

2025 Current Fiscal Year Report: Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee

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1. Department or Agency		2. Fiscal Year	
Department of the Interior		2025	
3. Committee or Subcommittee		3b. GSA Committee No.	
Gateway National Recreation Area Fort Hancock 21st Century Advisory Committee		80473	
4. Is this New Fiscal Year?	5. Current Charter	6. Expected Renewal Date	7. Expected Term Date
No	12/12/2024	12/12/2026	
8a. Was Terminated During Fiscal Year?	8b. Specific Termination Authority	8c. Actual Term Date	
Yes	2025 Secretary Directive - Elimination of Federal Advisory Committees Within the Department of the Interior, 02 27 2025	02/27/2025	
9. Agency Recommendation for Next Fiscal Year	10a. Legislation Req to Terminate?	10b. Legislation Pending?	
Terminate	No	Not Applicable	
11. Establishment Authority Agency Authority			
12. Specific Establishment Authority	13. Effective Date	14. Committee Type	14c. Presidential?
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 No Reports for
Reports this Fiscal Year

17a. 1 **17b. Closed** 0 **17c. Partially Closed** 0 **Other Activities** 0 **17d. Total** 1
Open

Meetings and Dates

Purpose	Start	End
Regular scheduled meeting to discuss leasing updates and path forward with Fort Hancock leasing program	10/31/2024	10/31/2024

Number of Committee Meetings Listed: 1

	Current FY	Next FY
18a(1). Personnel Pmts to Non-Federal Members	\$0.00	\$0.00
18a(2). Personnel Pmts to Federal Members	\$0.00	\$0.00
18a(3). Personnel Pmts to Federal Staff	\$0.00	\$0.00
18a(4). Personnel Pmts to Non-Member Consultants	\$0.00	\$0.00
18b(1). Travel and Per Diem to Non-Federal Members	\$0.00	\$0.00
18b(2). Travel and Per Diem to Federal Members	\$0.00	\$0.00
18b(3). Travel and Per Diem to Federal Staff	\$0.00	\$0.00
18b(4). Travel and Per Diem to Non-member Consultants	\$0.00	\$0.00
18c. Other(rents,user charges, graphics, printing, mail, etc.)	\$0.00	\$0.00
18d. Total	\$0.00	\$0.00
19. Federal Staff Support Years (FTE)	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 may meet up to six times a year. In FY 2025, the Committee met one time.

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. The NPS wants to ensure that the concerns of the local community and help the park design a viable plan to conserve a valuable 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.

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

All meetings are open to the public and have helped explain and ease concerns relating to the uses of the park by for-profit entities.

21. Remarks

Consistent with Executive Order 14217, Commencing the Reduction of the Federal Bureaucracy, the Advisory Committee was terminated by Secretary Burgum on February 27, 2025. The Gateway National Recreation Area Fort Hancock 21st Century Federal Advisory Committee (Committee) advised the park regarding the adaptive reuse of historic Army buildings at Gateway's Sandy Hook Unit. In FY 2025, the Committee made 2 recommendations.

Designated Federal Officer

Jennifer T. Nersesian Superintendent, Gateway National Recreation Area

Committee Members	Start	End	Occupation	Member Designation
Buray, Lillian	04/18/2023	02/27/2025	Local Stakeholder	Representative Member
Cohen, Linda	04/18/2023	02/27/2025	Education Community	Representative Member
Collum, Patrick	04/18/2023	02/27/2025	Education Community	Representative Member
Doxey, Chris	04/18/2023	02/27/2025	Sea Bright	Representative Member
Fouratt, Mary Eileen	04/18/2023	02/27/2025	NJ Council of Arts	Representative Member
Glaser, Gerard	04/18/2023	02/27/2025	Scientific Resources	Representative Member
Guzzo, Dorothy	04/18/2023	02/27/2025	NJ Historic Trust	Representative Member
Holenstein, Michael	04/18/2023	02/27/2025	Real Estate Community	Representative Member

Kastning, William	05/24/2023	02/27/2025	Monmouth Conservation Foundation	Representative Member
Kerr-McCurry, Norah	04/18/2023	02/27/2025	Brookdale Community College	Representative Member
Krauss, Jim	04/18/2023	02/27/2025	Environmental Community	Representative Member
Mercantante, Anthony	05/24/2023	02/27/2025	Local Stakeholder	Representative Member
Parish, Howard	04/18/2023	02/27/2025	Professor Emeritus of Geosciences, New Jersey City University	Representative Member
Walsh, Michael	04/18/2023	02/27/2025	Business Community	Representative Member
Welch, Shawn	04/18/2023	02/27/2025	Cultural Resources	Representative Member

Number of Committee Members Listed: 15

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



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?

58

Number of Recommendations Comments

FY 2024 - 6 recommendations: 1. The Committee recommends the formation of a working group to explore other funding options to help address the existing funding gap. 2. The Advisory Committee greatly welcomes the Sandy Hook Foundation's efforts to support the park's historic structures leasing program and looks forward to receiving the SHF's assessments and recommendations. The committee further acknowledges the potential value of SHF participation and recommends the following: That the park engage the Foundation in efforts that would facilitate such work in support of the residential use model recommended by the committee and adopted by the park As the park's independent

non-profit philanthropic partner, the Foundation may have access to community and governmental resources not available to the advisory committee or the NPS. The committee acknowledges that special access and recommends that the Foundation pursue those avenues, in consultation with the committee and park leadership. 3. The committee recommends the Park continue to explore potential avenues to close the funding shortfalls (such as reauthorization of Great American Outdoors Act (GAOA); financial opportunities arising from the Symposium; opportunities arising from the Financial Working Group; etc.) between now and the next Committee meeting (September) before revisiting the committee's recommendation to the Park regarding its agreement with Stillman International and its proposal for 21 buildings within the Fort Hancock Historic Post. 4. At the same time, in case the partnership with Stillman proves not viable, the National Park Service should develop alternatives (a "Plan B"). This can include looking anew at interest in and proposals for individual buildings. The Park should use its best judgement in determining when viability ceases and then take the appropriate actions to move forward. 5. The Committee recommends the Park, with the assistance of private third-party experts, takes a closer look at project pro formas presented by Stillman International to better understand what is driving project costs. 6. The committee recommends the Park continue to stabilize the buildings within the leasing portfolio such as work already underway such as the roofing project on officer's row and; Future projects such as masonry stabilization. Emergency window and door closures to keep the elements out pending future rehabilitation. Mitigate the vegetation growing inside the walls and up to the roofs Continue rehabilitating the porches on Officers Row Once the buildings have been stabilized, the Park should consider the merits of focusing Gov't Investment on improving individual buildings one-by-one to get them online sooner and generating revenue.

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 2024 recommendations fully implemented: NPS has created a subcommittee to explore funding options. NPS has explored other funding options for the leasing program. NPS is continuing to fund stabilization projects for the historic buildings.

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

As of 2023 all buildings are leased, under a letter of intent, or a general agreement. This status continued in FY 2024.

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



Publications



Other



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). (This website was updated in 2022 since the former website 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.