



Fort Monroe Authority Board of Trustees
Board Meeting
February 13, 2025

Informal Board Lunch
12:00pm – 1:00 PM

Meeting
1:00pm – 3:00 PM

Patrick Henry Building
East Reading Room
1111 East Broad Street
Richmond, Virginia 23219

Call to Order

1:00 PM*

- | | | |
|----|------------------------|-------------------------------|
| 1. | Opening Comments | Dr. Rex Ellis, Chairman |
| 2. | Roll Call | Carmen Borja, Asst. Secretary |
| 3. | General Public Comment | Dr. Rex Ellis, Chairman |

Action Items:

1:10 PM*

- | | | |
|----|---|-------------------------|
| 4. | Minutes from November 21, 2024, Meeting | Dr. Rex Ellis, Chairman |
| | • ACTION ITEM: Approve November 21, 2024, Board Minutes | |

Reports and Briefings

1:15 PM*

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|----|----------------------------------|-------------------------------|
| 5. | Chairman's Report | Dr. Rex Ellis, Chairman |
| 6. | Chief Executive Officer's Report | Scott Martin, CEO |
| 7. | Finance Report | John Hutcheson, COO/CFO |
| 8. | Fort Monroe Foundation Report | Vincent Tucker, FMF President |
| 9. | National Park Service Report | Jaci Wells, Superintendent |

Old Business**1:45 PM***

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| 10. | African Landing Memorial Progress Report | John Hutcheson, COO/CFO |
| 11. | Moving Properties to the Marketplace | John Hutcheson, COO/CFO |
| 12. | Utility Master Plan | John Hutcheson, COO/CFO |

New Business**2:15 PM***

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|-----|--|-------------------------------------|
| 13. | 2025 Committee Assignments | Dr. Rex Ellis, Chairman |
| 14. | Cultural and Natural Resources Update | David Stroud, Director of C&NR, HPO |
| 15. | Updated Rules and Regulations | John Hutcheson, COO/CFO |
| | <ul style="list-style-type: none">ACTION ITEM: Approve Updated Rules and Regulations | |
| 16. | April Board Retreat Discussion | Scott Martin, CEO |

Open Discussion**2:45 PM*****Adjournment****3:00 PM***

*All times are provided as estimates.

****Next Meeting is April 16 - 17, 2025****



Fort Monroe Authority Board of Trustees
November 21, 2024
Meeting Minutes
DRAFT

The Fort Monroe Authority (FMA) Board of Trustees meeting was held on November 21, 2024, at 110 Pratt Street, Building 75, Fort Monroe, VA 23651.

Call to order.

1. Opening comments – Dr. Rex Ellis, Chairman

Chairman Rex Ellis called the meeting to order at 1:30 PM.

2. Roll Call – Ms. Carmen Borja

Ms. Carmen Borja called the roll and determined that a quorum was present.

Members Present: Dr. Rex Ellis, Chairman
Mr. Jay Joseph, Vice-Chairman
The Honorable, A.C. Cordoza
The Honorable Keith Anderson, Chief, Nansemond Indian Nation
Dr. Charletta Barringer-Brown
Ms. Mary Bunting
Mr. Brian Jackson
Ms. Kelli Lemon
Mr. Terrance McGovern
Mr. John Reynolds
Ms. Season Roberts
Secretary Travis Voyles
Deputy Secretary Maggie Beal

Members Absent: Secretary Caren Merrick
The Honorable, Mamie Locke

Staff Present: Mr. John Hutcheson, Secretary/Treasurer
Ms. Carmen Borja, Assistant/Secretary
Ms. Dayna Barnes
Dr. Françoise Bonnell
Mrs. Yvonne Cash
Mrs. Jennifer Curcione
Mr. Christopher Johnson
Ms. Bonnie Kersta
Ms. Erika Scott

Ms. Jennifer Stokes
Mr. David Stroud
Mrs. Phyllis Terrell
Mr. Liam Thurkettle
Mr. Aaron Whittington

Others in Attendance: Sarah Spota, NHR Senior Advisor
Mr. Michael Sievers, Senior Assistant Attorney General
Mr. Scott Martin, Candidate for the CEO Position

3. Public Comment – Chairman, Rex Ellis

There was no public comment.

Closed Session

4. In accordance with VA Code §2.2-3711(A)(1)

Motion: Mr. Chair, I move that the Board of Trustees of the Fort Monroe Authority convene in closed session to discuss certain personnel matters, pursuant to § 2.2-3711(A)(1) of the Code of Virginia, which authorizes closed meetings for the purposes of certain personnel matters pertaining to “specific public officers, appointees, or employees of any public body” the following Code sections and for the following purposes:

So Moved: Mr. Jay Joseph
Seconded: Mr. Brian Jackson

Unanimously Approved.

Reconvene

5. Motion: Mr. Chair, I move that the Board of Trustees of the Fort Monroe Authority end the closed session to discuss matters pursuant to §2.2-3711(A)(1) of the Code of Virginia, reconvene an open meeting, and ask the members to certify only those matters lawfully exempted from open meeting requirements under §2.2-3711 of the Code of Virginia, and only such public business matters as were identified in the motion by which the closed meeting was concerned, were heard, discussed or considered by the Board of Trustees of the Fort Monroe Authority in closed session.

So Moved: Mr. Jay Joseph
Seconded: Delegate A.C. Cordoza

Dr. Rex Ellis, Chairman - Yes
Mr. Jay Joseph, Vice-Chairman - Yes
The Honorable, A.C. Cordoza - Yes
The Honorable Keith Anderson - Yes
Dr. Charletta Barringer-Brown - Yes
Ms. Mary Bunting - Yes

Mr. Brian Jackson - Yes
Ms. Kelli Lemon - Yes
Mr. Terrance McGovern - Yes
Mr. John Reynolds - Yes
Ms. Season Roberts - Yes
Secretary Travis Voyles - Yes
Deputy Secretary Maggie Beal - Yes

Ms. Borja called the roll and determined the vote was certified and considered final.

Unanimously Certified.

Action Item:

6. Consideration of CEO candidate recommended by CEO Search Committee

Motion: I move that the Board of Trustees approve the hiring of CEO candidate Mr. Scott Martin

So Moved: Mr. John Reynolds

Seconded: Mr. Brian Jackson

Unanimously Approved

7. Remarks by new CEO

Chairman Ellis congratulated Mr. Martin and asked if he would like to make any remarks.

Mr. Martin thanked the Board for the opportunity to serve as the FMA's new CEO.

8. Approval of Minutes from September 19, 2024, Meeting – Dr. Rex Ellis, Chairman

The September 19, 2024, meeting minutes were provided as a read-ahead in the Board package (Appendix I).

Motion: I move that the Board of Trustees approve the Minutes from the September 19, 2024, Meeting.

So Moved: Mr. John Reynolds

Seconded: Dr. Charletta Barringer-Brown

Unanimously Approved

Reports and Briefings

9. FY2024 Audit – Jay Joseph, Finance Chair

The FY2024 Audit report was provided as a read-ahead in the board package (Appendix II).

Motion: I move that the Board accept the FY2024 Audit

So Moved: Mr. Jay Joseph

Seconded: Delegate A.C. Cordoza

Unanimously Approved

10. Chairman's Report – Dr. Rex Ellis, Chairman

Chairman Ellis thanked the Trustees who have been engaged in Board activities, such as the Search Committee. He also expressed his appreciation for the success of the Veterans Day event, and he commended the FMA staff for all their hard work and accomplishments this year.

11. Chief Executive Officer's Report – John Hutcheson, Acting CEO

The Chief Executive Officer's Report was provided as a read-ahead in the Board Package (Appendix III).

Mr. Hutcheson provided the Board with a brief update on the projects currently taking place on the Fort. He was pleased to announce The FMA's first Utility Master Plan project, the Water Line Project is finally wrapping up.

Mr. Hutcheson also recognized the Accounting Department for having delivered the FMA's first clean audit, the first with no findings. And he recognized Yvonne Cash for helping the FMA earn a certificate at the Procurement Forum earlier in the week for exceeding the SWAM goal.

Chairman Ellis commended Mr. Hutcheson doing such a wonderful job as the FMA's Acting CEO.

12. Finance Report – John Hutcheson, COO/CFO

The Finance Report was provided as a read-ahead in the Board Package (Appendix IV).

Mr. Hutcheson provided the Board with a brief overview of the FMA Financial Report.

Ms. Mary Bunting complimented and thanked Mr. Hutcheson for identifying the funds to move forward with the grant position as it is something the Board has discussed for quite a while. She acknowledged his efforts for making that Board priority a reality.

13. Fort Monroe Foundation Report – John Hutcheson, Acting CEO

The Fort Monroe Foundation Report was provided as a read-ahead in the Board Package (Appendix V).

Mr. Hutcheson introduced Mr. Vincent Tucker as the new President of the Fort Monroe Foundation.

Chairman Ellis recognized Mayor-Elect Jimmy Gray's election win for Mayor of the City of Hampton.

14. Venues, Events, and Media Production Report – Aaron Whittington, Director of VEMP

Mr. Whittington provided the Board with a recap and update of past and future VEMP events.

Mr. Brian Jackson exited the meeting at 2:15 PM.

15. NPS Report – John Hutcheson, Acting CEO

The NPS Report was provided as a read-ahead in the Board Package (Appendix VI).

Mr. Hutcheson provided the Board with a brief update on the NPS Report.

Old Business:

16. African Landing Memorial Progress Report – John Hutcheson, COO/CFO

The Moving Properties to the Marketplace Report was provided as read-ahead in the Board Package (Appendix VII).

Mr. Hutcheson provided the Board with a brief progress update on the African Landing Memorial.

Dr. Françoise Bonnell also provided the Board with a progress update on the maquettes and working relationship with artist Brian Owens and the relationship with the Angolan Delegation and the plans for 2025.

Ms. Bunting spoke about the Sister Cities Program that the City of Hampton has with Angola and the plans to develop it into a richer program over time.

Mr. Reynolds added that according the NPS Report, they too are exploring the idea of a Sister Park arrangement with Angola.

17. Moving Properties – John Hutcheson, COO/CFO

The Moving Properties Report was provided as a read-ahead in the Board Package (Appendix VIII).

Mr. Hutcheson provided the Board with a brief overview of the Moving Properties Report.

18. Utility Master Plan – John Hutcheson, COO/CFO

The Utility Master Plan Report was provided as a read-ahead in the Board Package (Appendix IX).

Mr. Hutcheson provided the Board with a brief overview of the Utility Master Plan report.

19. 2025 Board of Trustees Calendar Approval – Carmen Borja, Assistant Secretary

The 2025 Board of Trustees Calendar was provided as a read-ahead in the Board Package (Appendix X).

The Board discussed and voted to reschedule the June 2025 meeting to Wednesday, June 18th, 2025.

Mr. Reynolds took a moment to thank the 2 non-voting state members of the Board for the incredible amount of work they do on behalf of the Fort Monroe Authority.

New Business:

20. Employee Handbook Update – Jennifer Curcione, HR Manager

The Updated Handbook Policies were provided as a read-ahead in the Board Package (Appendix XI).

Mrs. Curcione provided the Board with a brief overview of the updated handbook policies.

Motion: I move that these updated handbook policies be adopted.

So Moved: Mr. Jay Joseph

Seconded: Mr. John Reynolds

Unanimously Approved

Secretary Travis Voyles expressed his appreciation to the Board and introduced his new backup for Fort Monroe Authority Coverage, Senior Advisor Sarah Spota.

Adjournment – 2:56 PM

Chairman Ellis thanked everyone for their participation and called for a motion to adjourn the meeting.

The meeting was unanimously approved to adjourn at 2:56 PM.

Respectfully submitted,

Carmen Borja

APPENDIX

- APPENDIX I – Approval of Minutes from September 19, 2024, Meeting
- APPENDIX II – FY2024 Audit Report
- APPENDIX III – Chief Executive Officer’s Report
- APPENDIX IV – Finance Report
- APPENDIX V – Fort Monroe Foundation Report

- APPENDIX VI – National Parks Service Report
- APPENDIX VII – African Landing Memorial Report
- APPENDIX VIII – Moving Properties to The Marketplace Report
- APPENDIX IX – Utility Master Plan Update
- APPENDIX X – 2025 Board of Trustees Meeting Calendar
- APPENDIX XI – Employee Handbook Updates

DRAFT



Chief Executive Officer's Report
Fort Monroe Authority Board of Trustees Meeting
February 13, 2025

REAL ESTATE DEVELOPMENTAL PROJECTS

Marina Redevelopment / Pack Brothers Hospitality – Pack Brothers Hospitality (PBH) continues to operate the Old Point Comfort Marina under the lease agreement signed in June 2024. PBH pays a base monthly rent and percentage rent equal to 50% of the net operating revenue.

Ingalls Road Redevelopment Sites 1 and 2 / Echelon Resources DBA FM Lofts LLC – Echelon/FM Lofts (FM Lofts) continues to make progress on the plans to renovate Buildings 87 and 89 (Site 1) and Building 100 (Site 2) to create residential units and storage units in the buildings.

The developer has submitted drawings for the City's review and has received building permits for both projects.

The developer continues to complete the contingency requirements for commencement of the ground lease. The developer has submitted the construction budget to satisfy §3.06(a)(ii), the commitment letter from a lender for the construction financing to satisfy §3.06(b)(i), construction completion guaranty financials to satisfy §3.06(b)(ii), and a copy of the tax credit investor term sheet to satisfy §3.06(c)(ii)(x). The developer is working to satisfy the last 3 contingency items – closing of construction financing, closing with the tax credit partner, and evidence of equity contributions.

Before the developer can close their construction loan and tax credit financing, the FMA is working with the OAG on a consolidation of the multiple Army parcels into one master parcel, the owner's title policy for the consolidated parcel, and an updated ALTA survey for the two tax parcels.

Commercial Properties

Category	SF	# of Bldgs	% of Total	SF Leased	SF Licensed	SF Occupied	% Occupied
1	419,275	32	28.2%	346,483	12,594	9,550	87.9%
2	42,747	2	2.9%	25,911	1,000	-	63.0%
3	249,059	22	16.7%	93,722	29,809	21,340	58.2%
4	535,551	29	36.0%	39,402	-	2,000	7.7%
5	100,367	34	6.7%	-	3,387	10,224	13.6%
6	140,160	9	9.4%	-	-	116,071	82.8%
Total	1,487,159	128		505,518	46,790	159,185	47.8%
				34.0%	3.1%	10.7%	

	SF	% of Total	SF Leased	SF Licensed	SF Occupied	% Occupied
Contributing	1,215,144	81.7%	326,005	35,947	140,233	41.3%
Non-Contributing	272,015	18.3%	179,513	10,843	18,952	76.9%

Category Descriptions

- 1 Immediately available. Standard Tenant Improvements and deferred maintenance.
- 2 Priority to repair for leasing. Additional capital improvements required.
- 3 Significant capital investment required for leasing.
- 4 Adaptive reuse candidate.
- 5 Infrastructure - Not considered a viable revenue producing asset.
- 6 Reserved for FMA Use.

Commercial Leasing Activities

The FMA executed on a 5-year lease extension for Just Floored in Building 261.

The FMA executed a lease amendment with Liberty Source to modify the leases for Building 162 and 270.

Alternatives, Inc. has vacated Building 263 at the end of their lease. The FMA tried to relocate the tenant to a smaller space but was not able to find a building that worked for the tenant's smaller space needs.

The OAG and FMA continue to work on the new triple-net lease for Oozlefinch.

The FMA continues to work on the plans to relocate its commercial and residential leasing and maintenance teams from Building 27 and 27A to Building 28, where the Preservation workshop has been established. The interior renovations to the space are nearly complete. The FMA's I/T contractor is working on network cabling. The FMA has begun moving some of the shop equipment to the new building and expects to relocate the residential and commercial leasing and maintenance staff into the building in the spring.

Commercial Capital Project Management – Maintenance Reserve Projects

Building 77 HVAC Replacement – Vansant & Gussler (V&G) designed a new HVAC system to replace the obsolete boiler/chiller central plant and fan coil units. The first attempt for bids in the fall of 2023 was unsuccessful. Updated bid documents were prepared and approved by the Division of Engineering and Buildings (DEB). The new Invitation for Bids (IFB) was issued in April and three bids were received in June. The FMA has issued a contract for the work and the vendor has ordered the equipment. One of the tenants in Building 77 has permanently relocated to a building in Hampton, and the FMA has relocated the other tenant to a temporary building while the work is completed. Preliminary construction has commenced, and the HVAC equipment arrived in November and December. Construction is expected to be completed by mid-April 2025.

Building 138 HVAC Upgrades – PACE Engineering has designed a separate HVAC system to address the temperature and humidity in the archive room to meet the requirements established by the American Alliance of Museums (AAM). Final drawings were approved by DEB. The FMA issued the IFB in February and three bids were received in March. The FMA issued a contract for the work and the vendor ordered the long lead equipment. A pre-construction meeting was held on August 20th and construction began in September. The contractor, working with the project engineer, are working to ensure the temperature and humidity levels are maintained at the required levels. The project is expected to be substantially completed in early February

Building 5/6 Boiler Replacement – The boiler in Building 6, which provides hot water heating to Buildings 5 and 10, has failed. The FMA has contracted with V&G to design the replacement equipment. During the design process, FMA discovered that multiple pumps and valves serving Building 10 have failed and will also require repair or replacement. The FMA is investigating using a Job Order Contractor to accomplish this limited scope of work that is expected to be like-kind replacement prior to issuing the Invitation for Bid for the boiler replacement. Construction documents for the boiler replacement have been submitted to DEB but have not yet been approved.

Casemate 21 HVAC Replacements – V&G has designed a replacement HVAC system for Casemate 21 which houses the Museum Education Center and the Chapel Center. Final drawings were approved by DEB in March. The FMA contracted for a hazardous materials assessment prior to issuing the plans for bidding. MEI staff removed the artifacts and OPCRES removed the furniture in preparation for the pre-bid meeting and construction. The IFB was issued on September 11th and a pre-bid meeting was held on October 8th with 6 contractors in attendance. In response to pre-bid questions submitted, the due date was delayed to November 22nd, allowing contractors additional time to prepare their bids. Four bids were received and FMA has issued a contract for the work. The contractor has begun making submittals and a preconstruction meeting will be held in early February.

Building 28 HVAC Replacements / Leasing and Maintenance Relocation – The FMA used the JOC process to replace two failed boilers with a single boiler in January to provide heating for the entire building. After the Job Order Contracts were reissued by DGS, FMA replaced three mini-splits for the new residential and commercial leasing offices.

Building 139 HVAC Replacements – The FMA is using the JOC to replace the failing chiller in Building 139 with like-kind equipment. Purchase orders were awarded to the JOC Contractor and long lead equipment was ordered. Preliminary construction began in October. The long-lead equipment was expected to be delivered before the end of January 2025; however, FMA was recently informed that the delivery has been delayed. The current expected arrival is mid-March.

Exterior Window/Building Envelope Repairs for Building 96 – Since renovating Building 96, the occupant continues to experience leaking windows and water intrusion through the brick/CMU walls. Guernsey Tingle (GT) has assessed the window and building envelope conditions and designed the window replacement project. The IFB was issued in April and nine bids were received in June. The FMA has issued a contract for the work and the vendor has begun the submittals that are required to order the replacement windows. The contractor is working with a representative for the window manufacturer on site to ensure all measurements are accurate before the windows are ordered. Due to a lengthy lead time (16-18 weeks), the replacements are not expected to begin until Spring 2025. The FMA and OPCRES are coordinating furniture relocation and potential remote work for the tenant’s employees to allow the contractor to efficiently complete the project.

Residential Properties

The residential inventory consists of 170 leasable units, excluding the eight units that will be rehabilitated as described below. Residential occupancy is summarized below:

Residential Inventory (as of 2/3/25)	178
Units requiring significant repairs	8
Units in leasable condition	170
Occupied units	166
Vacant leasable units	4
Vacant units leased pending move-in	3
Near-term vacancies	3
Near-term vacancies pre-leased	1
Controlled availability	3
Occupancy % of leasable units	97.6%

Residential Capital Project Management – Maintenance Reserve Projects

The 2023 Special Session I amended FY23-24 budget included \$7.04 million “for rehabilitation of historical residential buildings at Fort Monroe.” The FMA is prioritizing the five building renovation projects to get construction started as soon as practicable.

Rehabilitation of Building 14 – Hanbury completed the construction drawings and opinion of probable construction cost for the rehabilitation of this 1880s single-family residence. DEB reviewed the initial construction drawings and specifications. The FMA received a Saving America’s Treasures grant in the amount of \$372,437.00. The matching funds for the SAT grant will come from the \$7.04M supplemental appropriation in the FY23-24 amended budget. The section 106 consultation with the NPS resulted in some changes to the drawings which required Hanbury to update the drawings. The revised drawings were submitted to DEB and final approval was received on February 5th. The FMA has received NPS concurrence for the updated project scope. The grant required the FMA to issue a Request for Qualifications (RFQ) for prospective contractors before requesting bids on the project scope. The RFQ was issued in August. Four contractors submitted qualifications but only two were deemed fully qualified. An IFB was issued to both qualified contractors on October 8th. Construction fencing, with project signage attached, was erected around the perimeter of the site to provide additional opportunities for interpretation and prevent vandalism. A site visit was held October 24th with an additional visit requested for November 6th. The bid due date was delayed allowing contractors sufficient access to the site. Two bids were received November 18th at 2:00 PM and will be opened in public the following day. FMA has selected the lowest responsive and responsible bidder and issued a Notice of Intent to Award. A contract will be executed once the funding is approved by DGS/DPB.

Rehabilitation of Building 15 – Q-Design Architects has completed construction documents for the scope of repairs on this 1870s residential duplex. This project is on hold pending completion of Buildings 14, 62, and 63.

Rehabilitation of Building 19 – Q-Design Architects has completed construction documents for the scope of repairs for this 1870s residential single-family dwelling. This project is on hold pending additional completion of other four rehabilitation projects.

Rehabilitation of Buildings 62 and 63 – Commonwealth Architects completed the construction drawings and specifications for these two 1880s residential duplexes. The construction drawings were approved by DEB and issued for bids. The FMA did not accept the bids due to the cost. Given the passage of time since the original drawings were approved, Commonwealth Architects will need to update the drawings, and the revised drawings will require DEB approval. The current plan is to request the architect update the drawings once the annual update to the Construction and Professional Services Manual (CPSM) is issued this fall. The updated plans will be resubmitted to DEB for approval and once approval is received, plans for both buildings will be issued for bids. The project will be completed with the additional funding approved in the amended FY23 budget.

Building 80 Exterior Porch Repairs – The FMA identified some structural repairs that need to be made to the front porches of the apartment building. FMA issued a project order to Hanbury for condition assessment and design drawings. The FMA received 95% drawings from Hanbury. The project will require DEB review due to the scope of structural repairs required. An IFB will be issued after the plans are approved by DEB.

Asphalt Roof Replacements – Buildings 3, 16, 18, 61, and 129 have been graded as the priorities for the next round of asphalt roof replacements. The condition assessments have been completed by Roof Consulting Services and GT has incorporated the condition assessment report into the bid documents. The project was approved as part of the June 7th consent agenda for the Art and Architectural Review Board (AARB). Bid documents have been submitted and approved by DEB. An IFB was issued on September 24th. A mandatory pre-bid meeting was held October 22nd and was attended by 8 contractors. Bids were due November 19th and opened in public the following day. Five bids were received and FMA has issued a Notice of Intent to Award. Execution of the contract is pending OAG approval of the Payment and Performance bonds. Construction is expected to begin mid-February.

Exterior Improvement Projects / Building 120 – Drawing on the lessons learned from the Building 118 project, Q-Design updated the bid documents for Building 120. The FMA issued an IFB on August 19th and bids were received on October 18th. A contract has been executed with a Notice to Proceed effective November 15th. The contractor mobilized in mid-January and has begun making submittals. Construction is scheduled to be completed by the end of May 2025.

Exterior Improvement Projects / Building 102 – The condition assessment and drawings for Building 102 will be updated and issued for bid later this year.

Portico Roof and Sunroom Window Replacement on 9 Quadplexes - Guernsey Tingle has completed the construction drawings to replace the wooden casement windows on the enclosed sleeping porches on the nine Reeder buildings (36 units in total) installed in the early 1990s. In addition, the plans also include repairs to the copper roofing system on the portico entrance roofs to address recurring roof leaks that have caused damage to the portico roof structures. The project will require consultation with the Department of Historic Resources (DHR) before being issued for bid. The FMA Historic Preservation Officer is preparing the consultation package to submit to DHR.

Reeder/Tidball Duplex Porch Repairs for 20 Duplex Units – GT is doing a condition assessment and project scope for the chronic porch issues in these identical duplex units. GT and their consultant have finished the condition assessment. The project is temporarily on hold pending other project workloads.

