

# Economic Development Conveyance (EDC)

- Primary Purpose of EDC
  - Agreement on environmental matters
  - Agreement on personal property (rolling stock, etc.) needed to operate post transfer
  - Agreement on non-reversionary land areas
  - Agreement on preservation and protection of assets post transfer
  - Agreement on other issues important to the parties

# EDC – Land



- Area 1 - Reverts to Virginia 371.770 acres
- Area 2 - Federal Land 31.611 acres
- Area 3 - Federal Land 38.820 acres
- Area 4 - Federal Land 122.318 acres

Total Federal Land - 192.749 acres

Total Fort Monroe - 564.519 acres



Land Reversion to the  
Commonwealth of  
Virginia

0 200 400 600m

Map Source:  
Metes and Bounds  
Survey 2009

Z-GeoInfo

# EDC Update

- Process:
  - Met with Army team on May 24<sup>th</sup> to introduce EDC team and discuss EDC process
  - Agreed that the reuse objectives for Fort Monroe are more likely to be achieved as one property
  - Will work to structure an agreement that facilitates this objective
  - Army team is coming to Fort Monroe July 19<sup>th</sup> to continue EDC discussions
  - In process of establishing a timeline that results in an executed EDC by the spring of 2011

# REAL ESTATE UPDATE

Jerry Moore & Josh Gillespie

June 24, 2010

# Interim Leasing Update – Monroe Apartments

- FMA finalizing Monroe Apartment master lease with U.S. Corp of Engineers
- FMA will commence management of Monroe Apartments August 1, 2010
- Town hall meeting with residents of the Monroe Apartments last night
  - introduced team
  - discussed transition plan
  - answered questions

# Interim Leasing Update – Monroe Apartments

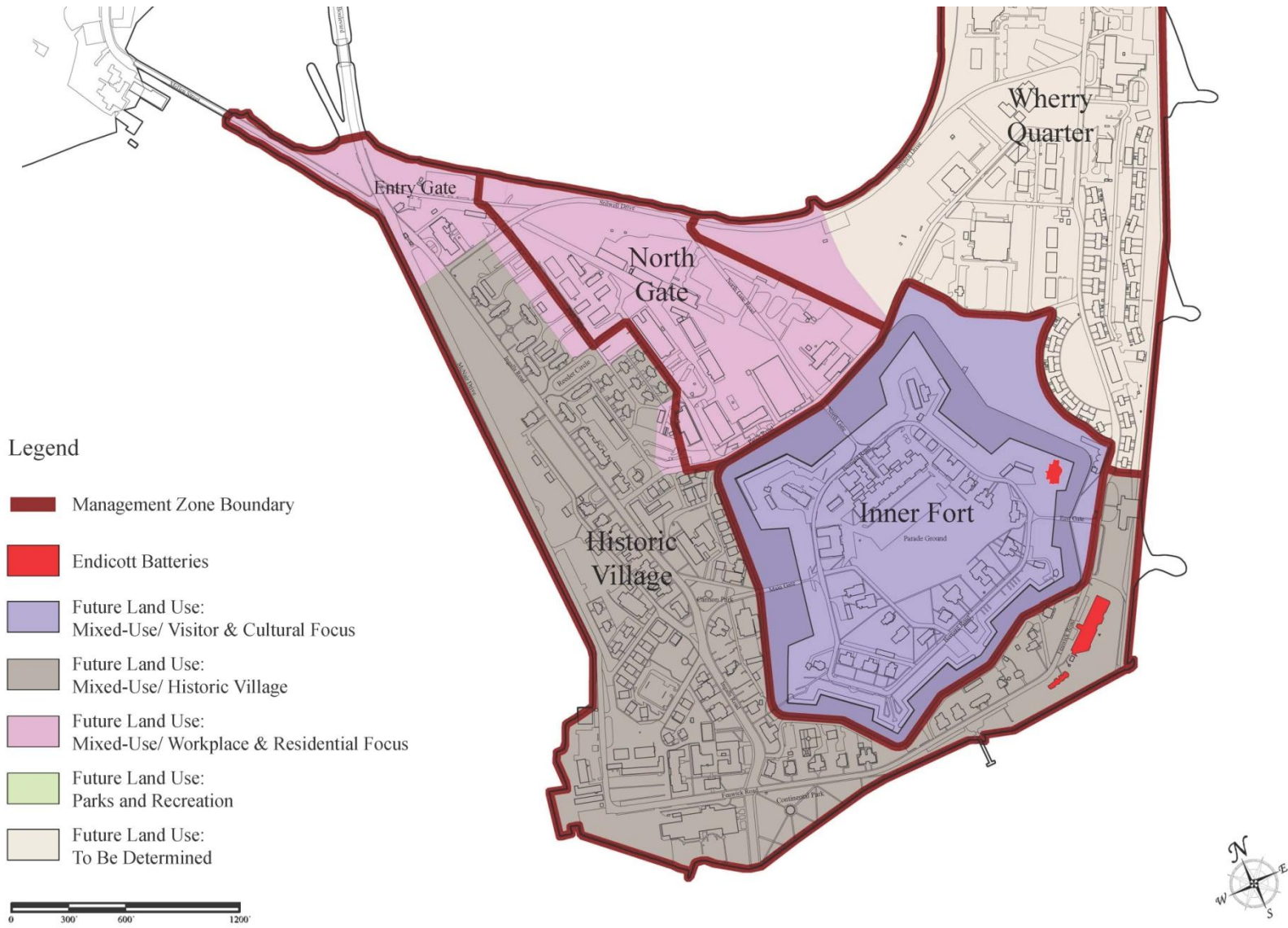
- will be evaluating needed improvements (deferred maintenance)
- developing operational budgets
- projected monthly gross cash flow to FMA is \$45 to 50K per month at full occupancy
- FMA hosting cook out in July for residents

