

FORT MONROE
FEDERAL AREA DEVELOPMENT AUTHORITY
November 20, 2008 ~ Meeting Minutes

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on November 20, 2008, at the Bay Breeze Community Center on Fort Monroe.

I. ADMINISTRATIVE MATTERS

A. Call to Order and Opening Comments. Mr. Tommy Thompson, Vice Chairman.

Vice Chairman Thompson called the meeting to order at 1:04 p.m.

Roll Call. Vice Chairman Thompson

Present:

Secretary Viola Baskerville, Secretary Richard Brown, Dr. Alvin Bryant, Deputy Secretary Nikki Rovner for Secretary L. Preston Bryant, Jr., Mr. Robert Crouch, Jr., Delegate Tom Gear, Ms. Catharine Gilliam, Secretary Patrick Gottschalk, Mr. Robert Harper, Delegate Phil Hamilton, Dr. Kanata Jackson, Dr. Wayne Lett, Mr. John Quarstein, Mr. Robert Scott, Mr. Tommy Thompson.

Delegate Phil Hamilton and Secretary Richard Brown arrived late.

Executive Director Bill Armbruster, Deputy to the Garrison Commander Melissa Magowan, Hampton City Council Liaisons Joseph Spencer and George Wallace were also present.

Absent:

Dr. Rex Ellis. Senator Mamie Locke, Senator John Miller.

Mr. Thompson began the meeting with a moment of silence for Dr. H.O. Malone, past President of the Citizens for a Fort Monroe National Park.

B. Approval of Minutes from September 19, 2008, Meeting

MOTION. Vice Chairman Thompson called for any amendments to the September 19, 2008 Board meeting minutes. Secretary Baskerville motioned to adopt the minutes; the motion was seconded by Dr. Bryant, and they were passed unanimously. Appendix I.

II. REPORTS & BRIEFINGS

A. Executive Director's Report. Bill Armbruster, Executive Director

Mr. Armbruster began by suggesting to both the Board and the audience a book authored by Paul Morando and David Johnson of the Casemate Museum entitled *Images of America Fort Monroe* that was just released.

Update on meetings, events: Mr. Armbruster referred to the report that was mailed to the board prior to the meeting and referred to the Board's read ahead environmental update from Matrix Environmental services. He said the highlight of that is the Army has awarded two contracts, one for investigation of land pollutants and the other of Munitions and Explosives of Concern (MEC). Mr. Armbruster told the Board the PA is still with the Department of the Army; a final copy will be sent to the board when it is received. During the interim, David Dutton has prepared an executive summary for the Board so they may understand the complexity of the document.

Mr. Armbruster referenced his and Ms. Hunt's meeting with the National Park Service (NPS), which led to Terry Moore, Director of the Northeast Region of the NPS, agreeing to present a discussion on future options or roles for the NPS. He said he expects the dialogue to continue between NPS and the FMFADA.

Financial Statement: Mr. Armbruster stated the financial and cash flow was included in the Board packets. He reported that the FMFADA is operating in the black, and plans to continue to operate efficiently despite budget cuts. The original allocation of \$921,652 was cut slightly over 10% to \$828,687. He went on to name some of the budget cuts to include the attorney to handle the establishment of a nonprofit and added

that they have been working with Steve Owens from the Office of the Attorney General (OAG) to see what options for *pro bono* services were available.

Mr. Armbruster announced that there were Office of Economic Adjustments (OEA) grant reimbursable expenses outstanding. He said OEA will reimburse 90% of every qualified dollar that is spent, and that there are very definite limits as to what they reimburse. Consultant expenses will increase next month as work will draw to a close on specific contracts. The final OEA grant expense will be higher than shown in the report, reminding that the current grant with OEA ends December 31st. The FMFADA will get a request in before December 31st in order to keep the consultant support. They are going to ask OEA to cover the January through June 2009 period, and detailed some of the expenses that would cover.

Mr. Armbruster said the firm of Robinson, Plumber and Cox has been selected to do an audit. Their work should be completed by the first week in December.

Future meetings: Mr. Armbruster said he and Mayor Ward will be meeting with members of the Congressional Delegation to talk about the relationship between the City of Hampton, the Commonwealth of Virginia and the FMFADA as we move ahead to take over the responsibility for maintenance and operation of Fort Monroe. Mr. Armbruster stated that the Historic Preservation Advisory Group's (HPAG) next meeting is in Richmond on December 1, and that the meeting is open to the public.