Site-wide Capital Project Management

Capital Project Management – Maintenance Reserve Projects

Multi-Building Roof/Railing Project (Buildings 143 & 144) – Guernsey Tingle (GT) produced a project manual and separate drawings for two identical four-unit apartment buildings (Building 143 and 144). The FMA issued a contract to the single bidder who responded to the IFB. Work commenced on January 29th. The FMA approved two change orders to address unforeseen conditions identified during the project including substantial fire damage to Building 143 that was undocumented by the Army. The repairs to both buildings were completed in December and this project has been closed out.

Multi-Building Roof/Railing Project (next phase) – The FMA has evaluated the conditions of the four remaining buildings that were part of the original six-building project. The FMA has determined that Building 171 (YMCA) will be issued for bids next. Depending on workloads, Buildings 141 and 142 (identical buildings) will be submitted for bids as soon as possible, with Building 119 (the Commanding General’s Residence) scheduled to be completed in the summer of 2025.

Sump Pump Discharge – The FMA, working through Veolia with consulting support from Kimley-Horn (KHA), has completed the scope of work for the second phase of the project to redirect sump pump discharge lines from the sanitary sewer to stormwater. FMA issued the project order for the second phase of this project. Veolia is nearing completion on the work to redirect the sump pump discharge to stormwater for these thirteen residential duplexes in the Tidball Road area.

Fort Monroe Post Theatre Renovations – FMA issued the conceptual design project to GT. GT and their team of consultants including theater design experts, acoustic engineers, and historic preservation consultant have completed the condition assessment and have delivered schematic plans. The FMA has reviewed the conceptual plans, and the Board has endorsed the conceptual project. The FMA submitted a capital fundings request for the FY25/26 budget. No funding for this project was received in the FY25-26 budget. The project is on hold until additional funding is appropriated or identified.

Engineer Wharf Structure Assessment – McPherson Design Group (MDG) submitted preliminary drawings for repairs to the Engineer Wharf pier and the drawings were reviewed by DEB. DEB has provided comments and MDG has responded to the comments. A portion of the railing for the Wharf failed and the T-head portion of the pier was closed. A contractor made temporary repairs to the damaged section of the T-head to make the pier safe for use until the pier replacement project is started. MDG expects to have the revised drawings incorporating all DEB comments to FMA by mid-February.

West Bastion Gun Exhibit and Postern Gate Glass –The amended FY23-24 budget contains language authorizing the FMA to use Maintenance Reserve funds for the storefront glass portion of the project. Some support for the project will also be provided by the Fort

Monroe Foundation. The FMA issued an RFQ in December 2023 and a single response was received by the deadline in January 2024. After evaluating the single response, the FMA has elected not to issue a contract for the work. The FMA will use the JOC process to accomplish this work. Purchase orders were awarded to the JOC contractor mid-January and FMA is in the process of scheduling a pre-construction meeting and expects the contractor to begin submittals and ordering long lead materials by mid-February.

Removal of 300,000 Gallon Elevated Water Tank – With the authorization granted in the FY23 budget bill to use Maintenance Reserve funds for the water tank removal, the FMA completed DHR consultation, received approval for the water tank demolition from the AARB, and the demolition permit from DEB. The FMA has issued the contract for the removal and the water tank structure was removed on February 21st. The FMA is working with the utility subcontractor to complete the underground work to complete the project.

Removal of Temporary Buildings T-99 and T-104 – The FMA engaged McPherson Design Group to develop the scope of work and project manual for the removal of these two warehouse buildings. Veolia has provided information on the utility service lines in the area. The Historic Preservation Officer has submitted the consultation to DHR and NPS. The bid documents will require DEB approval after the consultation clears. FMA plans to issue an IFB as soon as the bid documents receive final approval from DEB.

Capital Project Management – VPBA Projects

Mercury Boulevard Water Line Replacement – The notice to proceed was issued to Suffolk Utility Construction on September 8, 2022. The horizontal directional drilling subcontractor has completed the installation of the water line under Mill Creek. The contractor is actively working to make the connections to the Newport News Waterworks (NNWW) distribution system in Phoebus. . The project is substantially complete and will be closed out after record drawings have been received from the A/E of record.

Outer Moat Wall (Counterscarp) Repairs – Hanbury and Wiss, Janney, Elstner Associates (WJE) submitted a Preliminary Engineering Report (PER). The FMA requested Hanbury and WJE develop a Scope of Work for additional investigations to confirm conditions below the water line of the Moat in areas identified as needing immediate repairs. The design team has proposed a test project to develop cost estimates for the balance of the repairs. This project has been placed on hold for staff to focus on other pressing projects.

African Landing Memorial (ALM) Site Improvements – The site design contract was awarded to Baskervill & Son, P.C. (dba Baskervill). The site improvement project was approved by AARB at its February meeting. Final drawings were submitted to DEB in May. After DEB approval, the IFB for the site work was issued on July 26th. A virtual pre-bid meeting was held on August 22nd and bids were received on September 26th. A contract was awarded with a Notice to Proceed effective November 15th. A preconstruction meeting was held on November 6th and the contractor has begun on-site work. Although several unexpected discoveries have been made, construction is expected to be completed by the end of July 2025.

Fortress Sally Port Repairs – Work by Kimley-Horn and Bennett Preservation for the scope of repairs and the OPCC is on hold for staff to focus on other pressing projects.

Front Entrance Redesign – The FMA allocated \$9M of the \$40.3M in VPBA capital funding towards the project to redesign and reconstruct the Fort Monroe front entrance. The FMA has received \$550,000 from the Federal Lands Access Program grant funding the front entrance design project. The FMA has requested that VDOT manage the project. VDOT is evaluating the project before agreeing to manage the project for the FMA. VDOT has contracted with Kimley Horn to develop 35% schematic drawings and updated cost estimates. The updated cost estimates for the project inflated to the mid-point of construction is \$18.4M. With the \$550K in FLAP funds, the FMA needs \$8.9M of additional capital funding to complete the entire front entrance project. The FMA has submitted an additional \$50M capital budget request for FY26 to provide the additional funding for the project.

Stillwell Road Relocation/Trail 757 Project – In cooperation with the FMA, the City of Hampton submitted a grant application and received \$12.9M in VDOT Smart Scale funding for a project to install a multimodal pathway from Mercury Boulevard to the Hampton Community Center as part of the project to connect Fort Monroe and Hampton to the Capital Trail in Jamestown. The project scope requires the relocation of Stilwell Road and will include some utility work related to the North Gate Utility Master Plan. VDOT has requested that this project be completed and bid together with the front entrance project for economies of scale. Based on the 35% schematic drawings, the project cost estimate inflated to the mid-point of construction is \$20.2M. The FMA's share of the project after the \$12.9M grant funding is \$7.3M. The FMA does not currently have the capital funding to commit to the \$7.3M cost share. The FMA has submitted an additional \$50M capital budget request for FY26 to provide the funding for the project.

Utility Master Plan – McNair Road Improvements – Whitman, Requardt & Associates (WRA) was engaged for the PER for McNair Road Improvements. The FMA has received the PER and has reviewed the report. The FMA Board endorsed the conceptual plans. Based on the delay in the marina development, this project is on hold.

Utility Master Plan – Ingalls Road Improvements – The FMA has received a proposal from WRA for the preliminary engineering project proposal for the Ingalls Road area utility improvements. With the McNair Road project on hold, this project will become the priority since it provides upgraded water service to the two redevelopment sites currently under option agreements with FM Lofts. The FMA has requested DPB approve the unused \$2.4M allocated VPBA funds towards the Ingalls Road PER project. Now that the \$50M capital funding is available, the FMA submitted the CO2 form to DPB required to allocate the estimated \$32.9M design and construction cost. The FMA is working with DPB to approve the CO2.

Dominion Electrical System Upgrades – The FMA is continuing to work with Dominion Energy on the improvements and upgrades to the electric infrastructure at Fort Monroe. As previously discussed, the project is broken into three sections – metering, lighting, and distribution.

- Metering – The parties continue to work to install residential meters on the eleven duplexes along Patch Road and Moat Walk.
- Lighting – Dominion is still working to install twelve light poles with acorn fixtures on Commonwealth property in the vicinity of the Casemate Museum using adaptor plates so the original pole bases can be reused to avoid ground disturbance in the interior fortress area. Dominion is replacing forty-six streetlights along Fenwick and Patch Roads, from the NPS-FMA boundary south to Griffith Street. The FMA and Dominion are planning for the next phase of streetlights to cover 45-50 poles from Stilwell Road south along Ingalls to Patch Road.
- Distribution – The first Dominion distribution project (Phase 1) is the replacement of aging switch boxes and reconfiguration of underground conductors by directionally drillings at 3 separate locations. All the work on the Phase 1 project has been completed. The FMA has received the proposed Phase 2 distribution project from Dominion. The project involves work at 74 sites around the property. The FMA has reviewed the proposed plan for the impact of ground disturbance. The EIR for Phase 2 is complete. DEQ has approved the EIR for the work. The FMA has requested approval for \$4.1M project funding from the previously allocated \$40.3M VPBA funds. Now that the \$50M capital funding is available, the FMA is working with DPB to approve the CO2 form for this project that was submitted in August 2023.

The FMA has also received the preliminary proposal for the new substation. The estimated cost for the substation project is \$870K. The FMA is evaluating the proposed replacement before requesting the VPBA funding and DHR consultation.

Infrastructure Project Management – VDOT-funded Projects

The FMA is working with Kimley Horn and Veolia on the scope of the FY25 VDOT maintenance projects. Based on initial assessments, most of the funds will be directed to bridge inspections and repairs on the 3 vehicular bridges crossing the moat.

VENUE, EVENTS, AND MEDIA PRODUCTIONS REPORT

Tidewater Striders 9 Years at Fort Monroe



On Saturday, February 1, 2025, the Tidewater Striders Distance Series came back to Fort Monroe for its 8th race over 9 years. With the exception of January 2021 (Covid) the race has been held annually since 2016. This is the only foot/ road race hosted at Fort Monroe throughout the year of this size, and with this level of impact. 214 racers participated in either a 5-mile, 10-mile or 15-mile course around Fort Monroe.

Black History Month

This year we partnered with Jack and Jill of America (Hampton Chapter) and received support from the Fort Monroe Foundation, Dominion Virginia Energy, the William Tucker 1624 Society and others to produce the second annual Youth Black History Festival!!



This year we had

approximately 300 people register to take part in a variety of different hands-on activities around Fort Monroe that highlight Black Culture, History or engage youth in different ways of exploring those elements. This workshop/ station-based festival was arranged so attendees could spend 45 minutes with professional instructors to learn and try African Drumming, Dance, Poetry and Spoken Word, Yoga and Self-care, Archeology, and more. The special session included a performance from the Rainbow Puppets Company, and a presentation from the Hampton Commonwealth Attorney Anton Bell.

2025 Event Highlights

In 2025 we are partnering with the VA250 Commission to bring back a 4th of July Celebration to Fort Monroe. This signature event will be hosted on July 4th and highlight/ celebrate Virginia and the varied history and culture that makes our Commonwealth great! Planning is underway and includes a day of programming, live entertainment, vendors and exhibits from across the Commonwealth, special guests and of course concludes with a climactic and dynamic fireworks and drone show. As planning continues you will of course hear more and more about this wonderful event and how you can support and take part.

With the completion of the African Landing Memorial Plaza, we will once again have an opportunity to engage the public and include everyone in ceremonial dedications and events around African Landing Day. While the focus of the FMA will be on the Plaza, African Landing Day itself will include some of the traditional elements and take on new shape as new partners and organizations join in the planning process for a day of remembrance, commemoration and honor for the first Africans who landed on these shores in 1619.

Venue Rentals



We currently have 11 venue rentals confirmed in 2025. While this is a little slower than last year, we do expect to see surges throughout the year and are shifting our intentional marketing and promotion of venues to help generate more long-range planners. We have less CGR rentals, but more Chapels rentals and we are exploring other ways to use the Chapel and generate more potential revenue. We are now renting the Commanding Generals Residence and the Garden for military

ceremonies. Our inquiries have picked up since the first of the year, and we expect to see a continued increase through February. We are working on small updates at the Building 75 Retreat Center that will brighten up the space and make it more attractive to potential clients. We are also revising and increasing the advertising and visibility of both the Retreat Center and the Chapel this year. In 2025 it is the focus of our Venues Division to elevate and highlight some of our less used spaces.

Media Production

Over the last year, we have been intentionally programming our social media accounts to drive followers, educate the public about the FMA and Fort Monroe, and engage with followers on a more weekly basis. Evidence shows our efforts are being effective. Compared to this same time last year, on Facebook we have a new follower increase of 40% and a 60% increase in engagement; Instagram has seen an increase of 159 new followers, with a 100% increase in engagement; YouTube (now being used regularly) has views up 216% and followers up 91% from this same time last year. Our Discover Fort Monroe series has had a tremendous impact on our social media engagement. It is our intention to continue to be intentional about the use of different features, as well as how we engage the different users of each platform, as well as expand our media production to meet more people where they are online.



MUSEUM, EDUCATION, AND INTERPRETATION REPORT

The Museums, Education and Interpretation Team has begun several new initiatives for 2025. We began by reviewing 2024 activities, projects, programs and partnerships to determine what worked well, needs to be tweaked and where we can improve upon in all functional areas. This has led to several changes in our programming, priorities as well as the general direction of our team's work. We also completed two internal strategic planning meetings that included writing an internal mission and vision statement, reviewing the responsibilities of each individual and how work in a particular functional area impacted another's, sharing goals therein, listing out projects, determining whether they are near, short or long term, the level of resourcing available or needed, and finally categorizing them into priorities. This will provide a roadmap for the team for the next 3-5 years.

Two major initiatives that will shape the tasks associated with the projects and activities identified by this process are: 1) seeking American Alliance of Accreditation and 2) re-designing exhibits and updating the storylines in the Casemate Museum. Below is a summary of the last three months of activities for all the functional areas in the MEI organization.

Education Programs

The Education Programs Manager attended the annual National Council for the Social Studies Conference for the second time, this year's in Boston on November 22nd and 23rd. This year's theme from "Many Voices, Many Stories, One World". The conference was attended by nearly 5,000 teachers and education professionals from across the country. In partnership with Hampton City Schools, the Education Programs Manager presented a workshop session on the first day of the conference titled "Examine Underrepresented Voices of the Civil War Era using Historical Thinking Skills". This workshop focused on teachers using primary source documents from African Americans during the Civil War Era in a modified way for their learners to understand the African American experience during the war rather than the usual perspective of the typical historical figures traditionally taught in the classroom. This included a larger discussion of the Contraband Decision of 1861. The workshop was very well attended, with roughly 65 people, and generated a large amount of positive feedback.



The Education Programs Manager was chosen by the Media Specialist to film a video to promote the education programs at Fort Monroe. The video was posted on FMA social

media pages at the beginning of January and has been viewed over 1,600 times and shared 12 times alone on Facebook.



In December, the Education Programs Manager and the Social Studies Curriculum Leader for Hampton City Public Schools began to plan for submissions to present at the 2025 NCSS Conference in Washington, D.C. This year's theme is "Because Democracy depends on it". Throughout the month of December, the Social Studies Teacher Instruction lead brought all African American Studies High School students to Fort Monroe for the What is Freedom program. This partnership began when

the Instruction lead was in his old position teaching at one of the high schools and brought students on a field trip on their own. In total, 77 students attended the field trips with 10 staff members. Another partnership that has continued for the Education Programs Manager has been with Joint Base Langley-Eustis and the class for Warrant Officers. January brought in a class of 20 new officers, including an international student from the UAE.

MEI Internship Program

The internship program continues to grow and now includes two students from Hampton University. The Education Programs Manager onboarded two students, both currently in their senior year with one being a major in history and the other political science, in mid-January. James, our political science major, is interested in obtaining a postgraduate degree in history and is looking to gain an understanding of public history. He will be working with each member of the MEI team on their current projects while submitting weekly journals to his university advisor. Our second intern, Lillian, will be working directly with the Education Programs Manager and the Collections Manager to create a guide for using collections and archives in educational programming. One of her goals is to possibly go into the legal field with a focus on ethical property use.

Looking ahead to February, the Education Programs Manager has a series of outreaches in Virginia Beach Public Schools and virtual education programs in California and Nevada.

MEI Volunteer Program

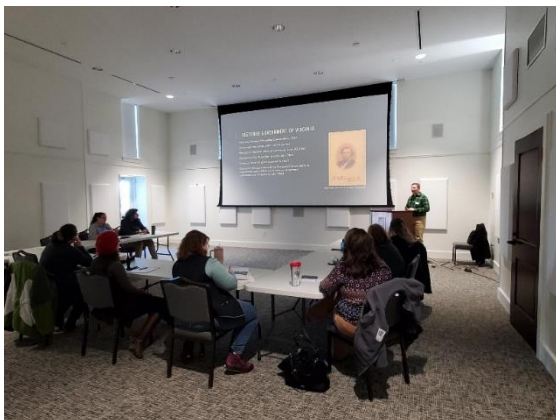
The MEI Volunteer Program Coordinator is working hard to engage volunteers. The program is rolling along with 17 active volunteers who logged 103 volunteer hours in September and October and over 672 hours so far this year! Hours were accumulated by greeting and interacting with visitors in the Casemate Museum and doing public outreach at the Hampton Crabtown Festival and the Phoebus Fall Festival.

Historian John Weaver presented his talk Historic Fabric at Fort Monroe: A Scavenger Hunt on 16 October for a professional development Lunch & Learn for employees and volunteers. He discussed various components of the fort that are still present, and where they can be found. As a result, participants can explore the fort at their leisure and observe the structures in depth, allowing them to be seen in a new light! In addition, 5 volunteers attended a meeting on 24 October where we discussed the updated volunteer manual along with a brief safety and emergency overview.

There will be a holiday potluck for volunteers in December and an Interpretation training in January. Our volunteer appreciation luncheon will be during Volunteer Appreciation week in April, where we will individually recognize and thank our volunteers for all the time they give to MEI and FMA.

Visitor Engagement

Several new tours have been developed over the past few months and the re-design of the walking tour guide is complete. Staff have been able to take advantage of several professional development opportunities, and several have led to fruitful partnerships.



On January 24, 2025, LVA staff visited Fort Monroe to present some professional development for the MEI staff, covering topics such as Virginia during Reconstruction and resources the Library provides for genealogical research. In return, we were able to escort LVA staff on a behind-the-scenes tour of the Fort, and plan for another public genealogy workshop in conjunction with African Landing Day.

Goals for 2025 include:

- Expanding statistics and metrics for visitor experiences
- Track and plan for projects and programs for MEI
- Research new ways to promote tours
- Complete an audio tour of Visitor and Education Center
- Provide training and professional development opportunities for visitor services staff, expand current volunteer program and initiate interpretation training for volunteers, update orientation screen and interactives at the VEC with new interpretive topics
- Research additional accessibility offerings for visitors



Program Presented By the Fort Monroe Authority

Black History Month Tour Knowledgeable Minds and Skilled Hands



Source: Yale University



Source: Colonial Williamsburg



Source: National Park Service

Tour Description: Join us for a fascinating tour where we will bring to light the little-known stories of those who shaped the history at Fort Monroe and beyond. We'll share the wide-ranging impact of Black labor and the full force their knowledge and experience had on America. With a special behind-the-scenes visit, we will see up-close the craftsmanship of those who built the largest masonry fortification in the nation.

Public Programs



Fort Monroe's Veterans Day Parade and Celebration on November 9th was a great success! The event, put on in partnership by the City of Hampton, the Fort Monroe National Monument NPS, and the Fort Monroe Authority, garnered about 600 participants throughout the day!

The day kicked off with a parade from Phoebus to Fort Monroe's Continental Park, where exhibitors from Veterans support organizations, military groups, living

historians, and local museums provided activities for all ages.

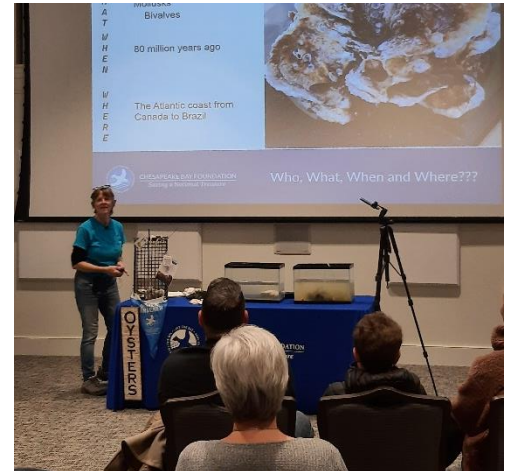
The MEI team enjoyed supporting the event by displaying one of our newest collections items, an M38 Jeep, educating the public about the history of Veterans Day, and providing an Honor Ceremony for Veterans. The ceremony included speakers from the Fort Monroe Authority and the Fort Monroe National Monument, Hampton's Mayor Donald Tuck and speakers from the local community. We were honored to have Joe Perkins, Commander of VFW Post 3219 from Phoebus, and retired Chief Petty Officer Jerri Shaw, Navy, speak as part of the ceremony.



The ceremony was followed by the planting of flags and the opening of the afternoon entertainment, which included demos from local ROTC corps, performances by dance groups, and children's games. The day wrapped up with a performance by the Liberty Dolls.

The Fort Talkers 2024 season concluded on December 12, 2024, with a spectacular presentation by the Chesapeake Bay Foundation's Bonnie Kersta.

Bonnie's talk covered the importance of oysters throughout history, their life cycle and environmental impact, and restoration efforts by the Chesapeake Bay Foundation. Participants watched in real time as oysters in the observation tanks filtered murky water crystal clear, all while Bonnie did her presentation!



Youth Programming



On December 28 our aspiring archaeologists returned for Session 2 of *History in the Making: I really DIG Archaeology!* This program is a hands-on, skill building workshop series, where youth interact with educators and experts from Fort Monroe exploring the various ways we study and engage with the past, to build skills for the future. Participants in Session 2 met Jaci Wells, Superintendent of the Fort Monroe National Monument, learned about soil texture and stratification and got their hands

dirty by beginning excavation in at their own dig site! They learned how to measure plots, excavate with care, use a shaker to screen for artifacts and collect and label artifacts that they found. The next session will see the completion of their excavation and some study into the objects they find on March 29, 2025!

Upcoming Programming and New Partnerships

We began the New Year by co-hosting programming with the Fort Monroe National Monument for Blue Star Families. For their First Hike of the Year, participants with Blue Star Families visited Fort Monroe where they explored the Casemate Museum, created musical instruments inspired by African music and artifacts, and learned how to become Jr. Rangers.



The 2025 calendar is brimming with living history programs, as we continue to develop new partnerships with reenactors and living history organizations. In addition to continuing our partnership with the 99th New York, Volunteer Infantry, Company D, we are excited to partner with the Society of Civil War Surgeons for an event specific to Civil War medical history on July 12, 2025. We are also in conversations with the 1st United States Colored Troops, and their associates from Living History Co., to plan some substantial programming about the USCT and African Americans in military service.

A promotional graphic for a talk and interactive program. It features a map of Fort Monroe in the center, with various landmarks labeled like 'Sand Beach', 'KEELQUIST', 'MAIN ENTRANCE', '371 guns', 'CHECK', 'WATER ENTRANCE', and 'LIGHTHOUSE'. The text is arranged in red banners around the map. On the right, there is a photo of a man in a blue uniform, identified as Josh Ford, a Living Historian with the 99th New York, Company D. The graphic also includes contact information for the Visitor & Education Center and the Fort Monroe Authority.

Talk and Interactive Program with Josh Ford,
Living Historian with the 99th New York, Company D

FORT MONROE

Sand Beach

KEELQUIST

Fort Talkers: Fort Monroe
During the Civil War

Thursday, March 13, 2025
6:00 p.m. - 7:30 p.m.

MAIN ENTRANCE
371 guns
CHECK
WATER ENTRANCE
LIGHTHOUSE

Visitor & Education Center
30 Ingalls Rd, Fort Monroe, VA

FREE

757-690-8181
publicprograms@fortmonroe.org

No Registration Required

Presented by the Fort Monroe Authority

Our Fort Talkers Speaker Series begins its 2025 season on March 13, with a speaker from the 99th NY, Josh Ford. Josh's talk will cover Fort Monroe during the Civil War and participants will have an opportunity to get up close and personal with some of the reproduction items he uses for his living history impression. We will also have some of the Museum's Civil War collections items on display for one night only in conjunction with the talk.

Collections Management

After several months evaluating the condition and status of the archival and artifact collection work has begun on executing a large-scale plan to move, consolidate, re-organize, catalog and photograph all the items. In the meantime, day-to-day work continues.

Fort Monroe Authority had five new donations of archival and artifacts during this quarter. Four exhibits were updated: 1) Angolan Art on display in the VEC was returned to Angolan Embassy, 2) Thompson Jeep was part of an educational display in support of FMA/City of Hampton Veteran's Day event at Continental Park, 3) Coaker Art display in the Casemate Museum was taken down and returned and in its place is 4) a temporary art exhibit showcasing the Glenn & Mary Oder collection of art and archival material (on display through May/June).

