

FORT MONROE
FEDERAL AREA DEVELOPMENT AUTHORITY
July 16, 2009 ~ Meeting Minutes

The Fort Monroe Federal Area Development Authority (FMFADA) Board meeting was held on July 16, 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 1:12 p.m. Chairman Bryant began the meeting by stating he had already taken attendance and that we have a quorum and supermajority present.

Roll Call: Chairman Bryant

Present:

Secretary Viola Baskerville, Dr. Alvin Bryant, Secretary L. Preston Bryant, Jr., Mr. Robert Crouch, Jr., Ms. Catharine Gilliam, Deputy Secretary Alleyn Harned for Secretary Patrick Gottschalk, Mr. Robert Harper, Dr. Kanata Jackson, Dr. Wayne Lett, Senator Mamie Locke, Senator John Miller, Mr. John Quarstein, 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:

Secretary Ric Brown, Delegate Tom Gear and Mr. Robert Scott.

B. Approval of Minutes from June 25 AM and June 25 PM, 2009 Meetings

MOTION. Chairman Bryant called for any amendments to the June 25, 2009 AM Board meeting minutes, and the June 25, 2009 PM Board meeting minutes. Hearing none, the motion to approve the minutes was made, seconded and passed unanimously. Appendix I.

C. Treasurer's report. Secretary Bryant announced that since FMFADA Treasurer Robert Scott was not present, Mr. Armbruster would include his reports in his Executive Director's remarks.

D. Executive Committee report. Chairman Bryant asked Mr. Thompson to give an update on the Executive Committee's review of the proposed FMFADA Employee Handbook. Mr. Thompson said his group has been gathering information from various both public and private employer's on the peninsula so that they can recommend a handbook that is fair to everyone. He stated he is awaiting feedback from the committee, and that he anticipated the recommendations being emailed to the Board prior to the next meeting.

E. Governance Subcommittee report. Mr. Crouch stated that the committee was charged with reviewing the FMFADA consultant's Robert Charles Lesser and Company (RCLCO) report on the future structure of the FMFADA Board and staff. He stated the committee consisted of Mr. Wallace, Mr. Harper, Secretary Baskerville, Senator Miller, and Ms. Gilliam. He stated they have also received input from Chairman Bryant, Steve Owens, and Kathleen Kilpatrick. He announced that the committee would like to have the review completed by the September meeting of the FMFADA. He stated Mr. Gillespie staffed the meeting and will prepare a summary of the meeting. The summary will be circulated to the full FMFADA within the next two weeks to solicit the Board's reactions to the consultant's report. He stated that it is anticipated that the final conclusions will require legislation, and in order to have enough time to accomplish that process it is important for the Board to reach its final conclusions at the September Board meeting.

II. REPORTS & BRIEFINGS

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

- A. **Executive Director's Remarks, Bill Armbruster.** Mr. Armbruster announced that Colonel Reyes has sent a letter to the Fort Monroe Provost Marshall's office that will make it easier for Board members to get parking decals to access the post. He added that Joan Baker has the forms required for the decals, and would give further details to those Board members who request decals. Mr. Armbruster then continued with an overview of the activities of the FMFADA since the last Board meeting.

Mr. Armbruster stated that at the June meeting he had reported that proposals were submitted for the Interpretive Master Plan Coordinator. He reported that we were disappointed with the results; that only six responses were received; and that there was a large disparity among the offers. He said a new RFP will be resubmitted that will clarify the confusion that caused such a disparity in the responses. He added that we plan to get that out before the end of the month.

Mr. Armbruster then gave an overview of the presentations that would be given to include: Dr. Charles's Cureton's museum report, a report by representatives from Kaufman and Canoles, an updated report on the proposed MOU, a report from the Chesapeake Bay Foundation, and a report on Conover Hunt and David Shiver of BAE's trip to Jekyll Island.

Treasurer's report. Mr. Armbruster announced that on July 1st we hired Crystal DeAngelis as the FMFADA Finance Director. He stated that Ms. DeAngelis was instrumental in the accomplishment of the transition from the Department of Housing and Community Development along with Diane Lee Strong who was hired temporarily to assist. Mr. Armbruster then invited the Board to look at the Year End Expense Report in the folders. Appendix II. He told the Board there were some minor disparities in the bottom line in respect to coding of line items, which we will work to resolve with DHCD. He stated the significant carryover of funds from the General Fund will be used as a match for Office of Economic Adjustment (OEA) funding in the FY2010. He stated there were also some small discrepancies on the bottom of page two due to credit card discrepancies that will also be resolved.

