



Fort Monroe Authority Board of Trustees
Finance Committee Meeting
September 12, 2024
FMVEC, 30 Ingalls RD, Fort Monroe, VA 23651
12:00-1:30 PM

PUBLIC MEETING: PLEASE POST

Call to Order

12:00 pm

- | | |
|---------------------------|-----------------------------------|
| 1. Opening Comments | Jay Joseph, Chairman |
| 2. Roll Call | Carmen Borja, Assistant Secretary |
| 3. General Public Comment | |

Action Items

- | | |
|--|----------------------|
| 4. Minutes from June 3, 2024, Meeting | Jay Joseph, Chairman |
| • ACTION ITEM: Approve June 3, 2024, Committee Minutes | |

Reports and Briefings

- | | |
|--|---|
| 5. Financial Report | John Hutcheson, Deputy Executive Director |
| • FY25-26 Capital Requests | |
| • Pre-Audit FY24 Financials | |
| • FY24 Audit Status | |
| 6. Six-Year Capital Improvement Plan | John Hutcheson, Deputy Executive Director |
| • ACTION ITEM: Recommend CIP to Board for Approval | |
| 7. Executive Director's Report | Glenn Oder, Executive Director |

Closed Session

- | | |
|--|--|
| 8. Closed Session in accordance with VA Code §2.2-3711(A)(3) | |
| <i>“discussion or consideration” of the “disposition of publicly held real property, where discussion in open meeting would adversely affect the bargaining position or negotiation strategy of the public body”</i> | |
| 9. Reconvene in Open Session and Certification | |

Old Business

10. Moving Properties to the Marketplace

Glenn Oder, Executive Director

11. Utility Master Plan update

John Hutcheson, Deputy Executive Director

Adjournment – 1:30

**Next Meeting – November 14, 2024



Fort Monroe Authority Board of Trustees
Finance Committee Meeting
June 3, 2024
Meeting Minutes
DRAFT

The Fort Monroe Authority (FMA) Board of Trustees Finance Committee met on June 3, 2024, at 30 Ingalls Rd, Fort Monroe, Virginia 23651.

Members Present: Mr. Jay Joseph, Chairman
Senator Mamie Locke
Ms. Mary Bunting
Mr. Brian Jackson (via Zoom)

Members Absent: Delegate A.C. Cordoza

Staff Present: Mr. G. Glenn Oder
Mr. John Hutcheson
Ms. Carmen Borja

Others: Mr. Michael Sievers, Office of the Attorney General (via Zoom)

Call to order

1. Opening Comments Jay Joseph, Chairman

Chairman Jay Joseph called the meeting to order at 3:26 PM.

2. Roll Call Carmen Borja, Assistant Secretary

Ms. Borja did not call the roll, but it was determined a quorum was present.

3. General Public Comment

There was no public comment.

Action Items

4. Approval of request for remote participation
Motion: I move to approve the request for remote participation by Mr. Brian Jackson at today's meeting.
So Moved: Ms. Mary Bunting
Seconded: Senator Mamie Locke

Unanimously Approved.

5. Approval of Minutes from April 11, 2024, Meeting (Appendix I)
Motion: I move the approval of the April 11, 2024, meeting minutes.
So Moved: Ms. Mary Bunting
Seconded: Senator Mamie Locke
Discussion: Clarification on Caboose language or deleting all together. Approved with clarification.

Unanimously approved.

Reports and Briefings

6. Financial Report John Hutcheson, Deputy Executive Director

The Financial Report was provided as a read-ahead (Appendix II)

Mr. Hutcheson provided a couple of highlights including an update on the Echelon project and provided an explanation for the deferred money for tree maintenance. Chairman Joseph asked about what ultimately happens with the landscape here at FM over time. Director Oder explained that the reason Fort Monroe is having a tree problem is because they are growing into each other and that some of the trees originally planted were just not planted in the right place. Ms. Bunting mentioned that the state has made a movement in allowing trees to count for storm water management and that this may help with some of the developers' needs for meeting storm water goals that the state requires.

The FY25 Budget was provided as a read-ahead (Appendix III)

Mr. Hutcheson gave an overview of the FY25 Budget.

The Committee Members had several questions. Mr. Oder and Mr. Hutcheson responded to their questions.

The committee moved to recommend the FY25 Budget to the FMA Board.

Approval to recommend FY25 Budget to the FMA Board

Motion: I move the approval to recommend the FY25 Budget to the FMA Board.

So Moved: Ms. Mary Bunting

Seconded: Chairman Jay Joseph

Unanimously approved.

7. Executive Director's Report Glenn Oder, Executive Director

Director Oder talked about his visit with the Angolan Embassy, African Landing Memorial Plaza and Brian Owens' contract. Mr. Hutcheson has prepared a draft contract that has gone to the OAG office for review. Director Oder's goal for the next Board of Trustees meeting with regards to Brian's contract is to either present the Board with a signed contract that meets the directions given by the Board, provide an update on where we

are with the contract, or suggest to Brian to drive to Fort Monroe and meet with the Board on June the 20th. Director Oder added that one Brian's big concerns is the IPR (Intellectual Property Rights). Mr. Jackson agreed with the conceptual concept in Mr. Hutcheson's draft of the Artist Contract.

Executive Director Oder also spoke about hosting the Chesapeake Gateway Program along with Mary Fugere with the City of Hampton. Director Oder noted that the City of Hampton is so far ahead of every single one of these communities across the Chesapeake Bay in terms of identifying water access and heritage, identifying their cultural heritage. The conference concluded on Thursday night with an outdoor picnic in Fort Monroe overlooking the Chesapeake Bay.

The committee discussed possible options and ideas for 4th of July Celebrations in the coming years. They discussed the pro and cons of drones vs. fireworks. Director Oder informed the committee that the FMA would be sending a delegation to Richmond for the 4th of July Commemoration to see how it is managed. Along with that they would also be watching the City of Hampton's drone show to see if this is something that would be appropriate for Fort Monroe. Director Oder also informed the committee that the ability to use NPS property for this has already been rejected. The only options at the moment would be the use of a barge in Mill Creek or in the Chesapeake Bay.

Old Business

8. Moving Properties to the Marketplace Glenn Oder, Executive Director

Director Oder gave a brief overview of Moving Properties to the Marketplace. The committee discussed the current status of the Echelon Project.

9. Utility Master Plan Update John Hutcheson, Deputy Executive Director

Mr. Hutches provided a brief overview of the Utility Master Plan.

The marina lease draft was sent to the Pack Brothers for review 10 days ago. The lease will have a retroactive effective date to the 1st of January 2024.

The committee discussed the Oozlefinch lease.

Adjournment

Chairman Joseph adjourned the meeting at approximately 4:45 pm.

Next Meeting – September 12, 2024

Respectfully submitted,

Carmen Borja

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

Cash on Deposit

As of the close of business on September 4, 2024, the Fort Monroe Authority had on deposit at Old Point National Bank, the following account balances:

Unrestricted Accounts

Government Fund Operating Account	\$ 4,863,966
Enterprise Fund Residential Operating Account	2,332,699
Enterprise Fund Residential Security Deposit Account	276,761
Enterprise Fund Special Events Account	43,834
Enterprise Fund Utility Operating Account	42,283
Total Unrestricted	\$ 7,559,543

Restricted Accounts

NPS for Jamestown Island Exhibit	\$ 206,694
Net Balance of SLFRF transfers for African Landing Memorial	183,024
African Landing Memorial Supplemental Funding	2,517,626
Surplus Furniture Sales Proceeds	1,265
Greater Virginia Peninsula Homelessness Consortium	429,631
Flexible Spending Account	6,976
Total Restricted	\$ 3,345,216

In June 2024, the FMA began using overnight sweep investment accounts to generate interest income for account balances above the compensating balance requirements to avoid banking account fees. Interest income for restricted accounts is allocated to the various accounts based on account balances.

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 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 plans 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.

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.

FY24 Pre-Audit Financial Statements

The financial statements accompanying this report reflect the Authority's pre-audit Statement of Net Position as of June 30, 2024, and Statement of Activities for the fiscal year ended June 30, 2024.

The FY23 year-end accrual entries for pension and OPEB liabilities and deferred inflows and outflows of resources have been posted in preparation for the FY24 audit adjusting entries to reflect the updated pension and OPEB liability as well as the deferred inflows and outflows related to GASB 68 and GASB 75 requirements. Interfund due to/due from balances between funds have also been eliminated for internal reporting purposes.

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 June 30, 2024

Assets

As of June 30, 2024, the Authority had \$6,263,897 in operating and petty cash funds compared to \$5,434,107 in the prior year.

As of the same date, the Authority had \$3,614,479 in restricted cash which consists of \$278,789 in resident security deposits, \$428,365 in trust fund accounts for GVPHC homeless support services, \$205,570 in restricted funds for the cost sharing of the future African Landing exhibit at Jamestown Island, and \$196,247 in unexpended SLFRF transfers for the African Landing Memorial project, and \$2,503,937 for the African Landing Memorial.

As of June 30, 2024, Total Current Assets were \$24,362,253 compared to \$20,846,491 in the prior year. A significant portion of Other Current Assets reflects

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 \$13,155,178 as of June 30, 2024 (prior to the year-end adjusting journal entry posting), and \$13,155,178 as of June 30, 2023. For comparison purposes, eliminating the impact of the GASB 87 current asset, Total Current Assets as of June 30, 2024 would be \$11,207,075 compared to \$7,691,313 for the prior year. The significant 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 June 30, 2024 totaled \$1,091,956 compared to \$670,393 in the prior fiscal year. The increase in Fixed Assets largely results from the \$640,077 balance in Construction in Progress for the African Landing Memorial which is funded by transfers from the \$6M ARPA SLFRF allocation.

Total Assets as of June 30, 2024 were \$26,092,508 compared to \$22,155,212 as of June 30, 2023. Both years reflect \$638,266 in Deferred Outflows of Resources related to the Pension and OPEB requirements of GASB 68 and GASB 75. The FY24 amount for Deferred Inflows will be updated prior to completion of the audit once the VRS and OPEB journal entries are completed. Eliminating the future lease receivables and Deferred Inflows for comparison purposes, Total Assets would be \$12,299,064 as of June 30, 2024 and \$8,361,768 as of June 30, 2023.

Liabilities

Total Current Liabilities as of June 30, 2024 totaled \$4,759,513 compared to \$2,099,694 in the prior year. A large portion of the increase in Other Current Liabilities results from the deferred revenue liability of \$2,696,247 for the \$2,500,000 supplemental funding from the Commonwealth and unexpended SLFRF transfers. This deferred revenue will be recognized as income as the funds are expended for the African Landing Memorial artwork and site improvements.

Other Liabilities include Deferred Inflow of Resources related to the GASB 87 lease accounting. As of June 30, 2024 the GASB 87 Deferred Inflows totaled \$12,485,423 compared to \$12,485,423 in the previous fiscal year. The June 30, 2024 will be updated once the GASB 87 schedules for FY24 year-end are completed. The \$517,138 balance of Deferred Inflows of Resources results from the Pension and OPEB requirements of GASB 68 and GASB 75. The Net Pension Liability and Net OPEB Liability reflect the year-end FY23 balances. The Deferred Inflows as well as the Net Pension and Net OPEB liabilities will be updated once the VRS and OPEB adjusting journal entries are completed.

