



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

TO: MPCBPAA
FROM: Lewie Lawrence, PAA Staff
DATE: October 11th, 2023
RE: October 13th 2023 MPCBPAA Meeting

MEMBERS

Essex County
Hon. Sidney Johnson

Gloucester County
Hon. Christopher A. Hutson
(Vice-Chair)

King and Queen County
Hon. Doris Morris

King William County
Mr. Percy C. Ashcraft

Mathews County
Ms. Ramona Wilson

Middlesex County
Hon. John B. Koontz, Jr.
(Treasurer)

Town of Tappahannock
Mr. Eric Pollitt

Town of Urbanna
Mr. Garth Wheeler

Town of West Point
Mr. John B. Edwards, Jr.
(Chair)

Saluda Professional Center
125 Bowden Street
P. O. Box 286
Saluda, VA 23149-0286
Phone: (804) 758-2311
FAX: (804) 758-3221
email:
PublicAccess@mppdc.com

This announcement serves as a notice to call a meeting of the Middle Peninsula Chesapeake Bay Public Access Authority on Friday, **October 13th 2023 at 11:00 AM** at the office of MPPDC located at 125 Bowden Street, Saluda Virginia 23149. The meeting will be directly after the LGA meeting.

MPCBPAA AGENDA October 13th, 2023

1. Call to Order
2. Approval of June 5th, 2023, Minutes
3. Approval of Financial report
 - Election of new Treasurer
4. Public Comment
5. Captain Sinclair's Update
 - a. Meridian Behavioral Health-RE
 - b. VHDA Housing Update
 - Discussion of Big House
 - Discussion of Pool House
 - Discussion of Tiny Houses
 - d. Photos presentation of Capt. Sinclair's Canal Projects
 - e. DCR Flood Fund- Road and Berm Funding: VASG should start this fall
 - f. Gate issue- new addition
6. Dredging Related Items,
 - a. VPA- MP Dredge Material Management & Handling Initiative
 - b. Dredging Funding
7. Greenway Farm Donation Update
- 8 Other Business:
9. Next meeting

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MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

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MINUTES

MPPDC Boardroom

June 5, 2023

MEMBERS

Essex County
Hon. Sidney Johnson

Gloucester County
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(Vice-Chair)

King and Queen County
Hon. Doris Morris

King William County
Mr. Percy Ashcraft

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1. Call to Order

MPCBPAA Chair Mr. John Edwards, Town of West Point called the meeting to order at 10:30 a.m. Members and Alternates attending were: Mr. Sidney Johnson, Essex County; Mr. Christopher Hutson, Gloucester County; Ms. Ramona Wilson, Mathews County; and Mr. Dave Kretz, Middlesex County.

Also present: Mr. Lewie Lawrence, Mr. Curt Smith, and Jackie Rickards MPPDC Staff. A quorum was certified as Essex, Gloucester, Mathews, and Middlesex Counties as well as the Town of West Point were represented.

2. Approval of March 10, 2023 Minutes

MPCBPAA Chair, Mr. John Edwards called for a motion to accept the March 2023 Minutes as presented. Motion to accept the March 2023 Minutes as presented was made by Mr. Sidney Johnson; Seconded by Ms. Ramona Wilson; motion carried.

3. Approval of Financial Report and Draft Budget Presentation

MPPDC Chief Financial Officer, Heather Modispaw presented the financial report and a draft of the Overall Proposed FY24 Budget for the Board's consideration and approval. There being no questions, MPCBPAA Chair, John Edwards requested a motion to accept the Financial Report and Draft Budget for FY24 as presented. A motion to accept the Financial Report and Draft Budget for FY24 was made by Mr. Chris Hutson; Seconded by Mr. Sidney Johnson; motion carried.

4. Public Comment

No public comment.

5. Captain Sinclair's Update

a. Public Fishing Pier Update: Project Completed and Inspected

MPCBPAA Secretary, Lewie Lawrence reported construction of the new 400' public fishing pier at Captain Sinclairs is complete and a ribbon cutting ceremony will take place as soon as the VHDA housing projects are complete.

b. Draft E Commerce and Retail Agreement

MPCBPAA Secretary, Lewie Lawrence reported the draft E Commerce and Retail Agreement included in their meeting packet, has been submitted to legal counsel, Sands Anderson for review.

c. VHDA Housing Update

- Discussion of Big House
- Discussion of Pool House

MPCBPAA Secretary, Lewie Lawrence reported he is working with DEQ on clarification around "water dependent uses" under the Chesapeake Bay Preservation Act. Mr. Lawrence is currently developing a white paper summarizing PAA water dependent uses and will submit it to DEQ.