Mr. Armbruster referred the Board to the draft budget in their folders. Appendix III. Mr. Armbruster stated that he signed a revised OEA grant application earlier in the week. He said the final amount of OEA money we anticipate will be \$1,894,103, which amounts to nearly 51% of the FMFADA's operating budget. He thanked Project Manager Jay Sweat and the OEA for their generosity and help.

MOTION. Mr. Armbruster asked the Board to approve the amended budget for 2010, pending approval of the OEA grant. He added we will use the Interim Budget until we get the final grant from OEA. Delegate Hamilton moved on the motion with Dr. Alvin Bryant seconding. Secretary Bryant stated that this vote does require a supermajority of 14. Secretary Bryant then asked for a roll call vote:

Ayes: Baskerville, A. Bryant, P. Bryant, Crouch, Gilliam, Harned, Harper, Jackson, Lett, Locke, Miller, Quarstein, Thompson, Zeidler.

Nays: None

Absent: Gear, Scott.

The vote passed unanimously.

- B. **Army Update, Colonel Anthony Reyes.** Colonel Reyes followed up on the questions posed to him at the previous Board meeting, the first of which was in reference to the Army's mothballing plan. He stated the mothballing plan must be available for review no later than February or March 2010, in

order for the Army to have the plan completed by May 2010. The second question he answered was in reference to the post cemetery that was shown on the map from Colonel Reyes' presentation of the last meeting posed by Mr. Quarstein. He stated the Army would be looking at that area.

- C. Museum Update, Dr. Charles H. Cureton.** Dr. Cureton prefaced his presentation by saying while museums deal with "old stuff," they are in fact a business that must make money just like any other business the FMFADA is considering. He then presented on the Casemate Museum and the different options that may happen when the Army leaves in 2011. Appendix IV. Dr. Cureton summarized by saying the Casemate Museum will not on its own make it self sustaining. He added that the museum campus must be an important part of the overall plan to promote the economic sustainability of Fort Monroe; that will insure the long term preservation of the site. He added the participating museums so far are the Hampton History Museum, the Virginia Museum of Natural History, the Museum of the Confederacy, the Virginia War Museum, the Casemate Museum, and a military historian who has a very large collection.

Questions/comments: Senator Miller asked Dr. Cureton if there was any discussions of having the FMFADA take over as an option to keep that museum open. Dr. Cureton replied there have not been discussions yet about that, but that he anticipates there will be. Delegate Hamilton asked why the Mariner's Museum was not listed as one of the Museum campus participants. Dr. Cureton stated the Mariner's Museum was contacted, but did not have the resources after taking on the Monitor. He added they had not been excluded, and would love to have them participate in this process. He said the group of museums' partnership is quite strong; they have no intention of being exclusive. The idea behind the campus is that there will be a strong enough center to become viable, and in part create the fourth leg of the historic triangle. He added we would not compete with those sites, we would complement those sites.

Dr. Jackson asked Dr. Cureton if he had spoken with any of the local universities as to what role they may have. Dr. Jackson added the scholars at the FMFADA's Civil War Symposium had established the idea of a museum campus, and that Dr. Cureton should touch base with them. He stated when it came to the Contraband story they left it as a placeholder, and did not go into detail on the African American story because it needs to be developed by a group of specialists. Dr. Jackson stated that all the local universities have a role to play and it would be a great omission to exclude them. Dr. Cureton agreed.

Mr. Harper asked if technological enhancements or simulation technology would be included as part of the museum group's study? Dr. Cureton replied, yes that the interpretive plan sets the stage for the more detailed design work that follows. He stated we do see a multimedia aspect to this, and that visitor's respond quite strongly to that.

Mr. Wallace commented that due to the fact that we are predicated to sustainability, and in the context of \$1.8M worth of revenue for tourism, closing is not an option. Mr. Quarstein added that somehow we must support keeping the Casemate Museum; and that there are so many other dynamic stories at Fort Monroe that aren't conducive to interpretive signs or walking tours. He stated he thinks every museum in the area shows tremendous interest. The museums and the concepts of museum need to take a parallel path with the Interpretive Plan. He stated we have learned that you need to comingle museums, and if you look at other sites you will see examples of this i.e. Nauticus being comingled with the Wisconsin and the Naval Shipyard Museum. He concluded by saying the Casemate Museum is not a stand-alone museum, and neither is the Interpretive Plan a stand-alone item; they both have to run parallel courses.