Total Liabilities were \$19,851,318 as of June 30, 2024 compared to \$17,191,499 as of June 30, 2023. Eliminating the GASB 68, 75, and 87 balances for comparison

purposes, as of June 30, 2024, Total Liabilities would be \$4,759,513 compared to \$2,099,694 as of June 30, 2023.

The FMA has no outstanding loans payable as of June 30, 2024.

Net Position

As of June 30, 2024, Total Net Position was \$6,241,189 compared to \$4,963,712 for the prior year.

Statement of Activities for the Fiscal Year - July 1, 2023 to June 30, 2024

Revenue

Consolidated revenue for the fiscal year totaled \$15,380,550 compared to \$15,257,617 (+0.8%) for the prior year and \$15,585,822 (-1.3%) in budgeted revenue.

- Government Fund appropriations for the fiscal year were \$6,999,703, which is \$125,147 (-1.8%) below prior year due to the additional FY23 funding for startup expenses for the Preservation Department, but \$32,195 (+0.5%) ahead of budgeted revenue.
- Other Grant Reimbursements includes \$422,816 in revenue recognized for the use of SLFRF funds for the design of the site improvements and artwork for the African Landing Memorial project compared to \$110,924 of recognized revenue for the same use in FY23.
- VDOT Maintenance Funds passed through from the City totaled \$483,979 for the fiscal year compared to \$447,466 in the prior year.
- Miscellaneous Revenue included a budgeted amount of \$428,054 to balance the budget that was expected to be drawn from prior-year reserves. Due to the continuing personnel savings from vacancies, the FMA did not need to draw on this funding.
- Residential rental revenue and fees for the fiscal year totaled \$3,517,915, which is 1.6% above of the last fiscal year and 0.3% above budget.
- Commercial rental revenue and fees for the fiscal year totaled \$1,964,537, which is below the prior year by 7.0% but 17.6% better than budgeted revenue due to revenue from new leases signed in the current fiscal year. The FY23 commercial revenue includes \$426,460 in imputed interest income from the GASB 87 reporting requirements. The FY24 imputed interest

income will be updated during the audit. Ignoring the imputed interest expense, commercial revenue exceeded prior year by 16.6%.

- Venue Rentals and Event revenue is 15.7% above the same period last year and above budgeted revenue by 1.3%.
- Utility Fund billings are below prior year by 1.9% and below budget by 10.0%.

Expenses

Consolidated operating expenses for the fiscal year were \$14,103,073 compared to \$14,764,272 in the prior year (4.5% lower) and \$15,585,822 in budgeted expenses (9.5% lower).

- Government Fund operating expenses for the fiscal year were \$5,430,913, above prior year expenditures of \$5,393,494 by 0.7%, but below budgeted expenses of \$6,668,978 by 18.6%. Much of the variance against budget (\$678K) results from the continuing personnel vacancies that have been challenging to fill due to the tight labor market for high demand positions (Project Manager, Accountant), 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.
- Consolidated Enterprise Fund operating expenses for the fiscal year totaled \$8,672,160, a 7.5% decrease compared to \$9,370,779 for the prior year, and 2.7% below budgeted expenses of \$8,916,843. Much of the reduction results from lower utility costs in the current fiscal year resulting from a credit issued by Dominion Energy for a cumulative billing error that occurred in prior fiscal years and several central plants being offline for maintenance resulting in a reduction in utility operating costs.

Net Operating Surplus/Deficit

On a consolidated basis, revenue exceeded expenses for the fiscal year by \$1,277,477 compared to an operating surplus of \$493,345 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 fiscal year, resulting in an operating surplus of \$2,516,989 for the current year compared to an operating surplus of \$2,315,646 in the prior year and \$1,584,546 in budgeted

operating surplus. After deducting the \$422,816 in FY24 revenue recognized for the use of SLFRF funds and the \$110,924 in FY23 of recognized revenue for the same use in FY23, the net operating surplus for FY24 was \$2,094,173 compared to \$2,204,722 for FY23, a decrease of 5.0%.

- Consolidated Enterprise Fund expenses exceeded revenue for the fiscal year resulting in an operating deficit of \$1,239,512 for the fiscal year compared to an operating deficit of \$1,822,301 for the prior year and \$1,584,546 in budgeted operating deficit. Increased operating surpluses in residential rentals (\$220.8K above prior year and \$9.9K above budget) and venues and event rentals (\$11.9K above prior year and \$1.5K above budget) combined with the lower utility fund operating deficit (\$414.1K lower than prior year and \$335.5K lower than budget) to offset a slight increase in operating deficit in commercial rental operations (\$64.1K higher deficit than prior year and \$2.0K higher than budget).

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	6,263,897	5,434,107	829,790	15.3%
Restricted Cash Account	3,614,479	1,014,361	2,600,118	256.3%
Other Cash Equivalents	9,290	8,619	671	7.8%
Total Checking/Savings	<u>9,887,665</u>	<u>6,457,087</u>	<u>3,430,578</u>	<u>53.1%</u>
Accounts Receivable				
Accounts Receivable	735,130	516,073	219,057	42.4%
Other Receivables	364,325	371,453	(7,127)	-1.9%
Total Accounts Receivable	<u>1,099,455</u>	<u>887,525</u>	<u>211,930</u>	<u>23.9%</u>
Other Current Assets				
Prepaid Expenses	216,133	346,701	(130,568)	-37.7%
Other Current Assets	13,158,999	13,155,178	3,822	0.0%
Total Other Current Assets	<u>13,375,132</u>	<u>13,501,879</u>	<u>(126,746)</u>	<u>-0.9%</u>
Total Current Assets	<u>24,362,253</u>	<u>20,846,491</u>	<u>3,515,762</u>	<u>16.9%</u>
Fixed Assets				
Electronic Equipment	107,942	111,340	(3,398)	-3.1%
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	434,226	39,292	9.0%
Construction in Progress	640,077	275,819	364,259	132.1%
Accumulated Depreciation	(286,169)	(428,842)	142,674	33.3%
Total Fixed Assets	<u>1,091,956</u>	<u>670,393</u>	<u>421,563</u>	<u>62.9%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	638,266	638,266	-	0.0%
Other Assets	33	62	(30)	-47.5%
Total Other Assets	<u>638,299</u>	<u>638,328</u>	<u>(30)</u>	<u>-0.0%</u>
TOTAL ASSETS	<u>26,092,508</u>	<u>22,155,212</u>	<u>3,937,296</u>	<u>17.8%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	685,620	380,800	304,821	80.0%
Accrued Liabilities	737,270	903,919	(166,650)	-18.4%
Accrued Leave Payable	130,909	105,530	25,379	24.1%
Other Current Liabilities	3,205,713	709,445	2,496,269	351.9%
Total Current Liabilities	<u>4,759,513</u>	<u>2,099,694</u>	<u>2,659,819</u>	<u>126.7%</u>
Other Liabilities				
Due To Intercompany	-	-	-	0.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	13,085,508	13,085,508	-	0.0%
Net Pension Liability	1,640,639	1,640,639	-	0.0%
Net OPEB Liability	365,659	365,659	-	0.0%
Total Other Liabilities	<u>15,091,806</u>	<u>15,091,806</u>	<u>-</u>	<u>0.0%</u>
Total Liabilities	<u>19,851,318</u>	<u>17,191,499</u>	<u>2,659,819</u>	<u>15.5%</u>
Equity				
Retained Earnings	4,963,712	4,470,367	493,345	11.0%
Net Income	1,277,477	493,345	784,132	158.9%
Total Equity	<u>6,241,189</u>	<u>4,963,712</u>	<u>1,277,477</u>	<u>25.7%</u>
TOTAL LIABILITIES & EQUITY	<u>26,092,508</u>	<u>22,155,212</u>	<u>3,937,296</u>	<u>17.8%</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>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	3,506,258	3,166,681	339,577	10.7%
Restricted Cash Account	3,335,690	736,302	2,599,388	353.0%
Other Cash Equivalents	9,290	8,619	671	7.8%
Total Checking/Savings	<u>6,851,238</u>	<u>3,911,602</u>	<u>2,939,636</u>	<u>75.2%</u>
Accounts Receivable				
Accounts Receivable	142	142	-	0.0%
Other Receivables	337,917	371,122	(33,205)	-8.9%
Total Accounts Receivable	<u>338,059</u>	<u>371,264</u>	<u>(33,205)</u>	<u>-8.9%</u>
Other Current Assets				
Prepaid Expenses	35,042	168,739	(133,697)	-79.2%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>35,042</u>	<u>168,739</u>	<u>(133,697)</u>	<u>-79.2%</u>
Total Current Assets	<u>7,224,339</u>	<u>4,451,605</u>	<u>2,772,734</u>	<u>62.3%</u>
Fixed Assets				
Electronic Equipment	107,942	111,340	(3,398)	-3.1%
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	631,507	180,288	451,219	250.3%
Accumulated Depreciation	(43,190)	(193,754)	150,564	77.7%
Total Fixed Assets	<u>843,789</u>	<u>323,983</u>	<u>519,805</u>	<u>160.4%</u>
Other Assets				
Due From Intercompany	24,986,598	23,126,688	1,859,909	8.0%
Deferred Outflow of Resources	549,839	549,839	-	0.0%
Other Assets	33	62	(30)	-47.5%
Total Other Assets	<u>25,536,469</u>	<u>23,676,589</u>	<u>1,859,880</u>	<u>7.9%</u>
TOTAL ASSETS	<u><u>33,604,597</u></u>	<u><u>28,452,177</u></u>	<u><u>5,152,419</u></u>	<u><u>18.1%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	275,619	295,807	(20,187)	-6.8%
Accrued Liabilities	435,309	383,963	51,346	13.4%
Accrued Leave Payable	116,250	92,272	23,978	26.0%
Other Current Liabilities	2,773,597	193,303	2,580,294	1,334.8%
Total Current Liabilities	<u>3,600,776</u>	<u>965,346</u>	<u>2,635,430</u>	<u>273.0%</u>
Other Liabilities				
Due To Intercompany	-	-	-	0.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	517,138	517,138	-	0.0%
Net Pension Liability	1,413,862	1,413,862	-	0.0%
Net OPEB Liability	315,116	315,116	-	0.0%
Total Other Liabilities	<u>2,246,116</u>	<u>2,246,116</u>	<u>-</u>	<u>0.0%</u>
Total Liabilities	<u>5,846,892</u>	<u>3,211,462</u>	<u>2,635,430</u>	<u>82.1%</u>
Equity				
Retained Earnings	25,240,716	22,925,070	2,315,646	10.1%
Net Income	2,516,989	2,315,646	201,343	8.7%
Total Equity	<u>27,757,705</u>	<u>25,240,716</u>	<u>2,516,989</u>	<u>10.0%</u>
TOTAL LIABILITIES & EQUITY	<u><u>33,604,597</u></u>	<u><u>28,452,177</u></u>	<u><u>5,152,419</u></u>	<u><u>18.1%</u></u>

