

**FORT MONROE  
FEDERAL AREA DEVELOPMENT AUTHORITY  
March 25, 2010 ~ Meeting Minutes**

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on March 25, 2010, at the Bay Breeze Community Center on Fort Monroe.

**I. ADMINISTRATIVE MATTERS**

**A. Call to Order and Opening Comments. Mr. Tommy Thompson, Vice Chairman and Acting Chairman.**

Mr. Thompson called the meeting to order at 1:06 p.m. He then welcomed new FMFADA Board members Jim Cheng Secretary of Commerce and Trade, who was represented by Carrie Cantrell, Secretary of Natural Resources Doug Domenech, Secretary of Administration Lisa Hicks-Thomas, and Assistant to the Governor for Commonwealth Preparedness Terrie Suit. He added Secretary of Finance Ric Brown has been reappointed. Mr. Thompson also recognized the departing Board members: Secretary Preston Bryant, Secretary Viola Baskerville, Secretary Patrick Gottschalk, and Assistant to the Governor for Commonwealth Preparedness Robert Crouch, Jr.

Mr. Thompson informed the Board that the Commonwealth has passed a resolution that reorganizes the FMFADA Board, and that the new Board does not go into effect until July. Since several of the Board members terms expire this month; they must be reappointed. Mr. Thompson has asked Dr. Lett, Secretary Brown and Senator Miller to be on the nominating committee to reappoint the expiring Board members in the interim, and to appoint the new Board that goes into effect in July. He added they will report at the end of the meeting.

Roll Call: Dr. Mamie Locke

*Present:*

Secretary Ric Brown, Policy Advisor Carrie Cantrell for Secretary Jim Cheng, Secretary Doug Domenech, Ms. Catharine Gilliam, Mr. Robert Harper, Secretary Lisa Hicks-Thomas, Dr. Wayne Lett, Senator Mamie Locke, Senator John Miller, Mr. John Quarstein, Mr. Robert Scott, Mr. Tommy Thompson, General Bob Wagner, and Mayor Jeanne Zeidler.

Executive Director Bill Armbruster, Deputy Garrison Commander Bob Edwards for Garrison Commander Anthony Reyes, and Hampton City Council Liaison George Wallace were also present.

John Quarstein arrived at 1:20 p.m., and Terrie Suit arrived at 1:30 p.m. George Wallace left the meeting at 2:30, Secretary Domenech left at 3:00; Terrie Suit left the meeting at 3:15.

*Absent:*

Delegate Tom Gear and Dr. Kanata Jackson.

**B. Approval of Minutes from January 5, 2010 Meetings**

**MOTION.** Vice Chairman Thompson stated that we have a quorum and called for any amendments to the January 5, 2010 Board meeting minutes. Hearing none, Mr. Thompson motioned for the minutes to be approved; and they were passed unanimously. Appendix I.

**C. Treasurer's report. Mr. Robert Scott, FMFADA Treasurer.** Mr. Scott pointed the Board to the Profit & Loss Statement and Balance Sheet in their packets. Appendix II. He stated the Profit and Loss shows the operations on a cash basis; and shows revenues of \$817,000. He said that money is included in the budget, and will be expended quickly. He concluded by stating "at the moment we are in good financial shape;" and asked if there were any questions. Hearing none, Mr. Thompson made a motion to accept the Treasurer's report, which was seconded by Senator Miller and Secretary Brown. The Treasurer's report was passed unanimously.

**II. REPORTS & BRIEFINGS**

Vice Chairman Thompson invited the FMFADA Executive Director Bill Armbruster to come forward and give his report.

- A. Executive Director's Remarks, Bill Armbruster.** Mr. Armbruster welcomed the new Board members and added they were given an orientation and tour prior to the Board meeting. Mr. Armbruster summarized the following activities of the FMFADA since the January Board meeting. Appendix III.

Legislative briefings. Mr. Armbruster led a legislative briefing committee in Richmond that briefed the details of the new legislation. He stated that he met with Governor McDonnell, to brief him on the plans for Fort Monroe and added that he is an enthusiastic ally of Fort Monroe FADA. He stated that Governor McDonnell is very excited about the potential and recognizes the obligation of the Commonwealth in helping get to the stage where we will be self sustaining.

