



The Romer Shoal Lighthouse Experience @ Sandy Hook

Expression of Interest

Romer Shoal Lighthouse, a NJ Non-profit Corporation



Interest Overview

Romer Shoal Lighthouse is a National Historic Landmark and working USCG aid-to-navigation, in lower New York Harbor. This iconic at-sea Lighthouse has been marking the entrance to Ambrose Channel, the only channel into New York Harbor, since 1889.

In 2011, a determined group of conservators took over stewardship of Romer Shoal Lighthouse. We have successfully raised the necessary funds and begun restoration of this historic site.

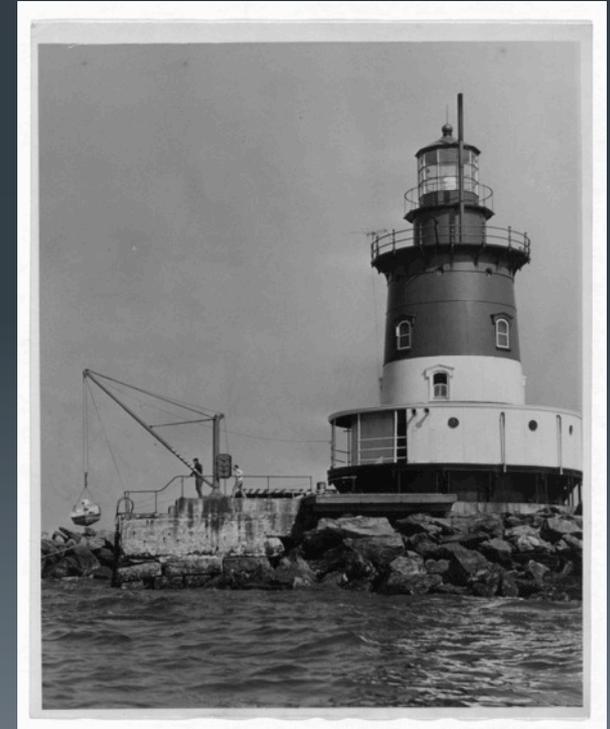
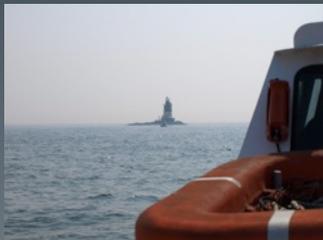
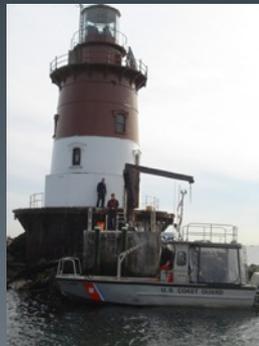
Our vision has always included a land-based extension of the Museum, education center and administrative facility from which we could launch tours to the Light and capitalize on the research opportunities our unique location offers.

We never imagined that the opportunity could present itself, on Sandy Hook, our closest land neighbor and deeded home.

