

FORT HANCOCK 21st CENTURY ADVISORY COMMITTEE
Gateway National Recreation Area
Meeting Summary
January 23-24, 2013

The Fort Hancock 21st Century Advisory Committee (Committee), chartered under the Federal Advisory Committee Act (FACA), held its first meeting, January 23-24, 2013, at the Ocean Place Resort, Long Branch, New Jersey.

Summary of Decisions

- Consensus will be defined as two-thirds votes of all members plus one present and voting; not proxies; withdraw from consensus if there is a material change in fact.
- An informal Working Group consisting of four committee members was established to plan the agenda for the second meeting.

Welcome and Opening of Meeting

Linda Canzanelli, the Committee's designated federal officer (DFO), opened the meeting at 8:40 am and welcomed everyone. Committee members introduced themselves and the facilitators provided an overview of the plan for the day. The meeting adjourned at 9:05 am for Committee members to take a tour of Fort Hancock.

Linda Canzanelli re-opened the meeting at 1: 15 pm and welcomed everyone. Ms Canzanelli gave an overview of the effect of Hurricane Sandy on the structures at Fort Hancock:

- The structures at Fort Hancock were not inordinately damaged by the storm.
- The majority of structures at the Fort took on water in the basement with some damage to porches and steps.
- There was little "ponding" at the Fort--much of the water washed through.
- The infrastructure in the park--sewer, electric, and phone service--did sustain damage. The park is working on repairing this damage.
- A great deal of sand washed into the Sandy Hook parking lots.
- At best, the Sandy Hook might be able to operate at 50% capacity this summer.
- Whether and when the Sandy Hook might reopen is dependent on the park receiving congressional funding.
- The park is committed to rebuilding "smart" where possible, making the repair an improvement over what existed.

Ms. Canzanelli said the Committee was formed to provide the National Park Service (NPS) and the Secretary of the Department of Interior (DOI) with the expertise of a variety of interests and groups that were important to the discussion of the future of Fort Hancock. She's looking to the Committee for its ideas. As DFO, she will not be a member of the Committee. She and park staff will provide support to the Committee. Ms. Canzanelli also noted that the Committee should use its best judgment as to what to recommend

for the structures. Questions relating to how many structures are salvageable, how repair may be funded, are within the Committee's domain. It is unlikely that any recommendations made by the Committee would be inconsistent with the Draft General Management Plan (GMP) for the park. The GMP is an overarching plan that takes a "60,000 foot view" of Sandy Hook. Any recommendations made by the Committee regarding the structures would fall within the broad parameters of the alternatives proposed in the draft GMP. Ms. Canzanelli also noted:

NPS would retain fee simple ownership of property. The longest possible lease period is 60 years under current authorizations.

- The park will look at ways to get people into the park this summer other than by private vehicles, which would probably accommodate 2200 hundred cars per day, maximum, this summer--down from 4000 per day pre-storm.
- The traffic management plan for the summer will be put into place once the park receives funding.
- For-profit enterprises can be part of the Committee's recommendations for the structures.
- Private housing is not inconsistent with the GMP.
- The Committee is not charged with fundraising.

Due to Hurricane Sandy the Park suspended work on the GMP. The Park is reviewing the public comments and the goal is to issue the Record of Decision in September 2013.

FACA Committee Requirements and Ethics Training

Jennifer Heindle of the DOI Solicitors Office gave a presentation on the requirements of FACA relevant to members of a FACA Committee. Ms. Heindle noted the following about FACA:

- FACA is a procedural statute that provides general procedures for creating, running, and terminating advisory groups.
- Violations of FACA could result in litigation, which could negate Committee recommendations.
- Subcommittees report directly to the Committee, and do not make recommendations on their own to the Secretary of the Interior.
- FACA Committees must comply with notice requirements as it pertains to scheduling of meetings.
- FACA records are public documents.

The Committee also received and reviewed materials on the ethics requirements that pertain to FACA committees. Jeff Davies, Ethics Program Manager and Deputy Ethics Counselor with the NPS prepared the ethics training materials. He urged, among other things, that members call the NPS Ethics office if they have any questions about how ethics rules might impact them as Committee members. Committee members were asked to read through the entire training document.