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	2,757,639	2,267,426	490,213	21.6%
Restricted Cash Account	278,789	278,059	730	0.3%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>3,036,428</u>	<u>2,545,485</u>	<u>490,943</u>	<u>19.3%</u>
Accounts Receivable				
Accounts Receivable	734,988	515,931	219,057	42.5%
Other Receivables	26,408	331	26,077	7,875.9%
Total Accounts Receivable	<u>761,396</u>	<u>516,262</u>	<u>245,135</u>	<u>47.5%</u>
Other Current Assets				
Prepaid Expenses	181,091	177,962	3,129	1.8%
Other Current Assets	13,158,999	13,155,178	3,822	0.0%
Total Other Current Assets	<u>13,340,090</u>	<u>13,333,140</u>	<u>6,950</u>	<u>0.1%</u>
Total Current Assets	<u>17,137,914</u>	<u>16,394,887</u>	<u>743,028</u>	<u>4.5%</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	434,226	39,292	9.0%
Construction in Progress	8,571	95,531	(86,960)	-91.0%
Accumulated Depreciation	(242,978)	(235,088)	(7,890)	-3.4%
Total Fixed Assets	<u>248,167</u>	<u>346,409</u>	<u>(98,242)</u>	<u>-28.4%</u>
Other Assets				
Due From Intercompany	15,687,295	13,508,210	2,179,085	16.1%
Deferred Outflow of Resources	88,427	88,427	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>15,775,722</u>	<u>13,596,637</u>	<u>2,179,085</u>	<u>16.0%</u>
TOTAL ASSETS	<u><u>33,161,804</u></u>	<u><u>30,337,933</u></u>	<u><u>2,823,871</u></u>	<u><u>9.3%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	410,001	84,993	325,008	382.4%
Accrued Liabilities	301,961	519,956	(217,995)	-41.9%
Accrued Leave Payable	14,659	13,258	1,401	10.6%
Other Current Liabilities	432,116	516,142	(84,025)	-16.3%
Total Current Liabilities	<u>1,158,737</u>	<u>1,134,348</u>	<u>24,389</u>	<u>2.2%</u>
Other Liabilities				
Due To Intercompany	40,673,893	36,634,899	4,038,994	11.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	12,568,370	12,568,370	-	0.0%
Net Pension Liability	226,777	226,777	-	0.0%
Net OPEB Liability	50,543	50,543	-	0.0%
Total Other Liabilities	<u>53,519,583</u>	<u>49,480,588</u>	<u>4,038,994</u>	<u>8.2%</u>
Total Liabilities	<u>54,678,319</u>	<u>50,614,936</u>	<u>4,063,383</u>	<u>8.0%</u>
Equity				
Retained Earnings	(20,277,003)	(18,454,703)	(1,822,301)	-9.9%
Net Income	(1,239,512)	(1,822,301)	582,789	32.0%
Total Equity	<u>(21,516,515)</u>	<u>(20,277,003)</u>	<u>(1,239,512)</u>	<u>-6.1%</u>
TOTAL LIABILITIES & EQUITY	<u><u>33,161,804</u></u>	<u><u>30,337,933</u></u>	<u><u>2,823,871</u></u>	<u><u>9.3%</u></u>

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	2,283,313	1,713,242	570,071	33.3%
Restricted Cash Account	278,789	278,059	730	0.3%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>2,562,101</u>	<u>1,991,300</u>	<u>570,801</u>	<u>28.7%</u>
Accounts Receivable				
Accounts Receivable	3,378	3,503	(125)	-3.6%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>3,378</u>	<u>3,503</u>	<u>(125)</u>	<u>-3.6%</u>
Other Current Assets				
Prepaid Expenses	5,919	7,459	(1,541)	-20.7%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>5,919</u>	<u>7,459</u>	<u>(1,541)</u>	<u>-20.7%</u>
Total Current Assets	<u>2,571,398</u>	<u>2,002,263</u>	<u>569,135</u>	<u>28.4%</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	8,688,833	7,257,776	1,431,057	19.7%
Deferred Outflow of Resources	88,427	88,427	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>8,777,260</u>	<u>7,346,203</u>	<u>1,431,057</u>	<u>19.5%</u>
TOTAL ASSETS	<u>11,349,037</u>	<u>9,350,656</u>	<u>1,998,381</u>	<u>21.4%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	22,142	22,949	(807)	-3.5%
Accrued Liabilities	118,372	178,116	(59,745)	-33.5%
Accrued Leave Payable	2,483	2,303	179	7.8%
Other Current Liabilities	343,887	406,329	(62,441)	-15.4%
Total Current Liabilities	<u>486,883</u>	<u>609,698</u>	<u>(122,814)</u>	<u>-20.1%</u>
Other Liabilities				
Due To Intercompany	2,004,959	1,008,674	996,285	98.8%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	82,947	82,947	-	0.0%
Net Pension Liability	226,777	226,777	-	0.0%
Net OPEB Liability	50,543	50,543	-	0.0%
Total Other Liabilities	<u>2,365,226</u>	<u>1,368,941</u>	<u>996,285</u>	<u>72.8%</u>
Total Liabilities	<u>2,852,109</u>	<u>1,978,638</u>	<u>873,471</u>	<u>44.1%</u>
Equity				
Retained Earnings	7,372,018	6,467,963	904,055	14.0%
Net Income	1,124,910	904,055	220,855	24.4%
Total Equity	<u>8,496,928</u>	<u>7,372,018</u>	<u>1,124,910</u>	<u>15.3%</u>
TOTAL LIABILITIES & EQUITY	<u>11,349,037</u>	<u>9,350,656</u>	<u>1,998,381</u>	<u>21.4%</u>

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	204,336	406,611	(202,275)	-49.7%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>204,336</u>	<u>406,611</u>	<u>(202,275)</u>	<u>-49.7%</u>
Accounts Receivable				
Accounts Receivable	563,960	329,375	234,584	71.2%
Other Receivables	26,136	331	25,805	7,793.8%
Total Accounts Receivable	<u>590,096</u>	<u>329,706</u>	<u>260,390</u>	<u>79.0%</u>
Other Current Assets				
Prepaid Expenses	163,900	163,900	-	0.0%
Other Current Assets	13,155,178	13,155,178	-	0.0%
Total Other Current Assets	<u>13,319,077</u>	<u>13,319,077</u>	<u>-</u>	<u>0.0%</u>
Total Current Assets	<u>14,113,509</u>	<u>14,055,394</u>	<u>58,115</u>	<u>0.4%</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	434,226	39,292	9.0%
Construction in Progress	8,571	95,531	(86,960)	-91.0%
Accumulated Depreciation	(234,300)	(185,537)	(48,763)	-26.3%
Total Fixed Assets	<u>247,788</u>	<u>344,219</u>	<u>(96,431)</u>	<u>-28.0%</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>14,361,298</u></u>	<u><u>14,399,613</u></u>	<u><u>(38,316)</u></u>	<u><u>-0.3%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	142,029	44,270	97,759	220.8%
Accrued Liabilities	79,571	106,151	(26,580)	-25.0%
Accrued Leave Payable	12,176	10,954	1,222	11.2%
Other Current Liabilities	68,072	88,843	(20,771)	-23.4%
Total Current Liabilities	<u>301,849</u>	<u>250,219</u>	<u>51,630</u>	<u>20.6%</u>
Other Liabilities				
Due To Intercompany	24,699,815	23,092,934	1,606,881	7.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	12,485,423	12,485,423	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>37,185,238</u>	<u>35,578,357</u>	<u>1,606,881</u>	<u>4.5%</u>
Total Liabilities	<u>37,487,086</u>	<u>35,828,575</u>	<u>1,658,511</u>	<u>4.6%</u>
Equity				
Retained Earnings	(21,428,962)	(19,796,240)	(1,632,722)	-8.2%
Net Income	(1,696,827)	(1,632,722)	(64,105)	-3.9%
Total Equity	<u>(23,125,789)</u>	<u>(21,428,962)</u>	<u>(1,696,827)</u>	<u>-7.9%</u>
TOTAL LIABILITIES & EQUITY	<u><u>14,361,298</u></u>	<u><u>14,399,613</u></u>	<u><u>(38,316)</u></u>	<u><u>-0.3%</u></u>

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	47,017	76,546	(29,529)	-38.6%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>47,017</u>	<u>76,546</u>	<u>(29,529)</u>	<u>-38.6%</u>
Accounts Receivable				
Accounts Receivable	-	200	(200)	-100.0%
Other Receivables	272	-	272	100.0%
Total Accounts Receivable	<u>272</u>	<u>200</u>	<u>72</u>	<u>36.0%</u>
Other Current Assets				
Prepaid Expenses	9,096	4,228	4,868	115.1%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>9,096</u>	<u>4,228</u>	<u>4,868</u>	<u>115.1%</u>
Total Current Assets	<u>56,384</u>	<u>80,974</u>	<u>(24,589)</u>	<u>-30.4%</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>56,384</u></u>	<u><u>80,974</u></u>	<u><u>(24,589)</u></u>	<u><u>-30.4%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	5,548	6,429	(882)	-13.7%
Accrued Liabilities	5,158	3,550	1,608	45.3%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	20,157	20,970	(813)	-3.9%
Total Current Liabilities	<u>30,863</u>	<u>30,950</u>	<u>(87)</u>	<u>-0.3%</u>
Other Liabilities				
Due To Intercompany	2,408	1,969	440	22.3%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>2,408</u>	<u>1,969</u>	<u>440</u>	<u>22.3%</u>
Total Liabilities	<u>33,271</u>	<u>32,919</u>	<u>352</u>	<u>1.1%</u>
Equity				
Retained Earnings	48,055	84,912	(36,857)	-43.4%
Net Income	(24,942)	(36,857)	11,915	32.3%
Total Equity	<u>23,114</u>	<u>48,055</u>	<u>(24,942)</u>	<u>-51.9%</u>
TOTAL LIABILITIES & EQUITY	<u><u>56,384</u></u>	<u><u>80,974</u></u>	<u><u>(24,589)</u></u>	<u><u>-30.4%</u></u>

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

Accrual Basis - Internal Unaudited

	<u>Jun 30, 2024</u>	<u>Jun 30, 2023</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	222,974	71,028	151,946	213.9%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>222,974</u>	<u>71,028</u>	<u>151,946</u>	<u>213.9%</u>
Accounts Receivable				
Accounts Receivable	167,650	182,852	(15,202)	-8.3%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>167,650</u>	<u>182,852</u>	<u>(15,202)</u>	<u>-8.3%</u>
Other Current Assets				
Prepaid Expenses	2,177	2,375	(198)	-8.3%
Other Current Assets	3,822	-	3,822	100.0%
Total Other Current Assets	<u>5,999</u>	<u>2,375</u>	<u>3,624</u>	<u>152.6%</u>
Total Current Assets	<u>396,623</u>	<u>256,255</u>	<u>140,368</u>	<u>54.8%</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	6,998,462	6,250,434	748,028	12.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>6,998,462</u>	<u>6,250,434</u>	<u>748,028</u>	<u>12.0%</u>
TOTAL ASSETS	<u><u>7,395,085</u></u>	<u><u>6,506,690</u></u>	<u><u>888,396</u></u>	<u><u>13.7%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	240,282	11,345	228,938	2,018.1%
Accrued Liabilities	98,860	232,138	(133,278)	-57.4%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	-	-	-	0.0%
Total Current Liabilities	<u>339,142</u>	<u>243,482</u>	<u>95,660</u>	<u>39.3%</u>
Other Liabilities				
Due To Intercompany	13,966,711	12,531,322	1,435,389	11.5%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>13,966,711</u>	<u>12,531,322</u>	<u>1,435,389</u>	<u>11.5%</u>
Total Liabilities	<u>14,305,853</u>	<u>12,774,804</u>	<u>1,531,049</u>	<u>12.0%</u>
Equity				
Retained Earnings	(6,268,115)	(5,211,338)	(1,056,777)	-20.3%
Net Income	(642,654)	(1,056,777)	414,123	39.2%
Total Equity	<u>(6,910,768)</u>	<u>(6,268,115)</u>	<u>(642,654)</u>	<u>-10.3%</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,395,085</u></u>	<u><u>6,506,690</u></u>	<u><u>888,396</u></u>	<u><u>13.7%</u></u>

