

**FORT MONROE**  
**FEDERAL AREA DEVELOPMENT AUTHORITY**  
**June 30, 2008 ~ Meeting Minutes**

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on June 30, 2008, at the Bay Breeze Community Center on Fort Monroe.

**I. ADMINISTRATIVE MATTERS**

**A. Call to Order and Opening Comments. The Honorable L. Preston Bryant, Jr., Chairman.**

Chairman Bryant called the meeting to order at 1:08 p.m.

Roll Call. Chairman Bryant

*Present:*

Secretary Viola Baskerville, 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, Senator Mamie Locke, Senator John Miller, Mr. John Quarstein, Mr. Robert Scott, Mr. Tommy Thompson, Secretary Jody Wagner.

Executive Director Bill Armbruster, Army Liaison Colonel Anthony Reyes, Hampton City Council Liaisons Joe Spencer and Dr. Charlie Sapp were also present.

*Absent:*

Dr. Alvin Bryant, Robert Scott. Dr. Rex Ellis, Hampton City Council Liaison Joe Spencer.

**B. Approval of Minutes from May 28, 2008, Meeting**

**MOTION.** Chairman Bryant stated since there were enough Board members for a quorum, he called for any amendments to the May Board meeting minutes. Ms. Gilliam stated that on page 2 under OEA the figure should reflect \$1,421, 664.00.

Chairman Bryant moved to approve the minutes as amended. The motion was seconded and approved. Appendix I.

**II. PUBLIC COMMENT**

Chairman Bryant called for open public comment. Three individuals gave comment during the first segment. The final public comment segment concluded with comments from one individual. Appendix II.

**II. REPORTS & BRIEFINGS**

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

Community meetings: Mr. Armbruster gave details of the different groups he has met with over the past month to include: the Civil War Sesquicentennial Committee of the College of William and Mary, Sesquicentennial of the Civil War Commission, VDEQ staff, City of Hampton Officials, Garrison Commander Colonel Reyes and his Deputy. The FMFADA also participated in all three public meetings in Hampton, Richmond and DC on the Army's Section 106 PA.

In July, Mr. Armbruster will meet with staff from the Virginia Foundation for the Humanities, will brief Lt. General Valcourt (TRADOC Deputy Commander) on the reuse planning, and meet later with the Hampton Roads Military and Federal Facilities Alliance, The Capital Hill Club, and a team from ODU/Southeastern Virginia Tourism Alliance.

Historic Preservation Advisory Group: Mr. Armbruster stated the group met on June 8 & 9<sup>th</sup>, and that the recommendations from the group would be summarized later by Kathleen Kilpatrick.

Establishment of a Nonprofit: Mr. Armbruster stated he thought it would be appropriate for the Board to appoint a search committee in order to hire an attorney to look into what is necessary to establish a 501(c) 3.

Financial Update: Mr. Armbruster directed the Board to the combined financial statement and cash flow through the end of May, and the City of Hampton's cash flow statement through May 31<sup>st</sup>. Appendix III. He said today is the last day of the FY08 fiscal year. DHCD will provide a final FY08 Accounting and we will share that with the Board as soon as it is received.

Reuse Plan: Mr. Armbruster summarized key changes that were made to the plan based on input from the Public Comment, the City of Hampton, the FMFADA Board members and the Historic Preservation Advisory Group. He ended by saying the team of consultants would answer any questions the Board members had.

Questions/comments: Delegate Gear asked if it was necessary for the FMFADA to hire an attorney to help with establishing a Non Profit, and if the OAG could help us with that. After discussion with Steve Owens of the OAG, Secretary Bryant stated that in his experience in establishing a 501(c)3, an attorney was hired and the FMFADA would follow that model.

Chairman Bryant to Amy Groves: How was the Reuse Plan amended with relevance to the NPS Recon Study? Amy Groves stated there were 2 areas amended: page 5.7 on tourism and page 3.4 detailing the response to the NPS Recon Study.

Ms. Gilliam to the Board: Ms. Gilliam expressed disappointment in the changes made in reference to the NPS being encouraged to be involved with Fort Monroe. Mr. Armbruster replied that he involved the AG's office while making the changes. He added that he tried to make the language where it did not foreclose on any NPS involvement, although the language is cautious, it indicates that the FMFADA is receptive to working with the NPS. Mr. Thompson agreed that the wording in 3.4 covered encouraging the NPS to work with the FMFADA.

