

**FORT MONROE**  
**FEDERAL AREA DEVELOPMENT AUTHORITY**  
**June 25, 2009 PM ~ Meeting Minutes**

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on the afternoon of June 25, 2009, at the Bay Breeze Community Center on Fort Monroe.

**I. ADMINISTRATIVE MATTERS**

**A. Call to Order and Opening Comments. Secretary L. Preston Bryant, Chairman.**

Secretary Bryant called the meeting to order at 1:06 p.m.

Roll Call: Chairman Bryant

*Present:*

Secretary Viola Baskerville, Secretary Ric Brown, Secretary L. Preston Bryant, Jr., Mr. Robert Crouch, Jr., Ms. Catharine Gilliam, Secretary Patrick Gottschalk, Delegate Phil Hamilton, Mr. Robert Harper, Dr. Kanata Jackson, Dr. Wayne Lett, Senator Mamie Locke, Senator John Miller, Mr. John Quarstein, Mr. Robert Scott, Mr. Tommy Thompson, Mayor Jeanne Zeidler.

Executive Director Bill Armbruster, Garrison Commander Anthony Reyes, Hampton City Council Liaisons Joseph Spencer and George Wallace were also present.

*Absent:*

Dr. Alvin Bryant and Delegate Tom Gear.

Secretary Bryant stated there were enough Board members present for a quorum.

**II. REPORTS & BRIEFINGS**

**A. Army Update: Programmatic Agreement Requirements. Colonel Anthony Reyes.** Chairman Bryant asked Fort Monroe Garrison Commander Colonel Anthony Reyes to give his report. Colonel Reyes gave an update of the responsibilities of the Army, the FMFADA, and the Commonwealth under the Programmatic Agreement (PA). Appendix I.

Questions/comments: Secretary Bryant asked Colonel Reyes to explain more about the mothball plan. He stated that would be the worst case scenario, but the Army is required by the PA to develop a plan for it.

Mr. Quarstein asked if the Freedman's Cemetery on the map was the U.S. Cemetery? Ms. Kilpatrick stated that it is not identified as a cemetery at this time, but in the PA the Army has agreed to research this, since it was important to the consulting parties.

Secretary Bryant asked what timeframe the Army was using for mothballing prior to closure. Colonel Reyes stated that there was no amount of time referenced in the PA; that it was "prior to closure."

Dr. Lett asked if the Casemate Museum artifacts were going to stay at Fort Monroe. Mr. Armbruster stated that we are working with the Army on keeping the artifacts at Fort Monroe. We will need a formal agreement in place to keep the collection here.

Colonel Reyes said the Army is discussing with the FMFADA, soldiers staying in housing on Fort Monroe past September 2010. This would be a win-win situation for the Army since soldiers wouldn't have to move, and would provide an income stream for the FMFADA. Colonel Reyes concluded his report.

**B. EDC/BRAC Legal Update, David Knisely, Garrity-Knisely.** BRAC Attorney David Knisely stated that he has been working with the Army Corps of Engineers getting an interim lease prepared. Mr. Knisely clarified the information on the HUD application. He stated HUD approves the

application informally, and then it is sent to the Army for concurrence, then back to HUD for formal approval. He anticipates the Army will concur with the agreement before it goes back to HUD.

Mr. Knisely advised the Board to think hard about how the FMFADA will face the acquisition, and that this must be synched very closely with the Army. He said he and Steve Owens are working closely on getting the critical framework in place that addresses reversionary properties, utilities, services and environmental issues. He stated there is no other base with reversionary properties, and concluded by saying we are making great progress.

Questions/comments: Mr. Armbruster asked Mr. Knisely to share the information on the pending legislation for a no cost Economic Development Conveyance (EDC). Mr. Knisely said under current legislation the Army must negotiate with the FMFADA on the value of the federal surplus properties and come to some agreement. The legislation is now moving through Congress to do an EDC with no cost.

Mr. Armbruster added that we have been working very closely with the Garrison Command to avoid mothballing and noted the importance of an interim leasing strategy. He stated we may be able to lease as early as 2010.

**C. Updated Financial Model, David Shiver, BAE.** Before Mr. Shiver began his presentation, he referenced the Army mothballing program, and stated that the Financial Model has built in the mothballing costs. Mr. Shiver then updated the Board on the Financial Model. Appendix II.

Mr. Shiver explained the difference between interim leasing, prepaid and ground rent, adding that longer term leaseholds generate property taxes.

