



FORT  
MONROE

*Where Freedom Lives*

# Fort Monroe Authority Update

Glenn Oder, Executive Director

Senate Finance

Joint Subcommittee Meeting

October 5, 2017

# Fort Monroe Aerial



# Governing Documents

<b>FMA Reuse Plan</b>	<b>2008</b>
<b>Programmatic Agreement</b>	<b>2009</b>
<b>FMA Act</b>	<b>2011</b>
<b>State MOU</b>	<b>2011</b>
<b>FMA Master Plan</b>	<b>2013</b>
<b>Design Standards</b>	<b>2016</b>

# Summary of FMA Property Mandates

- **Protect resources; maintain NHLD**
- **Open, maintain, & improve public access**
- **Expand access to nature & recreation**
- **Expand interpretation & education**
- **Economic sustainability**
- **Promote appropriate new development**

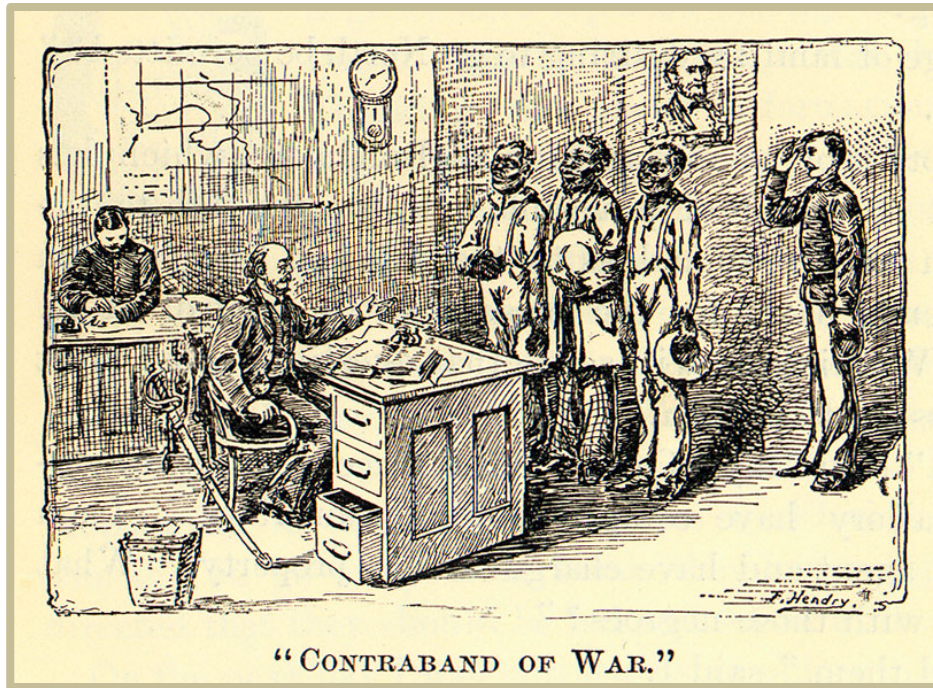


# Old Point Comfort

- ✪ In 1607, the Virginia Company “found a channel ... which put (them) in good comfort.”
- ✪ Fort Algernourne, the first defensive structure, was built in 1609.
- ✪ Dutch ship arrived at Fort Algernourne with “twenty and odd” Africans in 1619
- ✪ Fort George, a more permanent fortification was constructed in 1730.
- ✪ Served as the key defensive site of the Chesapeake Bay for 400 years.



# African-American History: The Contraband Story



- ✦ In May of 1861 three slaves rowed across the harbor to Fort Monroe
- ✦ Gen. Benjamin Butler refused to return slaves declaring them Contraband of War
- ✦ The arrival of thousands seeking freedom accelerated the Emancipation Proclamation
- ✦ 13<sup>th</sup> Amendment adopted December 6, 1865









## **Property Ownership**

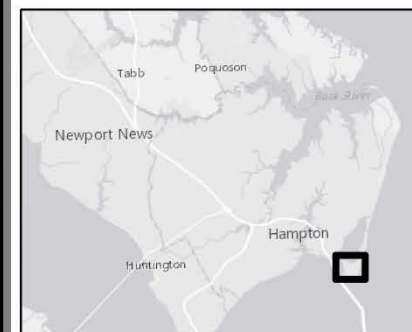
September 2016

Fort Monroe, VA

-  Original NPS Easement Boundary
-  Proposed NPS Easement Boundary
-  Existing Environmental Carve Out
-  New Environmental Carve Out
-  Environmental Parcel Ready for Transfer

### **Ownership**

-  U.S. Army
-  Commonwealth of Virginia
-  National Park Service
-  To be donated to NPS



1 inch = 500 Feet (@11"x17")

0 250 500 1,000 Feet



Prepared For:



Prepared By:

**Kimley»Horn**

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Data source: Fort Monroe Authority

Date: 4/18/2017













# **Property Ownership**

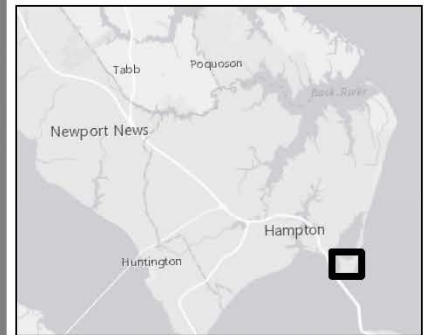
April 2017

Fort Monroe, VA

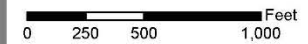
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# Fort Monroe National Monument Proclamation Boundaries



## Fort Monroe, VA

Original NPS Easement Boundary

 NPS Easement Expansion

 Additional donation to NPS

 National Park Service

Commonwealth of Virginia

 U.S. Army

Prepared For:



Prepared By:

**Kimley»Horn**

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Data source: For Monroe Authority Date: 9/28/2017



# Fort Monroe National Park Service Current & Proposed Boundary



# FMA REPORT

- Residential houses fully occupied
- 200,000 sf commercial space occupied
- 2 restaurants and Oozlefinch Craft Brewery
- Special events throughout the year
- 3 Churches
- YMCA
- 300 slip marina w/ yacht club
- Commanding General's Residence & Garden
- Paradise Ocean Club w/ outdoor pool
- Community Center w/ indoor pool



# **The Scope of the Challenge**

# Building/Structure Inventory

Product Type	Bldgs	NHLD	SF Total	SF NHLD	Occupied
Residential (incl. Chamberlin)	82	82	615,341	615,341	
Residential – Garages	32	2	41,904	1,026	
Retail	11	1	131,581	34,020	84,601
Office	31	12	254,115	112,642	66,911
Office Conversion	15	15	535,970	535,970	4,000
Special Use Facilities	17	15	155,953	142,279	40,813
FMA Use	7	6	81,474	79,252	
Industrial/Storage	21	10	132,554	70,189	32,604
Infrastructure	29	4	11,424	6,550	
Totals	245	147	1,960,316	1,597,269	228,929



# Operating Costs for New Property from Army

- 258.4k sf of buildings
- \$643,456

# OEA Funding Grant

- **Expiration of \$1 million in annual funding support from Office of Economic Adjustment**
- **FMA request \$624,794 in additional funding to cover a portion of lost grant**

# 2019 Legacy Project

- **Fort Monroe Visitor Center (FMVC) will be completed in August 2019**
- **The 2019 Commission has designated the FMVC as a 2019 Legacy Project**
- **Staff and operating expense for the FMVC requires an additional appropriation of \$264,144**



# PILOT Fee

- **Transfer of property from the Army to the FMA increases PILOT payment to City**
- **121.2 acres of additional property from Army**
- **431.1k sq ft of additional buildings and structures**
- **Additional property increases PILOT payment by \$215,390**

# Gutter and Exterior Wood Trim



- **\$4.18m for residential buildings**
- **\$3.4m for commercial buildings**
- **FMA request \$758,000 for annual program**

# Obsolete HVAC Equipment



- Replace commercial HVAC \$12m
- Replace residential \$600k
- Request for annual appropriation \$690,000 (\$620,000 commercial, \$70,000 residential)