General Assembly Actions. The General Assembly has approved the legislation which will change the FMFADA's name to the Fort Monroe Authority effective July 1, and creates Fort Monroe as a state enclave within the City of Hampton. Mr. Armbruster recognized Senators Locke and Miller, as well as Delegate Tom Gear for their efforts in helping to pass the legislation. He said the FMFADA budget request was cut by \$250,000 but accepts the cut, and feels that we fared well based on other budget cuts overall. He added that this budget is a \$400,000 increase of the state's allocation of last year. He thanked Secretary Ric Brown for his support of our efforts.

Important meetings/visits. Mr. Armbruster described the many other meetings and briefings that he and members of the FMFADA staff attended; of which he highlighted a meeting of the Historic Triangle Collaborative. This gave the FMFADA a first effort to introduce the concept of Fort Monroe becoming a part of the Historic Triangle, and opened the door for continued dialogue between the groups.

Staff/Consultant Actions. Mr. Armbruster introduced John Hutcheson as the new FMFADA Deputy Director of Operations and detailed actions on hiring the other Deputies and consultants.

New Management/Governance: Mr. Armbruster stated that the Board had previously approved the reorganization of the Board to be of a more corporate or business orientation, and provided an update.

Way Ahead: Mr. Armbruster provided details on the way ahead for BRAC and the National Park Service, systems, services, and real estate. He concluded his report by noting both Fort Hancock and Fort Jefferson as examples of lessons learned; that lack of planning and funds result in empty buildings that will deteriorate quickly.

Questions/comments: General Wagner asked Mr. Armbruster what he meant when he mentioned the HUD Homeless Application. Mr. Armbruster replied that the BRAC process requires that we look at how homeless needs in the community are affected. He stated we have an agreement with homeless providers to provide some assistance, in accordance with BRAC. Mr. Armbruster emphasized that we are making a contribution, but not a commitment for property for the homeless.

- B. Army Update. Bob Edwards, Deputy Garrison Commander.** Bob Edwards began by saying the Army is working with the FMFADA on the leasing. He added that Fort Monroe has received the full funding to restore damage from the November storm. Mr. Edwards announced that there will be an annual meeting of the consulting parties for the Programmatic Agreement, since it will be one year since it has been signed.

- C. Pete Petersen, City of Hampton Update.** Mr. Petersen was not in attendance.

- D. Environmental Cleanup Process, Rick Weeks, VDEQ.** Mr. Weeks gave a general overview of the clean up process, and the status of various sites. Appendix IV. He stated so far there are 18 sites that

require no further action, and sites that are pending remedial investigation to include the moat, dog beach landfill, and building 204/205 near the marina. He commented on the status of the Munitions and Explosives of Concern on Fort Monroe and pointed the Board to a chart detailing a summary of those investigations. He emphasized that there is not a danger of things actively exploding.

Mr. Weeks concluded his presentation by saying that VDEQ is pleased with the progress so far, and that the team has worked well together, and has accomplished much in a short period of time.

Questions/comments: General Wagner asked if the cleanup was concentrated on the area that connects Fort Monroe to the adjacent neighborhood in Buckroe. Mr. Weeks said that area may require a cap, but in the future will look like it does now.

Mr. Thompson stated that the FMFADA takes the cleanup of unexploded ordinances seriously, and commended the group for identifying the areas of concern. Mr. Quarstein asked what the process is for cleaning the moat; and what happens when items of an archeological nature are found. Mr. Reali, the Fort Monroe BRAC Environmental Coordinator responded they are in the beginning stages of that; and the Army is using very sophisticated techniques. He said they will sort through the data and determine what the best path forward is to address it. Ms. Kathleen Kilpatrick, Commonwealth of Virginia State Historic Preservation Officer replied to the second part of the question; that the procedures are laid out very carefully in the Programmatic Agreement which is covered by the National Historic Preservation Act; and that the Army has been doing great work. She added that the moat is considered a historic structure; and that any items found would be treated as artifacts. These will ultimately be owned by the Commonwealth.

