

FORT MONROE
FEDERAL AREA DEVELOPMENT AUTHORITY
April 28, 2008 ~ Meeting Minutes

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on April 28, 2008, at the Bay Breeze Community Center on Fort Monroe.

I. ADMINISTRATIVE MATTERS

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

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

Roll Call. Chairman Bryant

Present:

Deputy Secretary Richard Zorn for Secretary Viola Baskerville, Dr. Alvin Bryant, Secretary L. Preston Bryant, Jr., Mr. Robert Crouch, Dr. Rex Ellis, Delegate Tom Gear, Ms. Catharine Gilliam, Deputy Secretary Lynnette Hammond for Secretary Patrick Gottschalk, Delegate Phil Hamilton, Mr. Robert Harper, Dr. Kanata Jackson, Dr. Wayne Lett, Senator Mamie Locke, Senator John Miller, Mr. John Quarstein, Mr. Robert Scott, Mr. Tommy Thompson, Secretary Jody Wagner.

Executive Director Bill Armbruster and Army Liaison Colonel Jason Evans, were also present.

Absent:

Hampton City Council Liaisons Joe Spencer and Dr. Charlie Sapp.

B. Approval of Minutes from the March 21, 2008, Meeting

A quorum of Authority voting members was achieved at 1:08 p.m.

MOTION. Chairman Bryant moved to approve the minutes as submitted. Minutes were adopted unanimously.

II. PUBLIC COMMENT

Chairman Bryant called for open public comment. Four individuals testified. The final public comment segment concluded with comments from five individuals. (Appendix I) Secretary Bryant then introduced Mr. Bill Armbruster, Executive Director of the FMFADA and invited him to begin his presentation.

III. REPORTS & BRIEFINGS

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

Reuse Plan: Mr. Armbruster began by saying he is continuing his effort to work in a collaborative way with all the various stakeholders in putting together the Reuse Plan. He has met with the following groups over the month: The Army Installations and Environment office, Colonel Evans and staff, Assistant Secretary Keith Eastin of the Army Installations and Environment office, the Board of Virginia National Defense Industrial Authority, City of Hampton representatives, and the Department of Housing and Community Development to discuss the transition of fiscal agents.

Financial Report: Mr. Armbruster stated that the FMFADA is in the middle of transferring Fiscal Agent responsibility from the City of Hampton to the Virginia Department of Housing and Community Development. He said currently we are working with two accounts, and that the DHCD is doing an audit as part of the transfer and will have a consolidated financial picture for the May meeting. (Appendix II)

Move to Old Quarters #1: Mr. Armbruster reminded the Board that the FMFADA office has relocated to Old Quarters #1. The new quarters provide for meeting space, a reading area and document room that will be open to visitors. He thanked Colonel Evans and his staff for their support in making the space available.

By-Laws changes: Mr. Armbruster recommended By-Law changes that were mailed electronically to the Board prior to the meeting. He stated that the proposed amendments would make FMFADA operations more efficient. Mr. Armbruster then read off the list of the proposed changes. (Appendix III) The Chairman stated that a By-Laws change would require a super majority vote of the Board, and that enough Board members were present to accomplish that.

MOTION. After some discussion Mr. Tommy Thompson moved to approve the By-Law changes. Mr. Crouch seconded. Secretary Bryant called for a vote to adopt the By-Law changes with a roll call vote. The result of the vote was unanimous as follows:

Ayes: Zorn, A. Bryant, P. Bryant, Crouch, Ellis Gear, Gilliam, Hammond, Jackson, Lett, Quarstein, Scott, Thompson, Wagner, Miller.

Nays: none.

Absent: none.

Abstain: none.

MOTION. Mr. Armbruster announced that to officially change the fiscal agent the City of Hampton to the Department of Housing and Community Development would also require a vote of the Board. Delegate Phil Hamilton moved; Dr. Bryant seconded. The motion passed unanimously.

VNDIA Grants: Mr. Armbruster said that Dave Dixon of VNDIA is working on the transfer of VNDIA grants from the City of Hampton to the Commonwealth.

NPS Recon Study: Mr. Armbruster announced that FMFADA has nothing to report on the NPS Recon Study.

Questions/comments: Secretary Bryant added that Congresswoman Drake's office has been extremely helpful in trying to move this along, and that his office has received no word from the NPS either.