- Discussion of Tiny Houses
MPCBPAA Secretary, Lewie Lawrence reported DEQ agrees that replacing the pool and deck with covered parking pavilion is an a consistent water dependent use.

d. DCR Flood Fund – Road and Berm Funding

MPCBPAA Secretary Lewie Lawrence reported the project will state soon and will partner with Virginia Sea Grant and DEQ to test new Chesapeake Bay Preservation Act resiliency regulations.

e. Knott Alone – Hold Fast Veteran Programs and Services

- VOF Grant Application for Trail Development Awarded

f. Meridian Behavioral Health RE

MPCBPAA Secretary, Lewie Lawrence stated he will invite representatives from Meridian Behavioral Health to attend the next PAA meeting to present on Meridians unsolicited offer to least part of the Big House for Veteran nature-based services. PAA would like a more detailed discussion to ensure the efforts of the PAA and Meridian Behavioral Health will complement each other mission

6. Hogg Island Restoration and other PAA Holding Status

- NFWF Grant – \$400k
- NOAA Grant – \$400k
- Federal Infrastructure Funds
 - NOAA and PAA Holding
 - Land Acquisition

7. Dredging Related Items

a. VPA – MP Dredge Material Management & Handling Initiative

At the March meeting, MPCBPAA Secretary, Lewie Lawrence reported a request had been submitted on the PAA’s behalf for ~\$1M to purchase 1-3 parcels in proximity of the dredge projects for the management and handling of dredged materials. A region-wide disposal strategy was also included in the proposal. Mr. Lawrence announced the request was not funded and deemed ineligible since Virginia Port Authority Funds for land acquisition and dredging equipment which Mr Lawrence contends is consistent as MPPDC drafted the legislation and grant guidance for the program. Clarifying language will be proposed to the legislation.

b. Dredging Funding

MPCBPAA Secretary, Lewie Lawrence reported funding continues to be tied up and more will be known after the state budget is approved.

8. Request to Transfer Mathews Heritage Park to Mathews County

MPCBPAA Secretary, Lewie Lawrence reported the Mathews County Board is prepared to take ownership of the Mathews Heritage Park from the PAA. The Mathews County Board will make a motion to request the transfer and any encumbrances on the property will also be transferred. Mr. Lawrence will send deed and encumbrances to Mathews County Administrator, Ramona Wilson.

9. **Other Business:** Unsolicited offer purchase PAA parcel

MPCBPAA Secretary, Lewie Lawrence reported receiving an unsolicited offer from a family to trade PAA land in Gloucester County for a house. Mr. Lawrence stated he does will he respond to the offer without action from the PAA Board. Discussion followed with direction to thank the offer, but the PAA is not interested is selling or trading at this time.

10. **Next Meeting**

The PAA will tour Hog Island in August.

11. **Adjournment**

Motion to adjourn was made by Mr. Sidney Johnson; Seconded by Mr. Dave Kretz; Motion carried.

Agencywide Line Item Revenues and Expenditures

Middle Peninsula Chesapeake Bay Public Access Auth
 Period: 7/1/2023 to 9/30/2023
 Without Indirect Detail