There were 6 external and 4 internal research requests this quarter for collections material. The priority being a comprehensive review of over 20,000 scanned images in support of Historic Property Office and FMA Operation's needs. A searchable guide was created, sharing almost 3,000 images from across Fort Monroe's landscape. Additional images and documentation will be shared as the Collections Manager continues to research and determine ownership of archival material.

FMA submitted a formal request to transfer the remaining 194 artifacts on loan from the Army on 13 December 2024. MEI awaits a final decision and determination of the way ahead.

The archaeological collection, consisting of over 1,400 objects, was inter-departmentally transferred from the Museum's permanent collection to the FMA Archaeologist on 24 January 2025.

The new HVAC system in the VEC is nearing completion, archives should be returned into the renovated space by the end of March and a box-level inventory will be completed at that time. During the wait, the remaining archival items as well as the library currently stored in the old archive (B. 21) are being sorted and inventoried. The material being kept will be placed in quarantine for mold observation and mitigation.

The permanent collection storage space inside the Casemate Museum is nearing completion of updates. Walls have been removed to assist with air circulation/flow and old rusted cabinets have been recycled; allowing for the reorganization of artifacts to align with best storage practices. Additionally, the Collections Manager continues to work through the backlog of artifacts found during 100% inventory, adding 119 artifacts to the collection this quarter.



The museum's newest temporary exhibit: *A New Collection: Gifted by Glenn and Mary Oder* features original newspapers and images of Fort Monroe from different time periods.

Name	Date modified	Type	Size
IMAGES W. DESCRIPTIONS_INTERNAL...	1/8/2025 2:55 PM	Microsoft Excel W...	121 KB
_FortMonroeImageReportFinal_Dict_A	6/07/2011 12:22 PM	Adobe Acrobat D...	76,290 KB
1320 Battery Permit	1/04/2025 6:56 AM	JPG File	2,004 KB
box03_0085	7/1/2010 12:34 PM	JPG File	102 KB
box03_0086	7/1/2010 12:34 PM	JPG File	49 KB
box03_0088	7/1/2010 12:34 PM	JPG File	128 KB
box04_0117	7/1/2010 1:00 PM	JPG File	34 KB
box04_0119	7/1/2010 1:00 PM	JPG File	39 KB
box04_0132	7/1/2010 1:02 PM	JPG File	89 KB
box05_0346	7/1/2010 1:39 PM	JPG File	51 KB
box11_0249	7/2/2010 10:36 AM	JPG File	79 KB
box11_0251	7/2/2010 10:36 AM	JPG File	54 KB
box11_0255	7/2/2010 10:36 AM	JPG File	51 KB
box11_0266	7/2/2010 10:37 AM	JPG File	70 KB
box12_0118	7/8/2010 12:45 PM	JPG File	66 KB
box13_0074	7/8/2010 12:56 PM	JPG File	73 KB
box16_0141	7/9/2010 7:26 AM	JPG File	77 KB
box16_0157	7/9/2010 7:28 AM	JPG File	93 KB
box17_0038	7/9/2010 7:33 AM	JPG File	110 KB
box17_0076	7/9/2010 7:36 AM	JPG File	101 KB
box17_0084	7/9/2010 7:37 AM	JPG File	111 KB
box17_0085	7/9/2010 7:37 AM	JPG File	62 KB
box17_0103	7/9/2010 7:38 AM	JPG File	96 KB
box17_0135	7/9/2010 7:41 AM	JPG File	80 KB
box17_0145	7/9/2010 7:42 AM	JPG File	63 KB
box17_0172	7/9/2010 7:44 AM	JPG File	42 KB
box17_0177	7/9/2010 7:45 AM	JPG File	42 KB

2,944 images are currently searchable for FMA staff, to include *Snow-storm at Fortress Monroe, 28 January 1899 (Box19_0016)* which is part of the Farnsworth Collection, donated by Marie Powell in 2002 (02.104.2).

CULTURAL AND NATURAL RESOURCES REPORT

The Fort Monroe Department of Cultural and Natural Resources continues to implement projects as stipulated in the governing documents in the ongoing protection and preservation of Fort Monroe's cultural and natural resources. In doing so, the Fort Monroe Historic Preservation Officer (FMHPO) consults with the Virginia Department of Historic Resources (VDHR) on all undertakings per the stipulations of the governing documents as well as provides the National Park Service (NPS) staff and the US Army with relevant and timely project information as and when required. The goal of the FMHPO and staff are to be proactive in the preservation of Fort Monroe's cultural and natural resources.

Consultations/Undertakings/Projects Update

From November 8, 2024, to February 3, 2025, the Department of Cultural and Natural Resources is reviewing for implementation six (6) architectural and archaeological projects. The department has prepared and submitted two (2) consultations to the VDHR per the continuing review process as stipulated in the PA and MOU for architectural and archeological projects at Fort Monroe. The FMHPO has also provided the same projects to the NPS and Army for review to demonstrate responsible and shared stewardship of the cultural resources of Fort Monroe. The FMHPO received concurrence from the VDHR on all projects submitted to date. At the time of this report, there are currently no projects under review by the VDHR.

Also in that time, the FMHPO has reviewed, mitigated, and provided comment and developed scopes of work for numerous on-going maintenance projects at Fort Monroe that did not rise to the level of a Tier II undertaking. Currently, the Cultural and Natural Resources Department is working with proponents and FMA staff on numerous projects that are in various stages of review and development. At the time of this report, most if not all will be considered for submission to the VDHR and potentially Stakeholders once a determination of those project(s) effects is fully understood and developed, at which time the FMHPO will then make an effect determination. A brief updated list of some of those projects is provided in this report.

Since 2017, the FMHPO and staff have reviewed well over **596** projects for compliance to the governing documents and to date **316** of which were consultations with the VDHR pursuant to the FMA continuing review process all receiving concurrence for the VDHR.

All projects are prioritized based on life safety, preservation, and severity of existing or potential deterioration. The FMHPO, together with the Executive Director of Real Estate and other FMA staff, coordinate and prioritize repairs based on the priorities previously mentioned as well as available funding. Currently at the time of this writing, the FMHPO along with other FMA staff and consultants are reviewing, providing guidance, mitigating and/or managing **sixty-four (64)** projects that are all at differing levels of complexity and orders of magnitude.

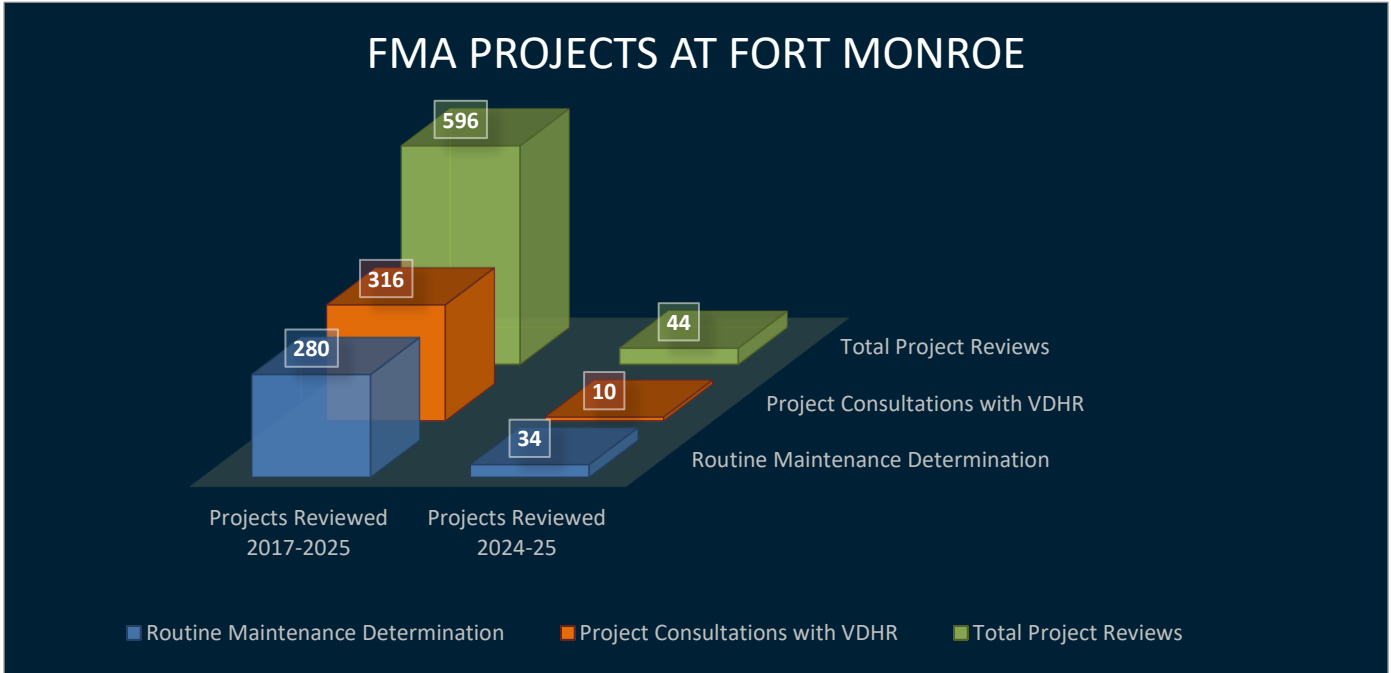


Table illustrates project reviews carried out by the FMHPO and Staff since 2017

National Historic Landmark (NHL) Update

The Fort Monroe National Historic Landmark District has been updated. This update was a stipulated deliverable with the 2003 Programmatic Agreement (PA) and was an Army responsibility.

The updated NHL was approved by the Secretary of the Interior on 13 December 2024. A link to the update NHL document(s) can be found at the link below:

Link: <https://irma.nps.gov/DataStore/DownloadFile/713375>

A full update will be provided by the FMHPO at the 13 February 2025 Board of Trustees Meeting.

Maintenance Reserve Project Update (Cultural Resources Update)

The FMHPO, Fort Monroe Project Manager and other FMA staff work with a multitude of selected A/E firms to develop rehabilitation designs for Maintenance Reserve (MR) projects as well as infrastructure projects throughout Fort Monroe. In doing so, it is the FMA's intent to maintain, rehabilitate and update the cultural and natural resources of Fort Monroe so as to allow the FMA to operate in a meaningful and cost-efficient manner while working to preserve cultural resources.

A brief update of current maintenance reserve projects are as follows:

Building Rehabilitations: B.14, B15, B19, and B62 & B63 (8 Residential Units).

- Rehabilitation projects:
 - **Building 14 (Update)** The FMA has selected a qualified contractor (Mark Turner Construction) Anticipate a notice to proceed (NTP) being issued by the end of February 2025 as project funding is released from the Commonwealth.
 - **Buildings 15 & 19 - (No Update)** The project remains in the development stage of the WD set in preparation for DEB permit review and comment. Once complete the project will be added to the Art and Architectural Review Board (AARB) consent agenda for conditional approval. The FMHPO will proceed with the consultation process once the permit has been issued and all comments satisfied.
 - **Buildings 62 & 63 - (No Update)** The FMA is currently working toward reengaging the A/E to update the rehabilitation design and prepare the documents for rebid for some time in the summer of 2024.



Image showing Building 143 with restored front porch or loggia as well as rooftop balustrade

Building's Roof and Rail Projects: B.119, B.141, B.142, **B. 143, B. 144**, B.171 (10 Residential, 2 Commercial Units) – **(Update)**

- Roof and Rail Repair project: *(Listed in order of priority)*
 - Individual building updates
 - Buildings 143 & 144 (Project is complete)
 - Building 171 (Design complete. Not rebid to date)
 - Buildings 141 & 142 (Design complete. Not rebid to date)
 - Building 119 (Design complete. Not rebid to date)

Quads Sleeping Porch Window and Portico Repair/Replacement Project: (36 Residential Units)

Buildings 33, 34, 35, 43, 44, 45, 51, 52 & 54 – (No Update)

- The project design includes entry portico repair details as well as a design for the in-kind replacement of the non-historic sunroom porch windows and associated flashing.

The FMHPO is in the final stages of development of the letter of consultation which will include a final effect determination. Once complete the project plan will be submitted to the VDHR for review. Procurement for a qualified contractor to make necessary repairs of the porticos and/or in-kind replacement of sunporch windows will occur once concurrence has been received by the DHR.

Ongoing Roofing Projects – (Update)

- The roofing project will occur at the following buildings: **B. 3, B.16, B.18, B.61, B.103, B.129, 157 and 158**. The buildings listed have previously been through the continuing review process but will do so again as an amendment if the scope of work changes in the development of the new roofing replacement design.

The roof replacement Working Drawings are complete and were submitted to the DEB for review. The project was submitted to the AARB on the consent agenda for June 7, 2024, and approved.

The project has been awarded to DHM Construction and anticipate the project(s) beginning by the end of February 2025.

Building 5 Mansard Roof and Cupola Repair Project – (No Update) (DHR File No. 2024-4198)

- The scope of work includes returning the mansard roof and cupola to the original intent to include reintroduction of the oculus windows of the mansard, restoration of the windows of the cupola as well the repair and replacement of the concealed gutter system and roofing. The project will also include repainting of the clock face.

The project architect has submitted the Working Drawings Design (WD) documents to the FMHPO for review and the FMHPO is preparing a letter of consultation to the DHR for review and comment.

Building 166, Chapel of the Centurion Lead Based Paint Encapsulation Project – (No Update)

- The extant paint coatings of Building 166 (Chapel of the Centurion) have failed. As indicated in the assessment that was conducted April 18, 2022, the structures paint contains hazardous materials in the form of lead-based paint used on the exterior of the structure and must be remediated and new coatings applied. Minimal in-kind repairs will also be performed to the exterior envelope to include repairing previously inappropriate repairs to the board and batten siding.

The project architect has submitted the Working Drawings Design (WD) documents to the FMHPO for review and the FMHPO is preparing a letter of consultation to the DHR for review and comment.

Building 80 Porch and Railing Repair – (No Update)

The project architect has submitted Working Drawings Design (WD) documents to the FMHPO for review and the FMHPO is preparing a letter of consultation to the DHR for review and comment.

NOTE: All rehabilitation designs shall be in accordance with the *Fort Monroe Design Standards, 2018 Virginia Uniform Statewide Building Code (USBC)* as well as the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties*.

Development Projects

Buildings 87/89

See Real Estate Report

Building 100

See Real Estate Report

Building 210 – (City of Hampton Training Facility) (Update)

This Phase II, which encompasses the adaptive reuse design and implementation, has been awarded to WM Jordon Company by the City of Hampton, the lease holder.

The FMHPO has reviewed the Phase II portion of the project and has provided the A/E, their consultants and the Office of Local Defense Community Cooperation (OLDCC) a letter with his *Effect Determination* in the form of a cover letter with Enclosures so that the OLDCC staff can prepare the Section 106 consultation for submittal to the SHPO.

The DHR provided comment on both the OLDCC Section 106 and the FMHPO's letter of consultation by providing concurrence that the proposed project will result in **No Adverse Effect** (NAE) to historic properties.

This project began as of the project kick-off meeting on 31 January 2025.

Demolition of Five (5) Temporary World War II Storage Buildings

The FMA is proposing the demolition of five (5) **Noncontributing** Temporary World War II Storage Buildings located at Fort Monroe. The Temporary World War II Storage Buildings which are proposed to be demolished are Buildings 81 [T-73], T-99, T-100, T-101, and T-104. Given that Buildings 81 [T-73], T-99, T-100, T-101, and T-104 are Noncontributing buildings, the proposed demolition was submitted to the SHPO in accordance with the stipulations of the BRAC PA titled, *Demolition of non-contributing buildings and structures §IV. C. 3. i-iv*) and State-level MOU **§III. C. 3. i) - iv**).

Due to the current blighted conditions of Buildings 81 [T-73], T-99, T-100, T-101, and T-104, predominantly as a result of numerous years of deferred maintenance by the US Army prior to transfer to the Commonwealth of Virginia; any attempt by the FMA to retain these buildings would run counter to and not adhere to the established and approved planning documents for the future use of Fort Monroe and in the end would have an adverse economic impact to the FMA's ability to seek economic sustainability; a legislative mandate. As required for the development of the Programmatic Agreement among United States Army, Virginia State Historic Preservation Officer, Advisory Council on Historic Preservation, Commonwealth of Virginia, Fort Monroe Federal Area Development Authority and National Park Service for the Closure and Disposal of Fort Monroe, VA or otherwise known as the PA, the DHR and US Army performed a surveyed of Buildings 81 [T-73], T-99, T-100, T-101, and T-104 and as a result the recommendation was that the buildings status should remain as Noncontributing elements to the NHL due to the buildings possessing little to no architectural or historical significance as well the temporary buildings integrity being majorly impaired.

Historic integrity is the ability of a property to convey its historical associations or attributes. While the National Historic Landmark (NHL) and National Register of Historic Places (NR) programs use the same seven aspects of integrity to evaluate properties (location, setting, design, materials, workmanship, feeling, and association) NHLs must retain these to a higher degree than required for NR listing. If the resource has been more than modestly modified or deteriorated since its period of national significance, it may meet the NR threshold for integrity, but not the higher NHL standard.

Prior to the US Army/DHR survey a Historic American Buildings Survey (HABS) was performed by the NPS in 1987 and the conclusion at that time was the “buildings possess no architectural or historical significance”

The FMHPO and staff have also performed a recent physical survey of Buildings 81 [T-73], T-99, T-100, T-101, and T-104 and have documented the buildings present condition in images and these are held in the FMA files.

Project Link:

[https://fmfada.egnyte.com/dl/pLsScDG5pB/FMA_to_DHR_Temporary_Buildings_Demolition_\(DHR_File_No._2024-5157\).pdf](https://fmfada.egnyte.com/dl/pLsScDG5pB/FMA_to_DHR_Temporary_Buildings_Demolition_(DHR_File_No._2024-5157).pdf)

The DHR provided the following comments on 27 November 2024.

“DHR understands that the Fort Monroe Authority proposes to demolish Buildings 81 [T-73], T-99, T-100, T-101, and T-104. Our records indicate that Buildings 81 (T-73; DHR ID #114-0002-0202), T-99 (DHR ID #114-0002-0269), T-100 (DHR ID #114-0002-0270), T-101 (DHR ID #114-0002-0271), and T-104 (DHR ID #114-0002-0273), have not been formally surveyed since 2010 and have not been evaluated for Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP) listing. We will need additional information in order to provide meaningful comments regarding impacts to historic resources resulting from the proposed demolitions. We recommend conducting a Phase I architectural cultural resources survey of these five (5) buildings. A Phase I cultural resources survey of architectural resources must be conducted by qualified professionals, in the appropriate discipline, in accordance with DHR’s Guidelines for Conducting Historic Resources Survey in Virginia (October 2011, Revised 2017)

Please note that DHR requires previously recorded resources to be resurveyed if they have not been surveyed in the last five years. We generally rely on the accuracy of survey data on specific resources for no more than five years, due to possible changes to resources that may occur over the passage of time, advancements in scholarship, and rapid development that affects many parts of the state.

Two bound copies and one digital copy of the resulting report should be submitted to our office for review and approval prior to proceeding with the project. It should be noted that all archival material for the architectural study must be submitted and approved by our Archives before we can complete our review of the report. Once we have the results of the surveys, we will be able to advise you whether any further investigations and/or other actions are warranted.”

The FMHPO and staff will further document Buildings 81 [T-73], T-99, T-100, T-101, and T-104. Given that Buildings 81 [T-73], T-99, T-100, T-101, and T-104. However, the status of

these buildings has been updated to **Contributing** in the last NHL update that was finalized and approved on 13 December 2024.

Any removal at this point of Buildings 81 [T-73], T-99, T-100, T-101, and T-104. Given that Buildings 81 [T-73], T-99, T-100, T-101, and T-104 will be considered an Adverse Effect and as such the FMHPO shall need to consult with the SHPO to seek a mitigation for the removal of these temporary buildings.

Archaeology - (Update)

Fort George Archeology: Semicentennial (SEMI) Grant Award

James River Institute for Archaeology (JRIA) has finalized their archaeological fieldwork and at the time of this report are wrapping up their report and processing artifacts for return to the FMA Archeologist staff. There was a total of eight (8) test units excavated.



Image showing multiple test units in the Fort George Resource Protection Project

During the period from November 8, 2024, to February 3, 2025, the FMA Archaeologist and Cultural Resources Specialist processed several new projects for review, including the following:

- Building 142 Side Fence Expansion
- African Landing Memorial Monitoring for Zones A, C, D, E & F
Documentation of damage to Eastgate and Northgate
- Participated in ALM Negative Outfall meetings

- Participated in ALM Zone C pre-dig meeting
- Transferred artifacts from Casemate Museum collection to the FMA Archaeological Collection
- Discussed updates on Fort George report and artifacts, as well as additional follow-up test units with contractor
- Discovery and documentation of brick foundation at Bldg. 77 HVAC project
- Monitored Emergency Ground Disturbance for gas leak At Bldg. 171/YMCA
- Wrote and sent to DHR Letter Report for EGD for Bldg. 171 gas leak
- Monitored EGD for Patch & Fenwick Road watermain break
- Recorded five feature discoveries at ALM projects in Zones D and A, and wrote update letter to DHR apprising them of the situation
- Discussed Fort Monroe records with the Contraband Society
- Provided information to the Special Events department for history of Fort Monroe railroads
- Internal discussion for archaeological set-up for the February 8th Black History Month event at Fort Monroe
- Provided Army with updated Loci maps and comments on PFAS project
- Reviewed FMA Annual Report
- Monitored EGD gas leak at Bldg. 20.

Preservation Education and Outreach- (No Update)

The Cultural and Natural Resources Department continues its mission to promote “Education is Preservation” at Fort Monroe. It is extremely important that all stakeholders and individuals that have the potential to interact and impact Fort Monroe, understand the importance of preservation and how it plays a critical role in the future of our cultural and natural resources at Fort Monroe.

To that end, the FMHPO will continue to reach out to the community at large as well as outside contractors and colleagues to assist in the preservation of our resources and promote appropriate preservation practices. Additionally, the FMHPO will strive to make the public and stakeholders who enjoy Fort Monroe more aware of the established Design Standards that govern the use of the historic and natural resources at Fort Monroe and how we can all partner to carry Fort Monroe into the future together.

Environmental/ Natural Resources

Air Quality - (No Update)

Ongoing. The FMHPO/Environmental Manager continues to monitor and record all generator readings as well as natural gas through-put.

MS4 Permit - (Update)

The FMHPO/Environmental Manager received comment back from the DEQ on 02 January 2025 with regards to their review of the MS4 Report submitted. The Tidewater Regional Office stated that “the MS4 Annual Report for Fort Monroe Authority has been reviewed for completeness and accuracy. Based on this review, the MS4 Annual Report is complete and no further information is requested at this time.”

UST / AST- (No Update)

Ongoing. The FMHPO/Environmental Manager continues to monitor all state-owned UST/ASTs located on FMA property.

Floodplain Administration - (No Update)

Ongoing. The FMHPO/Floodplain Administrator has continued to provide floodplain guidance on all projects on an as needed basis.

Annual Report

Per stipulation **§ IV. F. Annual Reporting** of the State-level Memorandum of Understanding (MOU), the FMHPO provided the *2024 Annual Status Update Report* from the Fort Monroe Authority (FMA).

The *2024 Annual Status Update Report* was provided to the Signatories of the MOU as well as Stakeholders and members of the interested public. See link below for a copy of the report.

[https://fmfada.egnyte.com/dl/n2Ppv7NAs1/2024_Fort_Monroe_Annual_Status_Report_\(Final\).pdf](https://fmfada.egnyte.com/dl/n2Ppv7NAs1/2024_Fort_Monroe_Annual_Status_Report_(Final).pdf)

Annual Meeting

This year’s annual meeting will be held on **Wednesday, February 26, 2025, at 1:00pm**. An Agenda for the meeting will be provided via email to all Signatories and current Stakeholders on **Wednesday, February 12, 2025**.

The location of the Annual Meeting will be at **Building 75 located at 110 Pratt Street, Fort Monroe, Virginia 23651**.

On-going Project Review Information - (Update)

For an update of all FMA undertakings at Fort Monroe please see the link below:

The *Consultations Completed* documents were last updated on November 8, 2024, and are located at the FMA website for Stakeholder and Public review per the requirements of the PA and MOU and are listed under the *Project Review Information Exchange* tab at the link below.

Link to the projects page can be found here: <https://fmfada.egnyte.com/fl/s3DzIphT7f>

The “**Appendix A**” contains a list of all FMHPO project reviews to date.