Dr. Bryant recommended the FMFADA formally request directly to the TRADOC Commander that the Casemate Museum be left here as soon as possible. Chairman Bryant stated we are having those ongoing discussions with Dr. Cureton, Colonel Reyes and others...Ms. Gilliam asked Dr. Cureton to describe what percentage of the museum collection directly related to Fort Monroe. Dr. Cureton estimated 10% of that collection relating to the history of Fort Monroe. The coast artillery collection on Fort Monroe is the core of the Coast Artillery collection for the Army. Dr. Cureton stated the stored collection will go to the Museum Support Center at Fort Belvoir, and will still be identified to

Fort Monroe, but not stored here. He stated the problem with leaving it here is the storage of such a huge collection would require additional staff. Ms. Gilliam stated she would like to reinforce Dr. Bryant's suggestion of discussions with regard to that collection. She also wanted to clarify to the members of the public that this is not the FMFADA's planning process; that this is very early in the planning and interpretation of how this historic site will work. There have been numerous news articles that say Fort Monroe will be a site of this campus, and it would appear this process is further along in the decision process than it is. She stated there is a National Trust letter commenting on the Interpretive Plan as presented to the Historic Preservation Advisory Group, which raises significant questions that must be considered. She urged all FMFADA members to go back and read that letter carefully.

Mr. Quarstein added that the NTHP letter contains inaccuracies, and that the value of museums is separate but equal to the idea of interpretive planning. He added "You don't have to have a museum to be part of an interpretive plan, and some museums will be a part of the Interpretive Plan. He reminded everyone that we need to have an open vision. He stated creating a museum requires a tremendous amount of planning; and that is why this group was formed even before the FMFADA; and that it was formed not only for the desire to keep the Casemate Museum here but to enhance the way the Casemate operates and tells their stories.

Ms. Gilliam added our undertaking of the planning process may or may not be compatible with that.

Mr. Spencer asked why the briefing did not contain an option to keep the Casemate museum open, and that he agreed with Dr. Bryant.

Dr. Cureton stated that BRAC law that says the Army has to vacate the installation. We cannot keep the Casemate Museum open in the manner that it is run now. Mr. Spencer asked if whether the museum remains is a TRADOC decision. Dr. Cureton clarified that the museum would be considered a satellite of Fort Eustis Transportation Museum.

Mr. Quarstein asked if there are also opportunities for the Casemate Museum not to close if an agreement is made to be supported by a nonprofit foundation. Mr. Spencer stated he agreed we need to develop a process. Mr. Harper echoed what Ms. Gilliam said that this is a great concept to be considered not only along with the Interpretive Master Plan, but also with how we are going to govern and manage Fort Monroe.

Ms. Kathleen Kilpatrick added that a lot is embedded in the Museum group's proposal. She stated the Historic Preservation Advisory Group voted unanimously to take no action on the Museum's Group report at the last meeting. She said there are a lot of processes that may be short circuited by an official action on the report; critically the Master Interpretive Planning process. She noted we must also be cognizant of the potential roles and partnerships of the National Park Service which is still pending. She stated through those processes we will be able to look more broadly at the concept. She added there are still questions about optimum mix, who the right partners are, what the public is interested in and some of the broader issues. She reminded the Board that at the Presidio there was a separate loan agreement with the Army for the retention of artifacts.

Dr. Bryant stated that we need to have a formal request to the Army to maintain the Casemate Museum here. Dr. Cureton added in reference to the Presidio the Army did not leave the artifacts with the Presidio on loan. Those artifacts were transferred to the National Park Service; and that the Army will not do that again. He stated there were some very important artifacts in that collection that have been lost. Dr. Cureton said in all his travels to museums worldwide, and that this site has all the elements that make a dynamic and successful national heritage site. This is an opportunity that if we don't pick up on it will be not only our loss, but the nation's loss.

Chairman Bryant asked for a consensus of the Board that the Chair would work with Mr. Armbruster and Ms. Kilpatrick to construct a formal declaration to the Commanding General that reflects the Board's thoughts on the Casemate Museum.

Delegate Hamilton added the statement could also suggest other options for the Casemate Museum than the three Army options listed in Dr. Cureton's PowerPoint presentation. Mr. Quarstein added that we must introduce some type of conduit to insure that the Casemate Museum stays on Fort Monroe and is supported by whatever other resources necessary.