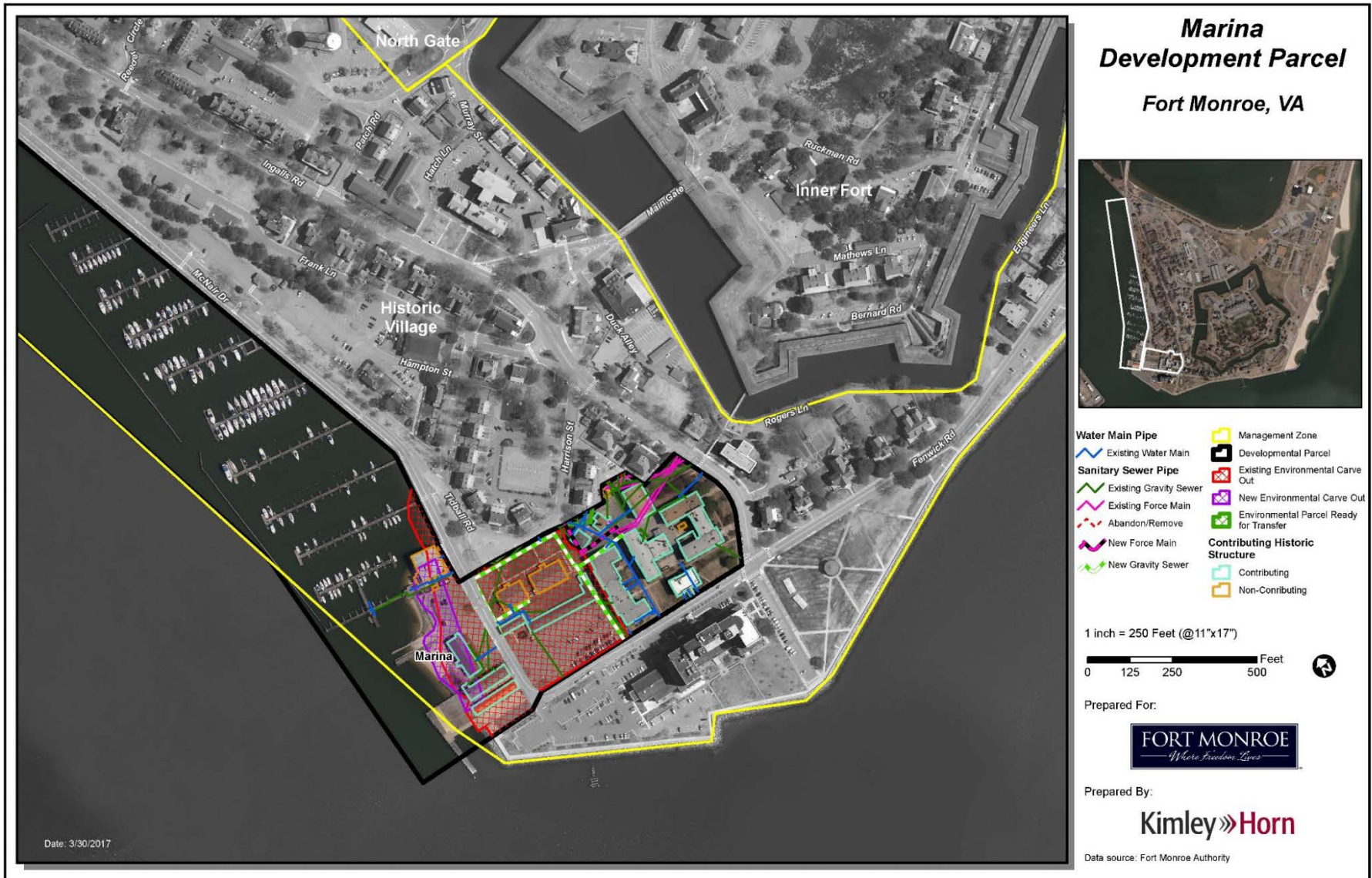
# Additional Budget Summary Request

- Operating costs for 258.4k sf of Army buildings - \$643,456
- Loss of \$1m+ in annual OEA grant funding - \$627,794
- Staff and operating costs for FMVC - \$267,144
- Increase in PILOT fee to Hampton - \$215,390
- Replace obsolete residential HVAC - \$70,000
- Replace obsolete commercial HVAC - \$620,000
- Residential gutter/wood preservation projects - \$418,000
- Commercial gutter/wood preservation projects - \$340,000
- Total request - \$3,201,784
- The last 3 might be eligible for Maintenance Reserve funding (\$1,378,000) making the appropriation net \$1,823,784