Coverage
Report

 Meltwater

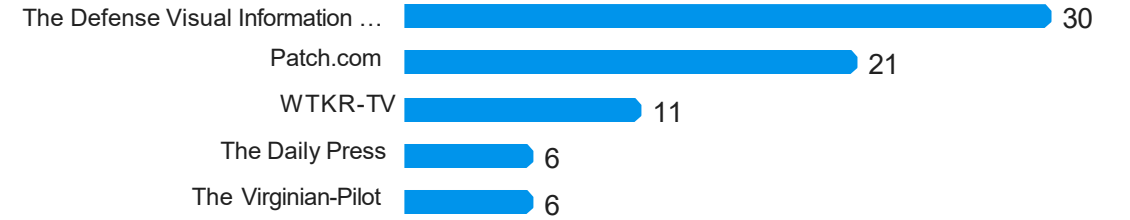
Total Mentions

Nov 7, 2024 - Feb 4

1.04k ↓ 15% Previous Period **1.21k**

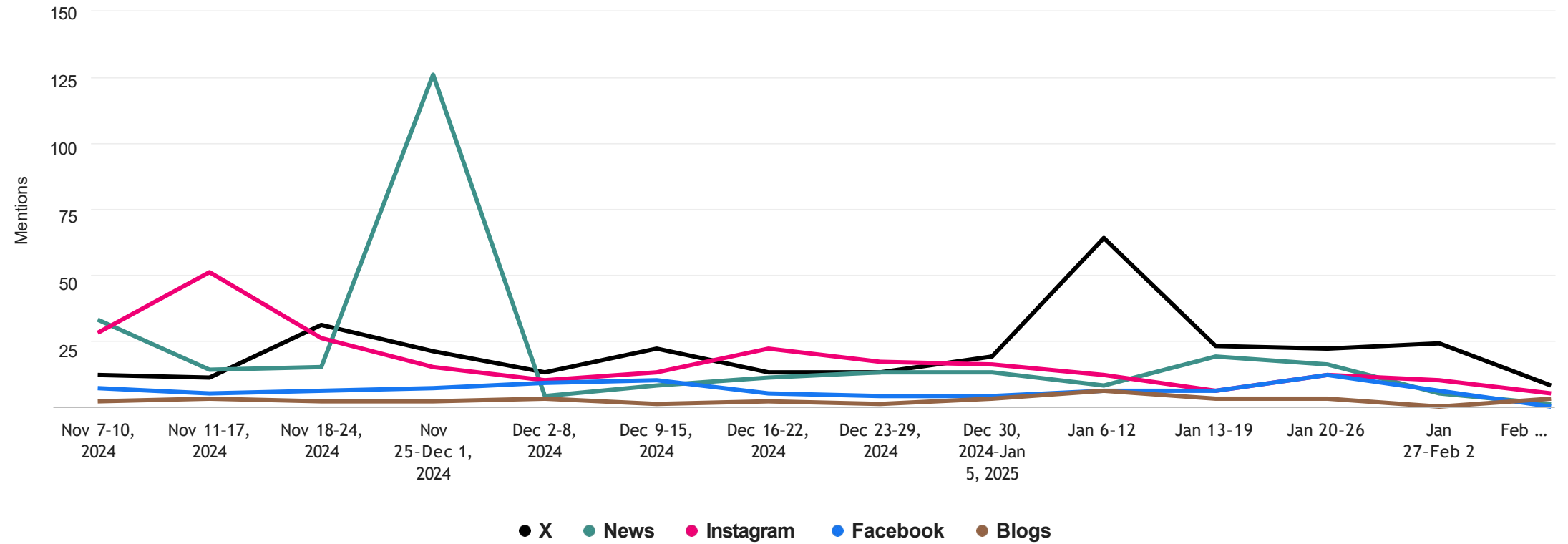
Top Publications by Mentions

Nov 7, 2024 - Feb 4



Mentions Trend by Source Type

Nov 7, 2024 - Feb 4



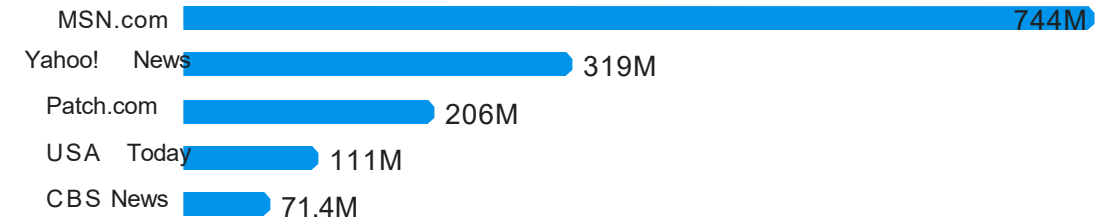
Total Potential Editorial Reach

Nov 7, 2024 - Feb 4

1.65B ↑ 141%
Previous Period **685M**

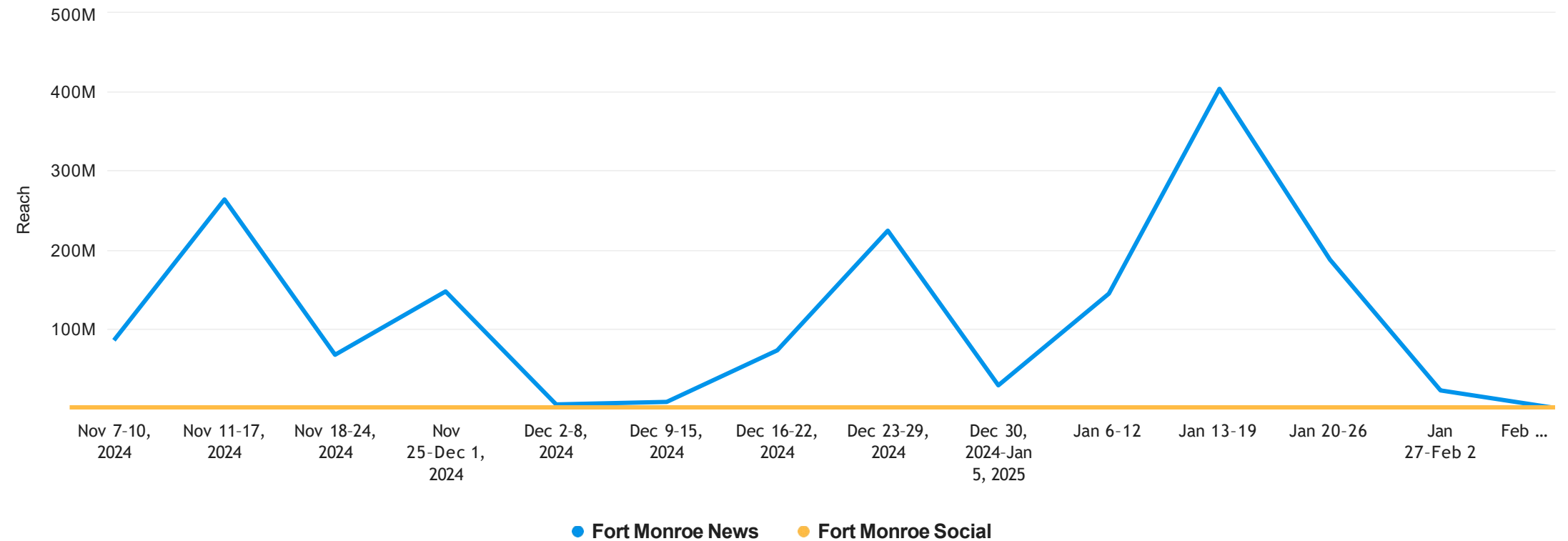
Top Publications by Editorial Reach

Nov 7, 2024 - Feb 4



Potential Editorial Reach Trend

Nov 7, 2024 - Feb 4



Highlighted Coverage

Most Social Shares

Nov 7, 2024 - Feb 4



The White House

Editorial | US | Dec 2, 2024 · 7:00 PM

FACT SHEET: President Biden's Trip to Angola

our nations. In August 2024, the City of Hampton, Virginia, the **Fort Monroe Authority**, the U.S. National Park Service, and Project 1619,

Social Echo 0 101 0

3.63M Reach

Positive

Highest Potential Editorial Reach

Nov 7, 2024 - Feb 4



MSN.com • Petula Dvorak

Editorial | US | Nov 11, 2024 · 3:59 PM

Harriet Tubman becomes a one-star general in Maryland, 160 years late

" Two years after that heroic raid, Tubman was appointed nurse matron at **Fort Monroe's** Colored Hospital in Hampton, Virginia, then was

Social Echo 0 0 0

126M Reach

Neutral

Highest Syndication

Nov 7, 2024 - Feb 4



Yahoo! News

Editorial | US | Jan 14 · 11:19 AM

Hampton Roads woman reflects on historic trip to Angola with Biden at Fort Monroe event

to English North America and their ties to Angola. The **Fort Monroe Authority** is currently developing an African Landing Memorial slated to