FMFADA Deputy Director: Mr. Armbruster said he along with Dr. Lett and Dr. Bryant had interviewed four candidates for the position and had chosen Conover Hunt as the new Deputy Director. Mr. Armbruster added that he was getting ready to interview candidates for the Project Manager; and that FMFADA's work load is heavy and we need to fill the vacant authorized position. On that Mr. Armbruster thanked the Board and ended his report.

B. Update on Army. Garrison Commander Colonel Jason Evans

Colonel Jason Evans remarked that although the Army will be leaving Fort Monroe, the work force on the post are still very committed to keeping the base in pristine condition. After noting that he would be leaving Fort Monroe for deployment, he thanked the FMFADA Board and staff. The audience thanked Colonel Evans with a standing ovation.

C. Legal Role of FMFADA. Steve Owens, Deputy Attorney General.

Mr. Owens gave a presentation on the role of the FMFADA, and what it is legally allowed to do. (Appendix IV). He stated that the FMFADA would have sovereignty over Fort Monroe in much the way the Hampton City Council has sovereignty over Hampton. He also added that it is a great likelihood the FMFADA will be not only responsible for development of a plan, but may also be responsible for its implementation. He stated that the FMFADA Board has all the authority and flexibility that will be needed to be able to accomplish the role as the primary agent for the Commonwealth in redeveloping and moving Fort Monroe forward.

Questions/comments: Secretary Bryant thanked Mr. Owens for the refresher on what the Authority legally can and cannot do. He also emphasized that the next two meetings were critical for the Board members to attend, as they only had this meeting and the May meeting until they adopt the Draft Reuse plan at the June Board meeting. He added that the Authority has all the power to approve and accept the land, raise money, issue debt and go forward with what they are charged to do.

Ms. Gilliam to Mr. Owens: If donations were made for the Historic Preservation on Fort Monroe would they be tax deductible? Mr. Owens said he would research whether the FMFADAs tax exempt status allowed for gifts to be deductible.

D. Update on BRAC and HUD. David Knisely, Garrity-Knisely.

David Knisely's report focused on the next 60 days, because from the BRAC process point of view they are critical. The HUD application must be completed. He explained that under BRAC law one component of the Reuse Plan must include accommodation for the homeless in the vicinity of the base. This accommodation may be met through the use of buildings or land on Fort Monroe or can be met through a "trust fund." He said over the next thirty days he and Rick Russ (in consultation with the Executive Committee) will be negotiating with the Homeless providers to come back to the Board with a recommended accommodation. He added they are well under way in the negotiations, and much of the information was still confidential, but ultimately would be presented to the Board for approval.

Questions/comments: Mr. Harper to David Knisely: How is it adjudicated if you have more than one homeless application? Mr. Knisely: they typically meet with both and negotiate a solution. Sometimes it means a partnering, sometimes portioning out a trust fund, etc.

Dr. Bryant to Mr. Knisely: Could the Wherry Housing be used for affordable housing for Fort Monroe employees? Mr. Knisely: the Board could consider other uses for different areas, but the HUD Homeless accommodation in particular would only serve the homeless under BRAC law.

E. Update on Reuse Plan. Amy Groves, Dover-Kohl & Partners; David Shiver, BAE; Greg Rutledge, Hanbury Evans.

Amy Groves announced that Dover Kohl now has a working draft of the Reuse Plan for the Board's review, adding that it is significantly different than previous versions. She then directed the Board to her power point presentation (Appendix V). She explained that the different Land Use Areas are largely based on the Programmatic Agreement. Ms. Groves stated that additional studies of Economic Impacts, Tourism, and Infrastructure will help decide the Land Use Concept of the Wherry Housing Area which the Board voted last month to "be determined." Ms. Groves ended her presentation stating that by focusing first on the reuse of existing buildings, and selective infill development in other areas the FMFADA will have ample time to evaluate options and make informed decisions.

Ms. Groves then introduced David Shiver of BAE. Mr. Shiver's presentation focused on three subjects: the Army's \$15 million annual budget provision for maintenance and operations at Fort Monroe, the financial implications for the FMFADA, and the next steps on the financial analysis. (Appendix VI) Mr. Shiver announced that BAE representatives would meet the next day with Hampton City representatives and FMFADA staff to get more details on many of the anticipated O & M costs. BAE preliminary estimate on annual costs to the FMFADA long term is \$3.7 million.