Mr. Armbruster stated that the FMFADA is submitting a request to the State for a budget allocation for FY2010 for slightly more than \$3M. Mr. Armbruster said we all realize the economy is suffering, but regardless the date of September 14, 2011 will remain the same for the FMFADA to take over Fort Monroe. He added that we need to have the resources in place to avoid empty buildings, which we do not want to happen. Mr. Armbruster said we will need State help to get to that point. He said he has talked to members of the Board, members of the legislature, Secretary Brown and his deputy, members of the Finance committee, reemphasizing the point that the clock is running in terms of when we take over this responsibility.

Mr. Armbruster then gave a presentation on the Steps to Assume Management of Fort Monroe. Appendix II. Mr. Armbruster began by reminding everyone that we are just two budget cycles away from assuming ownership of Fort Monroe. He concluded by making the point that we are at a crossroads in terms of being able to proceed in a responsible way to make this transition work.

Questions/comments. Delegate Hamilton to Secretary Brown: If the Governor doesn't have the resources are treasury loans a possibility? Secretary Brown: They could be a possibility. Delegate Hamilton: Virginia Public Building Authority (VPBA)? Secretary Brown: In terms of capital only...

Mr. Harper to Mr. Armbruster: Please expand on the grant situation. Mr. Armbruster replied, OEA is a great ally but there is no guarantee how far in the future we can count on OEA funding. He deferred to Jay Sweat of OEA. Mr. Sweat added that OEA will continue working with the FMFADA and is currently working on the 2009 budget from January to June. Mr. Armbruster stated that we are working off two different fiscal years, and that right now we are not able to carry over FMFADA's funds from one year to the next. It could potentially cost us \$300,000, but we are talking to Secretary Brown about how we can solve this problem without losing the funds.

Dr. Jackson to Mr. Armbruster: What is the projection on the interest of short term rentals? Mr. Armbruster asked Anita Morrison of Bay Area Economics (BAE) to comment. Ms. Morrison said they have looked at the potential for income given the meltdown in the financial market. Based on that she said they would probably do interim leasing until 2015, and they are looking at about \$4M in FY 2013 growing to \$8M in FY2016. She also added that Mr. Armbruster has contacted the Army about making the housing available to military families, both current and future occupants.

Mr. Crouch asked for an update on the search for a pro bono attorney to set up the nonprofit. He also asked if potential tenants may move onto Fort Monroe before September 2011. Mr. Armbruster replied he had just talked with Army representatives last week, and addressed that question. He said right now there are

no vacancies, but even if these were vacant buildings we are not ready to take it over. He also added the FMFADA is talking to the Army about a lease in furtherance of conveyance, which would facilitate interim short term leasing as units become available. He added that we would target military families.

Steve Owens of the OAG said he has a law firm that has agreed to advise the FMFADA *pro bono* in reference to setting up a non-profit, and consulting on the organizational structure. He is actively pursuing another firm to agree to do the same, in order for the FMFADA to be able to compare the firms.

Dr. Bryant to Mr. Armbruster: Are we coordinating with the City of Hampton on municipal services? Mr. Armbruster responded that they have had numerous meetings with City representatives and that they are looking at full array of potential services that might be provided with the City of Hampton. He stated there is still a lot of work, but hopes to ultimately have an agreement with the City on appropriate services.

Delegate Gear to Vice Chairman Thompson: What is the status of repairs to the seawall? Mr. Armbruster stated the original plans to repair the seawall were a two part contract. Mr. Armbruster said they have to go back to the Federal Government to get the second phase underway, approximately \$11M to complete the work.

B. Army Update. Ms. Melissa Magowan, Deputy to the Garrison Commander, Fort Monroe. Ms. Magowan began by saying the Programmatic Agreement (PA) is under final review with the Department of the Army and would be available very soon. If the Army advises any changes, she said they would provide those to the signatory parties, and send that out as soon as it is received. The Restoration Advisory Board (RAB) next meeting is February 5th at the Bay Breeze Community Center. The Army is also having monthly meetings with the Virginia Department of Environmental Quality (VDEQ) and the FMFADA on environmental cleanup with the next meeting in December.

Questions/Comments: Delegate Gear asked why there was no public comment period in the first part of the meeting, and that he noticed there was only one public comment period in September's meeting. Mr. Thompson replied that Chairman Bryant had reorganized the agenda, and based on past meetings decided that one comment period at the end of the meeting is sufficient, and is this practice consistent with most public meetings.

C. National Park Service Options. Terrence Moore, Chief, Park Planning and Regional Studies, NE Region, National Park Service. Mr. Moore gave an overview of a variety of option models for partnering with NPS. Appendix III. Mr. Moore stated that the NPS would consider potential partnership with Fort Monroe once the following conditions were established: 1) Completion of a Reuse Plan 2) the management entity of the FMFADA established 3) demonstration of financial sustainability. Mr. Moore stated that the traditional model—ownership and operation by NPS--of partnership is the most common. He said when the NPS is considering a partnership they ask themselves what are they protecting, and what role is the NPS playing.