**E. Legislative/legal update. Steve Owens, OAG.** Steve Owens talked about the transition of the FMFADA to the Fort Monroe Authority (FMA) and gave an overview of Senate Bill 315 and House Bill 1297 as adopted by the Virginia General Assembly. Appendix V. Some of the areas he highlighted were that the law is clear that the Fort Monroe Authority is the successor to the FMFADA. He stated that the bills recognized that the FMA are signatories to the Programmatic Agreement of the Section 106 of the National Historic Preservation Act that requires specific actions must be taken. He added with the new structure Governor McDonnell added Assistant to the Governor for Commonwealth Preparedness Terrie Suit as an ex-officio, nonvoting member. Mr. Owens also stated that now for a supermajority vote of the new 11 member Board would be 75% of those present, and that it would take a supermajority vote of the Board to change the Reuse Plan. Mr. Owens then went over the details of the real estate powers and authorities of the FMA. Mr. Owens emphasized that it is the policy of the Commonwealth that the property on Fort Monroe could be sold only with consent of the Governor, the General Assembly and the Office of the Attorney General. He said this policy ensures that any decision to sell the property was a decision by the elected representatives of the people of the Commonwealth.

Questions/comments: Senator Miller asked if the decision is made to sell property at Fort Monroe, who would make that decision. Mr. Owens stated someone would have to make the recommendation through a proposed bill in the General Assembly. Ms. Suit added that this is significant protection considering that most state owned property there is no oversight provision, and can be sold upon request of the Governor with just a review of the documentation by the Attorney General's office, without notification to the General Assembly. She added this is very significant protection. Senator Miller said we have been telling people that we are not going to sell any property on Fort Monroe, but this legislation makes it possible that in two years someone could put a bill in that recommends we sell Fort Monroe. Ms. Suit explained that no General Assembly can bind a future General Assembly; and no Governor can bind a future Governor. By putting in the requirement that there be approval by the General Assembly will provide the protection, which will allow the citizens to have a voice in the process. She stated that this is actually a very significant protection for the citizens of the Commonwealth.

Ms. Kilpatrick pointed out that the P.A. assumes that the property will remain in the hands of the Commonwealth but stipulates if the property is sold it is subject to suitable covenants to protect its historic nature. General Wagner had some questions on the concept of leasing the property. After discussion, Mr. Quarstein stated that leasing is a common practice that works in other communities and

works especially well in our circumstance, based on the desire to preserve and protect. Steve Owens added that this concept is not uncommon with commercial contracts.

Mr. Owens gave an update on the status of the Foundation. He said the initial Board of Directors consists of Otto Konrad, the attorney for Kaufman & Canoles; Mr. Armbruster and Mr. Owens until the new FMA Board is in place. He said the interim management leasing strategy as required by the P.A. is being worked on, as well as a State Memorandum of Agreement that lays out some of the procedures. He will report further on this at the next Board meeting.

Mr. Owens then explained the background details of the Economic Development Conveyance; as a means to resolve the issues of the two disputed parcels. He said the process is going well; they are still in the midst of discussions.

**F. Historic Preservation Advisory Group Report, Kathleen Kilpatrick, Chair.** Ms. Kilpatrick gave an update on the activities of the Historic Preservation Advisory Group (HPAG), and gave an update on key deliverables of the P.A. Appendix VI .

Questions/comments: Ms. Cantrell asked if military history was considered in all the activities of the Interpretive Plan. Ms. Kilpatrick stated that theme was included in the Interpretive Master Plan; and Ann Clausen of Interpretive Planning Solutions would cover that in her brief.

**G. Design Standards Update, Greg Rutledge, Hanbury, Evans, Wright & Vlattas.** Mr. Rutledge stated that the Design Standards is a document divided into four sections, and gave an overview of each. Appendix VII. He thanked the other members of his subcommittee to include Eleanor Krause, Bill Frazier, Bill Brookover, the National Park Service, as well as the staffs of both the FMFADA and the Department of Historic Resources. He stated the group concentrated on incorporating the Army's Historic Viewshed Analysis and the Landscape Inventory into the Design Standards.