# Pursue Economic Sustainability

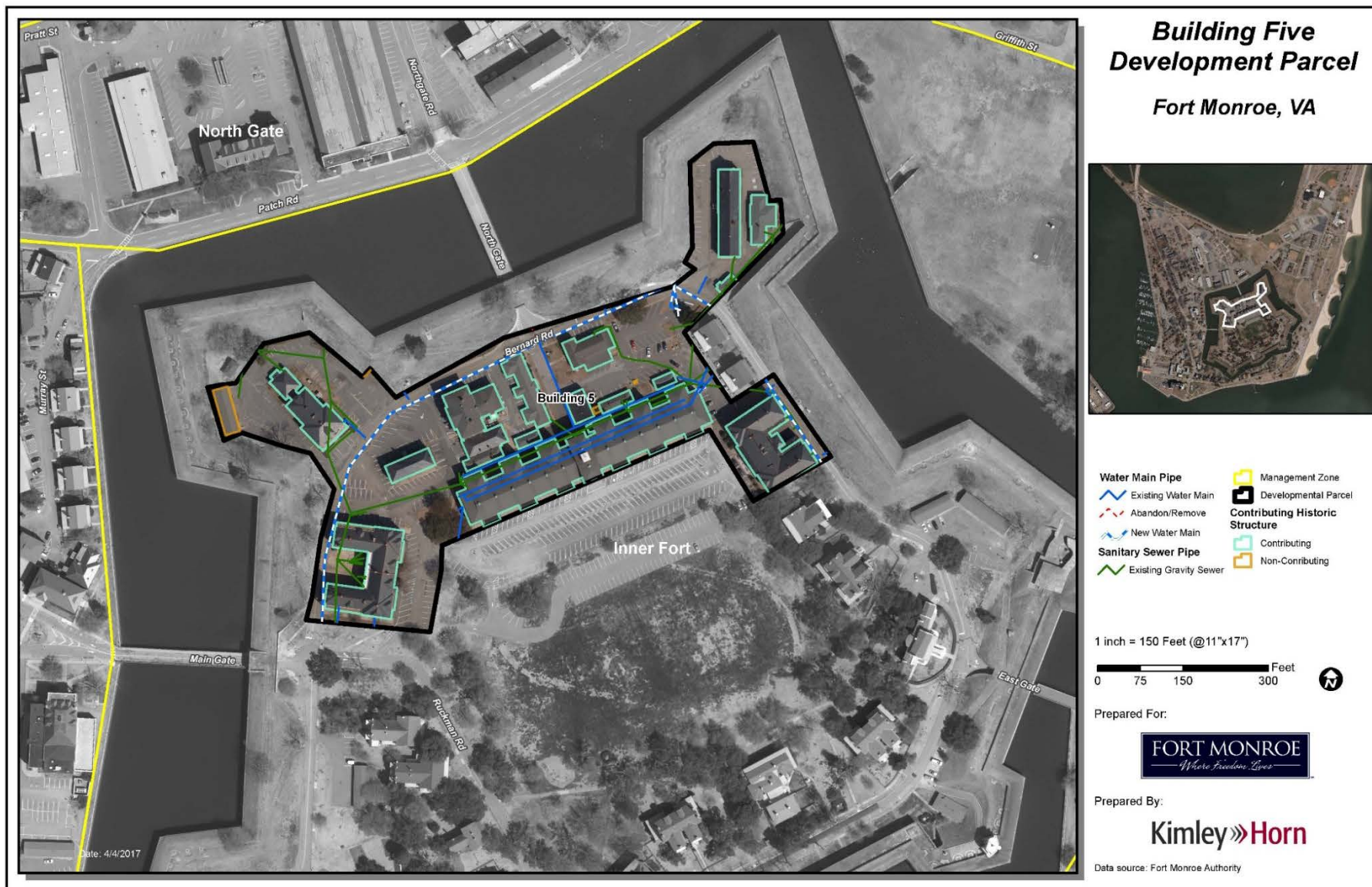
1. Exit the utility business
2. Tax increment financing
3. Continue to lease buildings in Wherry Quarter
4. Establish HOA dues
5. Move PILOT payment to private owners & long term tenants
6. Establish parking program
7. Adaptive reuse of buildings to residential
8. NPS cost sharing
9. Flexible real estate strategy
10. Commercial service district charge