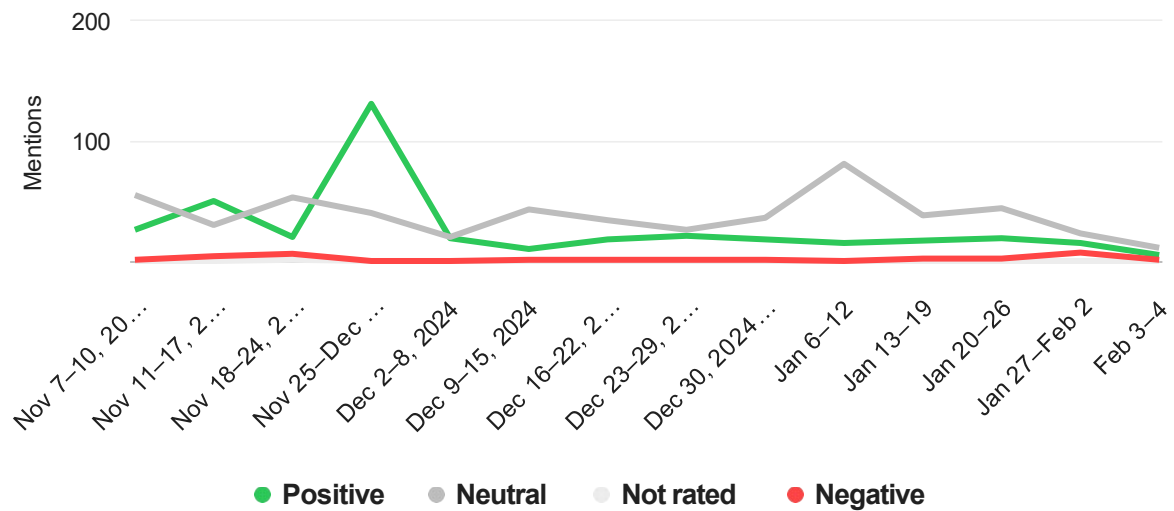
Social Echo 0 0 0

66.7M Reach

Neutral

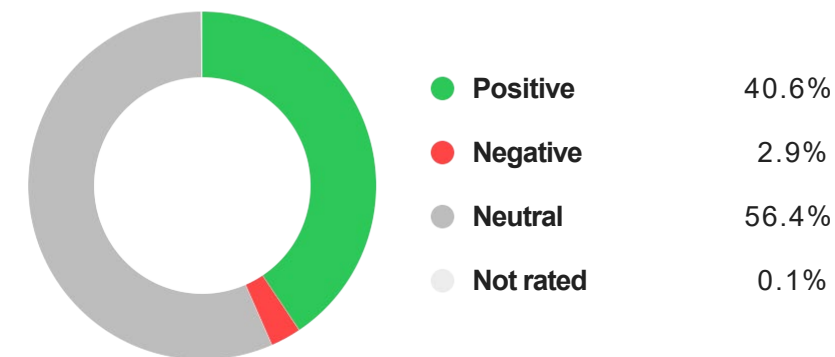
Sentiment Trend

Nov 7, 2024 - Feb 4



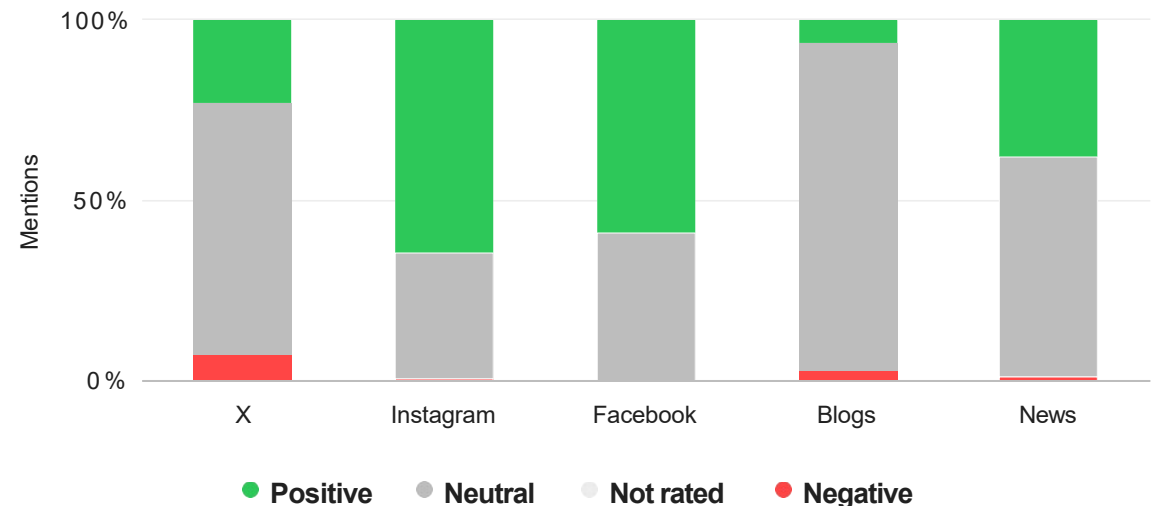
Sentiment Breakdown

Nov 7, 2024 - Feb 4



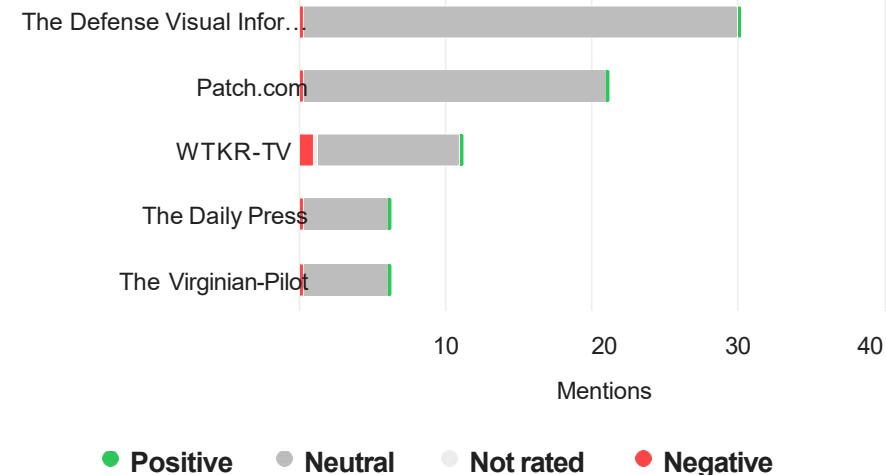
Sentiment by Source Type

Nov 7, 2024 - Feb 4



Top Publications with Sentiment

Nov 7, 2024 - Feb 4



Key Themes

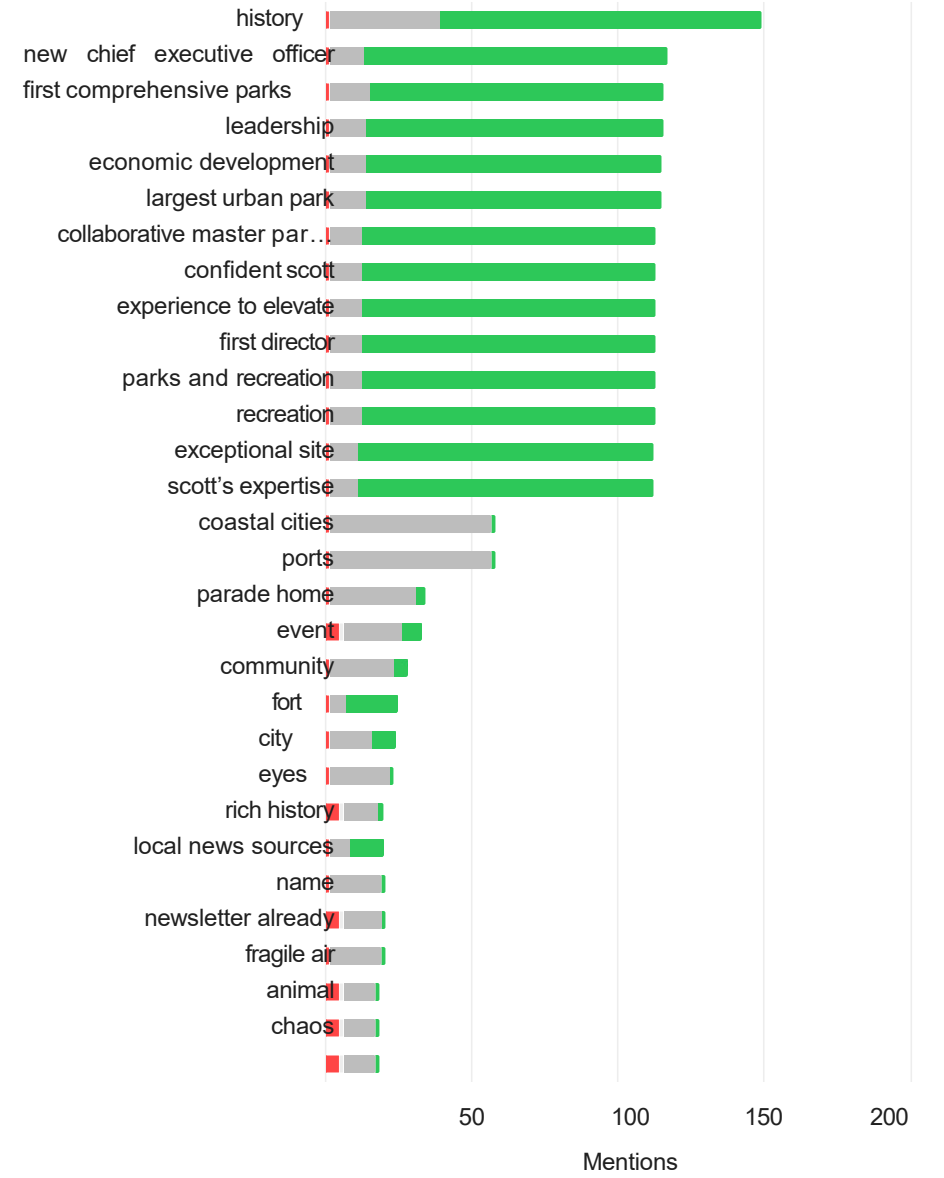
Top Keywords

Nov 7, 2024 - Feb 4



Top Keywords with Sentiment

Nov 7, 2024 - Feb 4

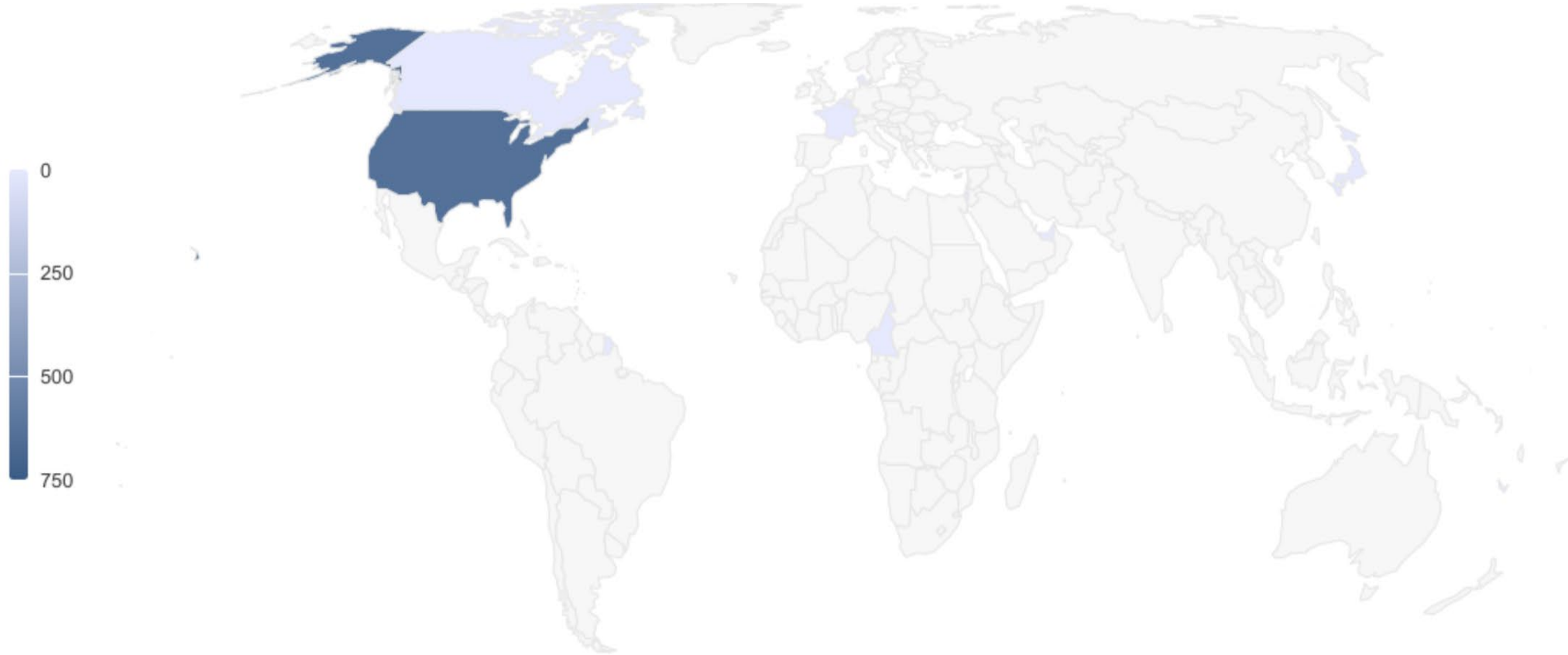


● Positive ● Neutral ● Not rated ● Negative






Coverage by Market

Top Locations

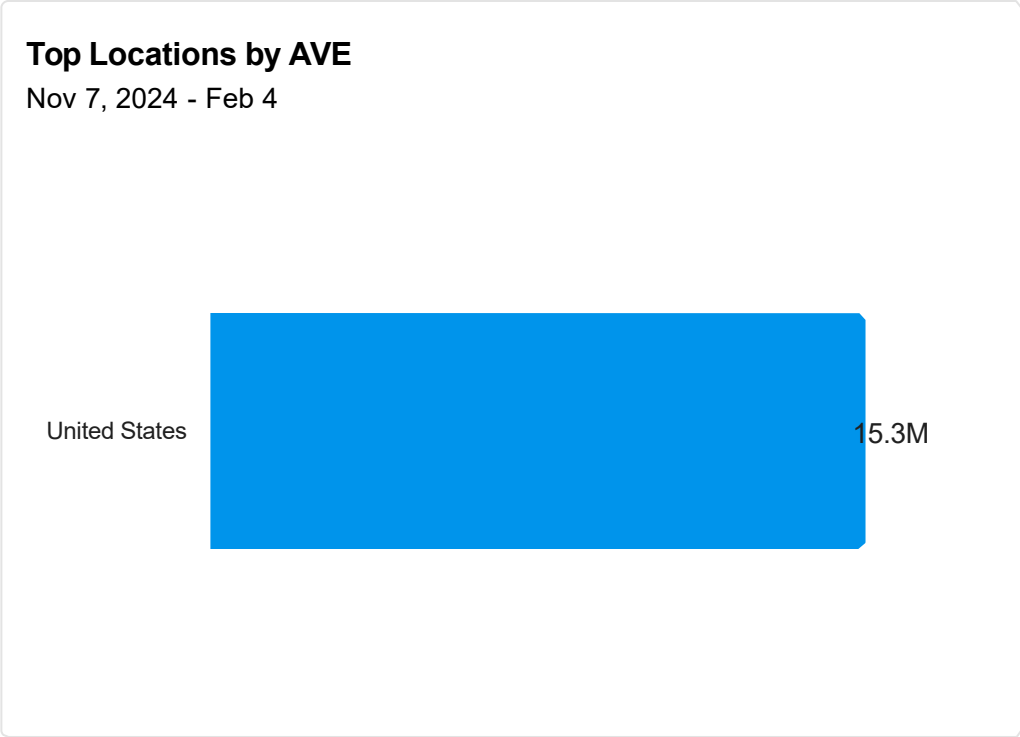
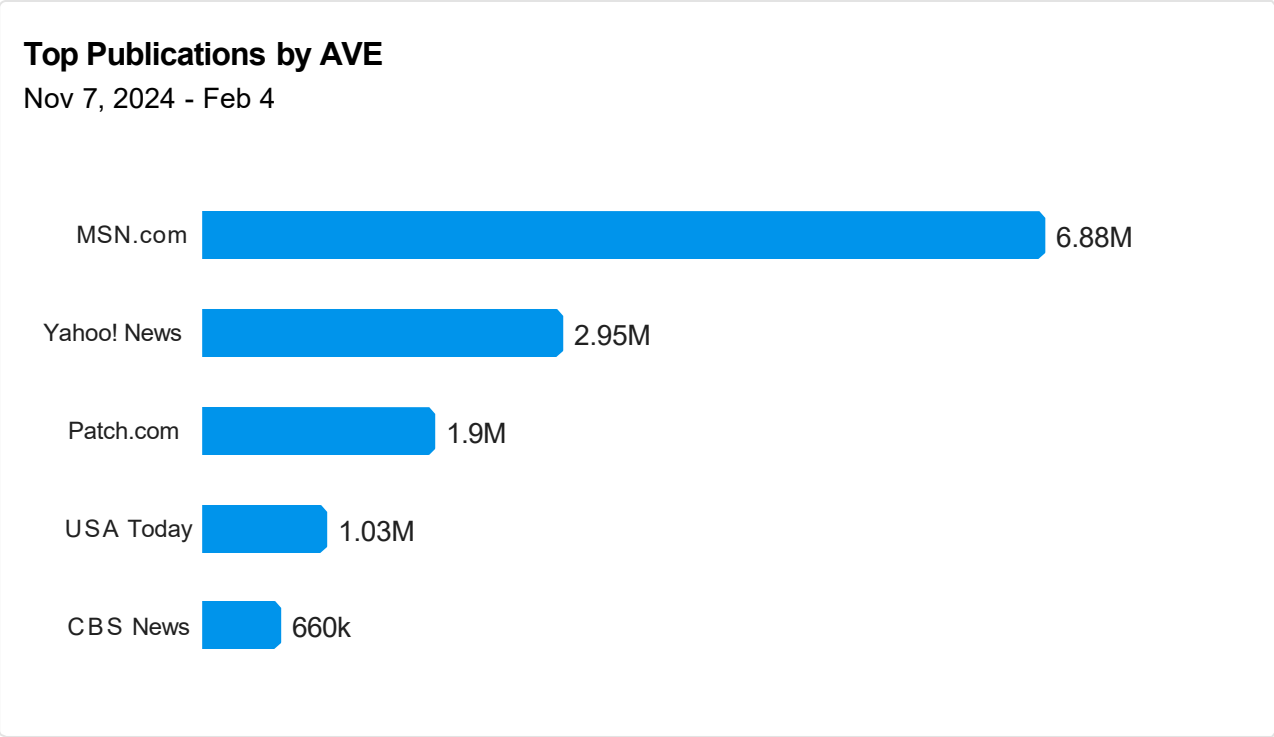
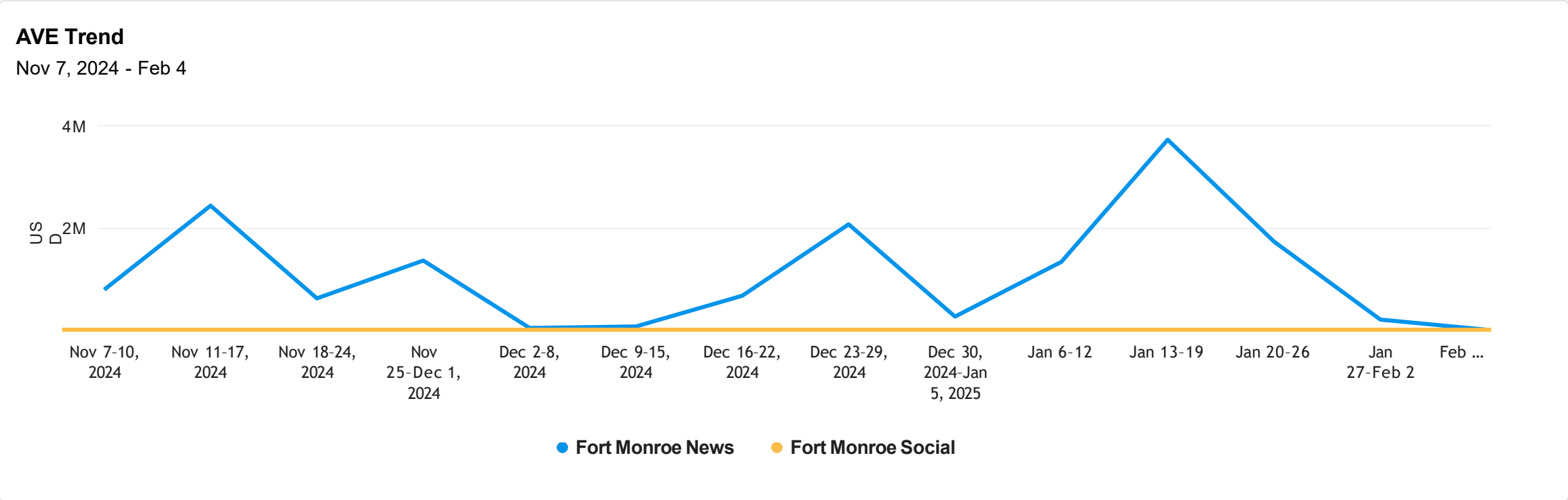
Nov 7, 2024 - Feb 4



1	 United States	639	68.1%
2	 Unknown Region	279	29.7%
3	 Israel	6	0.6%
4	 Canada	3	0.3%
5	 Denmark	3	0.3%

6	 Japan	3	0.3%
7	 Cameroon	2	0.2%
8	 France	2	0.2%
9	 United Arab Emirates	1	0.1%
10	 Belgium	1	0.1%

Advertising Value Equivalence



Finance Report
Fort Monroe Authority Finance Committee Meeting
Fort Monroe Visitor and Education Center
February 6, 2024, 12:00 pm

Cash on Deposit

As of the close of business on January 28, 2025, the Fort Monroe Authority had on deposit at Old Point National Bank, the following account balances:

Unrestricted Accounts

Government Fund Operating Account	\$ 4,333,927
Enterprise Fund Residential Operating Account	2,037,263
Enterprise Fund Special Events Account	28,209
Enterprise Fund Utility Operating Account	162,632
Total Unrestricted	\$ 6,562,031

Restricted Accounts

Enterprise Fund Residential Security Deposit Account	\$ 279,115
NPS for Jamestown Island Exhibit	205,247
Net Balance of SLFRF transfers for African Landing Memorial	371,454
African Landing Memorial Supplemental Funding	2,500,000
Surplus Furniture Sales Proceeds	2,652
Greater Virginia Peninsula Homelessness Consortium	342,400
Interest Earnings from Overnight Investments	53,625
Employee Flexible Spending Account	8,899
Total Restricted	\$ 3,763,393

FMA management believes that the current cash balances together with the remaining general fund transfers and business revenue will provide enough funding to meet the near-term operating requirements of the Fort Monroe Authority.

FY26 Capital Budget Requests

The \$50M in FY25 capital project funding has been allocated to the \$32.9M Ingalls Road utility master plan improvements and the \$12.3M surface and structured parking projects to support Ingalls Road sites 3 and 4 and the future marina redevelopments. The FMA has reserved the balance of the funds to be used for future project pre-planning, if permitted, or for cost increases to the two capital projects listed above.

To accelerate the next phase of utility and infrastructure upgrades, the FMA submitted a \$50M capital budget request for FY26. The FMA planned to use the funds to complete the front entrance phase 2 project, the North Gate Smart Scale Trail 757 project and the utility master plan projects for the balance of North Gate and the Inner Fort upgrades.

No additional capital outlay funding for the FMA was included in the Governor's amended FY25-26 budget proposal.

The FMA also submitted two language-only requests. The first would authorize the FMA to act as its own fiscal agent for the \$50M of general fund capital project funding in FY25 and any future general fund capital project funding. The second request would allow the FMA to utilize up to 10% of the \$50M in FY25 funding for pre-planning purposes so the FMA could begin the preliminary engineering for the North Gate and Inner Fort utility master plan projects without having to wait for additional appropriations. Neither of the requested language changes was included in the Governor's amended FY25-26 budget proposal.

The Governor's introduced budget included the following language related to Fort Monroe capital projects:

FMA and the Department of General Services (the Department) shall execute a Memorandum of Understanding allowing up to \$60,000 annually from capital authorizations for infrastructure upgrades, deferred maintenance, and improvements at Fort Monroe to be expended by the Department. Of these authorizations, annually, up to \$30,000 in total may be used by the Department for dedicated support for FMA as fiscal agent and up to \$30,000, annually, in total may be expended by the Department in the review of capital outlay infrastructure upgrades, deferred maintenance, and improvement projects at Fort Monroe.

If this budget amendment is approved by the General Assembly and the Governor, the FMA will work with DGS to develop the MOU to outline how the capital project funding will be utilized.

FY25 Fiscal Year-to-Date Financial Statements

The financial statements accompanying this report reflect the Authority's Statement of Net Position as of December 31, 2024, and Statement of Activities for the six-month period ended December 31, 2024.

With the completion of the FY24 year-end audit by Clifton Larson Allen and acceptance of the audit report by the Board of Trustees at its meeting on November 21, 2024, the year-end adjusting entries for pension and OPEB liabilities and deferred inflows and outflows of resources related to GASB 68 and GASB 75 requirements have been removed.

As part of the FY24 audit process, Clifton Larson Allen recommended the elimination of the interfund due to/due from balances between funds. Audit adjusting entries were posted at year-end to eliminate all accumulated interfund balances. For FY25 and future

fiscal years, the transfers between funds will be recorded in the intercompany accounts during the fiscal year but reclassified as transfer expenses at fiscal year-end.

A brief narrative summary of the statements is provided below. Copies of the summary financial statements are included with this report.

Statement of Net Position as of December 31, 2024

Assets

As of December 31, 2024, the Authority had \$7,925,774 in operating and petty cash funds compared to \$6,226,475 in the prior year.

As of the same date, the Authority had \$3,411,543 compared to \$1,098,859 for the prior year. The current year restricted cash balance consists of \$279,115 in resident security deposits, \$342,400 in trust fund accounts for GVPHC homeless support services, \$205,247 in restricted funds for the cost sharing of the future African Landing exhibit at Jamestown Island, and \$761,673 in unexpended SLFRF transfers for the African Landing Memorial project, and \$2,500,000 for the African Landing Memorial. The restricted fund balance includes \$53,625 in interest earnings to date since the June 2024 implementation of the overnight sweep investment accounts.

As of December 31, 2024, Total Current Assets were \$27,813,421 compared to \$21,820,712 in the prior year. A significant portion of Other Current Assets is the net present value of the future lease payments required by GASB 87 for lease accounting. The net present value of all future lease payments totaled \$15,291,835 as of December 31, 2024, compared to \$13,155,178 as of December 31, 2023. For comparison purposes, eliminating the impact of the GASB 87 asset, Total Current Assets as of December 31, 2024, would be \$12,521,586 compared to \$8,665,534 for the prior year. A significant portion of the increase in Current Assets results from the receipt of the \$2,500,000 in supplemental funding for the African Landing Memorial in June 2024.

Total Fixed Assets (net of depreciation) as of December 31, 2024, totaled \$1,285,945 compared to \$959,732 in the prior fiscal year. Fixed Assets increased by \$399,194 for the Construction in Progress for the African Landing Memorial which is funded by transfers from the \$6M ARPA SLFRF allocation.

With the completion and acceptance of the FY24 year-end audit, the year-end audit balance for deferred outflows of resources related to GASB 68 and GASB 75 requirements has been removed.

Total Assets as of December 31, 2024, were \$29,099,399 compared to \$22,780,476 as of December 31, 2023. After eliminating the GASB lease receivables, Total Assets

would be \$13,807,565 as of December 31, 2024, and \$9,625,298 as of December 31, 2023.

Liabilities

Total Current Liabilities as of December 31, 2024, totaled \$5,664,488 compared to \$2,975,542 in the prior year. Other Current Liabilities include \$3,426,850 in deferred revenue liability for the \$2,500,000 supplemental funding from the Commonwealth and unexpended SLFRF transfers. This balance of the deferred revenue will be recognized as income as the funds are expended for the African Landing Memorial artwork and site improvements.

With the completion and acceptance of the FY24 year-end audit, the year-end audit balances for pension and OPEB liabilities and deferred inflows of resources related to GASB 68 and GASB 75 requirements have been removed.

Other Liabilities include Deferred Inflow of Resources related to the GASB 87 lease accounting requirements. As of December 31, 2024, Deferred Inflows totaled \$14,388,475 compared to \$12,485,423 in the previous fiscal year.

Total Liabilities were \$20,052,963 as of December 31, 2024, compared to \$15,460,965 as of December 31, 2023. Eliminating the GASB 87 balances for comparison purposes, as of December 31, 2024, Total Liabilities would be \$5,664,488 compared to \$2,975,542 as of December 31, 2023.

The FMA has no outstanding loans payable as of December 31, 2024.

Net Position

As of December 31, 2024, Total Net Position was \$9,046,436 compared to \$7,319,511 for the prior year.

Statement of Activities for Six-Month Period - July 1, 2024 to December 31, 2024

Revenue

Consolidated revenue for the first six months of the fiscal year totaled \$8,101,135 compared to \$7,175,299 (+12.9%) for the same period of the prior year and \$8,189,883 (-1.1%) in pro-rated budgeted revenue.

- Government Fund appropriations for the six-month period were \$3,916,052, which is \$617,682 (+18.7%) above prior year due to the additional FY25 appropriations to offset the salary increases, utility costs, and contract costs, but \$20,217 (-0.5%) below budgeted revenue due to the delay in distribution of other central appropriations.

- VDOT Maintenance Funds passed through from the City totaled \$248,631 for the first six months of the fiscal year compared to \$241,989 in the prior year.
- Residential rental revenue and fees for the first six months of the fiscal year totaled \$1,776,456, which is above the prior year by 1.6% but 1.8% below budgeted revenue.
- Commercial rental revenue and fees for the first six months of the fiscal year totaled \$1,120,373, which is above the prior year by 26.9% and 10.4% above budgeted revenue.
- Venue Rentals and Event revenue for the period is 10.2% above the same period last year and below budgeted revenue by 24.3%.
- Utility Fund billings are below prior year by 2.1% and below budget by 0.6%.

Expenses

Consolidated operating expenses for the first six months of the fiscal year were \$7,378,831 compared to \$6,787,617 in the prior year (8.7% higher than prior year) and \$8,189,883 in budgeted expenses (9.9% below budget).

- Government Fund operating expenses for the first six months of the fiscal year were \$2,960,902, above prior year expenditures of \$2,568,616 by 15.3%, but below budgeted expenses of \$3,667,448 by 19.3%. Some of the variance against budget (\$334.6K) results from the continuing personnel vacancies that have been challenging to fill due to the tight labor market for high demand positions (Project Manager) and low supply positions (Manager of Preservation Trades, 2 Preservation Technicians) combined with the delay in rehiring positions in other departments to focus on recruitment of the above positions. This variance is below prior year due to some positions being filled in FY24. The FMA continues to have success in recruiting vacant positions but at a slower rate the reflected in the budget.
- Consolidated Enterprise Fund operating expenses for the first six months of the fiscal year totaled \$4,417,929, a 4.7% increase compared to \$4,219,001 for the prior year, but 2.3% below budgeted expenses of \$4,522,435.

Net Operating Surplus/Deficit

On a consolidated basis, revenue exceeded expenses for the first six months of the fiscal year by \$722,303 compared to an operating surplus of \$387,682 for the last fiscal year. The increased surplus resulted from increased operating surplus in the

government fund combined with the lower consolidated deficit in the enterprise fund as more fully described below.

- Government Fund revenue exceeded expenses for the first six months of the fiscal year, resulting in an operating surplus of \$1,268,971 for the current year compared to an operating surplus of \$987,829 in the prior year and \$700,034 in budgeted operating surplus.
- Consolidated Enterprise Fund expenses exceeded revenue for the first six months of the fiscal year resulting in an operating deficit of \$546,668 for the first six months of the fiscal year compared to an operating deficit of \$600,148 for the prior year and \$700,035 in budgeted operating deficit.

Fort Monroe Authority
Statement of Net Position - Consolidated (All Funds)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	7,925,774	6,226,475	1,699,299	27.3%
Restricted Cash Account	3,411,543	1,098,859	2,312,683	210.5%
Other Cash Equivalents	5,943	10,058	(4,115)	-40.9%
Total Checking/Savings	<u>11,343,260</u>	<u>7,335,392</u>	<u>4,007,868</u>	<u>54.6%</u>
Accounts Receivable				
Accounts Receivable	450,660	575,916	(125,256)	-21.7%
Other Receivables	301,496	328,638	(27,142)	-8.3%
Total Accounts Receivable	<u>752,156</u>	<u>904,554</u>	<u>(152,398)</u>	<u>-16.8%</u>
Other Current Assets				
Prepaid Expenses	276,572	270,402	6,170	2.3%
Other Current Assets	15,441,433	13,310,363	2,131,070	16.0%
Total Other Current Assets	<u>15,718,006</u>	<u>13,580,766</u>	<u>2,137,240</u>	<u>15.7%</u>
Total Current Assets	<u>27,813,421</u>	<u>21,820,712</u>	<u>5,992,710</u>	<u>27.5%</u>
Fixed Assets				
Electronic Equipment	107,942	208,834	(100,892)	-48.3%
Office Furniture and Equipment	-	74,444	(74,444)	-100.0%
Motor Vehicles	96,882	143,701	(46,819)	-32.6%
Museum Artifacts	59,705	59,705	-	0.0%
Non-Capitalized Building Renovations	473,518	467,851	5,667	1.2%
Construction in Progress	857,065	457,872	399,194	87.2%
Accumulated Depreciation	(309,167)	(452,675)	143,509	31.7%
Total Fixed Assets	<u>1,285,945</u>	<u>959,732</u>	<u>326,214</u>	<u>34.0%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	33	33	-	0.0%
Total Other Assets	<u>33</u>	<u>33</u>	<u>-</u>	<u>0.0%</u>
TOTAL ASSETS	<u><u>29,099,399</u></u>	<u><u>22,780,476</u></u>	<u><u>6,318,923</u></u>	<u><u>27.7%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	301,082	893,892	(592,809)	-66.3%
Accrued Liabilities	1,210,714	998,912	211,802	21.2%
Accrued Leave Payable	163,559	140,961	22,598	16.0%
Other Current Liabilities	3,989,133	941,778	3,047,355	323.6%
Total Current Liabilities	<u>5,664,488</u>	<u>2,975,542</u>	<u>2,688,946</u>	<u>90.4%</u>
Other Liabilities				
Due To Intercompany	-	-	-	0.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	14,388,475	12,485,423	1,903,052	15.2%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>14,388,475</u>	<u>12,485,423</u>	<u>1,903,052</u>	<u>15.2%</u>
Total Liabilities	<u>20,052,963</u>	<u>15,460,965</u>	<u>4,591,998</u>	<u>29.7%</u>
Equity				
Retained Earnings	8,324,133	6,931,829	1,392,304	20.1%
Net Income	722,303	387,682	334,622	86.3%
Total Equity	<u>9,046,436</u>	<u>7,319,511</u>	<u>1,726,925</u>	<u>23.6%</u>
TOTAL LIABILITIES & EQUITY	<u><u>29,099,399</u></u>	<u><u>22,780,476</u></u>	<u><u>6,318,923</u></u>	<u><u>27.7%</u></u>

NOTE: For presentation purposes, intercompany due to/from accounts have been eliminated

Fort Monroe Authority
Statement of Net Position - Government Fund (All Sub-Funds)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	5,287,264	4,184,845	1,102,419	26.3%
Restricted Cash Account	3,134,370	820,928	2,313,442	281.8%
Other Cash Equivalents	5,943	10,058	(4,115)	-40.9%
Total Checking/Savings	<u>8,427,577</u>	<u>5,015,830</u>	<u>3,411,747</u>	<u>68.0%</u>
Accounts Receivable				
Accounts Receivable	142	142	-	0.0%
Other Receivables	292,328	328,327	(35,999)	-11.0%
Total Accounts Receivable	<u>292,470</u>	<u>328,469</u>	<u>(35,999)</u>	<u>-11.0%</u>
Other Current Assets				
Prepaid Expenses	154,522	148,286	6,236	4.2%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>154,522</u>	<u>148,286</u>	<u>6,236</u>	<u>4.2%</u>
Total Current Assets	<u>8,874,569</u>	<u>5,492,585</u>	<u>3,381,984</u>	<u>61.6%</u>
Fixed Assets				
Electronic Equipment	107,942	208,834	(100,892)	-48.3%
Office Furniture and Equipment	-	58,369	(58,369)	-100.0%
Motor Vehicles	87,825	108,035	(20,210)	-18.7%
Museum Artifacts	59,705	59,705	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	805,603	353,260	452,343	128.0%
Accumulated Depreciation	(43,190)	(193,754)	150,564	77.7%
Total Fixed Assets	<u>1,017,885</u>	<u>594,450</u>	<u>423,435</u>	<u>71.2%</u>
Other Assets				
Due From Intercompany	472,599	23,609,881	(23,137,282)	-98.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	33	33	-	0.0%
Total Other Assets	<u>472,632</u>	<u>23,609,913</u>	<u>(23,137,282)</u>	<u>-98.0%</u>
TOTAL ASSETS	<u>10,365,086</u>	<u>29,696,948</u>	<u>(19,331,863)</u>	<u>-65.1%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	113,395	385,082	(271,687)	-70.6%
Accrued Liabilities	863,949	780,987	82,962	10.6%
Accrued Leave Payable	144,256	121,756	22,500	18.5%
Other Current Liabilities	3,507,129	484,300	3,022,829	624.2%
Total Current Liabilities	<u>4,628,730</u>	<u>1,772,126</u>	<u>2,856,604</u>	<u>161.2%</u>
Other Liabilities				
Due To Intercompany	-	-	-	0.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Total Liabilities	<u>4,628,730</u>	<u>1,772,126</u>	<u>2,856,604</u>	<u>161.2%</u>
Equity				
Retained Earnings	4,467,384	26,936,993	(22,469,609)	-83.4%
Net Income	1,268,971	987,829	281,142	28.5%
Total Equity	<u>5,736,356</u>	<u>27,924,822</u>	<u>(22,188,466)</u>	<u>-79.5%</u>
TOTAL LIABILITIES & EQUITY	<u>10,365,086</u>	<u>29,696,948</u>	<u>(19,331,863)</u>	<u>-65.1%</u>

Fort Monroe Authority
Statement of Net Position - Enterprise Fund (All Sub-Funds)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	2,638,510	2,041,631	596,880	29.2%
Restricted Cash Account	277,173	277,932	(759)	-0.3%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>2,915,683</u>	<u>2,319,562</u>	<u>596,121</u>	<u>25.7%</u>
Accounts Receivable				
Accounts Receivable	450,518	575,774	(125,256)	-21.8%
Other Receivables	9,168	311	8,856	2,846.8%
Total Accounts Receivable	<u>459,686</u>	<u>576,085</u>	<u>(116,399)</u>	<u>-20.2%</u>
Other Current Assets				
Prepaid Expenses	122,050	122,116	(66)	-0.1%
Other Current Assets	15,441,433	13,310,363	2,131,070	16.0%
Total Other Current Assets	<u>15,563,484</u>	<u>13,432,479</u>	<u>2,131,004</u>	<u>15.9%</u>
Total Current Assets	<u>18,938,852</u>	<u>16,328,126</u>	<u>2,610,726</u>	<u>16.0%</u>
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	16,075	(16,075)	-100.0%
Motor Vehicles	9,057	35,666	(26,609)	-74.6%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	473,518	467,851	5,667	1.2%
Construction in Progress	51,462	104,612	(53,150)	-50.8%
Accumulated Depreciation	(265,977)	(258,922)	(7,055)	-2.7%
Total Fixed Assets	<u>268,060</u>	<u>365,282</u>	<u>(97,222)</u>	<u>-26.6%</u>
Other Assets				
Due From Intercompany	1,208,486	14,502,224	(13,293,738)	-91.7%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>1,208,486</u>	<u>14,502,224</u>	<u>(13,293,738)</u>	<u>-91.7%</u>
TOTAL ASSETS	<u><u>20,415,399</u></u>	<u><u>31,195,632</u></u>	<u><u>(10,780,234)</u></u>	<u><u>-34.6%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	187,687	508,809	(321,122)	-63.1%
Accrued Liabilities	346,765	217,924	128,840	59.1%
Accrued Leave Payable	19,303	19,205	97	0.5%
Other Current Liabilities	482,003	457,477	24,526	5.4%
Total Current Liabilities	<u>1,035,758</u>	<u>1,203,416</u>	<u>(167,658)</u>	<u>-13.9%</u>
Other Liabilities				
Due To Intercompany	1,681,085	38,112,105	(36,431,019)	-95.6%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	14,388,475	12,485,423	1,903,052	15.2%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>16,069,560</u>	<u>50,597,527</u>	<u>(34,527,967)</u>	<u>-68.2%</u>
Total Liabilities	<u>17,105,318</u>	<u>51,800,943</u>	<u>(34,695,625)</u>	<u>-67.0%</u>
Equity				
Retained Earnings	3,856,749	(20,005,163)	23,861,912	119.3%
Net Income	(546,668)	(600,148)	53,480	8.9%
Total Equity	<u>3,310,081</u>	<u>(20,605,311)</u>	<u>23,915,392</u>	<u>116.1%</u>
TOTAL LIABILITIES & EQUITY	<u><u>20,415,399</u></u>	<u><u>31,195,632</u></u>	<u><u>(10,780,234)</u></u>	<u><u>-34.6%</u></u>