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	6,999,703	7,124,850	(125,147)	6,967,508	32,195
Other Grant Reimbursements	436,718	126,660	310,057	442,562	(5,844)
VDOT Maintenance Funds from Hampton	483,979	447,466	36,512	410,400	73,579
Casemate Revenue & Fees	7,030	6,414	616	5,000	2,030
Residential Rental Income & Fees	3,526,138	3,459,727	66,410	3,505,792	20,346
Commercial Rental Income & Fees	1,964,537	1,685,566	278,971	1,670,720	293,817
Special Event Income & Fees	91,955	78,250	13,705	95,000	(3,045)
Utility Fund Revenue & Fees	1,853,968	1,890,759	(36,791)	2,060,785	(206,817)
Miscellaneous Revenue	16,523	437,924	(421,402)	428,054	(411,532)
Total Revenue	15,380,550	15,257,617	122,932	15,585,822	(205,272)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	1,977,608	1,904,661	72,947	2,445,288	(467,680)
Fringe Benefits	749,670	740,968	8,702	987,647	(237,977)
Total Payroll & Fringe Benefit Expenses	2,727,278	2,645,629	81,649	3,432,935	(705,657)
Administrative Expenses	40,309	40,225	84	55,160	(14,851)
Advertising, Marketing & Public Relations	161,608	115,861	45,748	153,273	8,335
Architectural & Engineering	95,840	153,245	(57,404)	121,110	(25,270)
Contracted Services	1,218,041	1,350,046	(132,005)	1,326,476	(108,435)
Data & Telecommunications	171,823	188,964	(17,141)	152,203	19,620
Depreciation & Amortization	79,482	64,956	14,526	-	79,482
Event Expenses	50,020	19,848	30,172	15,000	35,020
Furniture, Fixtures & Equipment	140,766	258,437	(117,670)	241,681	(100,914)
Insurance	268,624	263,465	5,159	271,523	(2,899)
Legal & Accounting	80,478	70,563	9,915	128,563	(48,084)
Management Fees & Related Expenses	342,050	322,509	19,541	334,553	7,497
Memberships & Publications	18,121	19,426	(1,305)	17,346	775
Office and Other Supplies	117,742	35,308	82,434	59,097	58,645
Pension and Post-Employment Benefits	23,978	(231,904)	255,882	-	23,978
PILOT Fee & Other Taxes	956,088	955,626	462	954,606	1,482
Printing Services	20,350	19,815	535	13,575	6,775
Repair & Maintenance - Contracts	1,279,543	1,670,709	(391,166)	902,808	376,735
Repair & Maintenance - Supplies	163,993	152,423	11,570	85,447	78,546
Security Patrolling	155,558	147,341	8,217	210,267	(54,710)
Storm-Related Damages	-	42,201	(42,201)	-	-
Tenant Improvements & Leasing Commissions	124,001	-	124,001	132,319	(8,319)
Training, Conferences & Seminars	6,423	8,788	(2,365)	50,188	(43,765)
Transfer Expense	-	-	-	-	-
Utility & Public Works Expenses	5,516,087	6,039,947	(523,860)	6,512,181	(996,095)
Vehicles & Small Tools	22,277	16,452	5,825	5,110	17,167
VDOT Maintenance Expenses	322,592	394,394	(71,802)	410,400	(87,808)
Total Expense	14,103,073	14,764,272	(661,200)	15,585,822	(1,482,749)
Surplus/(Shortfall)	1,277,477	493,345	784,132	-	1,277,477

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	6,999,703	7,124,850	(125,147)	6,967,508	32,195
Other Grant Reimbursements	436,718	126,660	310,057	442,562	(5,844)
VDOT Maintenance Funds from Hampton	483,979	447,466	36,512	410,400	73,579
Casemate Revenue & Fees	7,030	6,414	616	5,000	2,030
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
Special Event Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	20,472	3,749	16,724	428,054	(407,582)
Total Revenue	7,947,902	7,709,139	238,763	8,253,524	(305,623)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	1,676,626	1,615,867	60,759	2,131,463	(454,837)
Fringe Benefits	648,280	636,632	11,648	872,380	(224,099)
Total Payroll & Fringe Benefit Expenses	2,324,906	2,252,499	72,407	3,003,843	(678,937)
Administrative Expenses	31,666	30,683	984	51,206	(19,540)
Advertising, Marketing & Public Relations	160,939	113,036	47,902	143,340	17,599
Architectural & Engineering	95,840	153,245	(57,404)	121,110	(25,270)
Contracted Services	188,423	346,173	(157,751)	243,838	(55,416)
Data & Telecommunications	139,864	159,602	(19,738)	123,212	16,652
Depreciation & Amortization	28,908	9,408	19,500	-	28,908
Event Expenses	12,241	(1,214)	13,455	-	12,241
Furniture, Fixtures & Equipment	48,150	196,733	(148,583)	166,984	(118,834)
Insurance	30,271	25,662	4,609	23,978	6,293
Legal & Accounting	79,761	65,609	14,152	125,000	(45,239)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	18,121	15,576	2,545	17,346	775
Office and Other Supplies	113,606	29,815	83,791	54,025	59,581
Pension and Post-Employment Benefits	23,978	(199,429)	223,407	-	23,978
PILOT Fee & Other Taxes	29,728	30,130	(402)	30,130	(402)
Printing Services	18,838	18,329	509	13,575	5,263
Repair & Maintenance - Contracts	156,053	199,656	(43,603)	96,297	59,756
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	155,558	147,341	8,217	210,267	(54,710)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	4,447	6,276	(1,829)	45,648	(41,201)
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	1,435,016	1,388,750	46,266	1,788,779	(353,763)
Vehicles & Small Tools	12,008	11,219	789	-	12,008
VDOT Maintenance Expenses	322,592	394,394	(71,802)	410,400	(87,808)
Total Expense	5,430,913	5,393,494	37,419	6,668,978	(1,238,065)
Surplus/(Shortfall)	2,516,989	2,315,646	201,343	1,584,546	932,443

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	10,462	6,474	3,988	5,000	5,462
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
Special Event Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	20	-	20	-	20
Total Revenue	10,482	6,474	4,008	5,000	5,482
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	379,923	420,812	(40,889)	534,973	(155,051)
Fringe Benefits	130,386	146,928	(16,542)	200,174	(69,788)
Total Payroll & Fringe Benefit Expenses	510,309	567,740	(57,431)	735,148	(224,839)
Administrative Expenses	7,522	6,883	639	2,468	5,054
Advertising, Marketing & Public Relations	29,562	3,012	26,551	7,850	21,712
Architectural & Engineering	-	-	-	-	-
Contracted Services	135,407	144,760	(9,353)	159,551	(24,144)
Data & Telecommunications	9,995	11,853	(1,858)	11,992	(1,998)
Depreciation & Amortization	-	-	-	-	-
Event Expenses	2,253	1,845	409	-	2,253
Furniture, Fixtures & Equipment	8,229	29,854	(21,625)	29,920	(21,691)
Insurance	7,724	7,130	594	6,005	1,719
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	1,425	2,926	(1,501)	-	1,425
Memberships & Publications	2,893	3,293	(401)	3,019	(126)
Office and Other Supplies	3,932	6,966	(3,034)	26,945	(23,013)
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	4,982	(9,987)	14,969	3,393	1,589
Printing Services	9,156	8,976	180	3,658	5,498
Repair & Maintenance - Contracts	48,185	47,234	951	73,425	(25,240)
Repair & Maintenance - Supplies	64,861	44,692	20,168	-	64,861
Security Patrolling	6,017	6,408	(391)	-	6,017
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	1,308	857	451	9,040	(7,732)
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	84,806	86,865	(2,059)	77,490	7,316
Vehicles & Small Tools	1,902	-	1,902	-	1,902
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	940,467	971,308	(30,841)	1,149,903	(209,436)
Surplus/(Shortfall)	(929,985)	(964,834)	34,849	(1,144,903)	214,918

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	-	-	-	-	-
Residential Rental Income & Fees	3,526,138	3,459,727	66,410	3,505,792	20,346
Commercial Rental Income & Fees	1,964,537	1,685,566	278,971	1,670,720	293,817
Special Event Income & Fees	91,955	78,250	13,705	95,000	(3,045)
Utility Fund Revenue & Fees	1,853,968	1,890,759	(36,791)	2,060,785	(206,817)
Miscellaneous Revenue	(3,950)	434,176	(438,125)	-	(3,950)
Total Revenue	7,432,648	7,548,478	(115,830)	7,332,297	100,351
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	300,982	288,794	12,188	313,825	(12,843)
Fringe Benefits	101,390	104,336	(2,946)	115,267	(13,877)
Total Payroll & Fringe Benefit Expenses	402,372	393,130	9,242	429,092	(26,720)
Administrative Expenses	8,643	9,543	(900)	3,954	4,689
Advertising, Marketing & Public Relations	670	2,824	(2,154)	9,933	(9,263)
Architectural & Engineering	-	-	-	-	-
Contracted Services	1,029,618	1,003,872	25,746	1,082,638	(53,020)
Data & Telecommunications	31,959	29,362	2,597	28,991	2,968
Depreciation & Amortization	50,574	55,548	(4,974)	-	50,574
Event Expenses	37,779	21,062	16,717	15,000	22,779
Furniture, Fixtures & Equipment	92,616	61,704	30,913	74,697	17,920
Insurance	238,353	237,803	550	247,545	(9,192)
Legal & Accounting	717	4,954	(4,236)	3,563	(2,845)
Management Fees & Related Expenses	342,050	322,509	19,541	334,553	7,497
Memberships & Publications	-	3,850	(3,850)	-	-
Office and Other Supplies	4,136	5,493	(1,357)	5,072	(936)
Pension and Post-Employment Benefits	-	(32,475)	32,475	-	-
PILOT Fee & Other Taxes	926,360	925,496	864	924,476	1,884
Printing Services	1,512	1,486	25	-	1,512
Repair & Maintenance - Contracts	1,123,491	1,471,053	(347,563)	806,511	316,979
Repair & Maintenance - Supplies	163,993	152,423	11,570	85,447	78,546
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	42,201	(42,201)	-	-
Tenant Improvements & Leasing Commissions	124,001	-	124,001	132,319	(8,319)
Training, Conferences & Seminars	1,976	2,512	(536)	4,540	(2,564)
Transfer Expense	-	-	-	-	-
Utility & Public Works Expenses	4,081,071	4,651,197	(570,126)	4,723,403	(642,332)
Vehicles & Small Tools	10,269	5,233	5,036	5,110	5,159
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	8,672,160	9,370,779	(698,619)	8,916,843	(244,684)
Surplus/(Shortfall)	(1,239,512)	(1,822,301)	582,789	(1,584,546)	345,034

