

**FORT MONROE  
FEDERAL AREA DEVELOPMENT AUTHORITY  
July 17, 2008 ~ Meeting Minutes**

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on July 17, 2008, at the Bay Breeze Community Center on Fort Monroe.

**I. ADMINISTRATIVE MATTERS**

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

Chairman Bryant called the meeting to order at 1:05 p.m.

Roll Call. Chairman Bryant

*Present:*

Deputy Secretary Dick Zorn for Secretary Viola Baskerville, Secretary L. Preston Bryant, Jr., Mr. Robert Crouch, Jr., Delegate Tom Gear, Deputy Secretary Lynnette Hammond for Secretary Patrick Gottschalk, Mr. Robert Harper, Delegate Phil Hamilton, Dr. Wayne Lett, Senator John Miller, Mr. John Quarstein, Mr. Tommy Thompson, Deputy Secretary Dan Timberlake for Jody Wagner.

Mr. Quarstein and Deputy Secretary Timberlake arrived late.

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

*Absent:*

Dr. Alvin Bryant, Dr. Rex Ellis, Ms. Catharine Gilliam, Dr. Kanata Jackson, Senator Mamie Locke, Mr. Robert Scott.

**B. Approval of Minutes from June 30, 2008, Meeting**

**MOTION.** Chairman Bryant asked if there were any suggested amendments to the June 30, 2008 Board meeting minutes. Dr. Wayne Lett made a motion to adopt the minutes, since there were not enough board members present at that time; the motion was sustained until there was enough for a quorum. Appendix I.

**II. PUBLIC COMMENT**

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

**II. REPORTS & BRIEFINGS**

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

Update on meetings, events: Mr. Armbruster reviewed key meetings, visitors and briefings that involved some of the following: a visit from a staff member of the Senate Armed Services Committee, Lt. General Valcourt, TRADOC Deputy Commander, a representative of the Hampton Roads Military Alliance, the Executive Director of the Hampton Convention and Visitors Bureau and a briefing to the Capital Hill Club.

Next month Mr. Armbruster will attend the Association of Defense Communities Conference and meet with President of the Presidio, Mr. Craig Middleton.

Mr. Armbruster stated the FMFADA has open procurement ads for a Project Manager, and is advertising for a Public Relations Coordinator and two researchers in African American History. He announced that Crystal DeAngelis has joined the staff as a contract Secretary-Bookkeeper.

Financial Statement: Mr. Armbruster directed the Board to the Financial Statement through June 30 that was in their packets. Appendix III. He said the transition of fiscal agents from the City of Hampton to the Department of Housing and Community Development is complete, and that he applauded both groups for a smooth transition. He stated the next step will be to do an end of the year audit.

Update on Non Profit Status: Mr. Armbruster asked the chairman to appoint a small committee to work with Mr. Armbruster and Steve Owens of the OAG in the selection of an attorney who specializes in helping organizations establish nonprofit status.

Questions/Comments: Chairman Bryant stated they could bounce ideas off of Delegate Gear and Mr. Quarstein, and could also call on Deputy Secretary Zorn for advice.

Historic Preservation Advisory Group: Mr. Armbruster stated that Kathleen Kilpatrick had submitted a formal statement of recommendations from the group that was included in the Board packets. Appendix IV. The HPAG will meet again on August 4<sup>th</sup> and monthly in September and October, then quarterly thereafter.

HUD/Homeless Negotiations: Mr. Armbruster said there had been considerable effort expended to the complete the negotiations, and that David Knisely and Rick Russ would give the full update.

Reuse Plan: Mr. Armbruster announced that he would be taking the Reuse Plan to the Governor to present it for approval next week. He added that the Technical Manual is a work in progress and that it will be posted on the FMFADA website within 60-90 days.

National Park Service Assistance Request. Mr. Armbruster announced that he has sent a letter to Terry Moore of the National Park Service formally requesting the National Park Service's assistance, and that the FMFADA is looking for extensive assistance from them, not just technical assistance.

Mr. Armbruster then introduced Mr. George Wallace as the Hampton City Council Liaison to the FMFADA replacing Dr. Charlie Sapp. Mr. Armbruster also announced that he had received a letter from Colonel Reyes inviting the FMFADA to be a signatory to the PA.

**B. Army Update. Colonel Anthony Reyes, Garrison Commander.** Colonel Reyes gave an update on the 106 process, and announced that the Army has taken public comments. He said the Army hopes for the document to be signed by the end of August.

**C. Update on BRAC and HUD. David Knisely, Garrity Knisely.** Mr. David Knisely said that Rick Russ, Bill Armbruster and he had been working with the Executive Committee and the Homeless Providers on the HUD Homeless Application resulting in a successful conclusion. In his brief overview of the process he explained to the Board that the Homeless Submission is based only on Federal surplus property. He stated that the Homeless Application could be resolved by two different formats: either by giving the Homeless Providers land or buildings or setting up a trust fund. That application is then submitted to the LRA for approval and subsequently to the Governor for approval. He said the two homeless providers agreed on the trust fund option.

Mr. Knisely then introduced Rick Russ from the City of Hampton who gave more details on the Homeless Assistance Application process. Mr. Russ explained that he and David Knisely had been working on the application since June 2006. The end resulted in numbers that all parties agreed on, and thought were fair. One provider agreed on \$263,000, while the other provider agreed on \$428,000 for a total of \$691,000. In closing he introduced the representatives from the two organizations, who expressed satisfaction with the negotiations.