Run Date: 10/11/2023
 Run Time: 3:58:27 pm
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Code	Description	Budget	Current	YTD	Un/Over	% Bud
Revenues						
40100	DEQ (CZM)	146,000.00	0.00	0.00	146,000.00	0.00 %
40104	Virginia Outdoors Foundation	25,000.00	0.00	0.00	25,000.00	0.00 %
40107	VATC	0.00	0.00	10,000.00	(10,000.00)	0.00 %
40112	VA Sea Grant	605,310.00	0.00	185,940.00	419,370.00	30.72 %
40200	Interest Income	4,000.00	617.86	1,808.85	2,191.15	45.22 %
40211	Access Fees	2,500.00	0.00	0.00	2,500.00	0.00 %
40212	Rental Income	22,800.00	3,700.00	4,600.00	18,200.00	20.18 %
45100	Retained Income	0.00	0.00	38,787.23	(38,787.23)	0.00 %
	Revenues	805,610.00	4,317.86	241,136.08	564,473.92	29.93 %
Expenses						
52100	Property Insurance	0.00	0.00	383.00	(383.00)	0.00 %
52101	Facilities Maintenance	3,500.00	0.00	5,397.00	(1,897.00)	154.20 %
52102	Flood Insurance	4,755.00	0.00	1,695.00	3,060.00	35.65 %
52110	Utilities	0.00	0.00	82.14	(82.14)	0.00 %
56000	Contractual-Other	20,000.00	0.00	0.00	20,000.00	0.00 %
56001	Contractual-MPPDC	52,500.00	0.00	0.00	52,500.00	0.00 %
56002	Audit	4,500.00	0.00	0.00	4,500.00	0.00 %
56003	Accounting	950.00	0.00	456.00	494.00	48.00 %
56004	Legal	4,000.00	0.00	0.00	4,000.00	0.00 %
56006	Construction	700,810.00	15,764.00	56,928.42	643,881.58	8.12 %
56007	Fees & Permits	0.00	0.00	26.00	(26.00)	0.00 %
56008	Public Officials Insurance	550.00	0.00	0.00	550.00	0.00 %
56009	General Liability Insurance	2,500.00	0.00	0.00	2,500.00	0.00 %
57900	Miscellaneous Expense	1,000.00	35.00	135.00	865.00	13.50 %
	Expenses	795,065.00	15,799.00	65,102.56	729,962.44	8.19 %
	Agency Balance	10,545.00	(11,481.14)	176,033.52		

Balance Sheet

Middle Peninsula Chesapeake Bay Public Access Auth
Period From : 7/1/2023 to 9/30/2023

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Assets:

10000	Checking	80,453.52
10001	C&F MMKT - Restricted	55,062.17
10100	LGIP	107,341.46
10101	Rainy Day Fund (Resides in LGIP Gen Fund)	18,000.00
10200	Security Deposit Escrow	1,800.00
10700	Prepaid expense	7,919.50
11001	Browne Tract	216,964.00
11002	Clay Tract	576,069.00
11003	Hayworth, Dragon Run, Jackson Tracts	399,760.00
11004	Hall Tract	305,700.00
11005	Shenk Property	260,400.00
11006	Captain Sinclair Landing	1,423,600.00
11007	Perrin Wharf	16,151.00
11008	Sloop Landing	49,400.00
11009	Dutchmans Point	167,900.00
11010	Healy Creek	334,800.00
11011	Winter Harbor	112,600.00
11012	Bethel Beach	61,000.00
11013	Horn Harbor	11,000.00
11014	Heron Point	190,000.00
11015	Adams Creek	152,250.00
11016	Guinea Marshes	107,000.00
11017	Locust Grove Park, Essex	65,000.00
11018	Carneal Property	12,905.00
11019	Halifax Property	3,157.83
11020	Mabie Property	14,657.33
11021	Doome Property	8,088.50
11022	Miller Property	3,390.50
11023	Villa Property	12,600.00
11024	Skaare Property	36,750.00
11025	Bryant Property	57,170.00
11026	Pamturn Property	152,960.00
11027	South Garden Property	770,000.00
11050	Accumulated Depreciation	(333,371.67)
13000	Equipment	7,203.00
	Total Assets:	5,465,681.14

Liabilities:

20000	Accounts Payable	26,666.30
20100	Security Deposit	1,000.00
	Total Liabilities:	27,666.30

Projects

30024	FY24 PAA Administration	1,217.85
31001	Browne Tract Administration	(149.98)
31002	Clay Tract Administration	(74.49)

Balance Sheet

Middle Peninsula Chesapeake Bay Public Access Auth
Period From : 7/1/2023 to 9/30/2023

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31006	Captain Sinclair Landing	(56,541.86)
31009	Perrin Wharf	2,089.13
31012	Healy Creek	(60.00)
31019	Skaare Administration	36,345.00
31020	Bryant Administration	56,204.35
31021	Margaret Lyell Administration	165,882.99
33600	VLCF South Garden on Severn	755,556.20
33700	GoVA Sea Grant Resilience Economy	154,182.51
39000	General Fund Balance	2,801,372.14
39100	Restricted - Fed Program Income	59,198.00
39101	Restricted - Federal	1,157,093.00
39102	Restricted - by Deed	305,700.00
	Total Projects	5,438,014.84
	Total Liabilities and Projects	5,465,681.14
	Net Difference to be Reconciled	0.00
	Total Adjustment	0.00
	Unreconciled Balance	0.00

Balance Sheet

Middle Peninsula Chesapeake Bay Public Access Auth
Period From : 7/1/2023 to 9/30/2023