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

Accrual Basis - Internal Unaudited

	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
OEA Grant Reimbursements	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	-	-	-	-	-
Residential Rental Income & Fees	3,526,138	3,459,727	66,410	3,505,792	20,346
Commercial Rental Income & Fees	-	-	-	-	-
Special Event Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	(8,223)	2,781	(11,004)	-	(8,223)
Total Revenue	3,517,915	3,462,508	55,407	3,505,792	12,123
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	293,039	285,769	7,269	298,225	(5,186)
Fringe Benefits	100,696	104,045	(3,349)	113,788	(13,092)
Total Payroll & Fringe Benefit Expenses	393,735	389,814	3,920	412,013	(18,279)
Administrative Expenses	3,149	4,067	(918)	-	3,149
Advertising, Marketing & Public Relations	-	-	-	1,933	(1,933)
Architectural & Engineering	-	-	-	-	-
Contracted Services	256,785	226,357	30,429	298,665	(41,880)
Data & Telecommunications	21,695	20,465	1,230	6,871	14,824
Depreciation & Amortization	1,811	1,811	-	-	1,811
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	69,102	41,694	27,408	61,297	7,805
Insurance	67,300	66,765	536	56,237	11,063
Legal & Accounting	717	4,954	(4,236)	3,563	(2,845)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	1,514	963	550	3,372	(1,859)
Pension and Post-Employment Benefits	-	(32,475)	32,475	-	-
PILOT Fee & Other Taxes	325,114	325,768	(654)	325,768	(654)
Printing Services	1,374	1,326	47	-	1,374
Repair & Maintenance - Contracts	450,430	615,411	(164,980)	392,999	57,431
Repair & Maintenance - Supplies	77,019	67,910	9,108	66,552	10,467
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	42,201	(42,201)	-	-
Tenant Improvements & Leasing Commissions	-	-	-	91,419	(91,419)
Training, Conferences & Seminars	1,841	1,431	411	2,000	(159)
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	716,013	776,754	(60,740)	665,121	50,893
Vehicles & Small Tools	5,405	3,237	2,168	3,010	2,395
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	2,393,005	2,558,453	(165,449)	2,390,820	2,185
Surplus/(Shortfall)	1,124,910	904,055	220,855	1,114,972	9,938

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	1,964,537	1,685,566	278,971	1,670,720	293,817
Special Event Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	426,460	(426,460)	-	-
Total Revenue	1,964,537	2,112,026	(147,490)	1,670,720	293,817
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses	1,488	1,735	(247)	204	1,284
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	753,361	757,416	(4,055)	763,543	(10,182)
Data & Telecommunications	8,254	7,192	1,062	20,220	(11,966)
Depreciation & Amortization	48,763	53,737	(4,974)	-	48,763
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	11,768	-	11,768	1,800	9,968
Insurance	163,900	165,550	(1,650)	186,243	(22,343)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	342,050	322,509	19,541	334,553	7,497
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	1,974	3,509	(1,535)	1,200	774
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	581,565	585,762	(4,197)	552,000	29,565
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	673,434	840,644	(167,210)	408,512	264,922
Repair & Maintenance - Supplies	86,398	84,285	2,114	18,145	68,253
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	124,001	-	124,001	40,900	83,101
Training, Conferences & Seminars	-	1,082	(1,082)	2,540	(2,540)
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	859,543	919,511	(59,968)	1,033,568	(174,025)
Vehicles & Small Tools	4,864	1,818	3,046	2,100	2,764
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	3,661,364	3,744,748	(83,385)	3,365,528	295,836
Surplus/(Shortfall)	(1,696,827)	(1,632,722)	(64,105)	(1,694,808)	(2,019)

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

Accrual Basis - Internal Unaudited

	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
Special Event Income & Fees	91,955	78,250	13,705	95,000	(3,045)
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	4,273	4,935	(662)	-	4,273
Total Revenue	96,228	83,185	13,044	95,000	1,228
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	7,944	3,025	4,919	15,600	(7,656)
Fringe Benefits	694	291	403	1,479	(785)
Total Payroll & Fringe Benefit Expenses	8,637	3,316	5,322	17,079	(8,442)
Administrative Expenses	3,865	3,705	160	3,750	115
Advertising, Marketing & Public Relations	670	2,824	(2,154)	8,000	(7,330)
Architectural & Engineering	-	-	-	-	-
Contracted Services	19,472	20,100	(629)	20,430	(959)
Data & Telecommunications	2,010	1,704	305	1,900	110
Depreciation & Amortization	-	-	-	-	-
Event Expenses	37,779	21,062	16,717	15,000	22,779
Furniture, Fixtures & Equipment	11,747	20,010	(8,263)	11,600	147
Insurance	4,580	3,123	1,457	2,700	1,880
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	3,850	(3,850)	-	-
Office and Other Supplies	649	1,020	(372)	500	149
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	19,681	13,966	5,715	25,000	(5,319)
Printing Services	138	160	(22)	-	138
Repair & Maintenance - Contracts	(374)	14,999	(15,372)	5,000	(5,374)
Repair & Maintenance - Supplies	576	228	348	750	(174)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	135	-	135	-	135
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	11,605	9,796	1,809	9,800	1,805
Vehicles & Small Tools	-	179	(179)	-	-
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	121,170	120,041	1,129	121,509	(339)
Surplus/(Shortfall)	(24,942)	(36,857)	11,915	(26,509)	1,567

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

Accrual Basis - Internal Unaudited	Jul 1, 2023 - Jun 30, 2024	Jul 1, 2022 - Jun 30, 2023	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
Casemate Revenue & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
Special Event Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	1,853,968	1,890,759	(36,791)	2,060,785	(206,817)
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	1,853,968	1,890,759	(36,791)	2,060,785	(206,817)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses	140	35	105	-	140
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	-	-	-	-	-
Data & Telecommunications	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	-	-	-
Insurance	2,573	2,365	208	2,365	208
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	-	-	-	-	-
Pension and Post-Employment Benefits	-	-	-	-	-
PILOT Fee & Other Taxes	-	-	-	21,708	(21,708)
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	-	-	-	-	-
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	-	-	-	-	-
Transfer Expenses	-	-	-	-	-
Utility & Public Works Expenses	2,493,909	2,945,136	(451,227)	3,014,914	(521,005)
Vehicles & Small Tools	-	-	-	-	-
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	2,496,622	2,947,536	(450,914)	3,038,987	(542,365)
Surplus/(Shortfall)	(642,654)	(1,056,777)	414,123	(978,202)	335,548

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project Number	Project Name	Funding Source	Project Type	Status	Expended to Date	Projected FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected 6-Year Total
1-004	VDOT Urban Maintenance Funded Projects	VDOT(UM)	Roadway	Design/Construction		400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
1-009	Front Entrance Improvements (Phase 1)	VPBA	Roadway	Design/Construction	56,517	759,259	162,452	3,587,499	3,587,499			8,153,226
1-010	Front Entrance Improvements (Phase 2)	CO(Req)	Roadway	Design/Construction	-	972,010	194,402	4,592,747	4,592,747			10,351,907
3-007	Mercury Blvd Water Improvements	VPBA	Water	Construction	3,381,519	1,983,971						5,365,490
3-008	Demolish Water Storage Tank	MR	Water	Construction	38,634	168,200						206,834
4-008	Sump Pump Discharge Improvements	MR	Wastewater	Construction		50,000	50,000	50,000	50,000			200,000
5-001	Dominion Electric Utility Upgrades	VPBA	Utilities	Design/Construction	640,338	4,135,192	1,327,026	1,327,026	1,327,026	1,327,026	1,327,026	11,410,660
5-003	UMP Improvements (Ingalls)	CO(App)	Utilities	Design Pending	45,345	1,100,000	700,000	15,500,000	15,500,000			32,845,345
5-004	UMP (North Gate Smart Scale Project)	CO(Req)	Utilities	Planning			1,892,092	378,418	2,506,633	2,506,633		7,283,775
5-004	UMP (North Gate Smart Scale Project)	VDOT(SS)	Utilities	Planning					6,433,500	6,433,500		12,867,000
5-005	UMP Improvements (Northgate)	CO(Req)	Utilities	Planning				1,000,000	4,500,000	4,500,000		10,000,000
5-006	UMP Improvements (Inner Fort)	CO(Req)	Utilities	Planning					800,000	5,600,000	5,600,000	12,000,000
5-002	UMP Improvements (McNair)	CO(Req)	Utilities	Planning							1,000,000	1,000,000
6-001	Surface Parking (Ingalls Site 3)	CO(App)	Parking	Design Pending		100,000	1,000,000					1,100,000
6-002	Surface Parking (Ingalls Site 4/Marina)	CO(App)	Parking	Design Pending		100,000	1,000,000					1,100,000
6-003	Parking Structure Ingalls Road (Ingalls Site 4/Marina)	CO(App)	Parking	Planning			1,000,000	9,100,000				10,100,000
8-019A	Roof and Railing Repairs (Bldg. 143 & 144)	MR	Building Maintenance	Construction	398,171	600,000						998,171
8-019B	Roof and Railing Repairs (Bldg. 171)	MR	Building Maintenance	Construction Pending		600,000	600,000					1,200,000
8-019C	Roof and Railing Repairs (Bldg. 119)	MR	Building Maintenance	Construction Pending		600,000						600,000
8-019D	Roof and Railing Repairs (Bldg. 141 & 142)	MR	Building Maintenance	Construction Pending		400,000	1,200,000					1,600,000
8-020	Residential Asphalt Roof Replacements (Multiple Buildings)	MR	Building Maintenance	Construction Pending		700,000	700,000	700,000	700,000	700,000	700,000	4,200,000
8-038A	Residential Building Rehabilitation (Bldg. 14)	CO(Bldg)	Building Maintenance	Design/Construction	132,228	600,000	900,000					1,632,228
8-038B	Residential Building Rehabilitation (Bldg. 62 & 63)	CO(Bldg)	Building Maintenance	Construction Pending	187,206	1,355,880	2,033,820					3,576,906
8-038C	Residential Building Rehabilitation (Bldg. 15)	CO(Bldg)	Building Maintenance	Design	78,066		78,300	1,519,400				1,675,766
8-038D	Residential Building Rehabilitation (Bldg. 19)	CO(Bldg)	Building Maintenance	Construction Pending	46,378		78,300	1,519,400				1,644,078
8-041A	African Landing Memorial & Park Improvements (Site)	SLFRF	Monument	Construction Pending	575,102	3,424,898						4,000,000
8-041B	African Landing Memorial & Park Improvements (Sculptures)	SLFRF	Monument	Construction		421,760	723,018	723,018	132,204			2,000,000
8-041B	African Landing Memorial & Park Improvements (Sculptures)	CO(ALM)	Monument	Construction			537,548	537,548	887,356	537,548		2,500,000
8-047	Exterior Repairs and Remediation of Buildings	MR	Building Maintenance	Construction	257,148	600,000	600,000	600,000	600,000	600,000	600,000	3,857,148
8-050	Casemate Window Replacements (Bldg. 21 & 22 & 48)	MR	Building Maintenance	Design	3,982	150,000	500,000	550,000	550,000			1,753,982
8-051	West Bastion Visitor Experience Enhancement Project	MR	Building Maintenance	Construction Pending		350,000						350,000
8-052	HVAC Repairs/Replacements (Multiple Buildings)	MR	Building Maintenance	Design/Construction		500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
8-052A	HVAC Repairs/Replacements (Bldg. 77)	MR	Building Maintenance	Construction	44,656	1,100,000						1,144,656
8-053	Demolition of Non-Contributing Structures (T-99 & T-104)	MR	Building Maintenance	Construction		170,000						170,000
8-054	Sunroom Window Replacements and Portico Repairs (9 Buildings)	MR	Building Maintenance	Design/Construction	43,460	250,000	250,000	250,000	250,000			1,043,460
8-055	Building 96 Exterior Envelope Repairs	MR	Building Maintenance	Construction		1,100,000						1,100,000
8-056	Lighthouse Rehabilitation	MR	Building Maintenance	Design	41,892	135,000	850,000					1,026,892
8-057	Engineer Pier Rehabilitation	MR	Rehabilitation	Design/Construction	19,447	250,000						269,447
8-058	Exterior Porch and Trim Repairs	MR	Building Maintenance	Design	24,586	80,000	750,000	750,000				1,604,586
8-059	Building 5 Mansard Roof, Window, and Siding Repair	MR	Building Maintenance	Design	8,840	100,000	300,000					408,840
8-060	Security Camera Improvements	MR	Security	Design/Construction		450,000						450,000
					\$ 6,023,514	\$ 23,706,171	\$ 18,326,957	\$ 43,585,056	\$ 43,316,965	\$ 23,104,707	\$ 10,127,026	\$ 168,190,397