Questions/comments: Mr. Thompson stated we want to bring the Design Standards to a conclusion in May, so the current Board can vote on it in June. This way the new Board will have the approved standards to work with.

**H. Interpretive Master Plan Update, Ann Clausen, Interpretive Solutions.** Ms. Clausen began by saying Interpretive Solutions described the overarching theme of Fort Monroe as follows: "The history of Fort Monroe chronicles both stunning achievements and tremendous costs in the continuing struggle of Americans to achieve, define and maintain the ideals of freedom." She summarized Interpretive Solution's suggestions; and steps necessary to meet the deadline for Board approval at the June meeting. Appendix VIII .

### III. PUBLIC COMMENT

Mr. Thompson then opened the Public Comment session. Appendix IX.

### IV. OLD BUSINESS

There was no Old Business to come before the FMFADA Board.

### V. NEW BUSINESS

The Chairman called for New Business. Mr. Thompson stated that as Vice Chairman, he appointed a Nominating Committee to present a new slate of officers since elections take place in May. He stated in July with the new legislation we will have an entirely new slate of officers. The committee consists of Dr. Lett (chair), Senator Miller and Secretary Brown. He charged the committee to give suggestions that could be passed on to the July Board; and to undertake a revision of the ByLaws; as they do not fit

the new structure. He emphasized this would only be suggestions for the new Board. He also asked the committee to provide a slate of temporary officers for the months of May, June and July. He then turned the floor over to Dr. Wayne Lett.

Dr. Lett stated that the committee has met; and explained that according to the By Laws; officers serve for one year or until their successors are elected. He added since there will be changes in both the Board and the governance of the organization; the committee recommends no action be taken on this and the current officers continue to serve through June 30th, 2010. He stated the current officers are:

- Mr. Tommy Thompson            Vice Chair and Acting Chair
- Senator Mamie Locke            Secretary
- Mr. Robert Scott                Treasurer

**MOTION.** Mr. Thompson motioned in agreement with Dr. Lett that the current officers of the FMFADA remain in place through the June FMFADA Board meeting; Senator Miller and Mr. Harper seconded. The motion passed unanimously.

Mr. Thompson then asked Dr. Lett for his solution for July's meeting as to who will call the meeting to order. Dr. Lett recommended that normally when there is no chairman, and the By Laws have no provisions for this, the Executive Director would open the meeting. The first order of business would be to elect officers. He stated the Nominating Committee could be chosen before the first meeting in July of the new Board, so they may recommend a new slate of officers. Mr. Owens stated Mr. Armbruster's purpose would be to open the meeting and the first order of business would be to adopt By Laws; the second order of business would be to elect officers.

**MOTION.** Mr Thompson motioned that Mr. Armbruster act as temporary chairman of the July Board meeting, in order to open the meeting. The motion was seconded and passed unanimously.

## **VII. ADJOURNMENT**

Mr. Thompson stated the next meeting is on May 20. The meeting was adjourned at 3:45 p.m.

Respectfully submitted,

---

The Honorable Mamie E. Locke  
Secretary/Treasurer

MEL/jfb

## **APPENDICES**

**APPENDIX I**    January 5, 2010 Board meeting minutes.

**APPENDIX II**

**APPENDIX III**

**APPENDIX IV**

**APPENDIX V**

**APPENDIX VI**

**APPENDIX VII**

**PUBLIC COMMENT**

Mark Perreault, representing Citizens for a Fort Monroe National Park. Mr. Perreault welcomed the new Board members and gave an overview of the CFFMNP. He stated that the challenge for the Board is to balance development with the use of open space.

Barbara Drucker Smith, representing self. Ms. Drucker Smith stated she is overwhelmed with the progress made and is excited to see how the NPS will be involved. She stated she hopes Fort Monroe will have an area specified for veterans. Mr. Thompson remarked that would be an idea for the IMP; Ann Clausen of Interpretive Solutions made note of the idea.

Christine Gergeley, representing United Daughters of the Confederacy. Ms. Gergeley stated that she was concerned Quarters 17 was not mentioned in the IMP presentation.