# Marina Parcel

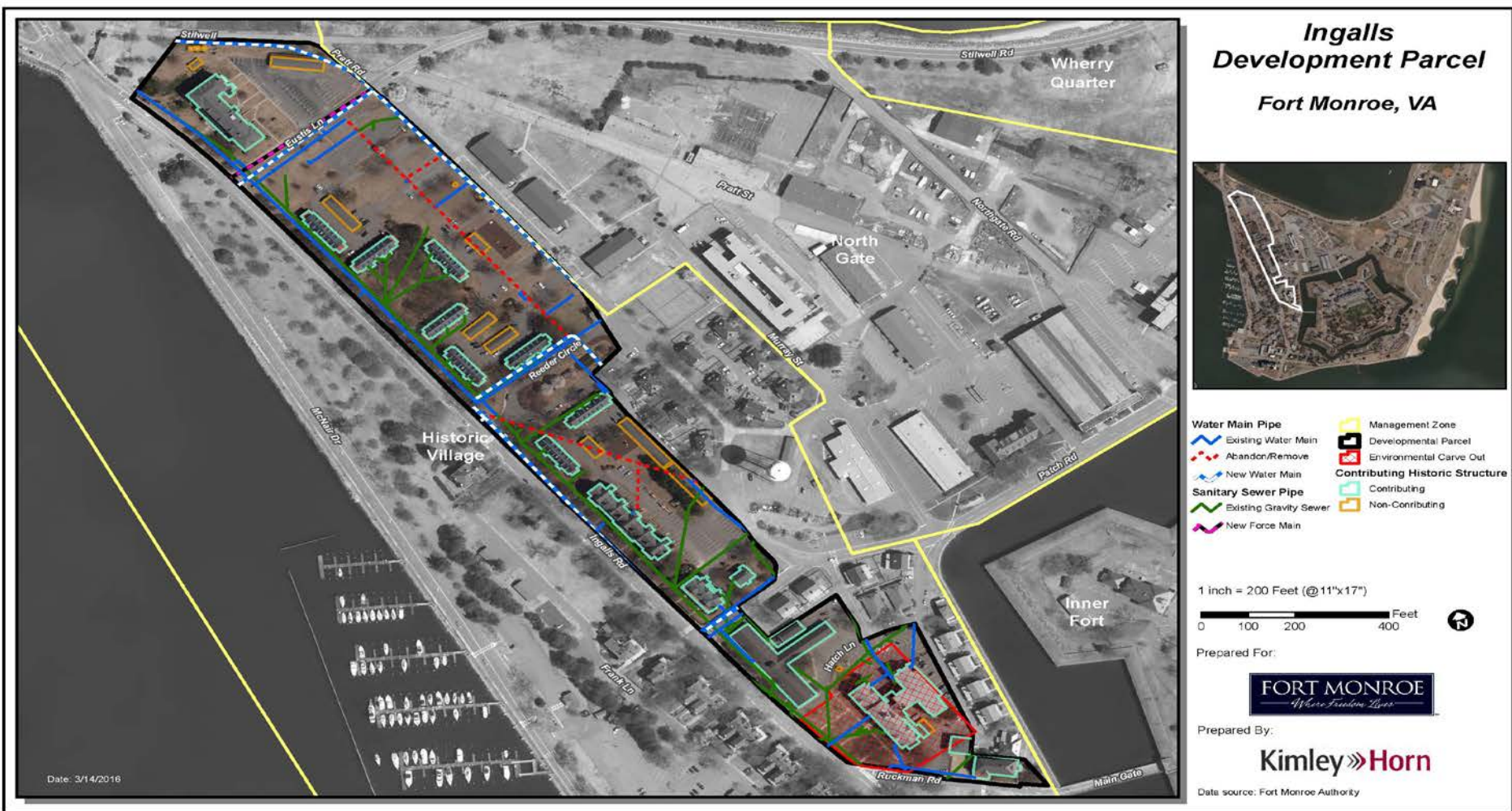




# Building 5 Complex

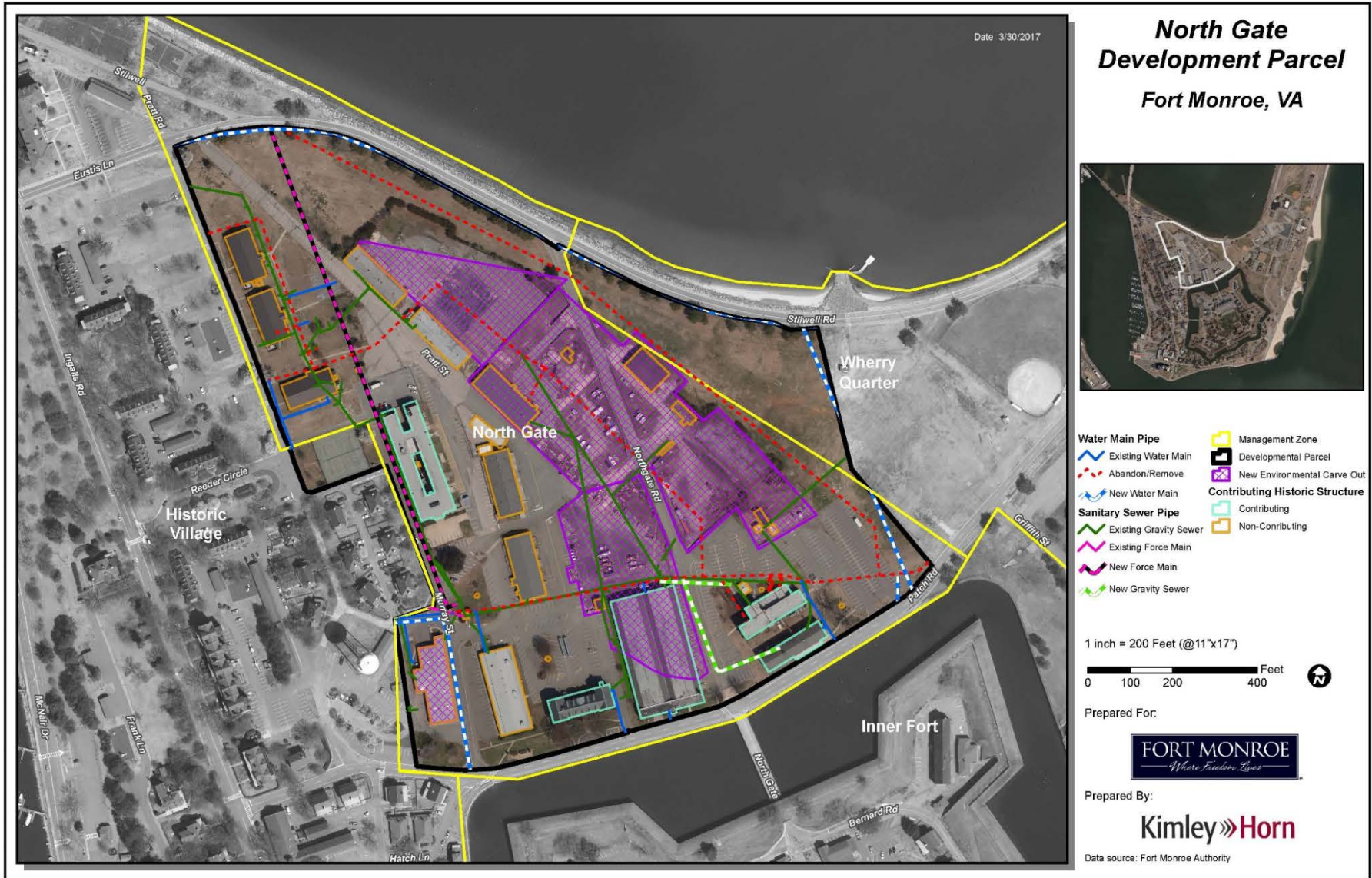


# Ingalls Road Opportunities





# North Gate Redevelopment

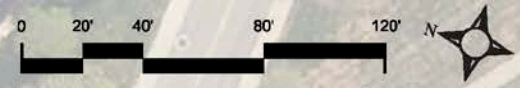