Funding Sources and Uses	Funding Source	Appropriated to Date as of 7/1/24	Expended to Date as of 6/30/24	Balance Available	Projected FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected 6-Year Total
VDOT Urban Maintenance Funding (Annual from Hampton)	VDOT(UM)			\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,400,000
VDOT Smart Scale Funding (Project specific from Hampton)	VDOT(SS)	\$ 12,867,000		12,867,000	-	-	-	6,433,500	6,433,500	-	12,867,000
Maintenance Reserve Funding from State Budget	MR	22,964,344	9,927,058	13,037,286	8,353,200	6,300,000	3,400,000	2,650,000	1,800,000	1,800,000	24,303,200
Virginia Public Building Authority Bond Proceeds from State Budget	VPBA	40,300,000	14,687,594	25,612,406	6,878,422	1,489,478	4,914,525	4,914,525	1,327,026	1,327,026	20,851,002
Capital Project Funding for Buildings (General Fund)	CO(Bldg)	7,039,000		7,039,000	1,955,880	3,090,420	3,038,800	-	-	-	8,085,100
Capital Project Funding for Infrastructure (General Fund)	CO(App)	50,000,000		50,000,000	1,300,000	3,700,000	24,600,000	15,500,000	-	-	45,100,000
Requested FY256 Capital Project Funding for Infrastructure	CO(Req)			-	972,010	2,086,494	5,971,165	12,399,380	12,606,633	6,600,000	40,635,682
Future Projected Capital Project Funding for Infrastructure	CO(Fut)			-	-	-	-	-	-	-	-
ARPA SLFRF Allocation for African Landing Memorial	SLFRF	6,000,000		6,000,000	3,846,658	723,018	723,018	132,204	-	-	5,424,898
Capital Project Funding for African Landing Memorial	CO(ALM)	2,500,000		2,500,000	-	537,548	537,548	887,356	537,548	-	2,500,000
		\$ 141,670,344	\$ 24,614,652	\$ 117,055,692	\$ 23,706,171	\$ 18,326,957	\$ 43,585,056	\$ 43,316,965	\$ 23,104,707	\$ 10,127,026	\$ 162,166,883

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 1-004

VDOT Urban Maintenance Funded Projects

Project Type: Roadway

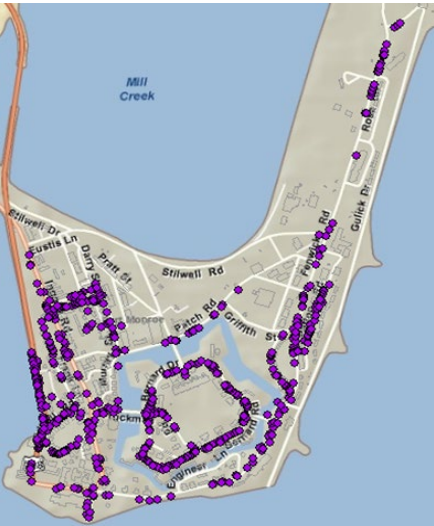
Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000

Means of Funding	6-year Total
VDOT (UM) / per year	\$ 400,000

Description and Scope

1. Removal and replacement of all nonregulatory signs in poor condition and all regulatory or nonregulatory signs in fair condition per MUTCD design standards. Nonregulatory signs are classified as signs that do not give notice of traffic laws or regulations. Signs in good condition are not included in this project.
2. Removal and replacement of pavement markings given a fair or good condition rating in the 2010 report, including street and parking lines, crosswalks, stop bars, directional arrows, and island markings.

Project Map	Purpose and Need
	<p>To improve safety of pedestrians and motorists, and to comply with MUTCD standards.</p>
History and Current Status	
<p>Project defined and recommended in the roadway section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010.</p>	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 1-009

Front Entrance Improvements (Phase 1)


Project Type: Roadway

Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 759,259	\$ 162,452	\$ 3,587,499	\$ 3,587,499	\$ -	\$ -

Means of Funding	6-year Total
VPBA	\$ 8,153,226

Description and Scope
<p>Design and construct roadway improvements, pedestrian and traffic signals, lighting and landscape improvements to the entrance of Fort Monroe at the intersection of E. Mercury Boulevard, E. Mellen Street, Ingalls Road, and McNair Drive.</p>

Project Map	Purpose and Need
	<p>To improve traffic flow in and out of Fort Monroe in relation to projected needs.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 1-010

Front Entrance Improvements (Phase 2)

Project Type: Roadway

Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 972,010	\$ 194,402	\$ 4,592,747	\$ 4,592,747	\$ -	\$ -

Means of Funding	6-year Total
CO(Req)	\$ 10,351,907

Description and Scope

Design and construct roadway improvements, pedestrian and traffic signals, lighting and landscape improvements to the entrance of Fort Monroe at the intersection of E. Mercury Boulevard, E. Mellen Street, Ingalls Road, and McNair Drive.

Project Map	Purpose and Need
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To improve traffic flow in and out of Fort Monroe in relation to projected needs.

History and Current Status

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 3-007
 Project Type: Water


Mercury Blvd Water Improvements
 Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 1,983,971	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
VPBA	\$ 5,365,490

Description and Scope

Replace approximately 6,200 LF of 14" water main and relocate the Fort Monroe master meter to the property entrance including horizontal directional drilling under Mill Creek and improvements to NNWW distribution system in the Phoebus section of Hampton. Design in accordance with NNWW standards and line to be transferred to NNWW following construction.

Project Map	Purpose and Need
	<p>To replace one of the two water supply lines with historical break concerns.</p>
History and Current Status	
<p>Project defined and recommended in the water section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010. Water main was repaired and partially replaced between 2004 and 2009.</p>	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 3-008
 Project Type: Water

Demolish Water Storage Tank
 Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 168,200	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 206,834

Description and Scope
<p>Demolish existing water storage tank which is currently not in use. This includes moving SCADA telemetry antenna.</p>

Project Map	Purpose and Need
	<p>Water tank is obsolete and is no longer required or used. Cost to maintain tank exceeded cost to demolish.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 4-008

Sump Pump Discharge Improvements


Project Type: Wastewater

Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 200,000

Description and Scope
<p>Develop construction documents and construct improvements to disconnect basement sump pump discharge piping from the sanitary sewer system to the storm drainage system. This work also includes resiliency analysis for power loss to sump pumps to prevent damage to basements during power outages for 13 residential duplexes in the Tidball Road Area.</p>

Project Map	Purpose and Need
 <div style="text-align: center; margin-top: 10px;"> ↑ N </div>	<p>In order to reduce inflow into the sanitary sewer system, basement sump pumps should be connected to the storm drainage system.</p>
History and Current Status	
Empty space for History and Current Status content	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 5-001
 Project Type: Utilities

Dominion Electric Utility Upgrades
 Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 4,135,192	\$ 1,327,026	\$ 1,327,026	\$ 1,327,026	\$ 1,327,026	\$ 1,327,026

Means of Funding	6-year Total
VPBA	\$ 11,410,660

Description and Scope
<p>Design and Construction to upgrade the electrical systems between Dominion's meters and buildings.</p>

Project Map	Purpose and Need
	<p>Dominion will only upgrade systems to their meter. In some instances, the meter base is in the right-of-way and that leaves outdated conduit and wiring between the building and the meter. This project will upgrade those outdated systems.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 5-002
 Project Type: Utilities

UMP Improvements (McNair)
 Status: Planning

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000

Means of Funding	6-year Total
CO(Req)	\$ 1,000,000

Description and Scope
<p>Replacement and rehabilitation of utilities in accordance with the Utility Master Plan (UMP) to support re-development of this area.</p>

Project Map	Purpose and Need
	<p>To meet DEQ reliability requirements. To replace a critical water, gas and wastewater system asset in poor condition. To support the redevelopment of the Marina as part of the overall Utility Master Plan (UMP).</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

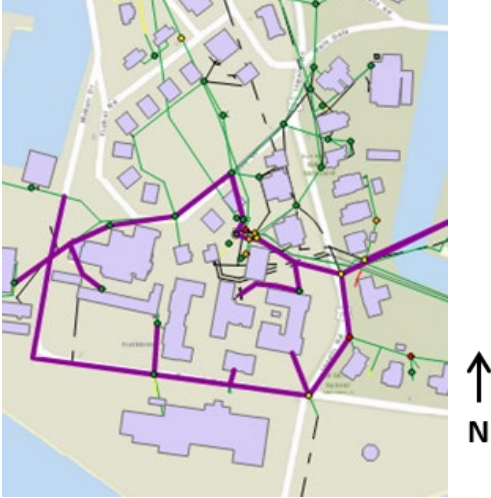
Project No.: 5-003
 Project Type: Utilities

UMP Improvements (Ingalls)
 Status: Design Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 1,100,000	\$ 700,000	\$ 15,500,000	\$ 15,500,000	\$ -	\$ -

Means of Funding	6-year Total
CO(App)	\$ 32,845,345

Description and Scope
<p>Replacement and rehabilitation of utilities in accordance with the Utility Master Plan (UMP) to support re-development of this area.</p>

Project Map	Purpose and Need
	<p>To meet DEQ reliability requirements. To replace a critical water, gas and wastewater system asset in poor condition. To support the redevelopment of the Marina as part of the overall Utility Master Plan (UMP).</p>
History and Current Status	
Empty space for History and Current Status content	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 5-004

UMP (North Gate Smart Scale Project)

Project Type: Utilities


Status: Planning

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ 1,892,092	\$ 378,418	\$ 2,506,633	\$ 2,506,633	\$ -
	\$ -	\$ -	\$ -	\$ 6,433,500	\$ 6,433,500	\$ -

Means of Funding	6-year Total
CO(Req)	\$ 7,283,775
VDOT(SS)	\$ 12,867,000

Description and Scope

Replacement of utilities supporting the Northgate area in accordance with the Utility Master Plan. Upgrade utilities along Stillwell Dr. as part of the VDOT Smartscale roadway improvement project.

Project Map	Purpose and Need
	<p>To support development in the Northgate area as part of the overall Utility Master Plan (UMP).</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 5-005
 Project Type: Utilities

UMP Improvements (Northgate)
 Status: Planning

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ -	\$ 1,000,000	\$ 4,500,000	\$ 4,500,000	\$ -

Means of Funding	6-year Total
CO(Req)	\$10,000,000

Description and Scope
Replacement of utilities supporting the Northgate area in accordance with the Utility Master Plan.

Project Map	Purpose and Need
	This project is part of the overall Utility Master Plan (UMP) to accommodate the redevelopment of the Inner Fort area.
History and Current Status	
Empty space for History and Current Status content	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 5-006
 Project Type: Utilities

UMP Improvements (Inner Fort)
 Status: Planning

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ -	\$ -	\$ 800,000	\$ 5,600,000	\$ 5,600,000

Means of Funding	6-year Total
CO(Req)	\$ 12,000,000

Description and Scope
Replacement of PS 256 and installation of a backup generator. Replacement of sanitary sewer lines as needed and upgrade of aging and undersized water mains.