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Reconciling Items

(1)	Paid Salaries are	0.00
	Timesheets show	0.00
	Difference	0.00
(2)	Leave accrued this year	0.00
(3)	Fringe Pool is	0.00
	Fringe allocated	0.00
	Difference	0.00
(4)	Indirect Pool is	0.00
	Indirect Allocated	0.00
	Difference	0.00
	Total adjustments	<u>0.00</u>

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
 Run Time: 3:57:55 pm
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
30024	FY24 PAA Administration			Period		to		
300240	FY24 PAA Administration							
Revenues								
40200	Interest Income	4,000.00	0.00	617.86	1,808.85	1,808.85	2,191.15	45.22 %
40211	Access Fees	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00 %
	Revenues	<u>6,500.00</u>	<u>0.00</u>	<u>617.86</u>	<u>1,808.85</u>	<u>1,808.85</u>	<u>4,691.15</u>	<u>27.83 %</u>
Expenses								
56002	Audit	4,500.00	0.00	0.00	0.00	0.00	4,500.00	0.00 %
56003	Accounting	950.00	0.00	0.00	456.00	456.00	494.00	48.00 %
56004	Legal	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00 %
56008	Public Officials Insurance	550.00	0.00	0.00	0.00	0.00	550.00	0.00 %
56009	General Liability Insurance	150.00	0.00	0.00	0.00	0.00	150.00	0.00 %
57900	Miscellaneous Expense	1,000.00	0.00	35.00	135.00	135.00	865.00	13.50 %
	Expenses	<u>11,150.00</u>	<u>0.00</u>	<u>35.00</u>	<u>591.00</u>	<u>591.00</u>	<u>10,559.00</u>	<u>5.30 %</u>
	Balance:	<u>(4,650.00)</u>	<u>0.00</u>	<u>582.86</u>	<u>1,217.85</u>	<u>1,217.85</u>		
Project Revenues:		<u>6,500.00</u>	<u>0.00</u>	<u>617.86</u>	<u>1,808.85</u>	<u>1,808.85</u>	<u>4,691.15</u>	<u>27.83 %</u>
Project Expenses:		<u>11,150.00</u>	<u>0.00</u>	<u>35.00</u>	<u>591.00</u>	<u>591.00</u>	<u>10,559.00</u>	<u>5.30 %</u>
Project Balance:		<u>(4,650.00)</u>	<u>0.00</u>	<u>582.86</u>	<u>1,217.85</u>	<u>1,217.85</u>		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31001	Browne Tract Administration			Period				
					to			
310010	Browne Tract Administration							
	Expenses							
52100	Property Insurance	165.00	0.00	0.00	22.98	22.98	142.02	13.93 %
52101	Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Expenses	665.00	0.00	0.00	22.98	22.98	642.02	3.46 %
	Balance:	(665.00)	0.00	0.00	(22.98)	(22.98)		
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.00 %
	Project Expenses:	665.00	0.00	0.00	22.98	22.98	642.02	3.46 %
	Project Balance:	(665.00)	0.00	0.00	(22.98)	(22.98)		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31002	Clay Tract Administration							
				Period				
					to			
310020	Clay -NA05NOS4191239 Task 1.02							
Expenses								
52100	Property Insurance	83.00	0.00	0.00	11.49	11.49	71.51	13.84 %
52101	Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Expenses	583.00	0.00	0.00	11.49	11.49	571.51	1.97 %
	Balance:	(583.00)	0.00	0.00	(11.49)	(11.49)		
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.00 %
	Project Expenses:	583.00	0.00	0.00	11.49	11.49	571.51	1.97 %
	Project Balance:	(583.00)	0.00	0.00	(11.49)	(11.49)		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31003	Hayworth Tract Administration			Period	to			
310030	Haworth -NA05NOS419239 Task 1.01							
Expenses								
52101	Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Expenses	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Balance:	(500.00)	0.00	0.00	0.00	0.00		
Project Revenues:								
		0.00	0.00	0.00	0.00	0.00	0.00	0.00 %
Project Expenses:								
		500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
Project Balance:								
		(500.00)	0.00	0.00	0.00	0.00		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31006	Captain Sinclair Landing			Period	1/25/2002	to	1/25/2002	
310060	Captain Sinclairs Tenant House Admin							
Revenues								
40212	Rental Income	12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.33 %
	Revenues	12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.33 %
Expenses								
52100	Property Insurance	250.00	0.00	0.00	45.96	45.96	204.04	18.38 %
52101	Facilities Maintenance	0.00	0.00	0.00	5,397.00	5,397.00	(5,397.00)	0.00 %
52102	Flood Insurance	1,695.00	0.00	0.00	0.00	0.00	1,695.00	0.00 %
56007	Fees & Permits	0.00	0.00	0.00	26.00	26.00	(26.00)	0.00 %
	Expenses	1,945.00	0.00	0.00	5,468.96	5,468.96	(3,523.96)	281.18 %
	Balance:	10,055.00	0.00	1,000.00	(4,468.96)	(4,468.96)		
310061	Captain Sinclairs Main House							
Expenses								
52100	Property Insurance	1,300.00	0.00	0.00	229.80	229.80	1,070.20	17.68 %
52101	Facilities Maintenance	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00 %
52102	Flood Insurance	1,695.00	0.00	0.00	1,695.00	1,695.00	0.00	100.00 %
52110	Utilities	0.00	0.00	0.00	36.95	36.95	(36.95)	0.00 %
	Expenses	3,995.00	0.00	0.00	1,961.75	1,961.75	2,033.25	49.11 %
	Balance:	(3,995.00)	0.00	0.00	(1,961.75)	(1,961.75)		
310064	Pool House/GRA							
Expenses								
52100	Property Insurance	150.00	0.00	0.00	26.81	26.81	123.19	17.87 %
52102	Flood Insurance	1,365.00	0.00	0.00	0.00	0.00	1,365.00	0.00 %
52110	Utilities	0.00	0.00	0.00	45.19	45.19	(45.19)	0.00 %
	Expenses	1,515.00	0.00	0.00	72.00	72.00	1,443.00	4.75 %
	Balance:	(1,515.00)	0.00	0.00	(72.00)	(72.00)		
Project Revenues:		12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.33 %
Project Expenses:		7,455.00	0.00	0.00	7,502.71	7,502.71	(47.71)	100.64 %
Project Balance:		4,545.00	0.00	1,000.00	(6,502.71)	(6,502.71)		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31009	Perrin Wharf							
				Period	01/25/2002	to	01/25/2002	
310090	Perrin Wharf Admin							
	<u>Revenues</u>							
45100	Retained Income	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.00 %
	Revenues	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.00 %
	<u>Expenses</u>							
52100	Property Insurance	0.00	0.00	0.00	34.47	34.47	(34.47)	0.00 %
52101	Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Expenses	500.00	0.00	0.00	34.47	34.47	465.53	6.89 %
	Balance:	(500.00)	(3,201.60)	0.00	3,167.13	(34.47)		
	Project Revenues:	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.00 %
	Project Expenses:	500.00	0.00	0.00	34.47	34.47	465.53	6.89 %
	Project Balance:	(500.00)	(3,201.60)	0.00	3,167.13	(34.47)		