Mr. Harper to Ms. Gilliam: Mr. Harper asked if Ms. Gilliam would compose a statement of what she would like to see in the Reuse Plan to be approved by the Chairman.

Chairman Bryant to the Board: Chairman Bryant reminded the Board that the Reuse Plan is a conceptual visionary document with sufficient detail to indicate the direction the Board is going in, and that the document can be refined. The next step is submitting it to the Governor for his consideration.

**MOTION.** Mr. Thompson moved that the Fort Monroe Reuse Plan Final Draft be approved by the Board with the addition of a statement written by Ms. Gilliam that indicates the wish to have a broader relationship with the NPS beyond just providing technical advice. Mr. Harper seconded.

Delegate Gear stated he still had questions and asked if the Reuse Plan needed to be voted on today. Secretary Bryant responded that the Reuse Plan really needed to be voted on today, because it has to go to the Governor for approval in early July. Mr. Gear asked if we could get another extension. Secretary Wagner stated to keep in mind this is a work in progress, and can be tweaked as needed. Mr. Armbruster added that BRAC process is very specific and we have a deadline. We have a document that allows us to do two things: meet the Army and DOD requirements to submit a Reuse Plan before we can do anything else. Mr. Quarstein added we can't miss the deadline because we can't let historic buildings be closed, they would deteriorate, so we need to meet the timeline in the best interests of Fort Monroe.

**MOTION.** Dr. Lett made a motion to recommend an addition of a two word amendment to page 3.4. so that it reads "other areas of NPS collaboration *and involvement* ." Hamilton seconded. Chairman Bryant took a roll call vote to include the addition of "and involvement" to page 3.4. The result of this vote was unanimous to adopt the amendment.

Chairman Bryant stated that the motion to adopt the Reuse Plan with the amendment was still pending. Secretary Bryant called for a vote to adopt the Final Reuse Plan" with a roll call vote going back to the sustained motion that was made by Mr. Tommy Thompson and seconded by Mr. Robert Harper. He stated that the vote required a supermajority vote. The result of the vote was:

Ayes: Baskerville, P. Bryant, Crouch, Gear, Gilliam, Gottschalk, Harper, Hamilton, Jackson, Lett, Locke, Miller, Quarstein, Scott Thompson and Wagner.

Nays: none.

Absent: A. Bryant, Ellis, and Scott.

Abstain: none.

Mr. Thompson to Chairman Bryant: Mr. Thompson asked if we should also vote on the establishment of a Non Profit at this time. Ms. Gilliam stated this would be premature, that we need to define what our overall structure is before we engage a firm to incorporate a nonprofit. Secretary Bryant suggested that there is already a line item in the budget for it, and that we can approve the budget but not act on that aspect of it until the Board has further discussed it.

Delegate Gear asked if the FMFADA had the authority to create a nonprofit and raise money. Secretary Bryant deferred to Steven Owens OAG. Mr. Owens stated that the FMFADA's mission is to adopt a reuse plan and to oversee the implementation of that plan.

**B. FMFADA Historic Preservation Advisory Group Report. Kathleen S. Kilpatrick, Chairperson HPAG.** Ms. Kilpatrick began by saying the HPAG felt strongly about moving forward with the establishment of a nonprofit group. They endorsed a model framework for interpretive planning that was presented by Conover Hunt. They recommended the importance of keeping the Park Service as a potential for partnership. They recognized that public outreach and Community involvement was a critical component for expanding. They think it is important to identify who the audiences are, the story that needs to be told, and that any planning needs to be fully integrated in an economic analysis, as well as an analysis of transportation and parking challenges. They feel that it is really important to open up Fort Monroe, to keep people engaged, and to not wait for final planning. They agreed that any master interpretative planning process as far as museums will take time, and the HPAG encourages the study to get underway.

**C. Army Update. Colonel Anthony Reyes, Garrison Commander.** Colonel Reyes gave updates on the Environment and the P.A. He also added despite the postponed movement of troops, that Fort Monroe will close in September of 2011. In regards to the NEPA the Army is moving toward an EIS. The P.A. is on track to be signed at the end of August 2008.