Questions/Comments: Delegate Hamilton to Rick Russ: What would be the value if the Homeless Providers had opted for buildings instead of the Trust Fund option? Mr. Russ replied roughly \$2M. Dr. Wayne Lett to David Knisely: Can you make it clear where the \$691,000.00 will be coming from? Mr. Knisely replied that amount is to be negotiated between the FMFADA and the Army.

Mr. Knisely stated after the Governor's approval that the next phase would be to submit it by September 3<sup>rd</sup>. He explained that today the FMFADA has reached a huge milestone.

Rick Russ invited representatives from the Homeless Provider groups: Charlotte Dillow, Stacey Walls Beegle and Joy Cipriano and invited them up to the podium for comments. The representatives said they were satisfied with the negotiation process, and felt that they were kept very well informed throughout the process. They expressed gratitude to Bill Armbruster, Rick Russ and David Knisely as well as to the FMFADA Board on behalf of their organizations.

Questions/comments: Secretary Bryant thanked the Homeless Providers and acknowledged them for the work they do. Delegate Hamilton asked for clarification on the outcome of the HUD Homeless negotiations: the choice being 3 buildings in excess of \$1M or \$691,000.00 for a trust fund. He commended Rick Russ, David Knisely and Bill Armbruster for the outcome of the negotiations.

**MOTION.** Vice Chairman Thompson to Chairman Bryant: The Executive Committee would like to recommend the HUD Homeless Assistance Application be approved. Mr. Thompson motioned for approval of the HUD Homeless Assistance Application. Chairman Bryant called for a vote to approve the HUD Homeless Assistance Application as written. The vote was approved unanimously:

**MOTION.** Secretary Bryant moved for a motion to approve the June 30, 2008 Board meeting minutes, now that a quorum was in place. The motion was seconded and approved.

**D. Legal Update. Steve Owens, Office of the Attorney General.** Mr. Owens gave a refresher to the FMFADA Board on what is the legal role of the FMFADA. Appendix V. He reminded the Board to think of FMFADA as a town. The FMFADA is the LRA under BRAC, and has finished approving the Reuse Plan and the HUD Homeless Assistance Submission. He stated that in most cases the LRA is also responsible for implementation of the plan. He listed details of what the FMFADA's powers and duties would be.

Questions/Comments: Delegate Gear to Mr. Owens: Does #20 on Mr. Owens' slide presentation exempt the FMFADA from FOIA? Mr. Owens replied the FMFADA will have a very broad authority, and will be able to do many of the things a city can do, however they cannot tax.

**E. Environmental Update. Rick Weeks, VA Department of Environmental Quality.** Rick Weeks and his team from the VA Department of Environmental Quality gave an overview of the cleanup schedule. Appendix VI. Mr. Weeks explained that the MEC that was referred to in his slide presentation meant munitions and explosives of concern.

Questions/comments. Chairman Bryant to Mr. Weeks: How far are we from the actual cleanup plan and taking public comment? Mr. Weeks replied we are just starting to get into the meat of the plan.

Mr. Weeks went on to explain that there were 25 sites on Fort Monroe that were listed as areas of concern, and of that 6 were listed as "NFA or No Further Action."

Questions/comment. Chairman Bryant to Mr. Weeks: The FMFADA's goal is to get people on the base, and that we need to address the areas of concern as top priority, for recreational use. Mr. Weeks stated that the DEQ is still in the investigative process, and are still deciding what needs to be done and where. Then the group will have to come to a consensus as to which is the best way. He said the DOD has told him they hoped the cleanup would be done by 2010, except for additional monitoring. Secretary Bryant added that the Army will be there beyond 2010; and that the cleanup plan needed to be flexible. He stated that the emphasis should be on recreational sites first in order to get people using Fort Monroe as quickly as possible.

Mr. Thompson to Mr. Weeks: What is the area of concern with Mill Creek? Mr. Weeks replied Mill Creek was an area of concern primarily because of the high level of future anticipated recreational usage. Secretary Bryant asked Julie Carver of Matrix Design Group to add comments to the environmental presentation. Ms. Carver stated that Matrix would work with the Army to make sure the environmental issues comply, and that Matrix is having on going meetings with them. She added that they want to make sure the Commonwealth knows the status of what they are getting.

Secretary Bryant asked the Board if there were any more questions. Hearing none he moved on to the next agenda item.

**III. ADDITIONAL PUBLIC COMMENT**

Chairman Bryant invited additional public comment. Appendix II.

**VII. ADJOURNMENT**

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

Respectfully submitted:

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The Honorable Mamie E. Locke  
Secretary/Treasurer

MEL/jfb

**APPENDICES**

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

**APPENDIX II** Public Comment:

Mr. Steve Cornelliussen representing: Citizens for a Fort Monroe National Park. Mr. Cornelliussen suggested that the Fort Monroe FADA needs a theory of financing. He stated that to get help with financing the FMFADA needs to connect with the Federal Government.

Peggy Mertz representing: Military Affairs Committee, City of Hampton. Ms. Mertz stated that her group believes Fort Monroe should be used for housing the homeless and veterans.

Dr. H.O. Malone representing: Citizens for a Fort Monroe National Park. Dr. Malone stated that the FMFADA needs to initiate more cooperation with the National Park Service.

Christine Gergely representing: United Daughters of the Confederacy. Ms. Gergely strongly feels there needs to be some parking inside the moat area. She also stated that the FMFADA take a lot into consideration when they consider hiring contractors.

**APPENDIX III** Executive Director's Report

**APPENDIX IV** Historic Preservation Advisory Group Recommendations

**APPENDIX V** Legal Role of FMFADA

**APPENDIX VI** Update on Environmental Cleanup