Summary of Pre-Meeting Interviews

David Emmerson, co-facilitator with the DOI Office of Collaborative Action and Dispute Resolution, gave a brief overview of the pre-meeting interviews conducted by the facilitation team of Committee members. He noted the following:

- Members were very interested in the condition of building infrastructure, and the availability of funding.
- Members hoped to accomplish preservation of the buildings while also allowing for a reuse that would allow funding to preserve the structures.
- Past efforts should inform Committee work but not bog it down.

Concerns raised by Committee members included:

- Availability of insurance to support private investment,
- Potential market demand for this type of space,
- How Fort Hancock compares to other National Park Service (NPS) units.

Operating Procedures:

The Committee reviewed and discussed the draft Operating Procedures dated January 19, 2013. The Committee by unanimous agreement

- (1) defined consensus as two-thirds (2/3) plus one of those members present and
- (2) decided not to use proxies, and
- (3) permitted withdrawal from the consensus if there is a material change in fact.

In addition, the Committee made suggestions for a few other changes to the draft Operating Procedures that will be incorporated into the next draft.

Public Comment Highlights (January 23, 2013):

William Jackson: Former soldier at Fort Hancock. The Committee needs to make recommendations that will enable NPS to "polish the jewel" that is Fort Hancock.

Paul Kelko: Tour Guide for NIKE missile systems. The site is the only site with all coastal armament intact from beginning to end (1898-1974) and should be preserved.

Oliver Spellman, National Parks and Conservation Association: Transportation and access will be key. Consider water borne transportation to solve transportation and access issues and connecting sites together to solve flood insurance issues. Think big -nationally and regionally. Cavallo Point is a good example. NPCA will work to ensure creation and implementation of an implementable a plan for Fort Hancock.

James Krause: Chair of Atlantic Highlands Environmental Commission. The buildings should be saved. Access to insurance will be a big issue.

James Wassel: Formerly with Sandy Hook Partners. Sandy Hook Partners won the bid for redevelopment of Fort Hancock in 2000. Public-private partnerships are difficult to implement. To make something happen with the private sector the federal government needs to meet the private sector in the middle. He offered his experience to assist the Committee.

This meeting adjourned for the day early in the public interest.

Thursday, January 24, 2013

Operating Procedures:

The Committee had a brief discussion about the draft Operating Procedures and requested that members be permitted to participate in meetings and vote by phone. A revised version of the draft Operating Procedures will be considered at the next meeting.

The GMP Process and the Committee's Work

Linda Canzanelli gave a brief presentation on Gateway's GMP. A GMP is a high level view of the park. The only details you see in a GMP are the maps which show differences in what the visitor might experience on a high level in the park (e.g., serene or an area for walking, etc.) The next level of detail is a DCP which is the implementation plan of how to make the vision happen. The Park will be eliminating option D in the next version. The comment period has closed. Recommendation from the Committee would be able to "nest" under any of the alternatives being contemplated under the GMP.

Examples of Other Public-Private Partnerships:

The Committee identified and discussed the following NPS and other sites as being potentially comparable to Fort Hancock:

- The Presidio in San Francisco
- Cavallo Point in San Francisco.
- Governors Island in New York
- Fort Monroe in Virginia

Gerard Glaser gave a brief presentation on Cavallo Point. John Reynolds provided a brief overview on The Presidio and Fort Monroe. Arthur Imperatore, Jr. provided a brief

overview of Governors Island. The discussion included what has been done at the sites, sources of funding, development features, etc.

Selection of Co-Chairs

The Committee postponed selecting co-chairs at this juncture. Instead, they formed an informal working group to plan the agenda for the next meeting. The working group members are Arthur Imperatore Jr., Gerard Glaser, Guy Hembling, and John Reynolds.

Critical Issues and Committee Work Plan

The Committee identified the following topics for future discussion and information needed for those discussions. The Committee also identified agenda topics for the next meeting.