Project Map	Purpose and Need
 <div style="text-align: center; margin-top: 10px;"> ↑ N </div>	<p>This project is part of the overall Utility Master Plan (UMP) to accommodate the redevelopment of the Inner Fort area.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 6-001

Surface Parking (Ingalls Site 3)

Project Type: Parking


Status: Design Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 100,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(App)	\$ 1,100,000

Description and Scope

Design of a sitewide parking plan to be constructed in phases. There is inadequate parking supply to support existing parking demand, events and the future demand that will be caused by redevelopment. The first phase of construction would concentrate on the surface level parking followed by structured parking.

Project Map	Purpose and Need
	<p>During events, vehicles are forced to park in open green space intended to be protected and preserved forcing FMA to manage parking with traffic control devices such as cones, ropes, barrels and signs which is not a sustainable parking solution for current or future demand.</p>
History and Current Status	
<p>Fort Monroe conducted a parking analysis and determined additional parking is needed to support events and redevelopment.</p>	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 6-002

Surface Parking (Ingalls Site 4/Marina)

Project Type: Parking

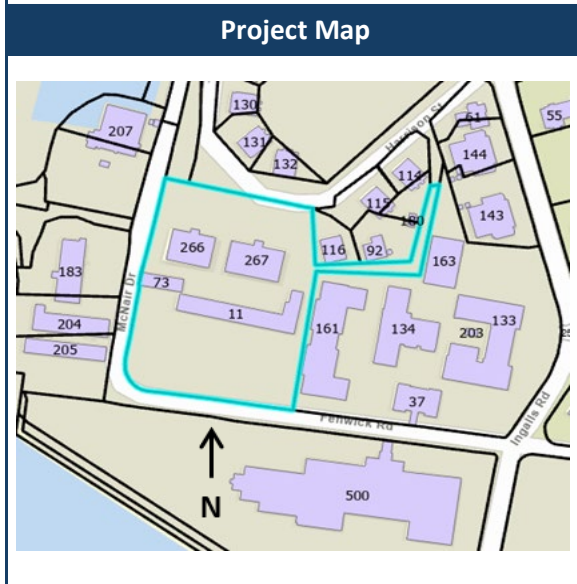
Status: Design Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 100,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(App)	\$ 1,100,000

Description and Scope

Design and Construction of sitewide parking plan to be completed in phases. There is inadequate parking supply to support existing parking demand, events and the future demand that will be caused by redevelopment. The first phase of construction would concentrate on the surface level parking at the site of the demolished water tower and in place of buildings 266 and 267, followed by additional phases of structured parking.



Purpose and Need

During events, vehicles are forced to park in open green space intended to be protected and preserved forcing FMA to manage parking with traffic control devices such as cones, ropes, barrels and signs which is not a sustainable parking solution for current or future demand.

History and Current Status

Fort Monroe conducted a parking analysis and determined additional parking is needed to support events and redevelopment.

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 6-003 Parking Structure Ingalls Road (Ingalls Site 4/Marina)
 Project Type: Parking Status: Planning

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ 1,000,000	\$ 9,100,000	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(App)	\$ 10,100,000

Description and Scope

Design and Construction of sitewide parking plan to be completed in phases. There is inadequate parking supply to support existing parking demand, events and the future demand that will be caused by redevelopment. The first phase of construction would concentrate on the surface level parking at the site of the demolished water tower and in place of buildings 266 and 267, followed by additional phases of structured parking.

Project Map	Purpose and Need
	<p>During events, vehicles are forced to park in open green space intended to be protected and preserved forcing FMA to manage parking with traffic control devices such as cones, ropes, barrels and signs which is not a sustainable parking solution for current or future demand.</p>
History and Current Status	
<p>Fort Monroe conducted a parking analysis and determined additional parking is needed to support events and redevelopment.</p>	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-019A

Roof and Railing Repairs (Bldg. 143 & 144)


Project Type: Building Maintenance

Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 998,171

Description and Scope
<p>Design and replace the roof and railings on the following buildings B143 and B144. The rooftop balustrade elements are either in a severe state of deterioration or have had sections removed due to safety concerns. Repair/replacement recommended by the 2015 Roof Assessment study.</p>

Project Map	Purpose and Need
	<p>Structural damage to the roof requiring replacement.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-019B

Roof and Railing Repairs (Bldg. 171)


Project Type: Building Maintenance

Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,200,000

Description and Scope
<p>Design and replace the roof and railings on building B171. The rooftop balustrade elements are either in a severe state of deterioration or have had sections removed due to safety concerns. Repair/replacement recommended by the 2015 Roof Assessment study.</p>

Project Map	Purpose and Need
	<p>Structural damage to the roof requiring replacement.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-019C

Roof and Railing Repairs (Bldg. 119)

Project Type: Building Maintenance


Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 600,000

Description and Scope

Design and replace the roof and railings on building B119. The rooftop balustrade elements are either in a severe state of deterioration or have had sections removed due to safety concerns. Repair/replacement recommended by the 2015 Roof Assessment study.

Project Map	Purpose and Need
	<p>Structural damage to the roof requiring replacement.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-019D

Roof and Railing Repairs (Bldg. 141 & 142)

Project Type: Building Maintenance


Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 400,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,600,000

Description and Scope

Design and replace the roof and railings on the following buildings B141 and B142. The rooftop balustrade elements are either in a severe state of deterioration or have had sections removed due to safety concerns. Repair/replacement recommended by the 2015 Roof Assessment study.

Project Map	Purpose and Need
	<p>Structural damage to the roof requiring replacement.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

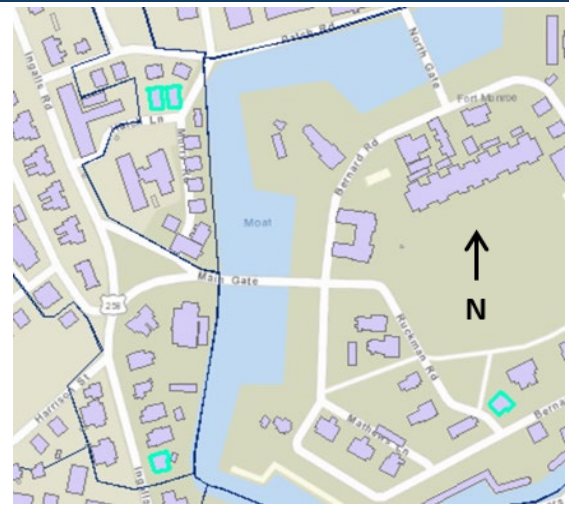
Project No.: 8-020 Residential Asphalt Roof Replacements (Multiple Buildings)
 Project Type: Building Maintenance Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000

Means of Funding	6-year Total
MR	\$ 4,200,000

Description and Scope

Design and replace the asphalt roofs on multiple residential buildings, B3, B16, B18, B61 and B129 as recommended by the 2015 Roof Assessment Study. Work remaining from previous roof replacements included for buildings B103, B157 and B158.

Project Map	Purpose and Need
	<p>Age and condition of the roofs requires replacement.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-038A

Residential Building Rehabilitation (Bldg. 14)


Project Type: Building Maintenance

Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 600,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(Bldg)	\$ 1,632,228

Description and Scope
<p>Rehabilitation of Building 14 for use as a single family residence. The building is a two story, 3,688 SF single family residence made of wood frame construction, originally constructed in 1880. Building 14 is a contributing element to the Fort Monroe National Historic Landmark (NHL) and the National Register of Historic Places (NRHP), as well as being listed in the Virginia Landmarks Register (VLR).</p>

Project Map	Purpose and Need
	<p>The building is unoccupied, no longer weather tight, the boiler is shut down and drained, and there is no air conditioning. The building is subject to frequent vandalism.</p>
History and Current Status	
Content for History and Current Status section	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-038B Residential Building Rehabilitation (Bldg. 62 & 63)
 Project Type: Building Maintenance Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 1,355,880	\$ 2,033,820	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(Bldg)	\$ 3,576,906

Description and Scope

Rehabilitate Buildings B62 & B63 and return the structures to an updated and serviceable condition to be utilized in their original use as duplex residential housing. The rehabilitation design includes updated modern conveniences such as kitchens and bathrooms as well as the utilization of sustainability strategies in an effort to limit equipment damage due to potential high-water events.

Project Map	Purpose and Need
	<p>Because Buildings B62 & B63 border the Parade Ground, a central feature of the inner fort, it is crucial that both be rehabilitated as they retain a high level of historical integrity. Buildings 62 & 63 are Contributing Elements to the Fort Monroe National Historic Landmark District.</p>
History and Current Status	


Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-038C Residential Building Rehabilitation (Bldg. 15)
 Project Type: Building Maintenance Status: Design

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ 78,300	\$ 1,519,400	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(Bldg)	\$ 1,675,766

Description and Scope
<p>Rehabilitate Building B15 and return the structure to an updated and serviceable condition to be utilized in its original use as duplex residential housing.</p>

Project Map	Purpose and Need
	<p>Because Building B15 borders the Parade Ground, a central feature of the inner fort, it is crucial that it be rehabilitated. Building B15 is a Contributing Element to the Fort Monroe National Historic Landmark District.</p>
History and Current Status	
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Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-038D

Residential Building Rehabilitation (Bldg. 19)


Project Type: Building Maintenance

Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ -	\$ 78,300	\$ 1,519,400	\$ -	\$ -	\$ -

Means of Funding	6-year Total
CO(Bldg)	\$ 1,644,078

Description and Scope
<p>Rehabilitate Building B19 and return the structure to an updated and serviceable condition to be utilized in its original use as duplex residential housing.</p>

Project Map	Purpose and Need
	<p>Because Building B19 borders the Parade Ground, a central feature of the inner fort, it is crucial that it be rehabilitated. Building B19 is a Contributing Element to the Fort Monroe National Historic Landmark District.</p>
History and Current Status	
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Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-041A African Landing Memorial & Park Improvements (Site)
 Project Type: Monument Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 3,424,898	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
SLFRF	\$ 4,000,000

Description and Scope

Fort Monroe has commissioned a memorial honoring the first captive Africans, abducted into slavery from present day Angola, and exchanged for victuals on the shores of Point Comfort in 1619. The Fort Monroe African Landing Memorial proposes a pedestrian plaza, raised pedestrian crossing, and memorial sculptures adjacent to the Fort Monroe Engineer Wharf along Fenwick Road and parallel to the sea wall. The project also includes the addition of new on and off-street parking, as well as improvements to existing parking areas across from and adjacent to Battery Parrott. Materials for the hardscape and softscape have yet to be determined. The artistic works will be cast from bronze and patination applied.

Project Map	Purpose and Need
	<p>Together with the landscape design, the sculptures and space will invite the visitor to connect with this important history of our country.</p>
	History and Current Status

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-041B African Landing Memorial & Park Improvements (Sculptures)
 Project Type: Monument Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 421,760	\$ 723,018	\$ 723,018	\$ 132,204	\$ -	\$ -
	\$ -	\$ 537,548	\$ 537,548	\$ 887,356	\$ 537,548	\$ -

Means of Funding	6-year Total
SLFRF	\$ 2,000,000
CO(ALM)	\$ 2,500,000

Description and Scope

Fort Monroe has commissioned sculptures honoring the first captive Africans, abducted into slavery from present day Angola, and exchanged for victuals on the shores of Point Comfort in 1619. The Fort Monroe African Landing Memorial proposes a pedestrian plaza, raised pedestrian crossing, and memorial sculptures adjacent to the Fort Monroe Engineer Wharf along Fenwick Road and parallel to the sea wall. The project also includes the addition of new on and off-street parking, as well as improvements to existing parking areas across from and adjacent to Battery Parrott. Materials for the hardscape and softscape have yet to be determined. The artistic works will be cast from bronze and patination applied.