Fort Monroe Authority
Statement of Net Position - Enterprise Fund (Residential Leasing Sub-Fund)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	1,948,069	1,489,791	458,278	30.8%
Restricted Cash Account	277,173	277,932	(759)	-0.3%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>2,225,242</u>	<u>1,767,723</u>	<u>457,519</u>	<u>25.9%</u>
Accounts Receivable				
Accounts Receivable	3,315	3,330	(15)	-0.4%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>3,315</u>	<u>3,330</u>	<u>(15)</u>	<u>-0.4%</u>
Other Current Assets				
Prepaid Expenses	34,426	34,389	37	0.1%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>34,426</u>	<u>34,389</u>	<u>37</u>	<u>0.1%</u>
Total Current Assets	<u>2,262,983</u>	<u>1,805,442</u>	<u>457,541</u>	<u>25.3%</u>
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	16,075	(16,075)	-100.0%
Motor Vehicles	9,057	35,666	(26,609)	-74.6%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	(8,678)	(49,551)	40,873	82.5%
Total Fixed Assets	<u>379</u>	<u>2,190</u>	<u>(1,811)</u>	<u>-82.7%</u>
Other Assets				
Due From Intercompany	868,804	7,911,436	(7,042,632)	-89.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>868,804</u>	<u>7,911,436</u>	<u>(7,042,632)</u>	<u>-89.0%</u>
TOTAL ASSETS	<u>3,132,166</u>	<u>9,719,068</u>	<u>(6,586,901)</u>	<u>-67.8%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	29,051	80,547	(51,496)	-63.9%
Accrued Liabilities	127,830	56,905	70,925	124.6%
Accrued Leave Payable	7,126	8,251	(1,125)	-13.6%
Other Current Liabilities	364,952	359,157	5,795	1.6%
Total Current Liabilities	<u>528,959</u>	<u>504,860</u>	<u>24,099</u>	<u>4.8%</u>
Other Liabilities				
Due To Intercompany	11,559	1,011,768	(1,000,208)	-98.9%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>11,559</u>	<u>1,011,768</u>	<u>(1,000,208)</u>	<u>-98.9%</u>
Total Liabilities	<u>540,519</u>	<u>1,516,628</u>	<u>(976,109)</u>	<u>-64.4%</u>
Equity				
Retained Earnings	2,084,663	7,643,858	(5,559,195)	-72.7%
Net Income	506,985	558,583	(51,598)	-9.2%
Total Equity	<u>2,591,648</u>	<u>8,202,440</u>	<u>(5,610,792)</u>	<u>-68.4%</u>
TOTAL LIABILITIES & EQUITY	<u>3,132,166</u>	<u>9,719,068</u>	<u>(6,586,901)</u>	<u>-67.8%</u>

Fort Monroe Authority
Statement of Net Position - Enterprise Fund (Commerical Leasing Sub-Fund)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	555,947	307,752	248,195	80.6%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>555,947</u>	<u>307,752</u>	<u>248,195</u>	<u>80.6%</u>
Accounts Receivable				
Accounts Receivable	271,344	466,083	(194,739)	-41.8%
Other Receivables	9,168	311	8,856	2,846.8%
Total Accounts Receivable	<u>280,511</u>	<u>466,394</u>	<u>(185,883)</u>	<u>-39.9%</u>
Other Current Assets				
Prepaid Expenses	81,950	81,950	-	0.0%
Other Current Assets	15,291,835	13,155,178	2,136,657	16.2%
Total Other Current Assets	<u>15,373,784</u>	<u>13,237,127</u>	<u>2,136,657</u>	<u>16.1%</u>
Total Current Assets	<u>16,210,243</u>	<u>14,011,273</u>	<u>2,198,969</u>	<u>15.7%</u>
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	473,518	467,851	5,667	1.2%
Construction in Progress	51,462	104,612	(53,150)	-50.8%
Accumulated Depreciation	(257,299)	(209,371)	(47,928)	-22.9%
Total Fixed Assets	<u>267,681</u>	<u>363,092</u>	<u>(95,411)</u>	<u>-26.3%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
TOTAL ASSETS	<u>16,477,924</u>	<u>14,374,365</u>	<u>2,103,559</u>	<u>14.6%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	64,595	219,060	(154,465)	-70.5%
Accrued Liabilities	137,460	90,268	47,192	52.3%
Accrued Leave Payable	12,176	10,954	1,222	11.2%
Other Current Liabilities	111,726	80,195	31,531	39.3%
Total Current Liabilities	<u>325,958</u>	<u>400,478</u>	<u>(74,520)</u>	<u>-18.6%</u>
Other Liabilities				
Due To Intercompany	796,844	23,910,634	(23,113,790)	-96.7%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	14,388,475	12,485,423	1,903,052	15.2%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>15,185,319</u>	<u>36,396,057</u>	<u>(21,210,738)</u>	<u>-58.3%</u>
Total Liabilities	<u>15,511,277</u>	<u>36,796,535</u>	<u>(21,285,258)</u>	<u>-57.8%</u>
Equity				
Retained Earnings	1,693,535	(21,428,962)	23,122,497	107.9%
Net Income	(726,888)	(993,208)	266,319	26.8%
Total Equity	<u>966,647</u>	<u>(22,422,170)</u>	<u>23,388,817</u>	<u>104.3%</u>
TOTAL LIABILITIES & EQUITY	<u>16,477,924</u>	<u>14,374,365</u>	<u>2,103,559</u>	<u>14.6%</u>

Fort Monroe Authority
Statement of Net Position - Enterprise Fund (Venue Rentals and Events Sub-Fund)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	31,391	60,842	(29,451)	-48.4%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>31,391</u>	<u>60,842</u>	<u>(29,451)</u>	<u>-48.4%</u>
Accounts Receivable				
Accounts Receivable	-	-	-	0.0%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Current Assets				
Prepaid Expenses	4,487	4,589	(103)	-2.2%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>4,487</u>	<u>4,589</u>	<u>(103)</u>	<u>-2.2%</u>
Total Current Assets	<u>35,878</u>	<u>65,431</u>	<u>(29,553)</u>	<u>-45.2%</u>
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	-	-	-	0.0%
Total Fixed Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
TOTAL ASSETS	<u><u>35,878</u></u>	<u><u>65,431</u></u>	<u><u>(29,553)</u></u>	<u><u>-45.2%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	3,203	2,384	819	34.4%
Accrued Liabilities	-	-	-	0.0%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	5,325	18,125	(12,800)	-70.6%
Total Current Liabilities	<u>8,528</u>	<u>20,509</u>	<u>(11,981)</u>	<u>-58.4%</u>
Other Liabilities				
Due To Intercompany	3,969	4,763	(794)	-16.7%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>3,969</u>	<u>4,763</u>	<u>(794)</u>	<u>-16.7%</u>
Total Liabilities	<u>12,497</u>	<u>25,272</u>	<u>(12,775)</u>	<u>-50.6%</u>
Equity				
Retained Earnings	25,522	48,055	(22,533)	-46.9%
Net Income	(2,141)	(7,896)	5,756	72.9%
Total Equity	<u>23,381</u>	<u>40,159</u>	<u>(16,778)</u>	<u>-41.8%</u>
TOTAL LIABILITIES & EQUITY	<u><u>35,878</u></u>	<u><u>65,431</u></u>	<u><u>(29,553)</u></u>	<u><u>-45.2%</u></u>

Fort Monroe Authority
Statement of Net Position - Enterprise Fund (Utility Sub-Fund)

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2024</u>	<u>Dec 31, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	103,103	183,246	(80,143)	-43.7%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>103,103</u>	<u>183,246</u>	<u>(80,143)</u>	<u>-43.7%</u>
Accounts Receivable				
Accounts Receivable	175,859	106,361	69,498	65.3%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>175,859</u>	<u>106,361</u>	<u>69,498</u>	<u>65.3%</u>
Other Current Assets				
Prepaid Expenses	1,188	1,188	-	0.0%
Other Current Assets	149,599	155,186	(5,587)	-3.6%
Total Other Current Assets	<u>150,786</u>	<u>156,373</u>	<u>(5,587)</u>	<u>-3.6%</u>
Total Current Assets	<u>429,748</u>	<u>445,980</u>	<u>(16,231)</u>	<u>-3.6%</u>
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	-	-	-	0.0%
Total Fixed Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Assets				
Due From Intercompany	339,682	6,590,788	(6,251,106)	-94.8%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>339,682</u>	<u>6,590,788</u>	<u>(6,251,106)</u>	<u>-94.8%</u>
TOTAL ASSETS	<u><u>769,430</u></u>	<u><u>7,036,768</u></u>	<u><u>(6,267,338)</u></u>	<u><u>-89.1%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	90,838	206,817	(115,980)	-56.1%
Accrued Liabilities	81,475	70,752	10,723	15.2%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	-	-	-	0.0%
Total Current Liabilities	<u>172,312</u>	<u>277,569</u>	<u>(105,257)</u>	<u>-37.9%</u>
Other Liabilities				
Due To Intercompany	868,713	13,184,940	(12,316,226)	-93.4%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>868,713</u>	<u>13,184,940</u>	<u>(12,316,226)</u>	<u>-93.4%</u>
Total Liabilities	<u>1,041,025</u>	<u>13,462,509</u>	<u>(12,421,483)</u>	<u>-92.3%</u>
Equity				
Retained Earnings	53,029	(6,268,115)	6,321,143	100.8%
Net Income	(324,624)	(157,626)	(166,998)	-105.9%
Total Equity	<u>(271,595)</u>	<u>(6,425,741)</u>	<u>6,154,146</u>	<u>95.8%</u>
TOTAL LIABILITIES & EQUITY	<u><u>769,430</u></u>	<u><u>7,036,768</u></u>	<u><u>(6,267,338)</u></u>	<u><u>-89.1%</u></u>

Fort Monroe Authority
Statement of Activities - Consolidated (All Funds)

Accrual Basis - Internal Unaudited	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	3,916,052	3,298,371	617,682	3,936,270	(20,217)
Other Grant Reimbursements	5,270	5,170	100	222,513	(217,243)
VDOT Maintenance Funds from Hampton	248,631	241,989	6,641	205,200	43,431
MEI Income & Fees	1,322	3,560	(2,238)	3,500	(2,178)
Residential Rental Income & Fees	1,781,037	1,751,723	29,314	1,794,065	(13,027)
Commercial Rental Income & Fees	1,120,373	882,597	237,776	1,014,633	105,740
VEMP Income & Fees	43,173	48,520	(5,348)	75,000	(31,828)
Utility Fund Revenue & Fees	917,648	937,009	(19,361)	923,564	(5,916)
Miscellaneous Revenue	67,629	6,360	61,268	15,139	52,490
Total Revenue	8,101,135	7,175,299	925,836	8,189,883	(88,748)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	1,028,936	930,895	98,041	1,347,353	(318,417)
Fringe Benefits	477,574	374,069	103,505	532,919	(55,345)
Total Payroll & Fringe Benefit Expenses	1,506,510	1,304,964	201,546	1,880,271	(373,761)
Administrative Expenses	19,560	16,035	3,526	69,202	(49,642)
Advertising, Marketing & Public Relations	68,892	74,828	(5,935)	143,725	(74,833)
Architectural & Engineering	71,143	48,738	22,405	88,875	(17,732)
Contracted Services	735,324	520,406	214,918	788,462	(53,138)
Data & Telecommunications	102,531	87,614	14,916	83,419	19,112
Depreciation & Amortization	22,998	23,833	(835)	-	22,998
Event Expenses	22,434	33,892	(11,458)	16,750	5,684
Furniture, Fixtures & Equipment	51,978	68,228	(16,251)	112,265	(60,287)
Insurance	131,057	136,194	(5,137)	131,675	(618)
Legal & Accounting	55,662	34,520	21,142	64,300	(8,638)
Management Fees & Related Expenses	169,320	170,600	(1,281)	170,711	(1,391)
Memberships & Publications	6,267	6,992	(725)	14,600	(8,333)
Office and Other Supplies	16,763	15,983	779	17,692	(929)
Pension and Post-Employment Benefits	28,006	29,484	(1,478)	-	28,006
PILOT Fee & Other Taxes	742,007	705,347	36,660	478,503	263,504
Printing Services	8,971	4,733	4,237	8,550	421
Repair & Maintenance - Contracts	701,670	579,539	122,131	497,160	204,510
Repair & Maintenance - Supplies	47,295	116,714	(69,419)	45,773	1,522
Security Patrolling	102,088	76,154	25,934	109,334	(7,246)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	(89,454)	(30)	(89,424)	48,400	(137,854)
Training, Conferences & Seminars	6,738	4,811	1,927	35,674	(28,936)
Transfer Expense	6	-	6	-	6
Utility & Public Works Expenses	2,654,446	2,573,881	80,566	3,176,446	(521,999)
Vehicles & Small Tools	21,261	7,042	14,219	2,900	18,361
VDOT Maintenance Expenses	175,359	147,116	28,243	205,200	(29,841)
Total Expense	7,378,831	6,787,617	591,214	8,189,883	(811,052)
Surplus/(Shortfall)	722,303	387,682	334,622	(1)	722,304

Fort Monroe Authority
Statement of Activities - Government Fund (All Sub-Funds)

Accrual Basis - Internal Unaudited	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	3,916,052	3,298,371	617,682	3,936,270	(20,217)
Other Grant Reimbursements	5,270	5,170	100	222,513	(217,243)
VDOT Maintenance Funds from Hampton	248,631	241,989	6,641	205,200	43,431
MEI Income & Fees	1,322	3,560	(2,238)	3,500	(2,178)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	58,598	7,355	51,243	-	58,598
Total Revenue	4,229,874	3,556,445	673,429	4,367,483	(137,609)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	887,676	782,607	105,069	1,175,931	(288,254)
Fringe Benefits	418,856	316,331	102,525	465,264	(46,407)
Total Payroll & Fringe Benefit Expenses	1,306,533	1,098,938	207,594	1,641,194	(334,662)
Administrative Expenses	15,450	11,636	3,814	66,150	(50,700)
Advertising, Marketing & Public Relations	67,556	74,300	(6,744)	139,675	(72,119)
Architectural & Engineering	71,143	48,738	22,405	88,875	(17,732)
Contracted Services	188,760	55,864	132,896	135,340	53,420
Data & Telecommunications	73,971	72,220	1,751	69,041	4,930
Depreciation & Amortization	-	-	-	-	-
Event Expenses	680	11,377	(10,697)	1,750	(1,070)
Furniture, Fixtures & Equipment	32,280	20,285	11,994	73,300	(41,020)
Insurance	11,385	17,293	(5,908)	13,525	(2,140)
Legal & Accounting	50,475	34,520	15,955	62,500	(12,025)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	6,267	6,992	(725)	14,600	(8,333)
Office and Other Supplies	13,277	14,706	(1,429)	14,517	(1,239)
Pension and Post-Employment Benefits	28,006	29,484	(1,478)	-	28,006
PILOT Fee & Other Taxes	21,954	21,954	-	14,162	7,793
Printing Services	7,786	3,947	3,839	8,550	(764)
Repair & Maintenance - Contracts	64,964	100,529	(35,565)	63,150	1,814
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	102,088	76,154	25,934	109,334	(7,246)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	6,249	3,815	2,435	34,254	(28,004)
Transfer Expenses	(9,002)	-	(9,002)	-	-
Utility & Public Works Expenses	707,341	714,759	(7,418)	912,334	(204,993)
Vehicles & Small Tools	18,382	3,991	14,391	-	18,382
VDOT Maintenance Expenses	175,359	147,116	28,243	205,200	(29,841)
Total Expense	2,960,902	2,568,616	392,286	3,667,448	(706,546)
Surplus/(Shortfall)	1,268,971	987,829	281,142	700,034	568,937

Fort Monroe Authority
Statement of Activities - Government Fund (MEI Sub-Fund)

Accrual Basis - Internal Unaudited	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	1,322	3,544	(2,222)	3,500	(2,178)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	20	(20)	-	-
Total Revenue	1,322	3,564	(2,242)	3,500	(2,178)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	226,159	171,566	54,593	279,657	(53,497)
Fringe Benefits	111,260	63,991	47,269	109,045	2,215
Total Payroll & Fringe Benefit Expenses	337,419	235,557	101,862	388,702	(51,282)
Administrative Expenses	2,447	3,066	(619)	5,900	(3,453)
Advertising, Marketing & Public Relations	3,921	14,965	(11,044)	13,800	(9,879)
Architectural & Engineering	-	-	-	-	-
Contracted Services	66,235	40,794	25,441	91,600	(25,365)
Data & Telecommunications	6,111	4,698	1,413	5,996	115
Depreciation & Amortization	-	-	-	-	-
Event Expenses	51	1,716	(1,665)	1,750	(1,699)
Furniture, Fixtures & Equipment	8,180	6,604	1,576	52,150	(43,970)
Insurance	2,971	3,565	(594)	3,550	(579)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	425	(425)	-	-
Memberships & Publications	1,700	890	809	3,000	(1,300)
Office and Other Supplies	3,716	1,590	2,127	5,000	(1,284)
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	3,679	-	3,679	2,374	1,306
Printing Services	4,784	1,393	3,391	4,250	534
Repair & Maintenance - Contracts	43,591	12,027	31,563	41,700	1,891
Repair & Maintenance - Supplies	12,977	65,036	(52,060)	-	12,977
Security Patrolling	7,691	2,710	4,980	-	7,691
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	621	932	(311)	4,250	(3,629)
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	25,425	41,303	(15,878)	42,604	(17,179)
Vehicles & Small Tools	739	369	370	-	739
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	532,258	437,642	94,616	666,625	(134,368)
Surplus/(Shortfall)	(530,936)	(434,078)	(96,858)	(663,125)	132,190

Fort Monroe Authority
Statement of Activities - Enterprise Fund (All Sub-Funds)

Accrual Basis - Internal Unaudited	<u>Dec 1, 2024 - Dec 31, 2024</u>	<u>Dec 1, 2023 - Dec 31, 2023</u>	<u>\$ Change</u>	<u>Prorated Budget</u>	<u>\$ Change</u>
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	1,781,037	1,751,723	29,314	1,794,065	(13,027)
Commercial Rental Income & Fees	1,120,373	882,597	237,776	1,014,633	105,740
VEMP Income & Fees	43,173	48,520	(5,348)	75,000	(31,828)
Utility Fund Revenue & Fees	917,648	937,009	(19,361)	923,564	(5,916)
Miscellaneous Revenue	9,031	(995)	10,025	15,139	(6,108)
Total Revenue	<u>3,871,261</u>	<u>3,618,854</u>	<u>252,407</u>	<u>3,822,400</u>	<u>48,861</u>
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	141,259	148,288	(7,028)	171,422	(30,162)
Fringe Benefits	58,718	57,737	980	67,655	(8,937)
Total Payroll & Fringe Benefit Expenses	<u>199,977</u>	<u>206,025</u>	<u>(6,048)</u>	<u>239,077</u>	<u>(39,100)</u>
Administrative Expenses	4,110	4,398	(288)	3,052	1,058
Advertising, Marketing & Public Relations	1,336	528	808	4,050	(2,714)
Architectural & Engineering	-	-	-	-	-
Contracted Services	546,563	464,542	82,022	653,122	(106,558)
Data & Telecommunications	28,560	15,394	13,166	14,378	14,182
Depreciation & Amortization	22,998	23,833	(835)	-	22,998
Event Expenses	21,755	22,515	(761)	15,000	6,755
Furniture, Fixtures & Equipment	19,698	47,943	(28,245)	38,965	(19,267)
Insurance	119,673	118,902	771	118,150	1,523
Legal & Accounting	5,188	-	5,188	1,800	3,388
Management Fees & Related Expenses	169,320	170,600	(1,281)	170,711	(1,391)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	3,485	1,277	2,208	3,175	310
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	720,052	683,393	36,660	464,342	255,711
Printing Services	1,185	787	398	-	1,185
Repair & Maintenance - Contracts	636,707	479,011	157,696	434,010	202,697
Repair & Maintenance - Supplies	47,295	116,714	(69,419)	45,773	1,522
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	(89,454)	(30)	(89,424)	48,400	(137,854)
Training, Conferences & Seminars	488	996	(508)	1,420	(932)
Transfer Expense	9,008	-	9,008	-	9,008
Utility & Public Works Expenses	1,947,105	1,859,122	87,983	2,264,112	(317,007)
Vehicles & Small Tools	2,879	3,052	(172)	2,900	(21)
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	<u>4,417,929</u>	<u>4,219,001</u>	<u>198,928</u>	<u>4,522,435</u>	<u>(104,506)</u>
Surplus/(Shortfall)	<u>(546,668)</u>	<u>(600,148)</u>	<u>53,480</u>	<u>(700,035)</u>	<u>153,367</u>

Fort Monroe Authority
Statement of Activities - Enterprise Fund (Residential Real Estate Sub-Fund)

Accrual Basis - Internal Unaudited	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
OEA Grant Reimbursements	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	1,781,037	1,751,723	29,314	1,794,065	(13,027)
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	(4,582)	(3,999)	(583)	15,139	(19,720)
Total Revenue	1,776,456	1,747,724	28,731	1,809,203	(32,747)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	137,461	143,236	(5,774)	163,227	(25,766)
Fringe Benefits	58,372	57,307	1,065	66,912	(8,540)
Total Payroll & Fringe Benefit Expenses	195,834	200,543	(4,709)	230,139	(34,306)
Administrative Expenses	2,512	1,772	740	900	1,612
Advertising, Marketing & Public Relations	830	-	830	50	780
Architectural & Engineering	-	-	-	-	-
Contracted Services	137,640	81,130	56,510	188,795	(51,155)
Data & Telecommunications	23,498	10,763	12,734	3,318	20,180
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	19,511	32,166	(12,656)	31,765	(12,254)
Insurance	33,650	33,650	0	33,650	0
Legal & Accounting	5,188	-	5,188	1,800	3,388
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	606	365	241	2,200	(1,594)
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	250,170	240,097	10,073	161,183	88,987
Printing Services	1,185	649	536	-	1,185
Repair & Maintenance - Contracts	215,295	194,803	20,491	214,750	545
Repair & Maintenance - Supplies	26,184	44,730	(18,546)	41,923	(15,739)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	25,000	(25,000)
Training, Conferences & Seminars	354	862	(508)	1,000	(646)
Transfer Expenses	6,405	-	6,405	-	-
Utility & Public Works Expenses	349,097	345,594	3,503	333,351	15,746
Vehicles & Small Tools	1,515	2,019	(504)	1,850	(335)
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	1,269,471	1,189,142	80,329	1,271,674	(2,203)
Surplus/(Shortfall)	506,985	558,583	(51,598)	537,529	(30,544)

Fort Monroe Authority
Statement of Activities - Enterprise Fund (Commercial Real Estate Sub-Fund)

Accrual Basis - Internal Unaudited	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	1,120,373	882,597	237,776	1,014,633	105,740
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	1,120,373	882,597	237,776	1,014,633	105,740
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses	507	845	(339)	102	405
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	403,180	380,462	22,718	455,327	(52,146)
Data & Telecommunications	3,491	3,725	(234)	10,110	(6,619)
Depreciation & Amortization	22,998	23,833	(835)	-	22,998
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	187	11,768	(11,581)	900	(713)
Insurance	83,271	81,950	1,321	81,960	1,311
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	169,320	170,600	(1,281)	170,711	(1,391)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	2,534	651	1,883	600	1,934
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	455,388	429,486	25,902	294,300	161,088
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	421,412	284,581	136,831	218,010	203,402
Repair & Maintenance - Supplies	21,111	71,603	(50,492)	3,600	17,511
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	(89,454)	(30)	(89,424)	23,400	(112,854)
Training, Conferences & Seminars	-	-	-	420	(420)
Transfer Expenses	(67,742)	-	(67,742)	-	-
Utility & Public Works Expenses	419,790	415,297	4,494	423,365	(3,575)
Vehicles & Small Tools	1,267	1,033	234	1,050	217
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	1,847,261	1,875,805	(28,543)	1,683,855	163,407
Surplus/(Shortfall)	(726,888)	(993,208)	266,319	(669,222)	(57,667)

Fort Monroe Authority
Statement of Activities - Enterprise Fund (Venue Rentals and Events Sub-Fund)

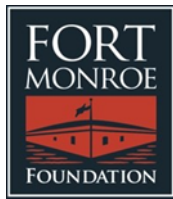
Accrual Basis - Internal Unaudited

	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	43,173	48,520	(5,348)	75,000	(31,828)
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	13,612	3,004	10,608	-	13,612
Total Revenue	56,785	51,524	5,261	75,000	(18,215)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	3,798	5,052	(1,254)	8,195	(4,397)
Fringe Benefits	346	431	(85)	743	(397)
Total Payroll & Fringe Benefit Expenses	4,144	5,483	(1,339)	8,938	(4,794)
Administrative Expenses	1,092	1,781	(689)	2,050	(958)
Advertising, Marketing & Public Relations	506	528	(22)	4,000	(3,494)
Architectural & Engineering	-	-	-	-	-
Contracted Services	5,743	2,950	2,793	9,000	(3,257)
Data & Telecommunications	1,572	906	666	950	622
Depreciation & Amortization	-	-	-	-	-
Event Expenses	21,755	22,515	(761)	15,000	6,755
Furniture, Fixtures & Equipment	-	4,009	(4,009)	6,300	(6,300)
Insurance	1,762	2,114	(352)	1,350	412
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	345	262	84	250	95
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	14,494	13,809	685	8,859	5,636
Printing Services	-	138	(138)	-	-
Repair & Maintenance - Contracts	-	(374)	374	1,250	(1,250)
Repair & Maintenance - Supplies	-	381	(381)	250	(250)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	135	135	-	-	135
Transfer Expenses	2,408	-	2,408	-	-
Utility & Public Works Expenses	4,872	4,784	88	5,500	(628)
Vehicles & Small Tools	98	-	98	-	98
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	58,926	59,420	(495)	63,696	(4,771)
Surplus/(Shortfall)	(2,141)	(7,896)	5,756	11,304	(13,445)

Fort Monroe Authority
Statement of Activities - Enterprise Fund (Utility Operation Sub-Fund)

Accrual Basis - Internal Unaudited

	Dec 1, 2024 - Dec 31, 2024	Dec 1, 2023 - Dec 31, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	917,648	937,009	(19,361)	923,564	(5,916)
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	917,648	937,009	(19,361)	923,564	(5,916)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses	-	-	-	-	-
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	-	-	-	-	-
Data & Telecommunications	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	-	-	-
Insurance	990	1,188	(198)	1,190	(200)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	-	-	-	125	(125)
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	-	-	-	-	-
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	-	-	-	-	-
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	-	-	-	-	-
Transfer Expenses	67,936	-	67,936	-	-
Utility & Public Works Expenses	1,173,345	1,093,447	79,898	1,501,896	(328,550)
Vehicles & Small Tools	-	-	-	-	-
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	1,242,272	1,094,635	147,637	1,503,211	(260,939)
Surplus/(Shortfall)	(324,624)	(157,626)	(166,998)	(579,647)	255,023



**Fort Monroe Foundation Report
to the Fort Monroe Authority Board of Trustees
February 13, 2025, Board Meeting**

At the November 21 meeting of the Foundation, new officers were elected. Vincent Tucker now serves as President, Aazia Mrozinski as Vice President, Caryl Johnson as Treasurer, and Season Roberts as Secretary. We are excited to begin the new year with an enthusiastic and dedicated Board!