Committee Discussions/Topics

- Conceptual framework for vision grand view

- What types of development paradigm?
(Notes: Possible examples we can learn from (Presidio? Ft Monroe? Governors Island))
- Mission Statement (see Charter)

Other topics for later meetings include:

- Effect of Historic Preservation Tax Credits (20% of cost of rehabilitation)
- Possible ways to choose type of development
(Notes: NPS decides; RFP or will Committee consider a broader approach?)
- Return on investment to the public
(Notes: How to determine and measure the public benefit.)
- What is possible to use buildings for politically/economically?
(Notes: How far would the Committee "push" and or determine uses that would be OK? Are we willing to seek and provide to public. Is it feasible to add to structures? Economically viable?)
- Balance of historic district, natural resources, cultural, etc. ...
- Define "useable condition" for attracting private money

Other information to be discussed at the next meeting include:

(1) Flood Insurance*

- Base flood elevation
- How handled in other coastal states (e.g. Florida; LA; etc.)
- Insurability/FEMA Maps
- Availability of federal insurance
- Can Federal Government underwrite insurance requirements (check Anti-Deficiency Act)?
- Historic allowance -FEMA (Grandfathered?)

(2) Buildings

- Analysis/and explanation of building cost estimates
- Building Condition Inventory
- Cost/Method of getting buildings to "useable" condition
- Information about the costing system used by NPS at GATE

(3) NPS Budget

- Five-year average non Park based funds
- Sources of funds and what's available for rehabilitation
- How will the Committee's recommendation impact funding request
- What is Sandy Hook park's maintenance budget for five-year average
- API discussion (how we prioritize repair & maintenance)

(4) Availability of other (non-NPS) federal funding (e.g. municipalities band together "Together NJ", Mary Eileen Fourett will distribute "Together NJ info)

(5) Glossary of Terms

(6) NPS leasing/ Concessions/ Commercial use authorities

(7) Sandy Hook Acreage vs. Fort Hancock Acreage

Other ideas to be discussed at a later time include:

- (1) Other successful and failed projects
 - Fort Hancock
 - Fort Monroe, Acadia, Delaware River Water Gap, Presidio, Cavallo Point, Governor's Island, etc.
- (2) Design features/assumptions for wastewater treatment plant & utilities
- (3) Financing Availability/ Demand for Space / Marketability
- (4) Revenue calculations
- (5) NPS maintenance requirements
- (6) Overview of GMP
- (7) National Historic Landmark documentation and map (available on website)
- (8) Transportation Study (Available on the website)
- (9) Volpe Transportation Study (available on website)
- (10) Legal requirements for historic preservation-Historic Landmark District material; including the Secretary's Standards for Historic Preservation. (available on website)

The discussion of these topics included the following:

- Additional buildings or footprint could be added if it makes the restoration or preservation of existing buildings economically feasible
- The cantonment area is what needs to be saved
- The Committee can consider a range of actions and uses.

Potential Subcommittees:

The Committee identified "Real Property" and "Examples of other Projects" as potential subject areas for subcommittees. The Committee also discussed different approaches to understanding the lessons learned from the NPS' arrangement with Sandy Hook Partners. The Informal Working Group will discuss with Linda Canzanelli the NPS perspective.

Public Comment:

Tara Ryan: Please make sure the public has access to this park, for use by the public. The rehabilitation of buildings should follow the model at Snug Harbor on Staten Island.

Raymond Smith, operator of bicycle rental on Sandy Hook: People come to Sandy Hook from all over the world. Buildings should be developed to cater to visitor needs, such as hotels and outside businesses.

Tim Mccorkell: Superintendent of the Monmouth County Vocational School District which includes the MAST School at Sandy Hook. The school has operated for over 30 years on Sandy Hook and needs better Internet connectivity. Telecommunications will attract people to Fort Hancock for leasing and other uses.

Chris Widmer: Educational Technology Training Center of Monmouth County and IT manager at MAST School. The current internet capacity is not sufficient for the 300

students and faculty members or the public. Please consider upgrading the internet.

Carol Balmer: The Committee must have a full and open discussion. The Committee should prepare an EIS for whatever plan is developed. She requested that any lease or contract a Committee member has with the federal government be made public. She also suggested holding meetings in the evenings and having Committee members speak up to avoid hindering public participation during the process.

Carol Anthony Cooper: Long time user of Sandy Hook beaches. All parkland must be open to all the people. No public park land should be used for private use and restrict access by the public. Preservation of obsolescent structures is a waste of time and buildings should be demolished rather than used for private commercialization. NPS should focus on maintaining roads and parking lots to maximize access to the public.