MOTION. After discussion Mr. Crouch moved endorsing Dr. Bryant's suggestion for a formal request from the FMFADA to the Army, and that option #2 in Dr. Cureton's presentation stating "operate collection as satellite collection of Transportation Museum-maintain coast artillery artifacts in a leased space and reduce collection to just objects on exhibit," is the only one that the FMFADA Board finds attractive on the list of options. Secretary Baskerville seconded. Colonel Reyes added that he thought the option suggested was already in the P.A., in regards to the Army working with the FMFADA on the Casemate issue. He stated the action is already ongoing, and advised the Board to let it work itself through. He added if there is an issue that is not acceptable by the FMFADA then the Board would want to take action like it is talking about now. He stated that he believes discussion on this is premature.

Secretary Bryant stated that we will work through a constructive draft that reflects the Board's concerns and does not get ahead of the work that is already in progress. Delegate Hamilton stated that the statement should reinforce what is already in the Programmatic Agreement. Mr. Cureton added that the briefing with the Commanding General will happen before the next FMFADA Board meeting. Mr. Crouch stated he is confident that the Chairman understands the spirit in which the comments were made and will trust the Chairman will come up with a statement that will be respectful of the Commanding General's timetable, but reemphasizes that this is a very high priority as far as the FMFADA is concerned despite the fact that it has already been mentioned in the P.A.

Secretary Bryant asked all those Board members in favor of Secretary Bryant drafting an expression of the Board to the Commanding General to keep the Casemate Museum at Fort Monroe to respond, resulting in the following unanimous vote:

Ayes: Baskerville, A. Bryant, P. Bryant, Crouch, Gilliam, Harned, Harper, Jackson, Lett, Locke, Miller, Quarstein, Thompson, Zeidler.

Nays: None

Absent: Brown and Gear.

Mayor Jeanne Zeidler acknowledged the working group of museums for putting other ideas on the table, and has also offered resources that could be helpful. She said the HPAG also acknowledged that there was some good work and potential partnerships there, while also some concerns. She added the document that they have prepared could be a significant part of the planning process.

- D. Legal Issues, Steve Owens.** Chairman Bryant introduced Steve Owens and expressed thanks to Kaufman & Canoles for their offer to establish the 501c3 pro bono. Before introducing the attorneys from Kaufman and Canoles, Mr. Owens updated the Board on other legal issues.

Economic Development Conveyance: BRAC Attorney David Knisely has been working with Steve Owens; and they have been making good progress on putting it together. He stated they are putting parts of the EDC application to the Army as that information becomes available. Mr. Owens said the EDC should be available to the Board for consideration in September.

FMFADA Procurement and Financial Policies: Mr. Owens stated he has helped in reviewing both before the Board had voted on them in June.

He added Mr. Armbruster has met with Otto Konrad and George Consolvo of Kaufman & Canoles to begin the discussion as to what needs to be in the By-Laws, in reference to the setting up of a 501c3.

Mr. Owens then introduced Otto Konrad, George Consolvo and Steve Taylor of Kaufman & Canoles. Mr. Konrad stated that his firm has been asked to represent the FMFADA, and that they are doing this in a pro bono capacity. He stated they have met with Mr. Owens, and have had a very long productive meeting with the FMFADA staff to lay out various issues that need to be considered. They plan on meeting with the Board to discuss in more detail the elements of the 501c3. He said they have drafted an Articles of Organization, which is a discussion draft at this point. At that point he stated although it is early in the process, he asked the Board if they had any questions. Hearing no questions, Chairman Bryant acknowledged Kaufman & Canoles generosity, and introduced the next speaker.

- E. Services MOUs Update, Eddie Marschieder.** Chairman Bryant stated that the MOU with the City of Hampton will require the vote of the Board. Appendix V. He stated the MOU acknowledges the Commonwealth, the City of Hampton and the FMFADA all have specific interests and needs. He stated this MOU is not legally binding, but is tone setting. He asked City Councilman Joe Spencer and Mr. George Wallace, City Manager Jim Oliver, Pete Petersen for their comments.

Vice Mayor Joe Spencer stated that the MOU involved a great deal of effort and a great deal of discussion. He stated once the Hampton City Council discussed the MOU in detail, they turned it over to the City of Hampton Attorney for some minor revisions. Hampton City Attorney Cynthia Hudson commented that from the City Attorney's perspective, the MOU is indeed not legally binding, and will not advise delaying the execution of the document. Mr. Jim Oliver, Interim Hampton City Manager, stated that the City is taking the challenge of the MOU very seriously, and is feeling positive about being a good partner.