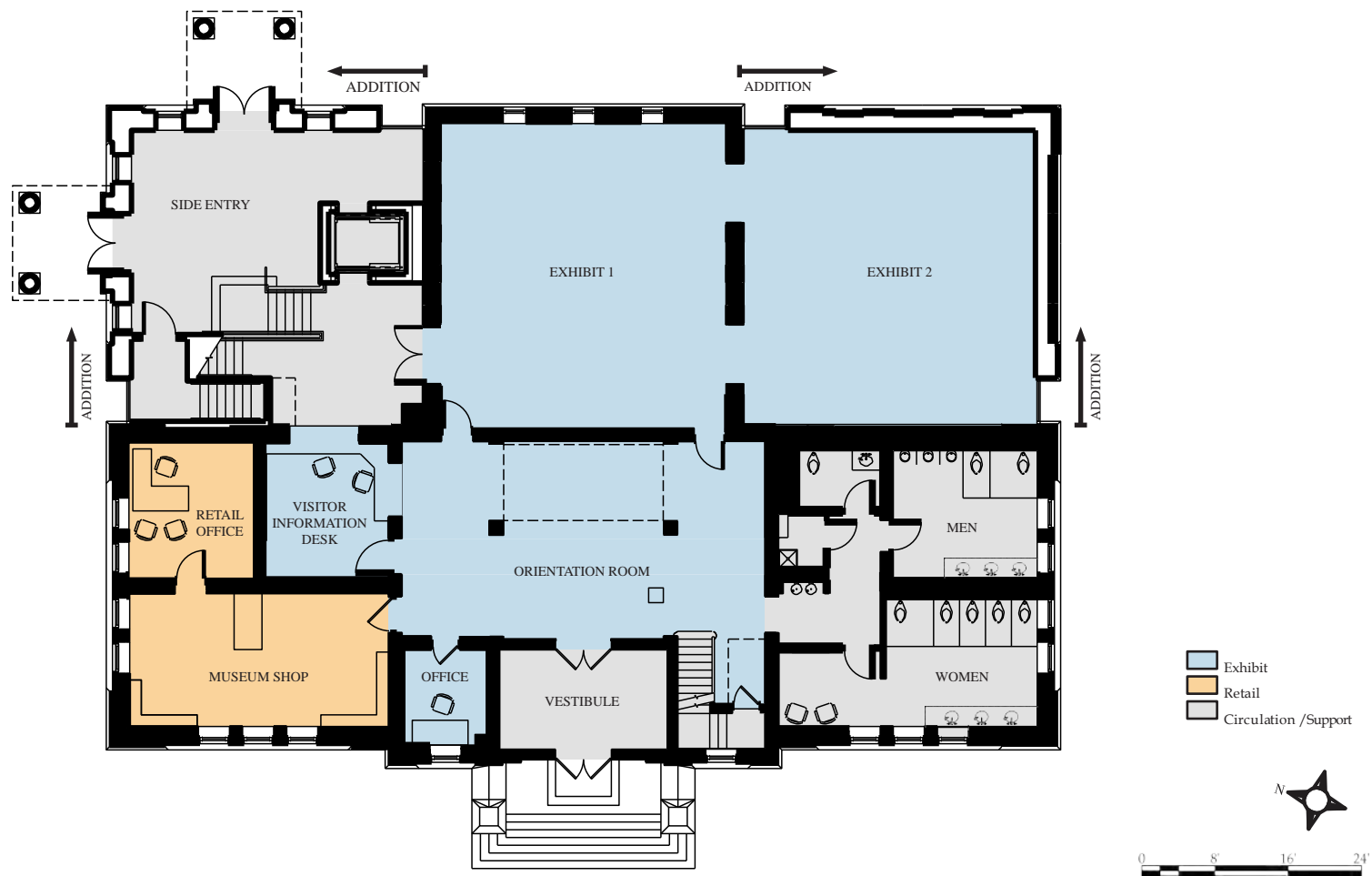


# Fort Monroe Visitor Center









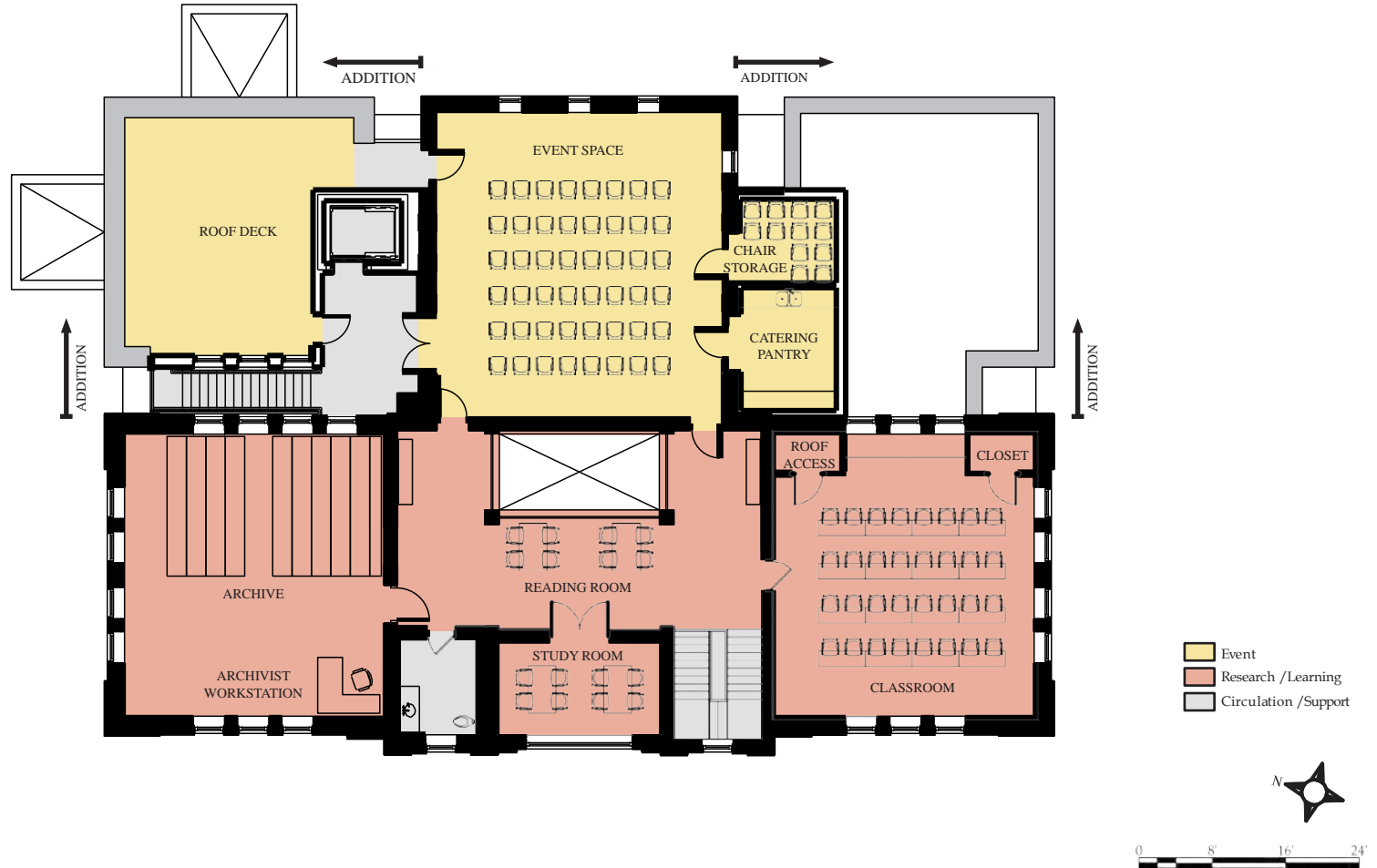
First Floor Plan  
February 16, 2017

# Fort Monroe Visitor Center

Fort Monroe Authority







Second Floor Plan  
February 16, 2017

# Fort Monroe Visitor Center

Fort Monroe Authority



# EXTERIOR

Fort Monroe Visitor Center

Architect J&J, Inc.