Project Map	Purpose and Need
	<p>Together with the landscape design, the sculptures and space will invite the visitor to connect with this important history of our country.</p>
History and Current Status	
This area is currently blank in the provided image	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-047 Exterior Repairs and Remediation of Buildings
 Project Type: Building Maintenance Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000

Means of Funding	6-year Total
MR	\$ 3,857,148

Description and Scope

The scope of work shall be to repair/restore and paint all wooden and metal elements of the exterior of residential and commercial structures at Fort Monroe to include all windows, doors, millwork, cornice, decking and associated porch elements to include porch roofs, columns, balustrade, brackets, ceilings, lattice, etc. Work shall include the exterior cleaning, repair/restoration of deteriorated millwork, cornice, porch elements, etc. Work shall also include the preparation of paint coatings per the EPA RRP rules as required, utilizing site controls, plastic curtains, HEPA vacuums, and proper abatement methodology. All work shall be documented by the FMA project management staff.

Project Map	Purpose and Need
	<p>The proposed scope of work to repair and paint the deteriorated exterior elements of the structures is required due to the vast majority of these structures' paint coatings have failed due to exceeding their servicable life. All proposed work to repair and paint exterior elements shall be done in such a fashion as to properly repair and paint elements previously repaired and painted utilizing inadequate means and methods and returning those structures to a preserved and most importantly protected condition.</p>

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-050 Casemate Window Replacements (Bldg. 21 & 22 & 48)
 Project Type: Building Maintenance Status: Design

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 150,000	\$ 500,000	\$ 550,000	\$ 550,000	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,753,982

Description and Scope

Design for window, door and portico renovations for the Casemate and Building 48. The window sashes and frames have deteriorated to the extent that structural failure is occurring and building security is difficult to maintain. Contributing factors are excessive moisture both inside and outside the buildings and within the masonry walls themselves.

Project Map	Purpose and Need
	<p>The unsealed roof of dirt over masonry has been and will continue to be the major cause for moisture infiltrating the structure and its components.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-051 West Bastion Visitor Experience Enhancement Project
 Project Type: Building Maintenance Status: Construction Pending

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 350,000

Description and Scope

Improvements to the West Bastion consisting of removal of brick masonry infill in two stone arched openings and installing glass storefront to create a view into the Casemate Museum from the Postern Gate passage. Also included is the temporary removal and re-laying of brick pavers in the Casemate Museum and in the passage and providing new lighting and power within the passage.

Project Map	Purpose and Need
	<p>To enhance the visitor experience and provide for increased visitor safety. Within the passageway approximately 1,400 square feet of pavers will be removed, the setting bed improved, and the pavers reinstalled in the historic pattern. In conjunction with this effort, new up-lighting will be incorporated into the pavers. Removal of existing lighting and power circuitry within the passage is included as well as providing new circuits.</p>

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-052 HVAC Repairs/Replacements (Multiple Buildings)
 Project Type: Building Maintenance Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

Means of Funding	6-year Total
MR	\$ 3,000,000

Description and Scope

Replace failing HVAC systems at various buildings.

Project Map	Purpose and Need
	Replacement of failing HVAC systems is required for preservation and leasing of buildings.
	History and Current Status

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-052A

HVAC Repairs/Replacements (Bldg. 77)


Project Type: Building Maintenance

Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,144,656

Description and Scope
<p>Replacement of the extant HVAC system in order to improve efficiency of the system as well as to delete previously heavy handed installation means and methods that had undesirable effects to the historic structures masonry fabric. During the process of installing the new HVAC system those areas of damage to historic fabric will be repaired. All fan coil units having an external fresh air intake vents as well as all associated piping and electrical. The new HVAC system will include a Dedicated Outside Air System (DOAS) as well as new ceiling grid mounted Variable Refrigerant Flow (VRF) system. All new system infrastructure, e.g. ductwork, electrical and piping shall be routed through pre-existing penetrations and/or openings within the building. All new VRF cassettes shall be installed in pre-existing non-historic ceiling grid.</p>

Project Map	Purpose and Need
	<p>Removal of all existing failed or failing HVAC mechanical systems including a non-historic mechanical structure . All fan coil units having an external fresh air intake vents as well as all associated piping and electrical.</p>
History and Current Status	


Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-053 Demolition of Non-Contributing Structures (T-99 & T-104)
 Project Type: Building Maintenance Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 170,000

Description and Scope
Demolish buildings T-99 and T-104.

Project Map	Purpose and Need
	Buildings are in poor condition.
History and Current Status	

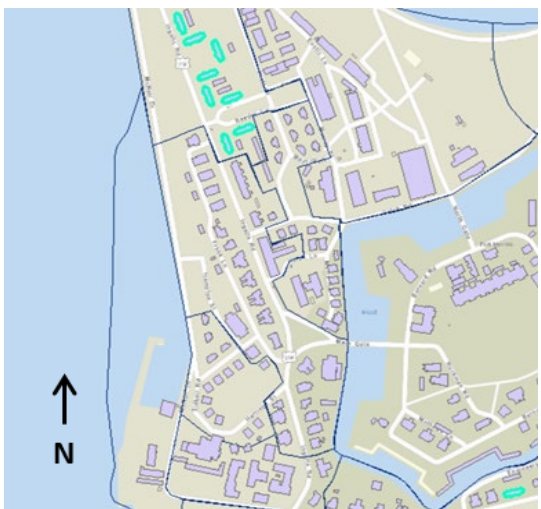
Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-054 Sunroom Window Replacements and Portico Repairs (9 Buildings)
 Project Type: Building Maintenance Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,043,460

Description and Scope
<p>Replace porch roof railings and sunroom windows for nine (9) residential Quadruplex Buildings (B 33, B34, B35, B43, B44, B45, B51, B52, and B54). The project includes replacing existing roofing materials with flat-seamed terne coated stainless steel materials; new wooden balustrades constructed to replicate the original historic balustrades; select repairs of existing porch roof framing materials; and replacement of existing sleeping porch windows with new wood windows, in kind.</p>

Project Map	Purpose and Need
	<p>To prevent further deterioration and further water intrusion. All buildings where the work shall occur are listed as Contributing Elements of the Fort Monroe National Historic Landmark District (NHL) and are defined as Contributing structures in the National Register of Historic Places.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-055

Building 96 Exterior Envelope Repairs


Project Type: Building Maintenance

Status: Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,100,000

Description and Scope
<p>Work primarily consists of the replacement of all exterior windows including removal of exterior screening system, select removal and replacement of damaged interior gypsum board below the existing sills, masonry repointing, sealant and parging repairs on the northeast corner, and the replacement of two pairs of double hollow metal frames, doors and hardware.</p>

Project Map	Purpose and Need
	<p>Since renovating the building, the occupant continues to experience leaking windows and water intrusion through the brick/CMU walls.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-056

Lighthouse Rehabilitation


Project Type: Building Maintenance

Status: Design

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 135,000	\$ 850,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,026,892

Description and Scope
Rehabilitate existing lighthouse after ownership transferred from the US Coast Gaurd to the Commonwealth.

Project Map	Purpose and Need		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #1a3d54; color: white;"> <th style="text-align: center;">History and Current Status</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"> </td> </tr> </tbody> </table>	History and Current Status	
History and Current Status			

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-057

Engineer Pier Rehabilitation

Project Type: Rehabilitation

Status: Design/Construction

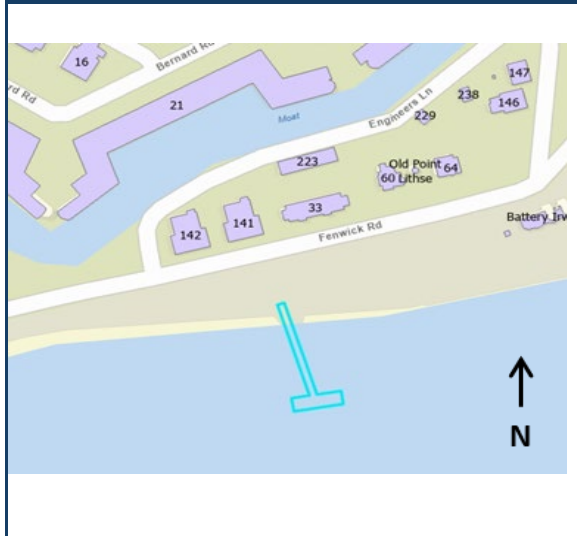
Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 269,447

Description and Scope

Rehabilitate existing Engineer Pier to improve structural integrity. A visual evaluation of a structural engineer revealed the railing systems are in poor condition, deck planks along the pier walking surface are cracked and split; and numerous posts, handrails and mid-rails need replaced. Portions of the structure located below topside of the pier to the mudline require repairs. Based on the visual evaluation, FMA has engaged an A/E to perform a full analysis of the structural elements for code compliance and safety and prepare bid documents.

Project Map	Purpose and Need
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The Engineer Pier needs significant structural and safety improvements for public use.

History and Current Status

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-058

Exterior Porch and Trim Repairs

Project Type: Building Maintenance


Status: Design

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 80,000	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 1,604,586

Description and Scope

Replace rotted porch and trim on exterior of multiple duplexes, Buildings 109-115, 130-132, 140 and 148-150. The project consists of the select replacement of porch roof railings and windows at nine existing buildings. The roofing materials include flat-seamed terne coated stainless steel. New wood balustrades will be constructed to replicate the original historic balustrades. Select structural repairs of porch roof framing will be made. The existing wood side porch windows will be replaced with new wood windows in kind.

Project Map	Purpose and Need
 <p style="text-align: center;">↑ N</p>	<p>All buildings where work will occur are listed as contributing structures in the National Register of Historic Places.</p>
History and Current Status	

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030


Project No.: 8-059 Building 5 Mansard Roof , Window, and Siding Repair
 Project Type: Building Maintenance Status: Design

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 100,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 408,840

Description and Scope

Repairs include resurfacing the mansard with a more period appropriate material and re-roofing the low slope; reintroducing 8 oculus windows Investigating options for ventilation and fenestration in the cupola, and implementing an agreed upon strategy into the design; wood cornice repair and repainting; repair and repainting of the wood moldings at the roof transition; repair and repainting the cupola (including the interior); and refurbishing the face of the clock. The historic clock works, and bell shall remain and be operational at the conclusion of the work.

Project Map	Purpose and Need
	<p>The roof and Mansard sustained damaged by hurricane Ian in 2023 which could not be repaired properly by a commercial roofer without design documents.</p>
	<p style="text-align: center;">History and Current Status</p>

Fort Monroe Capital Improvement Plan - Fiscal Years 2025 through 2030

Project No.: 8-060

Security Camera Improvements


Project Type: Security

Status: Design/Construction

Programmed Funding						
Budget	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -

Means of Funding	6-year Total
MR	\$ 450,000

Description and Scope
Installation of sitewide video surveillance.

Project Map	Purpose and Need
	<p>Enhanced security/surveillance of the entire fort.</p>
History and Current Status	