The Foundation closed out 2024 with both the Tuesday Day of Giving and our end of calendar year appeal. Donations were not as robust as in past years however we did see a notable increase in donations to restricted projects such as the African Landing Memorial, the Oder Legacy Fund and the West Bastion project

The Foundation began 2025 by holding a Strategy session on January 16. The session was led by Aaz Mrozinski and focused on our vision for the Foundation, how to move into the future to ensure the legacy of Fort Monroe, and how to continue to cultivate relationships, advance opportunities and reinforce partnerships. The session was attended by a majority of Board members as well as the FMA's CEO Scott Martin.

We were pleased to support the Youth Black History Festival on February 8th and would like to recognize Dominion Energy Charitable for providing a grant for this event. This celebration of Black History Month for youth aged 5 to 17 featured stations with a variety of interactive cultural arts activities including African Drumming, Archeology, Genealogy, and Quilting, which demonstrated how African American culture is expressed.

Our February 19 Board meeting will focus on the initiatives we discussed at the Strategy session to include strategic Board growth, as well as growing the Board's outreach capacity. A major goal for the next few months will be to meet with FMA CEO Scott Martin and FMA staff members so we can align our priorities with the FMA's goals and specific projects.

Finally, the Fort Monroe Foundation would like to welcome Scott Martin as the CEO of the Fort Monroe Authority. We look forward to working together to advance the landscape, stories and landmarks at Fort Monroe!

Sincerely,
Vincent A. Tucker
President



United States Department of the Interior

NATIONAL PARK SERVICE
Fort Monroe National Monument
41 Bernard Road
Building #17
Fort Monroe, VA 23651-1001



IN REPLY REFER TO:

10. Management and Accountability (FOMR)

February 13th, 2025

To: Fort Monroe Authority Board of Trustees
From: Superintendent Jaci Wells
Subject: NPS – February 2025 Meeting Report

CMA Updates:

- No Updates

Staffing:

- No updates

Building Leases

- RV Colonies Lease expires in 2025. Regional office has started the RFP process for that site.

Visitor Statistics and Collaboration:

- No updates

Interpretation and Upcoming Events:

- Walking tour – The Gibraltar of the Chesapeake and the Building of a Nation (Starting outside the VEC)
- Walking Tour- Fort Monroe Black Heritage Tour (Starting outside the VEC)
 - Spring Schedule: Friday and Saturday at 1 pm

Upcoming Projects:

- Sister Park Arrangement: Fort Monroe National Monument is seeking a Sister Park Arrangement with Angola. We are in the early phases and currently working with the Washington Office of International Affairs to begin reaching out to Angolan officials. No updates

Facility and Resource Management:

- Building 17 Porch repair and painting underway
- DeRussy Field Concession Box exterior work almost complete-awaiting a part to finish the window installation



United States Department of the Interior

NATIONAL PARK SERVICE
Fort Monroe National Monument
41 Bernard Rd. (Lee's Quarters – Bldg 17)
Fort Monroe, VA 23651



- Roof repair for building 185 are underway

Upcoming Facilities Projects:

- Have a project planned and funded for FY 25 for buildings 1 and 50 porch stabilization and repair. Work will be completed by HACE
- Contract work on building 50 in summer/fall 25 to follow after HACE
- Back deck replacement for building 32 in FY25
- Roofing repair and/or replacement work to be completed on building 17, 247, and 185
- Shelters 1 and 5 to have roof repairs
- Shelter 5 to have fireplace removed- it is not a contributing component to the historic landscape and it is currently a safety issue. Consultation with SHPO is underway.
- Planning projects for Quarters 1 for exterior work including: roof replacement, shutters repair, doors repair, windows repair, exterior painting removal, re-pointing and re-painting

AFRICAN LANDING MEMORIAL PROGRESS REPORT

Artwork Update

Brian Owens has completed revised drawings for the outside of The Relief with greater details of the individuals, as well as more accurate details on the militia. A small part of one panel on the inside of the relief has also been revised to reflect similar changes. Dr. Bonnell reviewed the drawing revisions and approved with notes of some changes that will be made during the sculpting process.

The planned revisions to The Figures, representing Antoney, Isabella and the baby William Tucker, have been sculpted based on input from numerous members of the descendant community to including the William Tucker 1624 Society, Project 1619, Inc. and the public. These changes were necessary to demonstrate our commitment to making sure the public art reflects the general public's expectations. Dr. Bonnell reviewed the revisions and approved of the changes. The artist has delivered the new maquette showing the revisions to The Figures.

The project phase for the construction of the full-scale clay models has commenced. Dr. Bonnell will meet with Brian virtually every week to manage and review the construction of the full-scale clay models.

Site Improvements

Pre-construction submittals began in November and pre-construction activity began on November 18th. The contractor has completed the changes to the parking lots (D and E) along Engineers Lane to relocate the resident parking from Fenwick Road out of the boundary of the ALM plaza. As work has progressed to the area of the large plaza, there have been numerous issues with underground utilities and cultural features discovered during the removal of the existing parking and roadway and the beginning of the installation of the new water and stormwater lines.

The construction timeline reflects construction to be substantially complete by the end of July 2025. The FMA is working almost daily with the contractor to address issues as they arise with the goal of keeping the project moving towards substantial completion before the proposed August 2025 dedication of the plaza at the annual African Landing Day commemoration.

MOVING PROPERTIES TO THE MARKETPLACE

Ingalls Road Sites 1 and 2

With the MOA between FMA and DGS to allow for “excluded projects” signed in September 2024 and the amendment to the MOA with the City of Hampton to include local building official services signed in October 2024, Echelon submitted working drawings for the building rehabilitation projects for Site 1 (Buildings 87 and 89) and Site 2 (Building 100). Echelon received plan approval and building permits in January.

Echelon continues to complete the contingency requirements for commencement of the ground lease. The developer has submitted the construction budget to satisfy §3.06(a)(ii), the commitment letter from a lender for the construction financing to satisfy §3.06(b)(i), construction completion guaranty financials to satisfy §3.06(b)(ii), and a copy of the tax credit investor term sheet to satisfy §3.06(c)(ii)(x). The developer is working to satisfy the last 3 contingency items – closing of construction financing, closing with the tax credit partner, and evidence of equity contributions.

Before the developer can close their construction loan and tax credit financing, the FMA is working with the OAG on a consolidation of the multiple Army parcels into one master parcel, the owner’s title policy for the consolidated parcel, and an updated ALTA survey for the two tax parcels.

Marina Parcels

Pack Brothers Hospitality (PBH) continues to operate the Old Point Comfort Marina under the lease agreement signed in June. The lease agreement requires PBH to pay monthly rent and additional rent equal to half of the net operating income. The additional rent is escrowed monthly and will be remitted at the end of the fiscal year after the financial statements are reviewed. PBH submits financial statements monthly as required by the lease agreement.

UTILITY MASTER PLAN UPDATE

Mercury Boulevard Water Line Replacement

The notice to proceed was issued to Suffolk Utility Construction on September 8, 2022. The horizontal directional drilling subcontractor completed installation of the water line under Mill Creek in February 2023. The contractor has completed the system upgrades in Phoebus and has made the connection of the new water line to the Newport News Waterworks (NNWW) distribution system in Phoebus and the Fort Monroe distribution system near the main entrance. The construction phase of the project was completed in January. The contractor is working to prepare the as-built drawings. The project will close once the as-built drawings are submitted to the FMA.

The FMA will begin working with NNWW to transfer ownership of the new Mill Creek water line.

Front Entrance Redesign

The FMA allocated \$9M of the \$40.3M in VPBA capital funding towards the project to redesign and reconstruct the Fort Monroe front entrance. The FMA has received \$550,000 from the Federal Lands Access Program grant funding the front entrance design project. The FMA has requested that VDOT manage the project. VDOT is evaluating the project before agreeing to manage the project for the FMA. VDOT has contracted with Kimley Horn to develop 35% schematic drawings and updated cost estimates. The updated cost estimates for the project inflated to the mid-point of construction is \$18.4M. The significant increase in cost results from the cost of utility upgrades and relocations within the project boundary. With the \$550K in FLAP funds, the FMA needs \$8.9M of additional capital funding to complete the entire front entrance project.

VDOT management previously requested that the FMA bundle the front entrance construction project with the Stilwell Drive trail project for economy of scale and scope. Since the FMA did not get any additional capital funding for FY26, VDOT has requested that the FMA reallocate the \$9M in VPBA funding to the Stillwell Drive Relocation / Trail 757 project.

Utility Master Plan – Ingalls Road Improvements

The FMA has a proposal from WRA for the engineering design of the Ingalls Road area utility improvements that will support the Ingalls Road Sites 3 and 4 developments, as well as enhanced service to the marina parcels. With the \$50M in capital funding allocated in the FY25 budget, the FMA submitted the CO-2 form to DPB required to allocate the estimated \$32.9M design and construction cost in July 2024. The FMA is working with DPB and DGS to approve the CO-2 form before it can execute the design contract with WRA.

Stilwell Drive Relocation – Trail 757 Project

In cooperation with the FMA, the City of Hampton submitted a grant application and received \$12.9M in VDOT Smart Scale funding for a project to install a multimodal pathway from Mercury Boulevard to the Hampton Community Center as part of the project to connect Fort Monroe and Hampton to the Capital Trail in Jamestown. The project scope requires the relocation of Stilwell Road and will include some utility work related to the North Gate Utility Master Plan. VDOT has requested that this project be completed and bid together with the front entrance project for economies of scale. Based on the 35% schematic drawings, the project cost estimate inflated to the mid-point of construction is \$20.2M. The FMA's share of the project after the \$12.9M grant funding is \$7.3M. The FMA does not currently have the capital funding to commit to the \$7.3M cost share.

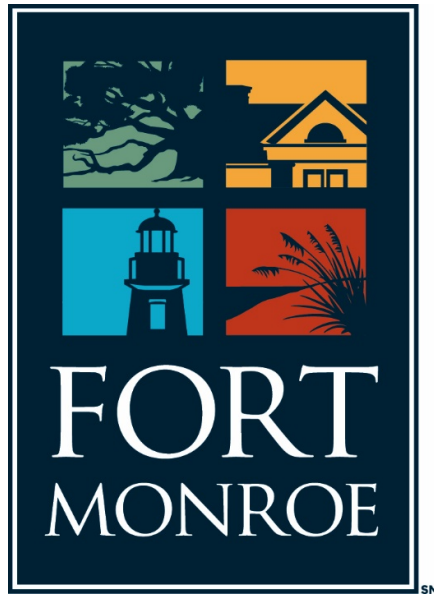
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Utility Master Plan – North Gate Improvements

The Stilwell Drive Relocation project will create utility corridors for the extension of utility services through the North Gate management zone. Once the Stilwell Drive project design is completed, the FMA will pursue engineering services to design the utility corridors for the balance of the North Gate utilities with the goal of delivering expanded service through North Gate to the Inner Fortress area.

Fort Monroe Authority

Rules and Regulations



Adopted by the Fort Monroe Authority Board of Trustees

on September 19, 2024

pursuant to Virginia Code § 2.2-2340(B)

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Table of Contents

Authority	1
Definitions	2
General Provisions	5
Purpose	5
Construction.....	5
Violations	5
Enforcement	5
Permits	6
Conflicts.....	6
Exclusions.....	6
Rules and Regulations	7
Advertising	7
Alcoholic Beverages	7
Alms, Solicitation, and Contributions.....	7
Amplified Sound or Music.....	7
Animals at Large.....	7
Artifacts and Antiquities	8
Aviation	8
Bicycle Use	8
Boating	8
Camping	9
Charges.....	9
Commercial Enterprises	9
Commercial Vehicles.....	9
Dangerous Activities, Fireworks Prohibited.....	9
Defacing of Public Buildings or Structures	9
Disposal of Refuse, Garbage, Etc.	10
Dressing and Undressing.....	10
Drones.....	10
Feeding of Wild Animals Prohibited	10
Firearms	11
Fires; Grills and Grilling	11
Fireworks Prohibited.....	11
Fishing	11
Flowers, Trees, Plants, Lawns, Minerals, Etc.	12
Foot Path or Trail Use	12

Gatherings and Public Events.....	12
Geo Caching / Letter Boxing	12
Golf Carts, Utility Vehicles and All-Terrain Vehicles (ATVs)	13
Ground Disturbance.....	13
Horseback Riding	13
Hours of Operation	13
Hunting.....	13
Meetings and Exhibitions.....	13
Memorialization.....	14
Metal Detectors Prohibited	14
Moat Access Prohibited	14
Mobile Vendor; Permit Required.....	14
Motor Vehicles; Where Prohibited	14
Motor Vehicle Maintenance	14
Obstructing Traffic	15
Paranormal Activities	15
Parking	15
Picnicking	15
Photography and Filming.....	15
Planting or Release of Seeds or Spores.....	16
Pollution of Waters	16
Possession or Release of Animals or Wildlife on the Property Prohibited	16
Prohibited Sounds or Noises.....	16
Protection of Natural, Cultural, and Archeological Resources	17
Riprap Off Limits	18
Seawall Off Limits.....	18
Skateboards and Similar Devices; Where Permitted	18
Smoking.....	18
Sports and Games; Where Permitted	18
Swimming; Where Permitted	18
Winter Activities.....	19

Authority

The Fort Monroe Authority Board of Trustees adopts these Rules and Regulations pursuant to the power granted by Code of Virginia § 2.2-2340(B):

“(B) The Authority shall have the power and duty:

... .

- 19. To adopt, amend or repeal, by the Board of Trustees, or the executive committee thereof, regulations concerning the use of, access to and visitation of properties under the control of the Authority in order to protect or secure such properties and the public enjoyment thereof, with any violation of such regulations being punishable by a civil penalty of up to \$100 for the first violation and up to \$250 for any subsequent violation, such civil penalty to be paid to the Authority;*
- 20. To provide parking and traffic rules and regulations on property owned by the Authority; and*
- 21. To provide that any person who knowingly violates a regulation of the Authority may be requested by an agent or employee of the Authority to leave the property and upon the failure of such person so to do shall be guilty of a trespass as provided in (Code of Virginia) § 18.2-119.”*

Definitions

Whenever used in this document, the following terms, unless otherwise therein expressly defined, shall mean and include each of the meanings herein respectively set forth.

“Authority” or “FMA” shall mean the Fort Monroe Authority, a public body corporate and political subdivision of the Commonwealth established pursuant to Code of Virginia § 2.2-2336 *et seq.*

“Beach” shall mean any beach or shoreline area designated by the FMA.

"Bicycle Path" shall mean any path maintained for bicycles, including public roadways, the sidewalk adjacent to the Seawall, and the Boardwalk.

“Boardwalk” shall mean the concrete and asphalt surfaced area formerly known as Gulick Road running alongside the Chesapeake Bay from the Finger Pier to the Paradise Ocean Club.

"Camping" shall mean the installation or use of a tent, tent trailer, travel trailer, camping trailer, pick-up camper, motor homes or any other portable device or vehicular-type structure as may be developed, marketed or used for temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

“City” shall mean the City of Hampton, Virginia.

“Commercial Filming” means the film, electronic, magnetic, digital, or other recording of a moving image by a person, business, or other entity for a market audience with the intent of generating income. Examples include, but are not limited to, feature film, videography, television broadcast, or documentary, or other similar projects. Commercial filming activities may include the advertisement of a product or service, or the use of actors, models, sets, or props.

“Commonwealth” shall mean the Commonwealth of Virginia.

“Dawn” shall mean the time thirty (30) minutes before the time of sunrise each day as posted by the U.S. Naval Observatory in Washington, D.C.

“Dusk” shall mean the time thirty (30) minutes after the time of sunset each day as posted by the U.S. Naval Observatory in Washington, D.C.

“Emergency” shall mean any sudden, urgent, unexpected event, occurrence, or combination of circumstances that calls for immediate action or remedy in order to protect life or to prevent significant damage to the Property.

“Exhibition” shall mean any gathering with the intention of exhibiting, showing, displaying, or vending items to the public including, but not limited to, works of art or artisans, products of farm or factories, skilled performers, or other items of general interest.

"Foot Path or Trail" shall mean any path or trail maintained for pedestrians or disabled persons including sidewalks adjacent to public roadways, the sidewalk adjacent to the Seawall, and the former Gulick Road.

“Fort Monroe” shall mean the property in Hampton, Virginia also known as Old Point Comfort and formerly occupied as a garrison for the United States Army.

“Mobile Vendor” shall mean any person or business selling or distributing goods or services on foot or from a vehicle, trailer, or cart.

“Model” means a person or object that serves as the subject for Commercial Filming or Still Photography for the purpose of promoting the sale or use of a product or service. Models include, but are not limited to, individuals, animals, or inanimate objects, such as vehicles, boats, articles of clothing, and food and beverage products, placed on Commonwealth lands so that they may be filmed or photographed to promote the sale or use of a product or service. For the purposes of this definition, portraits of individuals, families, wedding parties, weddings engagements, high school graduations, and similar celebrations are not considered models if the image will not be used to promote or sell a product or service.

"Motor Vehicle" shall mean any vehicle by which a person travels which possesses a motor or engine of any description used for propulsion or to assist in the propulsion of the vehicle including any trailer that is or can be towed behind a Motor Vehicle.

“News” means information that is about current events or that would be of current interest to the public, gathered by news-media entities for dissemination to the public. Examples of news-media entities include, but are not limited to, television or radio stations broadcasting to the general public and publishers of periodicals (but only if such entities qualify as disseminators of “news”) who make their products available for purchase by or subscription by or free distribution to the general public.

“News-gathering Activities” means filming, videography, and still photography activities carried out by a Representative of the News Media.

“NPS” shall mean the National Park Service.

“NPS Property” shall mean land at Fort Monroe owned by the United States Department of Interior and managed by the NPS.

“Other Federal Property” shall mean land at Fort Monroe owned by the United States Department of Defense and managed by the U.S. Army or the U.S. Coast Guard.

"Owner" shall mean any Person owning, leasing, operating, or having the exclusive use of a vehicle, animal or any other personal property under a lease or otherwise.

"Permit" shall mean any written license or permit issued by or under the authority of the FMA, permitting the performance of a specified act or acts.

"Person" shall mean any corporation, company, association, firm, an individual, proprietorship, partnership, joint venture, joint stock company, syndicate, business trust, estate, club, committee, organization, or group of persons acting in concert.

“Property” shall mean the real property at Fort Monroe owned by the Commonwealth and managed by the FMA. Property includes but is not limited to roadways, parking lots, historical and natural areas, and other areas owned by the Commonwealth and

managed by the FMA. Property shall not include any premises subject to a ground lease, lease, license or other written agreement between the FMA and third party. Property shall not include the NPS Property or Other Federal Property.

"Representative of the News Media" means any person or entity that gathers information of potential interest to a segment of the public, uses its editorial skills to turn the raw materials into a distinct work, and distributes that work to an audience.

"Resident" shall mean a person named as a party to a lease agreement with the FMA for a residential housing unit at Fort Monroe and shall include immediate family members explicitly allowed to reside in the housing unit under the terms of the lease agreement.

"Riprap" shall mean the large stones, concrete, or other solid material used in place of stone placed along the edge of the Property to protect the Property from shoreline erosion including the large stones in the offshore breakwaters.

"Tenant" shall mean an employee of a business named as a party to a lease or license agreement with the FMA.

"Seawall" shall mean the concrete barrier structure installed by the U.S. Army Corps of Engineers that extends from the Chamberlin to the Finger Pier along the southern edge of the Property.

"Sets and Props" means items constructed or placed on Authority lands to facilitate Commercial Filming or Still Photography including, but not limited to, backdrops, generators, microphones, stages, lighting banks, camera tracks, vehicles specifically designed to accommodate camera or recording equipment, rope and pulley systems, and rigging for climbers and structures. Sets and Props also includes trained animals and inanimate objects such as automobiles, motorcycles, bicycles, skateboards, wagons, and so forth, when used to stage a specific scene. The use of a camera, flash, or light reflector on a single tripod, without the use of any other equipment, is not considered a prop.

"Still Photography" means the capturing of a still image on film or in a digital format.

"Videography" means the process of capturing moving images on electronic media, e.g., video tape, hard disk, or solid-state storage.

General Provisions

Purpose

The FMA is adopting these Rules and Regulations to (i) protect the nationally significant resources at Fort Monroe, (ii) provide for public enjoyment of Fort Monroe in an appropriate manner, (iii) establish a consistent policy of rules and regulations governing the use of Fort Monroe by the public, and (iv) provide a consistent policy for enforcement for any Person failing to comply with these Rules and Regulations.

Construction

In the interpretation of these Rules and Regulations, their provisions shall be construed as follows: (i) any terms in the singular shall include the plural; (ii) any term in the masculine shall include the feminine and the neuter; (iii) any requirements or prohibition of any act shall, respectively, extend to and include the causing or procuring, directly or indirectly of such act; (iv) no provision hereof shall automatically make unlawful any act necessarily performed by any law-enforcement officer as defined by Code of Virginia § 9.1-101 or employee of the FMA in line of duty or work as such, or by any Person, his agents or employees, in the proper and necessary execution of the terms of any agreement with the FMA; (v) any act otherwise prohibited by these Rules and Regulations, provided it is not otherwise prohibited by law, shall be lawful if performed under, by virtue of and strictly within the provisions of a FMA Permit to perform the act, and only to the extent authorized by the Permit, and (vi) these Rules and Regulations are in addition to and shall supplement Commonwealth laws, rules and regulations and applicable City ordinances, which are incorporated herein and made a part hereof.

These Rules and Regulations shall be effective within and upon all Property including roadways, parking lots, historical and natural areas, and other areas owned by the Commonwealth, or which are under the management or control of the FMA and shall regulate the use thereof by all Persons.