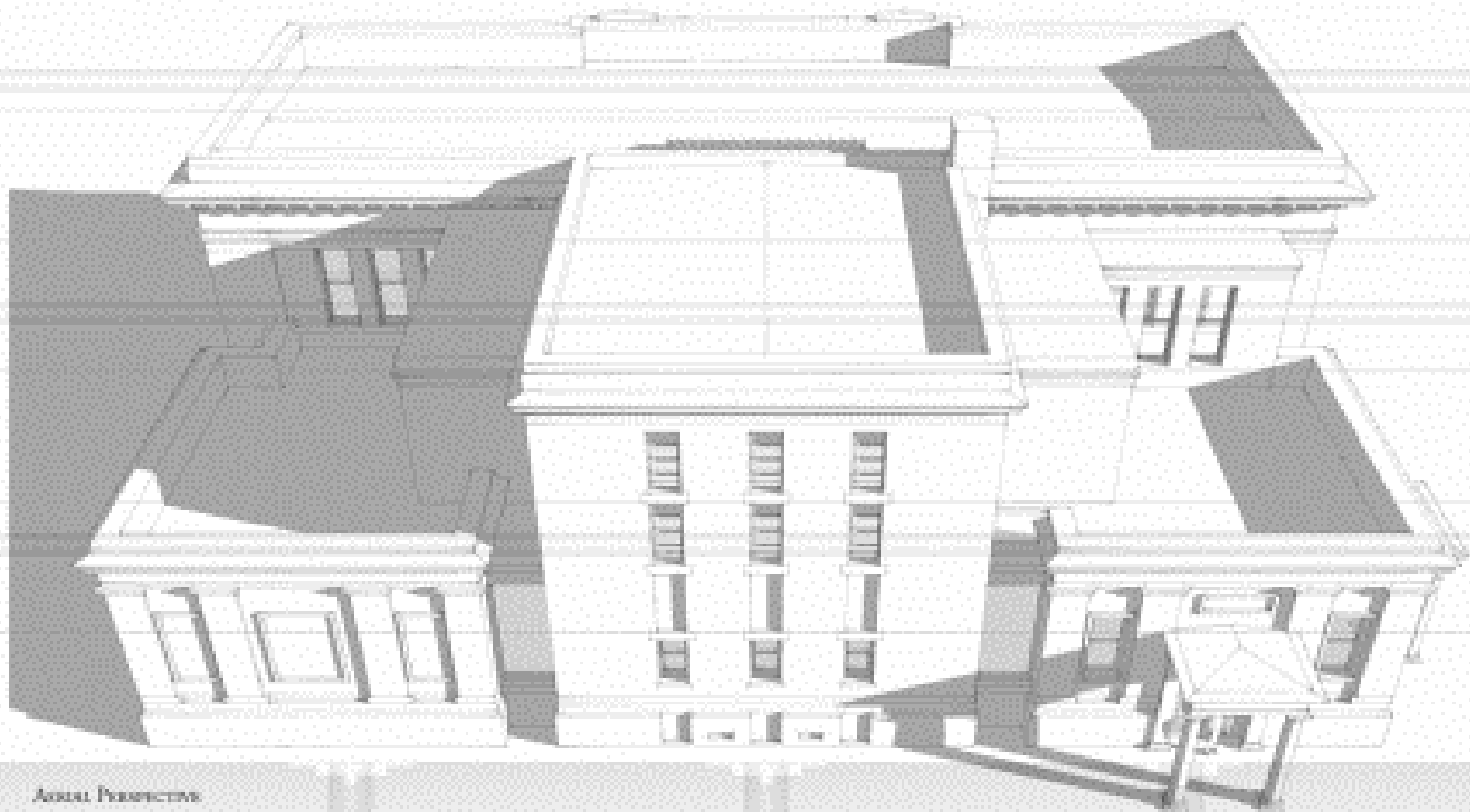
FRONT PERSPECTIVE

GLAY & HUGHES ARCHITECTURE

# EXTERIOR

Fort Monroe, Virginia - Colonial

Architect: J.H. Smith



Aerial Perspective

GLASS & HOUSE ARCHITECTURE

# Fort Monroe Foundation

- FMA organized and established the Fort Monroe Foundation (FMF) as the philanthropic arm of Fort Monroe
- FMF produced a Waterfront Park Master Plan
- FMF is raising money for exhibits in FMVC
- FMF has identified over \$19m in projects at Fort Monroe



# Fort Monroe Aerial