Questions/comments: Secretary Bryant asked Councilmen Spencer or Wallace if they had any specific questions. Mr. Spencer said he would like the Hampton City Manager and Staff to have an opportunity to work with Mr. Shiver outside of this venue, to make sure we know what we will be faced with. Then he said we could come back and report. Members of the Board discussed with Mr. Shiver the advantages of long term leasing. Mr. Shiver said he will include a graph showing total assessed value.

Mr. Shiver continued in more detail on long term lease holding. A discussion ensued on how important it will be for the FMFADA to make that concept marketable, while keeping it simple. Mr. Shiver remarked that he could not think of another BRAC closure that was using long term leasing. Mr. Scott stated we would have to work closely with local banks on this, as this is not a standard concept.

Ms. Gilliam expressed concern that historic preservation tax credits were not factored in to his model. Mr. Shiver said that it would be very hard to make assumptions as to how a developer or lease holder would take advantage of these credits, and to include it in the model.

Senator Miller asked Mr. Shiver what were the assumptions on Commonwealth appropriations, and for how long. Mr. Shiver stated we shifted all the appropriations to the FMFADA.

**D. Historic Preservation Advisory Group Report. Kathleen Kilpatrick, Chair.** Ms. Kilpatrick directed the Board to her report that was included in their packets, in which she summarized their activities since the May Board meeting. Appendix III. Ms. Kilpatrick's report also included highlights of the activities of the subgroups reporting to the HPAG: the African American Cultural Working Group (AACWG), the Natural Resources Working Group (NRWG) and the National Park Service Working Group (NPSWG). She added the Board should expect a report from the NPSWG in July and a report from the AACWG within 6 months. She stated that the HPAG was excited about the Interpretive Master Planning process getting underway.

Questions/comments: Mr. Harper asked the HPAG to consider the use of modeling and simulation to interpret the many stories of Fort Monroe. Mr. Wallace agreed since there are few physical aspects on the African American story, that the use of simulation would be a way to tell the story.

**E. Design Standards Report. Greg Rutledge, Hanbury Evans Wright + Vlattas, and Eleanor Krause, HPAG member.** Ms. Krause gave an introduction to Greg Rutledge's Design Standards report, and commented that the HPAG strongly endorses this report. Mr. Rutledge said by the end of the month the first full draft of the Design Standards will be available to the FMFADA, and work will continue on them to also incorporate the viewshed analysis and the cultural landscape analysis as they are completed by the Army. He then presented an overview of the Design Standards. Appendix IV.

Questions/comments: Ms. Krause said while the Design Standards subcommittee was reorganizing the document it was important to make the standards user friendly for both new development and additions. Ms. Kilpatrick added that the level of detail is critical, that they wanted to make it clear for developers.

Senator Miller asked what the amount of new construction would be. Mr. Rutledge responded "very small", and gave a brief description of what new construction would be allowed in each zone.

Secretary Bryant asked the Board if they would endorse the concept of the Design Standards as presented by Mr. Rutledge. There were no objections from the Board, and Ms. Gilliam commended Mr. Rutledge and the subcommittee on a job well done. Secretary Bryant stated that the Board had a strong consensus on the concept.

**F. Non Profit Organization, Schedule of Work. Steve Owens, OAG.** Mr. Owens stated that Kaufman and Canoles are actively working on the creation of the 501c3 and that Mr. Owens plans to present some information on this at the July Board meeting.

### III. PUBLIC COMMENT

Chairman Bryant invited public comment; there were no participants signed up.

### IV. OLD BUSINESS

There was no Old Business to be discussed.

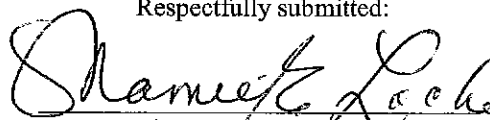
### V. NEW BUSINESS

Chairman Bryant asked for a consensus of the Board to allow HPAG member Alisa Bailey to send a deputy to the meeting as her voting representative. There were no objections from the Board.

### VI. ADJOURNMENT

Secretary Bryant announced at the July meeting the Executive Committee would present a review of the proposed FMFADA personnel policies. There will also be reports on Jekyll Island, and the NPS Working Group. The meeting was adjourned at 2:55 p.m.

Respectfully submitted:



The Honorable Mamie E. Locke  
Secretary/Treasurer

MEL/jfb

**APPENDICES**

**APPENDIX I** Programmatic Agreement Requirements

**APPENDIX II** Updated Financial Model

**APPENDIX III** Historic Preservation Advisory Group Report

**APPENDIX IV** Design Standards Report