loan guarantees from the Delaware River Port Authority, and the Camden County Board of Freeholders. The total cost was about \$5,000,000.



Mercer Lake has two boathouses. The Mercer County Park System built and operates one of the boathouses, where it rents canoes, kayaks, paddleboards, and paddle boats to the general public. It contains a snack bar and public restrooms, as well as a second-story banquet facility. The boat rentals and snack bar generate about \$42,000 in revenue during the summer, with an operations budget of about \$25,000. The second story banquet facility, which is currently undergoing a \$4,500,000

renovation so that it can attract more business, is run by a catering company that won the job through a bidding process. According to the Executive Director of Parks, Kevin Bannon, the County expects to receive about \$20,000 per month in income from the catering company.

Caspersen Rowing Center is the second boathouse on Lake Mercer. It is the headquarters for US Rowing, the national governing body for the sport of rowing, and the home of the Princeton National Rowing Association. Olympic rowing athletes try out for the Games and train at Caspersen. It hosts five regattas on Lake Mercer during the spring and fall rowing seasons.

The Caspersen Boathouse was built on Mercer County park land with private funds. The Princeton National Rowing Association, which runs the facility, entered into an agreement with Mercer County which requires that the facility offer rowing programs to the general public. To that end, PNRA hosts rowing programs for about 180 youth from 30 different schools in the area. They offer scholarships to youths who would like to row, but who may not be able to afford the fees involved. PNRA also has a Masters program for interested adult rowers in the County.



Section 5 Cost Proposal

This section includes a summary of the costs associated with our phased plan for the Marine Park Activities Center. Please see Section 1 “Project Development Phases, Cost Projections, and Revenue Projections” for what is involved with each phase.

Project Phase	Cost Associated with Phase	Gross Yearly Revenues Associated with Phase
Phase 1	\$76,000	\$80,000
Phase 2	\$200,000	\$110,000
Phase 3	\$2,000,000	\$150,000
Phase 4	\$2,750,000	\$330,000 +
Total Cost	\$5,026,000	

Section 6 Lease Proposal

As stated earlier, The Marine Park Activities Center proposes to lease the property from the Borough of Red Bank for 15 years for the installation of these structures and implementation of these programs, with terms that will provide for measured increase of rental fees based on the gradual implementation of revenue-producing programs after three years, and fees based on a percentage of revenue generated by these programs and the facility thereafter for the duration of the lease.

The Marine Park Activities Center has applied for non-profit status. As such, we are interested in revenue insofar as it supports the programs described in this proposal and any programs that may grow from our initial plans. We expect the second floor of the boathouse facility to generate a reasonable amount of income for the Borough, and

we are amenable to creating a lease agreement with Red Bank that benefits both the Borough and the programs we will bring to the town and the greater area.