Violations

In addition to the fines and penalties established in Code of Virginia § 2.2-2340(B), failure to comply with these Rules and Regulations and/or other applicable laws and regulations, may result in revocation of Permits, forfeiture of applicable fees and/or forfeiture of deposits paid. In addition, the FMA reserves the right to recover the cost to restore, repair, or replace any damage caused by any violation of these Rules and Regulations, including but not limited to restoration of damaged natural resources and/or damaged historic fabric of any kind.

Enforcement

In enforcing these Rules and Regulations, an employee or authorized agent of the FMA may photograph, videotape, and/or request identification from any Person violating any of the restrictions for the purposes of issuing fines and penalties permitted in Code of Virginia §§ 2.2-2340(B).

Permits

A Permit to do any act shall authorize the same only insofar as it may be performed in strict accordance with the terms and conditions of the permit. Any violation by its holders or their agents or employees of any term or condition of the permit shall constitute grounds for its revocation by the FMA, or by its authorized representative, whose action therein shall be final. In case of revocation of any Permit, all moneys paid for or on account thereof shall, at the option of the FMA, be forfeited to and be retained by the FMA, and the holder of such Permit, together with his agents and employees who violated such terms and conditions, shall be jointly and severally liable to the FMA for all damages and loss suffered by it in excess of money so forfeited and retained; but neither such forfeiture and retention by the FMA of the whole or any part of such moneys nor the recovery or collection thereby of such damages, or both, shall in any manner relieve such Person from punishment for any violation of any provision of these Rules and Regulations pursuant to Code of Virginia §2.2-2340(B).

The FMA may issue a Permit for activities otherwise prohibited in these Rules and Regulations. Permit applications may be obtained by contacting the FMA office at (757) 637-7778 or by email to info@fortmonroe.org.

Conflicts

In the event of any conflict between these Rules and Regulations and the terms of any lease, license or other written agreement between the FMA and a third party, the terms of the lease, license or other written agreement shall prevail.

Exclusions

These Rules and Regulations are not applicable to NPS Property or Other Federal Property. Use and access to NPS Property and Other Federal Property are governed by the federal law, rules, and regulations including but not limited to the Code of Federal Regulations and the Superintendent's Compendium for the Fort Monroe National Monument which can be located at: www.nps.gov/fomr/learn/management.index.htm.

Additionally, these Rules and Regulations are not applicable to premises subject to a ground lease, lease, license or other written agreement between the FMA and third party.

Rules and Regulations

Advertising

No sign, notice, or advertisement of any nature shall be erected or posted at any place on the Property, nor shall any noise be made, for the purpose of attracting attention to any exhibition of any kind.

Alcoholic Beverages

State law allows alcoholic beverage consumption only in public areas designated by Permits issued by the Virginia Alcoholic Beverage Control Authority.

No Person shall drink or possess open containers of alcohol in any public place, public street, Foot Path or Trail, Bicycle Path, or Beach.

Alms, Solicitation, and Contributions

No Person shall solicit for alms, services, or contributions for any purpose on the Property.

Amplified Sound or Music

Musical instruments, radios, phonographs, tape players, compact disc players, loudspeakers, portable sound reproduction system, bullhorns, megaphones, or any other device used for the reproduction or amplification of sound, either inside or outside of a motor vehicle, shall not be operated on the Property. This prohibition shall not apply to small personal electronic devices such as Bluetooth speakers and headphones provided the level of sound is not plainly audible within fifty (50) feet of the sound source. Plainly audible shall mean detected by a person using his/her unaided hearing facilities. Specific words or phrases need not be discernible. The detection of bass reverberations is sufficient to constitute a plainly audible sound.

The operation of a public address system is prohibited, except in connection with a public gathering or special event for which a Permit which specifically authorizes such system has been issued by the FMA.

Animals at Large

No Person shall cause or permit any animal owned by them, in their custody, or under their control on the Property, except an animal restrained by a leash not exceeding six (6) feet in length, and each such animal found at large may be seized and disposed of as provided by the law or ordinance covering disposal of stray animals on highways or public property then in effect within the City.

No animal shall be left unattended by its Owner at any time.

Animals shall not be allowed on the Beaches between May 15th and September 15th, except for service or hearing dogs identifiable in accordance with Code of Virginia § 51.5-44 or successor statute.

The Person responsible for the animal is also responsible for the immediate removal and proper disposal of animal waste.

Artifacts and Antiquities

The Property at Fort Monroe is owned by the Commonwealth of Virginia and is therefore subject to the Virginia Antiquities Act (Code of Virginia § 10.1-2300 et seq.). The Virginia Antiquities Act prohibits damage to or removal of objects of antiquity from archaeological sites on all state-controlled lands. The statute prohibits all “relic hunting” or any archeological field investigations without a Permit issued by the FMA.

Aviation

No Person shall voluntarily bring, land or cause to ascend, descend or alight within or upon the Property, any airplane, remote control model aircraft, flying machine, model rocket, balloon, paraglider, parasail, glider, hang-glider, parachute or other apparatus for aviation. “Voluntarily” in this section shall mean anything other than an Emergency landing.

Bicycle Use

No Person shall use a bicycle or similarly manually or mechanically propelled devices in any area other than on public streets and on designated Bicycle Paths on the Property.

Electric, gas, or other mechanically propelled bicycles are prohibited on the sidewalk adjacent to the Seawall and on the Boardwalk.

Cyclists must yield and give right of way to pedestrians on shared access pathways including the sidewalk adjacent to the Seawall and the Boardwalk.

Cyclists must obey all traffic signs, lights, signals, and markings when riding on public streets.

Boating

Boating is permitted only in designated areas.

Boating of any kind in a swimming area is prohibited. This prohibition shall include the landing and launching of jet skis, paddleboards, kayaks, canoes, or other similar watercraft except in the event of an Emergency.

Camping

Camping is only permitted at the Colonies RV and Travel Park. Camping is not permitted in any other area of Fort Monroe.

Camping may be permitted on a limited basis and under a Permit issued by the FMA for living history groups in conjunction with FMA-sponsored activity for interpretive and/or educational purposes and for a conservation corps or other similar group for historic preservation, natural area restoration, or trail construction community work projects.

Charges

No Person shall make use of, gain admittance to, or attempt to use or gain admittance to the facilities at Fort Monroe for the use of which a charge is made by the FMA unless the Person shall pay the charge or price established by the FMA.

Commercial Enterprises

No Person shall, anywhere on the Property, sell or offer for sale, hire, lease or let out, any object or merchandise, property, privilege, service or any other thing, or engage in any business or erect any building, booth, tent, stall or any other structure whatsoever for a commercial purpose without a Permit issued by the FMA. Additional permits or licenses may be required by the City.

Commercial Vehicles

No Person shall operate a bus, taxicab or other commercial vehicle designed or used for the transportation of passengers on the Property, except for the arranged pickup or delivery to Residents, Tenants, or visitors.

Dangerous Activities, Fireworks Prohibited

No Person shall operate on the Property any device or undertake any activity which will cause a projectile to be loosed, thrown, or propelled which could injure a person or animal or damage property. Activities and devices restricted under this provision include, but are not limited to, the hitting of golf balls or other solid or dangerous objects, and the operation of a bow and arrow, crossbow, taser, spear, slingshot, or other such device designed for high-speed missile projection.

No Person shall bring, transport, launch, or ignite fireworks, firecrackers, black powder, or any other explosive material or pyrotechnic device on the Property.

Defacing of Public Buildings or Structures

No Person shall injure, deface, damage, disturb, destroy, disfigure, or alter the appearance or location of any public buildings, improvements, fixtures, or structures including, but

not limited to, walls, fences, signs, retaining walls, driveways, walkways, sidewalks, pavement, curbs, curbstones, street lamp posts, hydrants, trees, electric light or power poles, fire alarms, drinking fountains, boats, motor vehicles, trailers, statues and sculptures, garbage receptacles, or personal property found therein.

For the purposes of this section defacing shall include, but is not limited to, writing, tagging, marring, inscribing, etching, scratching, painting, or affixing of other markings or stickers to any building or structure.

Disposal of Refuse, Garbage, Etc.

No Person shall deposit in any part of Fort Monroe any garbage, sewage, refuse, waste, cigarette or cigar butts, vegetables, foodstuffs, boxes, cans, plastics, paper, or other litter or other waste material or obnoxious material, except in containers designed for such purposes. In the event containers are full or not available, the Person or Persons possessing the material shall remove it from the Property.

No Person shall transport bulk refuse or garbage onto the Property for disposal into dumpsters provided by the FMA for its use.

The discharge or disposal of human waste shall only be accomplished in the appropriate plumbing fixture in public restroom or portable toilet facilities.

Dressing and Undressing

Dressing and undressing that creates an indecent exposure or obscene sexual display (as set forth in Code of Virginia §18.2-387 or successor statute) is prohibited at Fort Monroe unless within a building or structure where the dressing and undressing is not visible to any member of the public.

No Person shall be deemed to be in violation of the provision for breastfeeding a child in any public place or any place where others are present.

Drones

No Person shall voluntarily bring, land or cause to ascend, descend, or alight within or upon the Property, any drone or similar device without a written Permit issued by the FMA. Any Person requesting a Permit to use a drone or similar device on the Property must possess all federal, state, and local permits and/or licenses and provide proof of insurance specifically covering the operation of the drone by the Person requesting the Permit. This restriction shall not apply to a drone operated by law enforcement, fire or Emergency response personnel acting within the scope of their authority.

Feeding of Wild Animals Prohibited

No Person shall feed wild animals on the Property.

Firearms

Firearms are permitted to be carried in the open areas of the Property to the extent permitted by, and in accordance with, federal, state, and local laws.

Firearms are prohibited inside federal and state buildings on the Property. This prohibition does not apply to law enforcement officers, authorized security personnel, or military personnel, when such individuals are authorized to carry a firearm in accordance with their duties.

Fires; Grills and Grilling

No Person shall kindle, build, maintain or use a fire other than in places provided or designated for such purposes at Fort Monroe. Any fire shall be continuously under the care and direction of a competent Person from the time it is kindled until any flame and embers are extinguished.

No Person shall bring or use a grill, fire pit, fire ring, fire table, or other similar device on the Property.

No Person within the confines of Fort Monroe shall throw away or discard any lighted match, cigarette, cigar, wood, charcoal, ash, or other burning object. Any lighted match, cigarette, cigar, charcoal, ash, or other burning object must be entirely extinguished before being discarded into a trash container. Discarding extinguished material anywhere other than in a trash container is prohibited.

Fires inconsistent with the above conditions may be permitted on a limited basis and under permission from the FMA for living history groups in conjunction with FMA-sponsored activity for interpretive and/or educational purposes.

Grills supplied by the FMA in picnic or camping areas may be used provided a competent Person continuously monitors the grill from the time it is kindled until any flame or embers are completely extinguished.

Fireworks Prohibited

No Person shall bring, transport, launch, or ignite fireworks, firecrackers, black powder, or any other explosive material or pyrotechnic device on the Property.

Fishing

The taking of fish by hook and line, the taking of bait fish by cast net, and crabbing by line and net are only permitted on the Engineer's Wharf and the Finger Pier, and upon the docks of the Old Point Comfort Marina (OPCM) by Persons holding a valid slipholder license with the OPCM operator.

The hours of operation for the Engineer's Wharf and Finger Pier are Dawn to Dusk daily.

Any Persons taking fish by hook and line must have a state fishing license required by law and comply with the applicable Virginia Department of Wildlife Resources or Virginia Marine Resources Commission rules and regulations.

This is intended to be a complete list of authorized fishing activities and locations on the Property and FMA does not allow fishing in other locations or other activities requiring fishing licenses such as bow-fishing or the taking of amphibians, which is prohibited.

Flowers, Trees, Plants, Lawns, Minerals, Etc.

No Person shall remove, destroy, cut down, scar, mutilate, injure, take or gather in any manner any flower, tree, fern, shrub, lawn, or onto part thereof, or any rock, historical artifact, or mineral on or from the Property unless a Permit has been issued by the FMA for scientific collecting.

Foot Path or Trail Use

Persons shall only walk upon walking paths, walking trails, or other improved surfaces on the Property designated for walking unless participating in FMA sanctioned or permitted activities.

Walking or climbing on grass covered walls and slopes of the historic fortress in ways that damage the historic or visual integrity of the walls and slopes is prohibited.

Gatherings and Public Events

No Person shall organize, plan, host, promote, engage, or execute any public events without a Permit issued by the FMA. A "public event" shall be defined as any announced gathering of people where one or more of the following conditions apply: (1) 10 or more people are in attendance, (2) the event is advertised or promoted by any means, (3) the event is open to the public regardless of whether tickets are required, or (4) the event causes a disruption in regular daily operations or casual use of any space on the Property.

Any other event may be deemed a public event by the FMA after consultation with the appropriate stakeholders.

Geo Caching / Letter Boxing

Geocaching is prohibited throughout the Property. Letter Boxing is prohibited on the Property unless authorized by a Permit issued by the FMA.

Golf Carts, Utility Vehicles and All-Terrain Vehicles (ATVs)

The operation of golf carts, utility vehicles, and all-terrain vehicles is prohibited on the public streets, sidewalks, Foot Paths and Trails, and Bicycle Paths on the Property.

This restriction shall not apply to FMA employees and contractors; law enforcement officers, fire and Emergency response personnel acting within the scope of their authority; and City employees in the performance of their City-assigned duties.

Ground Disturbance

No Person shall perform any ground disturbing activities including digging, spading, hoeing, or any similar activity without a ground disturbance Permit issued by the FMA. For the purpose of this document, the installation of stakes of any kind and the installation of signs that penetrate into the soil shall be a prohibited ground disturbance without the issuance of a Permit.

Horseback Riding

Horseback riding is prohibited on the Property.

Hours of Operation

No Person shall be allowed on Fort Monroe between the hours of 12 a.m. and 5 a.m. unless participating in FMA sanctioned or permitted activities.

This restriction shall not apply to Residents and their guests; Tenants and their employees; FMA employees and contractors; law enforcement officers, fire and Emergency response personnel acting within the scope of their authority; and City employees in the performance of their City-assigned duties.

Hunting

No Person within the confines of Fort Monroe shall collect, hunt, pursue, trap, shoot, injure, kill or molest in any way any bird or animal without a Permit issued by the FMA. Mosquitos, ticks, and similar pests are exempted from this prohibition.

Meetings and Exhibitions

No Person shall erect any structure, stand or platform on the Property, or hold any meeting, or exhibition, perform any ceremony, or make any speech or address on the Property if it limits or impacts the ability of the general public to utilize the Property for the purposes for which it was established, may cause injury or damage to Property resources, or impairs the operation of Property facilities or delivery of services without a Permit issued by the FMA.

Memorialization

The installation of a monument, memorial, tablet, structure, or other commemorative installation on the Property without a Permit issued by the FMA is prohibited.

The scattering of human ashes from cremation is prohibited, except pursuant to the terms and conditions of a Permit issued by the FMA.

Metal Detectors Prohibited

No Person may utilize mineral or metal detectors, magnetometer, side-scan sonar, or other metal detecting device, or sub-bottom profiler on the Property at any time for any reason.

Moat Access Prohibited

No Person may enter into or upon the moat waters around the stone fortress to swim, fish, crab, boat, kayak, or perform any other activities.

Mobile Vendor; Permit Required

No Person may operate a business establishment selling or distributing goods or services on foot or from a vehicle, cart, or trailer on the Property without a Mobile Vendor Permit issued by the FMA.

Motor Vehicles; Where Prohibited

No Person shall drive or operate a Motor Vehicle within or upon a sidewalk, Foot Path or Trail, Bicycle Path, or any part of the Property not designated for, or customarily used by Motor Vehicles, except properly authorized individuals engaged in Emergency response, fire control, maintenance, or other related activities. For the purpose of this section, motorized skateboards, scooters and similar devices are considered Motor Vehicles. This prohibition shall not apply to the use of powered mobility aids such as electric wheelchairs used by Persons with disabilities.

Motor Vehicle Maintenance

No Person shall repair, clean, wax or otherwise maintain a Motor Vehicle on the Property.

In no case shall anyone discharge or cause to be discharged hazardous substances, including but not limited to, fuel, antifreeze, motor oil, soap or detergent onto the Property or into in any storm sewer or drain flowing into the moat surrounding the Inner Fort or the water surrounding Fort Monroe.

Obstructing Traffic

No Person shall cause or permit a vehicle to obstruct traffic on the Property by unnecessary stopping in a public roadway, service road, or alley, except for a reasonable time to receive or discharge passengers or to load or unload deliveries. This restriction shall not apply to FMA employees and its contractors; law enforcement officers, fire and Emergency response personnel acting within the scope of their authority; and City employees, agents, or assigns in the performance of their City-assigned duties.

Paranormal Activities

Paranormal investigations and activities are prohibited on the Property.

Parking

No Owner or driver shall cause or permit a vehicle to park anywhere on the Property outside of designated public parking spaces, except for a reasonable time on public roadways to receive or discharge passengers or to load or unload deliveries.

Motor vehicles may not be parked overnight without the express written permission of the FMA. Motor vehicles left over night in violation of this regulation may be ticketed and/or towed. This restriction on overnight parking shall not apply to Residents and their guests, Tenants, or Persons holding a valid slipholder license with the OPCM operator.

Recreational vehicles, buses, boat trailers, and other similar vehicles may only be parked in designated areas.

Picnicking

Picnicking is allowed only in designated picnic areas.

Photography and Filming

All Commercial Filming activities on the Property are prohibited without a Permit issued by the FMA.

Still Photography does not require a Permit unless:

- (a) the photographer is using a Model(s), Set(s), and/or Prop(s); or
- (b) the Authority in its sole and absolute discretion determines a Permit is necessary because: (i) the Still Photography will take place at a location where or when members of the public are not allowed; or (ii) the Authority would incur costs for providing on-site management and oversight to protect Commonwealth resources or minimize visitor use conflicts.

In most cases, a Permit is not necessary for visitors engaging in casual filming or photography unless the filming is Commercial Filming as defined above or the photography activity involves one of the criteria listed above.

News-gathering Activities involving filming, videography, or still photography do not require a Permit unless: (i) the Authority determines a Permit is necessary to protect natural and cultural resources, to avoid visitor use conflicts, to ensure public safety, or authorize entrance into a closed area; and (ii) obtaining a Permit will not interfere with the ability to gather the news.

Planting or Release of Seeds or Spores

No Person shall plant any plant or release or cause to be released onto the Property any plant or fungus seeds or spores without the express written permission of the FMA.

Pollution of Waters

No Person shall bathe dogs or other animals, wash vehicles or clothing, or throw, cast, lay, drop, leave, or discharge onto the Property or into the moat surrounding the Inner Fort, the waters surrounding Fort Monroe, or any storm sewer or drain flowing into said waters, any substance, matter or thing, liquid or solid, which may or shall result in the pollution of said waters.

Possession or Release of Animals or Wildlife on the Property Prohibited

No Person shall harbor, possess, or release animals or wildlife captured or propagated elsewhere on the Property, nor shall any Person have any wild bird or wild animal in his possession within Fort Monroe.

Prohibited Sounds or Noises

No Person shall cause or permit to be caused any of the following prohibited sounds or noises:

- *Social gatherings and parties.* Allowing any noise between 10:00 p.m. and 7:00 a.m. generated from a gathering of two (2) or more people that is plainly audible (i) inside the confines of the residential dwelling unit of another person or (ii) in a residential area, at one hundred (100) or more feet from the gathering.
- *Sound-producing and sound-reproducing devices.* The use operation or playing of any radio, phonograph, television, record, compact disc, tape, digital music, MP3 or DVD player, musical instrument, loudspeaker, sound amplifier or other machine or device capable of producing or reproducing sound, regardless of whether such sound-producing or sound-reproducing machine or device is located inside of a structure or outside of or on a structure, in such a manner or with such volume or duration that it is plainly audible between 10:00 p.m. and 7:00 a.m., (i)

inside the confines of the residential dwelling unit of another person or (ii) in residential areas, at fifty (50) or more feet from the device.

- *Noisy animals.* Allowing any animal to cause any sound or noise such that it is plainly audible (i) inside the confines of the residential dwelling unit of another person at least once a minute for ten (10) consecutive minutes or (ii) at one hundred (100) or more feet from the animal at least once a minute for ten (10) consecutive minutes or (iii) after more than one complaint has been received and after the owner or other responsible person has been advised of the complaints and that such noise is unlawful.
- *Trash and recycling collection.* The creation of any sound or noise in residential areas between 10:00 p.m. and 7:00 a.m. that is plainly audible when the sound or noise is produced in connection with the loading or unloading of refuse, waste or recycling collection vehicles.
- *Street cleaning and construction.* The creation of any sound or noise in residential areas between 10:00 p.m. and 7:00 a.m. that is plainly audible when the sound or noise is produced in connection with (i) the cleaning of streets or parking lots or (ii) construction or demolition activities.
- *Peddlers and hawkers.* Yelling, shouting, whistling, screaming or crying for the purpose of attracting attention to a performance, show, sale or display of merchandise between the hours of 10:00 p.m. and 7:00 a.m. on any public street, sidewalk or parking lot except to summon aid in an emergency.
- *Amplified sound from vehicles.* Playing, using or operating, or permitting the playing, use or operation of, any radio, stereo, tape player, compact disc player, loudspeaker or other electronic device or mechanical equipment used for the amplification of sound, which is located on or within a motor vehicle and which is plainly audible from outside the motor vehicle at a distance of fifty (50) feet or more. The provisions of this subsection shall not apply to the playing of music or jingles by an ice cream truck or similar mobile food-service vehicle, provided such vehicle may emit sounds otherwise prohibited by this subsection only between the hours of 7:00 a.m. and 10:00 p.m.
- *Lawn care activities.* Creating any sound or noise plainly audible in residential areas between 10:00 p.m. and 7:00 a.m. in connection with lawn care, leaf removal, gardening, tree maintenance or removal or other landscaping, lawn or timbering activities.

Protection of Natural, Cultural, and Archeological Resources

Walking on, climbing, entering, ascending, descending, traversing, or damaging an archeological or cultural resource, structure, building, monument, or statue, is prohibited

except in designated areas and under certain conditions established by a Permit issued by the FMA.

Riprap Off Limits

Walking on, climbing, ascending, descending, or traversing on or over the Riprap is prohibited, except in the event of an Emergency.

Seawall Off Limits

Walking on, climbing, ascending, descending, jogging, crawling, exercising, or traversing on or over the Seawall is prohibited, except in the event of an Emergency.

Skateboards and Similar Devices; Where Permitted

The riding of skateboards, roller skates, roller skis, roller blades, scooters or other similar devices is restricted to public roadways, the Boardwalk, parking lots and sidewalks including the sidewalk adjacent to the Seawall. Skateboards are prohibited on all other areas of the Property.

Persons are prohibited from riding these devices onto or off of steps, ramps, inclines, stairs, railings, benches, or any other appurtenances of buildings and structures.

The towing of Persons on skateboards, roller skates, roller skis, roller blades, scooters or other similar devices by bicycle or motor vehicle is prohibited on the Property.

Smoking

Smoking is prohibited in any building owned by the Commonwealth and managed by the FMA.

No Person shall smoke within twenty-five (25) feet of any public entrance to a building or in any structure or place where smoking is prohibited.

Smoking may be forbidden by the FMA or its authorized agent in any part of the Property by the posting of signs informing the public of the restriction.

Sports and Games; Where Permitted

No organized sports games or athletic contests shall be allowed on the Property except in such places specifically designated for these activities.

Swimming; Where Permitted

No Person shall bathe, wade or swim in any waters at Fort Monroe except at such times, and in such places, as the FMA may designate as swimming areas, and unless so

covered with a bathing suit so as to prevent any indecent exposure (as set forth in Code of Virginia §18.2-387 or successor statute) of the Person.

Swimming shall be at the risk of the Person entering the water, even if a lifeguard is on duty at the time, and FMA and its officers, employees, agents and trustees shall have no liability for any death or injury resulting therefrom.

Swimming, bathing, or wading are permitted in designated swimming areas from Dawn to Dusk daily.

Winter Activities

Skiing, snowshoeing, ice skating, sledding, inner tubing, tobogganing, and similar winter sports are prohibited on the sloped portions of the fortress and on or across the public roads and in parking areas open to motor vehicle traffic. ~~Sleds or toboggans shall not be used on the sloped portions of the fortress.~~

Sledding, inner tubing, tobogganing, and similar winter sports are only permitted in the area designed for such activities as shown below:



Sleds, toboggans, or other device with metal slides, runners, or edges are prohibited due

to the damage caused to the historic resources. Only flat bottom sleds or disks made of plastic, soft rubber, or foam are permitted.

The towing of Persons on skis, sled, or other similar device by motor vehicle or snowmobile is prohibited on the Property.

No Person shall go upon ice covering any body of water on the Property for any reason. This restriction shall not apply to law enforcement officers or fire and Emergency response personnel acting within the scope of their authority.