Betsy Barrett, President of Sandy Hook Foundation: Partners are instrumental to the wellbeing of the park. Monmouth county people are very eager to access the park and will provide energy, ideas, and funding.

George Moffitt: Long time user of Sandy Hook. There should be no commercialization. The only uses should be educational, recreational, and community based. The only private vendors should enhance the experience of the visitors. Think Yosemite, not Fort Baker or The Presidio.

Walter Kingsbury: Lifelong Sandy Hook user. The natural beauty of the place is what brings me and probably 90% of the visitors to Sandy Hook. No commercial use of Sandy Hook and get rid of Officers Row. This is a sand barrier that's it's inappropriate for a school or for any permanent use.

Next Steps and Close of Meeting

Several members of the Committee indicated a preference for one-day meetings, and for Friday meetings, if possible. The next meeting should take place no later than the end of March, and meetings will generally take place every 4-8 weeks.

Communications regarding future meetings or the Committee should be with Robert Vohden (718) 354-4710, Robert_Vohden@nps.gov.

Linda Canzanelli thanked Committee members and the public and adjourned the meeting at 5:00 pm.

List of attendees:

Lillian Burry, Monmouth County Board of Chosen Freeholders

Linda Cohen, Ocean Discoveries

John Ekdahl, Mayor, Borough of Rumson

Anthony Fiore, Mayor, Township of Middletown

Mary Eileen Fouratt, Monmouth County Arts Council

Gerard Glaser, National Science Foundation (retired)

Guy Hembling, Charles B. Hembling and Son, Inc.

Tim Hill, New Jersey Recreation and Park Association

Michael E. Holenstein, MAI Real Estate Appraisal

Arthur J. Imperatore, Jr., Romulus Development Corporation; New York Waterway

Dr. Howard Parish, New Jersey City University

John J. Reynolds, National Park Service (retired)

Lynda Rose, Eastern Monmouth Area Chamber of Commerce

Daniel D. Saunders, New Jersey Department of Environmental Protection, Historic Preservation Office

Margot Walsh, Jersey Shore Partnership and Jersey Shore Partnership Foundation

Col. Shawn A. Welch, United States Army; also Army Ground Forces Association

Karolyn Wray, GMS, Prudential Zack Shore Properties

Absent:

George Conway, Borough of Sea Bright

Frank Nolan, Mayor, Borough of Highlands

Bill Wilby, Community Foundation of New Jersey

National Park Service attendees (not committee members):

Linda Canzanelli, Superintendent, Gateway; Designated Federal Officer

John Berndl, Concession Management Specialist, Gateway

David Emmerson, Office of Collaborative Action and Dispute Resolution, Washington Office

Robert Fisher, Office of Collaborative Action and Dispute Resolution, Washington Office

Pete McCarthy, Unit Coordinator, Sandy Hook Unit, Gateway

Pam McLay, Chief of Business Services and Partnerships, Gateway

Robert Vohden, Special Park and Land Use Manager, Gateway

John Warren, External Affairs Officer, Sandy Hook Unit, Gateway

Meeting 1 Action Items

Set up informal working group to assist with agenda planning, etc. --Arthur Imperatore, Jr, Gerry Glaser, Guy Hembling, John Reynolds

Draft Action Item List – Dave Emmerson & Robert Fisher

Finalize Action Item List (pending comments from committee)- Dave Emmerson & Robert Fisher

Identify Possible Dates for Meetings and send to Committee – Park Staff

Informal Working Group Meeting to Develop Proposed Agenda For Next Meeting – Informal Working Group (Facilitators will arrange a conference call)

Discussion between NPS and working group on lessons learned from previous contracting effort- Linda Canzanelli, Informal Working Group, facilitators

Develop / Provide Information Needed for Next Meeting (see list the Committee developed at the meeting above) Park staff

Send Proposed Meeting #2 Agenda and Meeting Materials to the Committee – Dave Emmerson, Robert Fisher, and park staff

Draft Meeting #1 Summary and Send to Committee for Review - Dave Emmerson & Robert Fisher

Finalize Meeting #1 Summary - Dave Emmerson & Robert Fisher