



Fort Monroe Authority Board of Trustees  
June 16, 2022  
Meeting Minutes

The Fort Monroe Authority (FMA) Board of Trustees meeting was held on June 16, 2022 at the Fort Monroe Post Theater located at 42 Tidball Road, Fort Monroe, VA 23651.

**Call to Order**

**1. Opening Comments –**

The Honorable James P. Moran, Chairman

Chairman Moran called the meeting to order at 10:00 AM and welcomed everyone to the meeting, and introduced Dr. Barringer- Brown.

**2. Roll Call –**

Ms. Gina Wilborn, Assistant Secretary

**Members Present:**

The Honorable James P. Moran, Chair  
Dr. Charletta Barringer-Brown  
Ms. Mary Bunting  
The Honorable A. C. Cordoza  
Mr. Brian Jackson  
Mr. Destry Jarvis  
Ms. Chelsea Jenkins, Deputy Secretary of Commerce and Trade  
Mr. John Reynolds  
Mr. Andrew Wheeler, Special Advisor to the Governor

Ms. Wilborn announced a quorum was present

The Honorable Mamie E. Locke (*arrived at 10:15*)  
Mr. Jay Joseph (*arrived at 10:55*)

**Members Absent:**

Dr. Rex Ellis, Vice Chair  
The Honorable Keith F. Anderson, Chief of the Nansemond Indian Nation  
Ms. Benita Thompson-Byas

**Staff Present:**

Mr. G. Glenn Oder, Executive Director  
Mr. John Hutcheson, Secretary/Treasurer  
Ms. Gina Wilborn, Assistant Secretary  
Dr. Françoise Bonnell  
Ms. Arlena Cahoon

Mr. David Stroud  
Ms. Phyllis Terrell  
Mr. Aaron Whittington

**Others in Attendance:**

Ms. Kathryn Surface Burks, Office of the Attorney General  
Ms. Zee Cherry, Legislative Assistant to Delegate Cordoza  
Mr. Jimmy Gray, President, Fort Monroe Foundation  
Ms. Leslie A. T. Haley, Deputy Attorney General for Government Ops & Transaction  
Mr. Chris Meyers, Summer Intern to the OAG  
Mr. Wes Morgan, Attorney, OAG  
Mr. Braxton Williams, Office of the Attorney General

**3. Approval of Minutes from April 21, 2022 Board Meeting - The Honorable James. P. Moran**

**MOTION:** FMA Board approve the Minutes from April 21, 2022, Board Meeting.

**So moved:** Mr. Destry Jarvis

**Seconded:** Dr. Barringer-Brown

**Unanimously approved.**

**4. Public Comment**

There was no public comment.

**Reports and Briefings**

**5. Chairman's Report**

The Honorable James P. Moran, Chairman

The Chairman gave updates on the increased attendance at Fort Monroe. He also mentioned the security issues on Fort Monroe and encouraged a discussion to find a solution for public safety. He talked about the State of the Fort and the progress in the last 10 years since the Army transfer. He noted the impact Fort Monroe already has made on the area and that Fort Monroe needs to continue to play its part in the economic revitalization of Hampton. Chairman Moran also mentioned that Fort Monroe has education programs of which we are very proud. He noted that we want to be instrumental in ensuring Virginia textbooks tell the true story of our history with the facts, that occurred at Fort Monroe.

**6. Executive Director's Report**

Glenn Oder, Executive Director

The Executive Director acknowledged NPS Director Charles Sams' visit to Fort Monroe, where he held an awards ceremony. He mentioned the Strategic Action Plan being used to raise the level of communication with everyone at Fort Monroe, to include residents, employees and contractors. He also mentioned that FMA hosted professional engineering firms on site to understand the scope of the African Landing Memorial and held a meeting with the FMA Engineering Consultants to discuss phasing the Utility Master Plan improvements. Mr. Oder mentioned that the summer concert series had returned. Mr. Oder also mentioned the National Center for Freedom grant from Huntington Ingalls and its impact on the work of Dr. Françoise Bonnell and the Museum team. The grant enabled the Museum team to hire three student interns, and their final presentations were impressive.