Questions/Comments: Delegate Hamilton to Mr. Moore: What type of arrangement is historic Jamestown? Mr. Moore replied that is a shared responsibility between the NPS and the APVA.

Deputy Secretary Rovner to Mr. Moore: Can many of the partnerships be arranged without Federal legislation? Mr. Moore stated all of the sites are congressionally authorized designations.

Ms. Gilliam to Board: The NPS system is complicated. She pointed to two areas that she thought could be of significance to Fort Monroe. The first is the Captain John Smith Water Trail that is not a unit of the National Park System, but is administered and serviced by the NPS. She also wanted to draw attention to the Cedar Creek Bell Grove National Historic Park. It is a partnership park where the Park Service only owns seven acres. She explained these are both good examples of a creative and appropriate approach to engage the NPS and create important opportunities for protection and interpretation.

Mr. Thompson asked for any more questions and thanked Mr. Moore for his presentation. Mr. Moore added that the NPS has been meeting with the FMFADA staff and are interested in providing technical assistance, and are in the midst of interpretive planning discussions now.

D. Technical Support Manual Update. Amy Groves, Dover Kohl and Partners. Ms. Groves briefed on the status of the Technical Support Manual. Appendix IV. Ms. Groves described the Technical Support Manual as a document that provides additional detailed analysis and supporting documentation to guide reuse. The major difference between it and the Reuse Plan is that it may be updated over time as new details emerge, and it contains ideas and recommendations that the consultants need. It will be primarily web based, but there will be a hard copy format available at the FMFADA office. She added that additional studies will be added, and the staff will archive outdated studies.

E. Infrastructure Update. Eddie Marschieder, Kimley Horn. Appendix V. Mr. Marschieder stated that the FMFADA and the City of Hampton have formed a partnership to explore opportunities and challenges of the City of Hampton coming in and providing municipal services to Fort Monroe. He said they are very encouraged with the discussions. He added that discussions are also being held with the Waterworks Division City of Newport News. He said they are exploring other options besides services from the City of Hampton and Newport News, but believe at this time involving the Cities would be the best options.

He said they are also having discussions with Dominion Virginia Power to discuss disposition of the electrical distribution structure on the Fort. He added that after discussions with VA Power, they are much more encouraged about the condition of the infrastructure and that there are many more options in terms of the electrical system. He added that there is a chance that the Army system could be transferred, but further exploration must take place to study the feasibility of that.

Mr. Marschieder said they are hoping to develop Memoranda of Understanding (MOU) by the first quarter of next year with Hampton, Newport News, and possibly VA Power. These would address the steps that need to be taken, the timeline and critical path items. He said from that they would work towards Memoranda of Agreement as the transfer of the Fort is closer.

Mr. Marschieder then turned the remainder of the briefing over to Troy McPherson of Kimley Horn who went into more detail as to the steps needed to identify the costs of flood protection on Fort Monroe and to minimize the impacts of flooding. He said since there is uncertainty as to what projects were completed, and will work with the Army Corps of Engineers and DPW on this. He stated they are looking at contract drawings and are in the process of developing a list of projects that need work.

Questions/Comments. Joseph Spencer to Mr. McPherson: Will there be a provision in the agreement stipulation that everything must be brought up to today's standards before the City of Hampton takes over services? Mr. McPherson replied: Our goal in working with the City of Hampton and the City of Newport News is to develop plans that address the concerns of them as stakeholders. Mr. Spencer to Mr. McPherson: Mr. Spencer asked if they can determine the costs associated with infrastructure improvements. He added that his understanding is that Fort Monroe reverts to the State, so appeals for funds should go to that entity.

Mr. Thompson to Mr. McPherson: Mr. Thompson queried if the infrastructure studies will analyze the environmental issues so they will be corrected before any improvements are done. Mr. McPherson said they are having discussions about a "Miss Utility" component as well.

Mr. McPherson continued expressing optimism over meetings with Dominion Virginia Power, and that there may be opportunities to take over operation of the system with minor improvements. He added as they get more details on the infrastructure current conditions and capacities they believe costs will increase from the initial estimate for improvements.

F. Design Standards Update. Greg Rutledge, Hanbury-Evans, Wrights and Vlattas. Mr. Rutledge gave a presentation depicting what the Historic Preservation Design Standards would look like. Appendix

VI. He stated they can be used as a tool to manage the historic structures on Fort Monroe. He added that the Preservation Design Standards will follow the Secretary of Interior's standards for preservation and maintenance of materials.

Questions/comments. Mr. Wallace to Mr. Rutledge: Does the Design Standards take into consideration height restrictions? Mr. Rutledge replied that they are not at that point, but he would hope that they would include height restrictions on buildings. Mr. Armbruster added that the height restrictions are in the Programmatic Agreement.