Questions/comments: Deputy Secretary Zorn to Mr. Shiver: When the Army was asked if the \$15 million include deferred maintenance, the answer was a resounding "no." Mr. Shiver added that the deferred maintenance number was the caveat that may be looked at in two ways: that you may put the burden of deferred maintenance for structures on the new occupant; or in reference to the infrastructure maintenance, the burden would fall on the FMFADA. Mr. Shiver said assuming the transfer of some of the costs to a third party relies on the occupancy rate. Mr. Shiver stated that the rents would be at market rate, but the rent would have to be subsidized by other programs. Senator Miller to Mr. Shiver: Is the FMFADA's & City of Hampton's combined cost burden number of \$3.7 million based on 100% occupancy? Mr. Shiver responded yes, initially there will be a financial deficit and that in BAE's financial analysis they would offer ideas to reduce that. Mr. Thompson reminded Mr. Shiver that all the buildings are not metered individually for utilities. Mr. Shiver said there may be interim measures where the rent would be charged and then the costs taken out for utilities, until the utilities are divided. Mr. Quarstein to Mr. Shiver: Have you given thought to preservation and restoration of the Fort or any public buildings? Mr. Shiver replied once the use of each building is decided, then they can estimate those costs. Mr. Scott to Mr. Shiver: Have you taken a look at these costs on a per square foot basis? Mr. Shiver replied they are not doing that with Army data, but they are doing it with their bottom up budget for operating costs.

Greg Rutledge of Hanbury Evans gave his report on Historic Preservation. (Appendix VII) Mr. Rutledge reminded everyone that the one central idea in the Reuse Plan is to preserve Fort Monroe and keep it viable. He stated that the concepts of the Programmatic Agreement have been reintegrated into the Reuse Plan; and that the Reuse Plan and PA mirror each other. His report gave ideas for opportunities for restorations and adaptive reuse of specific buildings, and showed the audience some historic preservation challenges in the Commonwealth of Virginia.

F. Completing the Section 106 PA. David Dutton, David Dutton and Associates.

David Dutton gave a quick update on the Section 106 and Programmatic Agreement. He stated after the March 21 FMFADA Board meeting the PA was released to the consulting parties. They have received comments back from the consulting parties, and that the Army is still formulating their comments which will come forward very shortly. The PA subcommittee group will be looking at the comments over the next several weeks. By the end of May they hope to make the revised copy available to the public for comment. Ms. Kilpatrick added that the processes of the PA and the Reuse plan are coming together.

Questions/comments: Dr. Bryant to Chairman Bryant: Would it be economically feasible for the Wherry housing area to be readapted into local affordable housing? Chairman Bryant replied, it may be too early to tell, as there is still more work to do by BAE on the economic side. Mr. Shiver said they are not down to the specific details of each building as they need more information from the Reuse planning efforts. Ms. Gilliam to FMFADA Board: All the consultants' reports are geared toward the BRAC report that the Board will act on between now and June, but in terms of details of historic preservation planning the Board has much more to do.

Dr. Bryant to Mr. Shiver: Since there is not going to be any more development in the historic areas has there been any consideration given to the costs of bringing the existing buildings up to standards? Mr. Shiver replied they are not getting into detailed costs, but will provide general numbers of what the costs may look like to establish a ball park figure.

G. Status of Public Programs. Conover Hunt, FMFADA.

Ms. Hunt gave a presentation on Heritage Tourism Concepts (Appendix VIII), with a primary focus is on the area inside the moat. She emphasized the importance for the FMFADA to establish a 5013C charitable and educational agency to oversee this development and raise funds, because most private foundations will not give to a government agency. Ms. Hunt ended by saying the FMFADA needs to launch a formal planning process that involves both the Historic Preservation Advisory Group and the possible museum partners, since museum's can take up to 20 years to implement their plans.

Questions/comments: Ms. Gilliam thanked Ms. Hunt and commented that the partnership between the FMFADA and any other museums is very preliminary in that many museums should be considered as partners but may not have been approached or aware of the opportunity. She emphasized that any partner must be financially secure and fit into a larger museum and interpretation planning process. She quoted from the letter submitted by Elizabeth Kostelny on behalf of major historic preservation organizations in the first comment period: "Fort Monroe may be an appropriate location for additional museums, but any decisions must follow an interpretive planning process that has not yet taken place." Ms. Hunt to Ms. Gilliam: the concept is for all the partners to be at the table during the interpretive and educational planning. Established institutions can bring good ideas; the planning cannot be done without the input of the collaborative partners, particularly if they have their own funding.