**D. OEA Presentation. Jay Sweat, Project Manager.** Mr. Sweat said that the OEA's partnership with the FMFADA will continue, now that the Reuse Plan is passed. He announced that today the FMFADA signed the award for \$1.4 M grant from OEA. After the Reuse Plan goes forward for review the FMFADA Board will go from a more planning LRA to a more implementative LRA.

Secretary Wagner to Jay Sweat: How long of a period does the \$1.4 fund? Mr. Sweat answered through the end of this year, and we have started negotiations to go through 2009.

**E. Update on BRAC and HUD. David Knisely, Garrity-Knisely.** Mr. Knisely stated that Rick Russ with the City of Hampton has been working in partnership with him on the HUD Homeless Submission. They have been working with the Executive Committee to conclude negotiations with the Homeless Providers. Then the Homeless Assistance submission will go before the Board at the July Board meeting for approval. He said we are in good position to meet all deadlines.

**F. Way Ahead, FY 2009. Bill Armbruster, Executive Director FMFADA.** Mr. Armbruster gave his presentation on the FY 2009 Scope of Work and explained the FY 2009 Budget. Appendix IV.

Questions/Comments: Dr. Kanata Jackson asked if Mr. Armbruster could pull together a 1 page "target chart" for the Board members that outlines when critical decisions need to be made. Mr. Armbruster agreed to do that. Ms. Gilliam to Mr. Armbruster: Ms. Gilliam noted that a large part of the budget is allocated for architectural services, and stated she had concerns with some of the descriptions of categories. She stated she thought some of these costs are excessive and need to be shifted.

**MOTION:** Chairman Bryant asked if there were any more questions on the FY2009 budget, hearing none he called for a roll call vote that required a supermajority to pass. The result of the vote was unanimous:

Ayes: Baskerville, P. Bryant, Crouch, Gear, Gilliam, Gottschalk, Harper, Hamilton, Jackson, Lett, Locke, Miller, Quarstein, Scott Thompson and Wagner.

Nays: none.

Absent: A. Bryant, Ellis, and Scott.

Abstain: none.

#### **VI. ADDITIONAL PUBLIC COMMENT**

Chairman Bryant invited additional public comment. Appendix I.

#### **VII. ADJOURNMENT**

Chairman Bryant asked there was any new business from the Board members. Hearing none, Chairman Bryant asked for a motion to adjourn the meeting, which was moved, seconded and carried at 2:54 p.m.

Respectfully submitted:

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The Honorable Mamie E. Locke  
Secretary/Treasurer

MEL/jfb

#### **APPENDICES**

**APPENDIX I** May 30, 2008 Board Minutes

**APPENDIX II** Public Comment:

Mr. Steve Cornelliussen representing: Citizens for a Fort Monroe National Park. Mr. Cornelliussen said that the National Park Service has said that it is ready to have a partnership or affiliation in a Fort Monroe National Park. He stated that the CFFNP do not think the Reuse Plan is ready until it addresses that. He detailed other areas that CFFMNP agreed with and disagreed with in the Reuse Plan. Attached.

Dr. H.O. Malone representing: Citizens for a Fort Monroe National Park. Dr. Malone stated that unless the NPS is involved in the next phase of Fort Monroe's History that none of the potential of Fort Monroe will be realized. The NPS did not say they didn't want Fort Monroe in their Reconnaissance Study, but that Fort Monroe was suitable to be affiliated with the NPS, and that a partnership would be feasible. It is now up to the FMFADA to give the NPS a Reuse Plan which had uses that would be appropriate for a NPS presence on Fort Monroe.

Christine Woods representing: Councilwoman Angela Leary. Ms. Leary is initiating a formal planning process proposing the Wherry Housing area to be used for Veterans recovering from combat stress and post traumatic brain injuries.

Christine Gergely representing: United Daughters of the Confederacy. Ms. Gergely voiced concerns she has with parking on Fort Monroe, and detailed the difficulties her group had parking during a recent event the UDC sponsored.

**APPENDIX III** Executive Director's Report Handout

**APPENDIX IV** Way Ahead Handout & FY2009 Budget