Delegate Hamilton to Mr. Rutledge: Was the Chamberlin Hotel considered preserved, restored or rehabilitated and which would apply to Fort Monroe, and do you see this as an opportunity for a public/private partnership for some of these buildings? Mr. Rutledge replied that they were looking more for the term rehabilitation when it comes to Fort Monroe as that term encompasses all of the preservation treatments. Mr. Rutledge stated he definitely sees that as an opportunity for these buildings. Ms. Kilpatrick added that the Design Standards will not only be used for preservation requirements, but will also be a tool for marketing.

III. PUBLIC COMMENT

Vice Chairman Thompson invited public comment. Appendix VII. Delegate Gear asked Mr. Thompson to advise Secretary Bryant to reinstitute the Public Comment period at the beginning of the meeting, as he believes it really helps to not stifle comments from the community.

IV. NEW BUSINESS

Nominating Committee. Vice Chairman Thompson stated that there was a need to appoint a Nominating Committee for election of officers at the next meeting. After discussion Mr. Thompson announced that after talking with Chairman Bryant that he would like to appoint Dr. Jackson, Secretary Gottschalk and Delegate Hamilton. Mr. Harper made the motion which was seconded by Mr. Quarstein. The motion was unanimously passed.

Bylaws Committee. Mr. Thompson announced that the Bylaws Committee needs to reconvene to address the system of replacing the Hampton members. He advised the By Laws committee to coordinate with the City Manager. The members of the Bylaws committee include Mr. Thompson as chair, Secretary Baskerville, Delegate Hamilton, and Secretary Gottschalk.

VII. ADJOURNMENT

Vice Chairman Thompson noted that there is no December meeting for the FMFADA, and that the next meeting will be on January 6, 2009. Mr. Thompson asked for a motion to adjourn the meeting, which was moved, seconded and carried at 3:25 p.m.

Respectfully submitted:

The Honorable Mamie E. Locke
Secretary/Treasurer

MEL/jfb

APPENDICES

APPENDIX I September 19, 2008 Board Minutes

APPENDIX II Executive Director's Report

APPENDIX III National Park Service Options

APPENDIX IV Technical Support Manual Update

APPENDIX V Infrastructure Update

APPENDIX VI Design Standards Update

APPENDIX VII Public Comment:

Christine Woods representing: Angela Leary. Ms. Woods gave an update on Councilwoman Leary's proposal for a Fort Monroe Veterans Reuse Plan that she had presented at the June FMFADA Board meeting. (Attached) Councilwoman Leary and their group believe the Wherry Quarter would be a good area for this, and that Federal Funds could be made available for this plan.

Mark Perreault representing: Citizens for a Fort Monroe National Park (CFFMNP). Mr. Perreault has become the President of the Citizens for a Fort Monroe National Park, since the death of Dr. H.O. Malone. He stated the following reasons their group believes there should be a significant National Park Service affiliation at Fort Monroe: 1) The NPS will bring more visitors than any other form of management, guaranteeing Fort Monroe more revenue, and less potential for development. 2) The National Park Service has special expertise in interpretation and historic preservation. 3) Management by the NPS would clear a path for Federal funding. 4) an NPS presence is a stabilizing force in the future for doing good things at Fort Monroe.

Laura Calnan representing: National Historic Landmarks Stewards Association (NHLSA). Ms. Calnan expressed two concerns about Fort Monroe. Her first being that the guidelines need to have height restrictions, and that should be included in the Design Standards. Her second concern is that the Presidio was not mentioned. She stated that Congress would have to allocate money for a resource study, and she would like the FMFADA to consider it. Delegate Hamilton asked Mr. Armbruster if he had been contacted by representatives for the NHLSA regarding a resource study. Mr. Armbruster replied that he has regular contact with the Citizens Group but not the Stewardship group. Delegate Gear added that Congressmen should work to support a resource study. Ms. Kilpatrick added that the PA stipulates that the Design Standards must not only be approved by the State Historic Preservation Officer (SHPO), but by the National Park Service for implementation.

Christine Gergely representing: United Daughters of the Confederacy (UDOC). Ms. Gergely stated that the UDOC has not joined the Citizens for a Fort Monroe National Park because they feel that Confederate history is not accurately interpreted by the NPS. She feels that the UDOC and the Contraband Society should be part of the NPS consulting.

Alec Gould representing: former Superintendent NPS. Mr. Gould stated the single most important thing is for the FMFADA and Governor Kaine to campaign very hard with the Congressional Delegation and others for a substantial role for the NPS at Fort Monroe, a creation of a Presidio like trust for Fort Monroe and funding from the federally government.