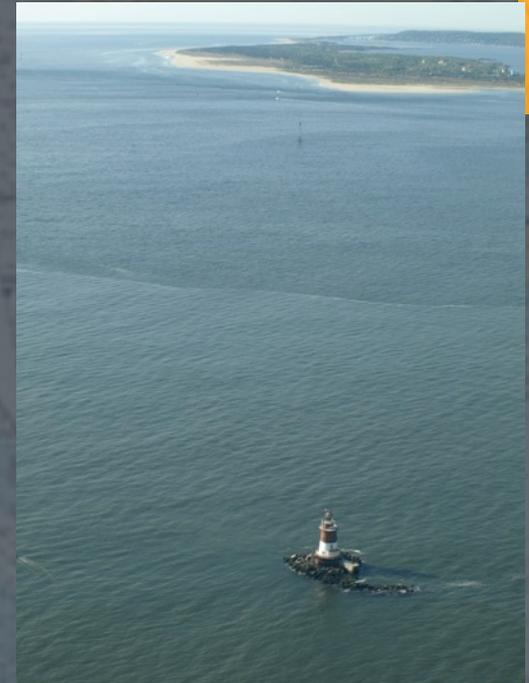
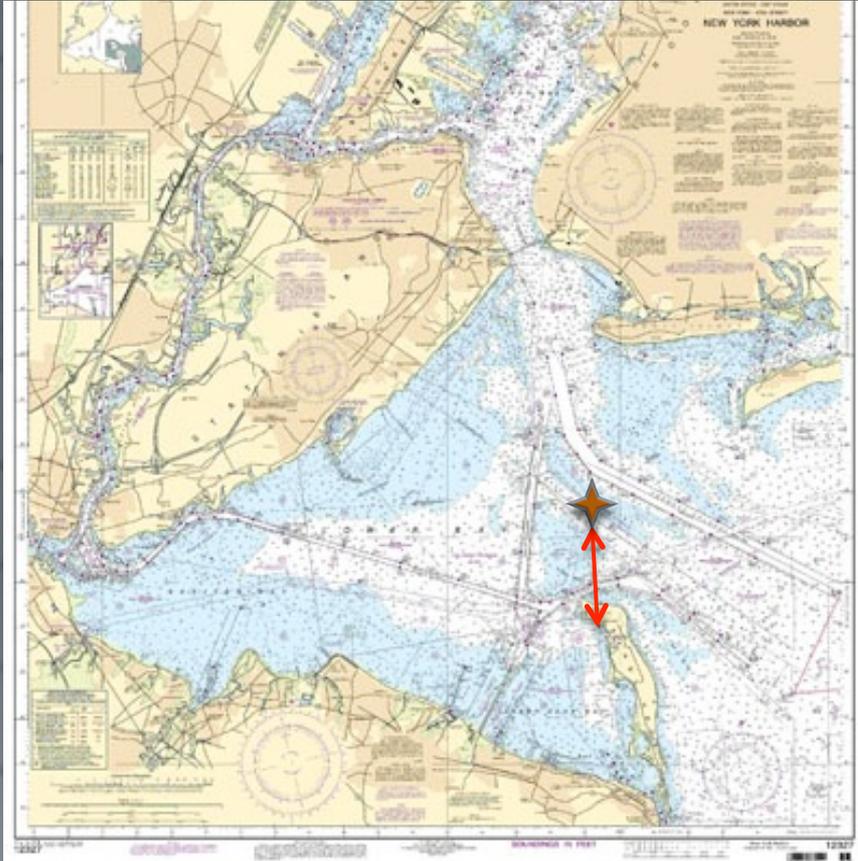
We are interested in rehabilitating a single property, between 5000 and 10,000 ft.² Ideally, this property would be one of the water-facing structures closer to the Seastreak dock and the USCG facility.



Romer Shoal Lighthouse



Proximity



- 2 miles from Sandy Hook
- Closest navigable port
- Historic home and landing place for Romer Lighthouse Keepers from 1890 to 1952
- Lighthouse deeded and titled in Atlantic Highlands, New Jersey



Our Vision

- Primary Museum
 - Renovated Romer Shoal Light and Keeper's Quarters
 - 2 miles offshore Sandy Hook/Fort Hancock
- Interactive extension museum and administration
 - The Romer Shoal Lighthouse Experience @ Sandy Hook
 - Digital extension of lighthouse experience
 - Housing of documents and artifacts
 - Replica Lighthouse Keeper's Quarters
 - Administrative offices
 - Educational programs
 - Romer tour prelaunch briefing
 - Research partnership offices
 - Boat tour launch



Our Proposal

- Rehabilitation and restoration of a cooperatively selected 5000 to 10,000 ft.² building, suited to our organization's purposes
- 15 to 20 year lease, in consideration for leasehold improvements, that gradually returns to market rates for the long-term. While lease consideration is necessary to spur investment in the short term, we believe that return to market rates is key to Fort Hancock's long-term viability
- No anticipated structural or environmental adaptations or expansions
- Respectfully request waterfront location suited to our mission, with access to seasonal scheduled tour boat docking



Programs and Activities

- Historical tours to an offshore lighthouse: public, lighthouse aficionados, schools, tourists, etc.
- New York harbor/waterways environmental education
- Aquaculture research
- New York harbor environmental revitalization
- DHS harbor security program
- Be a Lighthouse Keeper: overnight, weekend, long stay
- Fund-raising events
 - Fishing tournament
 - Swim leg, Marathon
 - Sailing Regatta
 - Kayaking tour



Funding and Support

- Proven fund-raising capability
- Fully engaged board and members, with links to private funding and industry
- Ongoing and developing relationships with funding, governmental and consulting sources: SHPO, EDPA, FEMA, USACE, GSA, USCG, NJ House and Senate Offices, National Lighthouse Community, NY/NJ Historical Community
- Established credit lines: JP Morgan Chase Bank
- Research and Development Partnerships: Rutgers COOL Lab



Thoughtful Contributing Use

- ✓ Enhance visitor experiences through additional opportunities for extended stays
- ✓ Expose visitors to the key aspects of American history, technology and the defenses of New York Harbor
- ✓ Provide opportunities for cultural and educational enrichment
- ✓ Promote recreational activities and other park resources-based activities
- ✓ Provide business opportunities that are within the scope of the National Park Service purposes



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Romer Shoal Lighthouse, an NJ private nonprofit

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