# Prep for EDC Negotiations

- Bay Area Economics (BAE) economic model is a key element of the EDC negotiations
- BAE economic model is driven by Illustrative Plan (Reuse Plan)
- Reuse Plan was adopted prior to Programmatic Agreement (PA) and other new or proposed constraints/documents

# Prep for EDC Negotiations

- PA Management Zones differ from Reuse Plan areas
- Real estate team is now evaluating potential impacts of PA documents on Reuse Plan/BAE model



# FORT MONROE REUSE PLAN



Legend

-  Existing Buildings
-  Potential Buildings
-  To Be Determined



# FORT MONROE REUSE PLAN

# Prep for EDC Negotiations

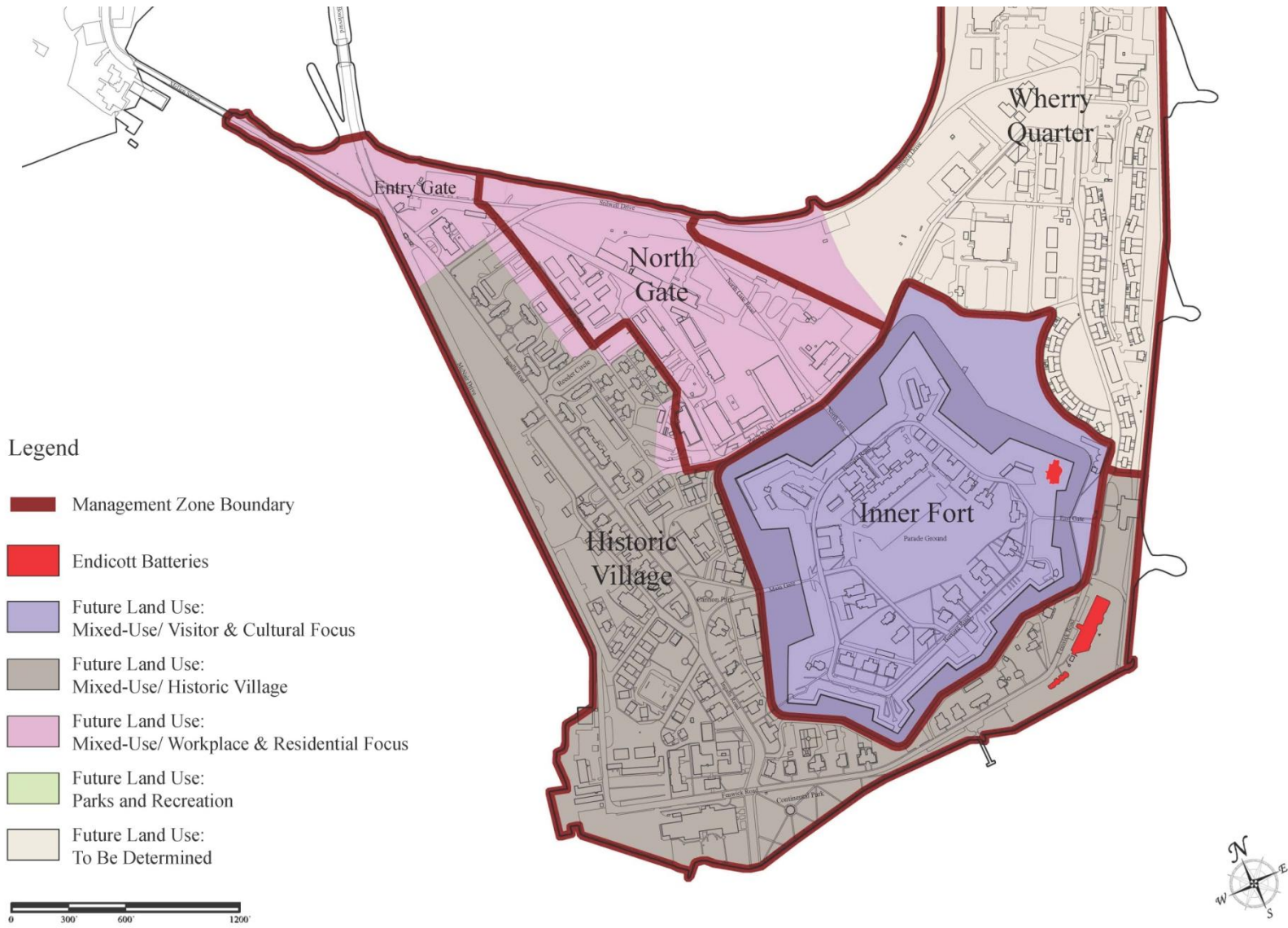
- PA requires:
  - Design Standards (DS) which establish
    - RPA (Resource Protection Area) buffers
    - Buffers for landscape features
    - Height/massing and site planning restrictions
    - View sheds
  - Interpretive Master Plan (IMP)
    - Recommends potential buildings that **may need** to be removed from leasable real estate inventory
    - Includes boat launch/trailer parking in Entry Gate area
    - Other recommendations **may have** impacts

# Prep for EDC Negotiations

- Most new development in the Reuse Plan/BAE model is in the North Gate area
  - 420 new residential units (approximately 40% of residential total)
  - 40,000 new square feet of lodging
- Some infill development in Reuse Plan is not consistent with PA
  - Buildings are outside of “original footprints”

# Prep for EDC Negotiations

- Design Standards and IMP appear to have greatest potential impact on the viability of the current product mix in North Gate/Entry Gate area
- Other zones do not appear to be as impacted



# FORT MONROE REUSE PLAN



Legend

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**FORT MONROE REUSE PLAN**

# Prep for EDC Negotiations

## Action Plan:

- Land planners will help evaluate the effect of new constraints on the current Reuse Plan
- Based upon findings, land plan may need to be revised
- Getting updates on market rates and values from real estate professionals
- Final step is to update BAE economic model

# Prep for EDC Negotiations - Summary

- New constraints may impact the economics and revenue generation needed for sustainability
- Need to accomplish these evaluations quickly due to timing of EDC negotiations

Questions?