Mr. Thompson added that the members of the historic triangle should be included, as all parties can benefit each other. Mr. Zorn commented that he has done a number of 5013C's and that it doesn't happen overnight. Major investors will not give until the 5013C is final, and it takes a minimum of nine months to establish.

IV. NEW BUSINESS

The Chairman asked if there was any new business to come to the floor by Authority Members. Ms. Jackson had a remaining question on the Reuse Plan in reference to the marina. Mr. Armbruster replied that the presentation did include looking at the expansion of the marina, and that would be a key element in the reuse. He added that they are still working on that with the Army, because the area the marina is in still has a question of ownership.

Mr. Armbruster announced to the Board that the Reuse Plan is in their packets (Appendix VIII) and we are still waiting on the Tourism study to be done; that there is still a lot of work to be done. He stated that the Reuse Plan and HUD Homeless Application would be posted on the website.

V. ADDITIONAL PUBLIC COMMENT

Chairman Bryant invited additional public comment. (Appendix I)

VI. ADJOURNMENT

Chairman Bryant announced that the next meeting on May 28 is a very important meeting and asked all Board members to make a special effort to attend. Chairman Bryant asked for a motion to adjourn the meeting, which was moved, seconded and carried at 3:25 p.m.

Respectfully submitted:

The Honorable Mamie E. Locke
Secretary/Treasurer

MEL/jfb

APPENDICES

APPENDIX I Public Comment:

1. Jane Yerkes, representing the Citizens for a Fort Monroe National Park. Ms. Yerkes read a statement from Alec Gould, former Superintendent of Colonial National Historical Park. (Attached)
2. Thelma June Hill, representing self. Ms. Hill proposed that Fort Monroe be used for recovering soldiers with post traumatic stress disorder, and thinks it could be an annex to the Veterans Hospital.
3. Peggy Mertz, representing City of Hampton MAC. Ms. Mertz believes Fort Monroe would be an ideal place for a veteran's hospital with affordable lodging for families to use as their family members recuperate. She would also like for Fort Monroe be a place of support for homeless veterans.
4. Elizabeth Kostelny, representing APVA, HTHP, CWPT, NPCA. Ms. Kostelny read a letter sent to the FMFADA that was jointly signed by the APVA – Preservation Virginia, the National Trust for Historic Preservations, the Civil War Preservation Trust, and the National Parks Conservation Association. (Attached)
5. Tyla Matteson, representing the Sierra Club. Ms. Matteson commented that there seems to be a rush to deliver the Reuse Plan without having the report back from the National Park Service; and perhaps the Park Service needs to be encouraged to release their report
6. John Gergely, representing self. Mr. Gergely complimented Dover Kohl on their changes to the Reuse Plan, and commented that the Reuse does not address the North Gate area that is used to launch the Hampton Cup Powerboat Regatta. He stated that the parking inside the moat should not be removed as visitors will be discouraged if there is no parking.

7. Angela Lee Leary, representing self. Ms. Leary proposed to the Board a Hampton Roads Research and Retraining Center which would support our troops and their families in returning to civilian life.
8. Christine Gergely, representing self. Ms. Gergely supports the idea of adapting the inside of the moat to include a museum complex , but also stated that there must be parking inside the moat for visitors.
9. Dorothy Rouse-Bottom, representing self and Citizens for a Fort Monroe National Park. Ms. Bottom thinks there is one major element missing from the Reuse Plan and that is the inclusion of the waterfront and maritime history of Fort Monroe. She would like to see the inclusion of a large dock by the Chamberlin that would support small cruise ships.

APPENDIX II Executive Director's Report Handout

APPENDIX III Legal Role of FMFADA Handout

APPENDIX IV Update on BRAC and HUD

APPENDIX V Fort Monroe Reuse Plan Handout

APPENDIX VI Bay Area Economics Handout

APPENDIX VII Historic Preservation Handout

APPENDIX VII Heritage Tourism Concepts Handout

Appendix VIII Fort Monroe Draft Reuse Plan