MOTION. Delegate Hamilton made a motion to approve the MOU with the City of Hampton with the stipulation that the document be amended for typographical errors. The motion was seconded, and Secretary Bryant conducted a roll call vote resulting in the following:

Ayes: Baskerville, A. Bryant, P. Bryant, Crouch, Gilliam, Harned, Harper, Jackson, Lett, Locke, Miller, Quarstein, Thompson, Zeidler.

Nays: None

Absent: Gear, Scott.

The vote to approve the MOU between the City of Hampton, the Commonwealth and the FMFADA passed unanimously.

Mr. Marschieder provided an update on the second MOU that Kimley-Horn is working on: municipal services for the water system at Fort Monroe. The City of Newport News Waterworks (NNWW) Assistant Director gave Mr. Marschieder an update on the progress of the MOU, which is at the Newport News City Attorney's office for review. He stated the MOU is on the agenda for the Newport News City Council's August meeting. He expects to bring the second MOU before the Board at the September meeting.

Mr. Marschieder added that he wanted to personally thank the Hampton City Manager and his staff; that he looks forward to continuing a partnership with them.

- F. Natural Resource Opportunities, Christy Everett, Chesapeake Bay Foundation.** Ms. Everett stated that the Chesapeake Bay Foundation is excited to be working with the FMFADA's Natural Resources Working Group (NRWG) and began her presentation. Appendix VI. She gave an overview of the Chesapeake Bay Foundation, and gave some examples of the suggestions for Fort Monroe as provided to the NRWG.

Secretary Bryant thanked Ms. Everett for her presentation, and commented that the natural resources on Fort Monroe are essential to the planning efforts.

G. Jekyll Island GA, Lessons, David Shiver, BAE and Conover Hunt Deputy Director FMFADA. Ms. Hunt said she and David Shiver were interested in visiting Jekyll Island since it is a state owned property. She gave an overview of the governing structure, tourism, history and diversity of income sources of Jekyll Island. Appendix VII.

Questions/comments: Mr. Crouch asked Ms. Hunt what was the annual fee of the parking. Ms. Hunt described the parking fees and stated that this program has been successful for Jekyll Island.

Ms. Hunt concluded that Jekyll Island's success can be attributed to several sources: the quality of their customer service being key to repeat visitors, and by offering a variety of activities. She stated it is a tourism destination site, and is living proof that both nature and history are great assets upon which to build reuses.

Mr. Shiver proceeded with his part of the presentation in which he summarized the lessons learned from Jekyll Island, focusing more on the real estate and economic issues. Appendix VIII. He described some of the issues and challenges the Jekyll Island Authority is facing.

Secretary Bryant stated that clearly there are many lessons to be learned from Jekyll Island not the least of which is good upfront planning.

III. PUBLIC COMMENT

Chairman Bryant called for public comment: no members of the public signed up. Dr. Cureton stated that he needed to draw a distinction on the slides of the Casemate Museum presentation. He stated that the artifacts are owned by the Center of Military History, and the manpower for the Casemate Museum is provided by the Commanding General of TRADOC. He added essentially the decision the TRADOC General makes is for the staffing of the museum.

IV. OLD BUSINESS

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

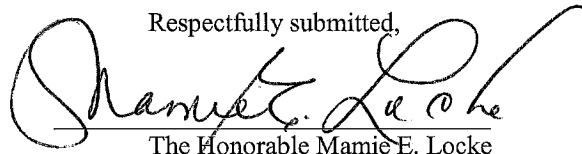
V. NEW BUSINESS

The Chairman called for New Business of which there was none.

VII. ADJOURNMENT

Secretary Bryant announced that the next meeting is on September 24th. The meeting was adjourned at 3:35 p.m.

Respectfully submitted,



The Honorable Mamie E. Locke
Secretary/Treasurer

MEL/jfb

APPENDICES

APPENDIX I June 25, 2009 AM Board meeting minutes and June 25, 2009 PM Board meeting minutes.

APPENDIX II Year End Income/Expenses Report

APPENDIX III FY 2010 Budget

APPENDIX IV Casemate Museum and Museum Campus Overview

APPENDIX V Fort Monroe: Opportunities for Chesapeake Restoration and Citizen Engagement

APPENDIX VI Jekyll Island

APPENDIX VII Jekyll Island Lessons Learned