## 7. Finance Report

John Hutcheson, Secretary/Treasurer,  
Deputy Executive Assistant

Deputy Executive Director Hutcheson reviewed his financial report and reminded the Trustees that more details were included in the written report in their package. He thanked Senator Locke and Delegate Cordoza for their work on the budget and for getting additional money added to the budget. Chairman Moran thanked Mr. Hutcheson for his report and personally expressed his appreciation on behalf of the Trustees for his 12 years of service to FMA.

## 8. Nominating committee

John Reynolds, Committee Chair

Mr. Reynolds stated that the Nominating Committee had finished its report and thanked Ms. Thompson-Byas and Delegate Cordoza for their work.

**Nominees:**     *Jim Moran, Chairman*  
                     *Dr. Rex Ellis, Vice-Chairman*  
                     *John Hutcheson, Secretary/ Treasurer*  
                     *Gina Wilborn, Assistant Secretary*

**MOTION:** FMA Board accept the Nominating Committee report and that it be voted on at the next Board of Trustees meeting.

**So moved:** John Reynolds

**Seconded:** Delegate A.C. Cordoza

**Unanimously approved.**

## Partner Briefings

### 9. National Park Service Report

Eola Dance, Superintendant,  
National Park Service

Superintendent Dance was unable to attend so Executive Director Oder noted that the written report is attached to the Board packet. He acknowledged the NPS partnership with the FMA and gave an update on NPS events since the last BOT meeting. He asked that it be noted that the National Park now has an early closure Thursday, Friday, and Saturday. He also spoke about the partnership with the FMA to improve the Fort from the perspective of "Keep Fort Monroe Beautiful". The FMA/NPS will actively engaged in this education effort.

### 10. Fort Monroe Foundation Report

Jimmy Gray, President,  
Fort Monroe Foundation

Mr. Gray reported that the operating budget was approved at the Board of Directors meeting. Several commitments were honored by the Foundation and funds disbursed to the FMA to support various projects including the VEC, Flags over the Fort and the West Bastion Project. He reported that the Foundation participated in the May 757 Day of Giving and had sent out an End of Fiscal Year report to donors, which raised about \$10,000. Mr. Gray also stated that Destry Jarvis and Ed Ayres had stepped down from the Foundation and thanked them

for their work. He noted that at the Foundation meeting a list of perspective new directors had been created. The Foundation looks forward to continuing its support of the mission of the Fort Monroe Authority.

#### **11. African Landing Memorial (ALM)**

Glenn Oder, Executive Director

Mr. Oder reported that an engineering firm was being selected. He stated that it was important to keep the progress of the Memorial in front of the public. He noted that visitors frequently had questions about the Memorial and its progress. He said that in response about 10 stones were being harvested from the Chesapeake Bay, and five were being used as benches at the Memorial site. He also said that steel edging would be installed to create the line to Angola. Mr. Moran stated he is glad that there will now be something tangible at the site.

#### **12. Moving Properties to the Marketplace**

Jay Joseph, Trustee

The ground lease for the marina has been executed, and additional information will be discussed in closed session.

#### **13. NPS Land Coordination**

Glenn Oder, Executive Director

FMA & NPS have been meeting to review Land Coordination language and hope to have a draft ready for discussion at the September meeting.

#### **14. Chesapeake National Recreation Area Update:**

John Reynolds

The working group for the CNRA is headed by representatives from the state of Maryland, with other representatives from Virginia and Delaware involved. The FMA Trustees authorized the Executive Director to work with CNRA representatives to protect Fort Monroe interest. Legislation is in the process of being drafted and should be released in the next 45 to 90 days for public comment. Mr. Reynolds noted he has been on the CNRA working group since its inception.

#### **15. Building 300 Adaptive Reuse**

David Stroud, Historic Preservation Officer

Mr. Stroud presented three options for the building:

- Option 1: Renovation and upgrades,
- Option 2: Demolition and rebuilding
- Option 3: Complete demolition of the building.

Mr. Moran noted that there are differences of opinion on the historic nature of the building, but said making it functional would be much appreciated by visitors to the beaches and would fill a need. Mr. Jarvis said he would be in favor of Option 3 as in its present form he does not believe it is of historical importance and stated that a new facility will be better designed and more cost-effective to maintain. Mr. Moran noted that demolition (Option 3) would cost more than Option 2. Delegate Cordoza supported keeping the building due to its historic military significance. Mr. Joseph mentioned the benefits of 'long-term' rental of the comfort station w/ snack bar, getting rid of the portable toilets, and the cost of renovating versus new construction. Senator Locke was opposed to option 3 and agrees that the building should be preserved. Dr. Barringer-Brown commented on the size of the building and felt it was too small for the number of bathrooms needed to accommodate the public. Mr. Jackson was in favor of moving the building. Mr. Reynolds stated that under the United States Preservation

Act, the building is considered historic. Mr. Wheeler supported preserving the building. Ms. Bunting supported preserving the building as well as Senator Locke.

**MOTION:** To accept Scheme 1 on the renovation of building 300.

**So moved:** Delegate A.C. Cordoza

**Seconded:** John Reynolds

**Discussion:** None

**Approved:** 8-1

**16. Outlook Beach Master Plan**

Glenn Oder, Executive Director

- Bypassed due to time constraints

**17. Communications Branding Report**

Phyllis Terrell, Communications Director

- Bypassed due to time constraints

**18. State of the Fort**

Glenn Oder, Executive Director

Ten-year report to the community

- Bypassed due to time constraints

**New Business**

**19. Legislative Request**

Glenn Oder, Executive Director

- Mr. Oder led a discussion regarding security on the property including enforcing the rules and regulation which is not a responsibility handled by Hampton Police. He showed photos of various types of vandalism at Fort Monroe such as graffiti (some depicting lewd drawings and comments) and destruction of property in historic buildings. He also showed photos of cars parked on the grass and curbs. Currently the FMA has limited ability to enforce of the rules and regulations. Therefore, the FMA, NPS, and the City Of Hampton are in discussions to identify next steps, including possible legislation and budget increase. John Reynolds made the following recommendations:
  - Move forward with Public Education programs on Rules and Regulations for Fort Monroe
  - Add signage regarding parking on grass and move towards towing program for violators
  - Re-engage the City of Hampton and Department of Conversation and Resources (DCR) to evaluate and create a comprehensive approach that results in a Federal presence or some other law enforcement on site, dedicated to FMA.

**Motion:** Invoke a committee and provide the Executive Director the flexibility to act immediately.

**So moved:** Delegate A.C. Cordoza

**Seconded:** John Reynolds

**Discussion:** None

**Unanimously approved:**

**Closed Session**

*Mr. Jackson recused himself due to possible conflict of interest in the upcoming discussion in Closed Session regarding Real Estate matters.*

In accordance with VA Code 2.2-3711

- Acquisition or disposition of real property – 2.2-3711(A)(3)

**Member:** Mr. Chair, I move that the Fort Monroe Authority Board of Trustees convene in closed session to discuss matters pursuant to §2.2-3711 of the Code of Virginia pertaining to The ground lease of multiple parcels, the Marina ground lease, and a separate potential lease transaction, in accordance with §2.2-3711(A)(3) of the Code of Virginia which provides:

“Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.”

***So moved:*** Senator Mamie Locke

***Seconded:*** John Reynolds

***Discussion:*** None

***Unanimously approved.***

**Reconvene**

**Member:** Mr. Chair, I move that the Fort Monroe Authority end the closed session to discuss matters pursuant to §2.2-3711 of the Code of Virginia, reconvene an open meeting, and ask the members to certify that 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 convened, were heard, discussed or considered by the Fort Monroe Authority Board of Trustees in closed session.

**Motion:** Authorize the Executive / Finance Committee to approve the terms of the amendment of the [ Marina Ground Lease] upon terms discussed by the Board in closed session at this meeting.

***So moved:*** Mary Bunting

***Seconded:*** Dr. Barringer-Brown

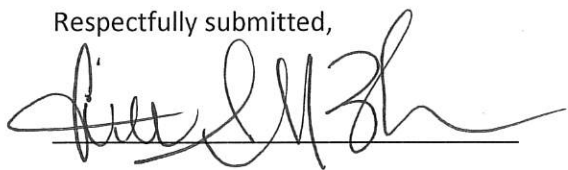
***Discussion:*** None

***Unanimously approved (Roll Call)***

**Adjournment**

There Being no further business to come before the Board of Trustees, the meeting adjourned at 1:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gina Wilborn', written over a horizontal line.

Gina Wilborn