Revenue and Expenditure Report by Element

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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
31021	Margaret Lyell Administration			Period	05/21/2021	to	06/30/2021	
310210	Margaret Lyell Administration							
Expenses								
52100	Property Insurance	11.49	0.00	0.00	11.49	11.49	0.00	100.00 %
	Expenses	11.49	0.00	0.00	11.49	11.49	0.00	100.00 %
	Balance:	(11.49)	0.00	0.00	(11.49)	(11.49)		
310211	Margaret Lyell Tenant House							
Revenues								
40212	Rental Income	10,800.00	0.00	2,700.00	3,600.00	3,600.00	7,200.00	33.33 %
45100	Retained Income	0.00	(10,414.70)	0.00	10,414.70	0.00	0.00	0.00 %
	Revenues	10,800.00	(10,414.70)	2,700.00	14,014.70	3,600.00	7,200.00	33.33 %
Expenses								
52100	Property Insurance	402.51	0.00	0.00	0.00	0.00	402.51	0.00 %
52101	Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.00 %
	Expenses	902.51	0.00	0.00	0.00	0.00	902.51	0.00 %
	Balance:	9,897.49	(10,414.70)	2,700.00	14,014.70	3,600.00		
Project Revenues:		10,800.00	(10,414.70)	2,700.00	14,014.70	3,600.00	7,200.00	33.33 %
Project Expenses:		914.00	0.00	0.00	11.49	11.49	902.51	1.26 %
Project Balance:		9,886.00	(10,414.70)	2,700.00	14,003.21	3,588.51		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
33500	VLCF Tappahannock Hoskins Creek							
				Period	07/01/2021	to	06/30/2023	
335000	VLCF Tappahannock Hoskins Creek							
Revenues								
40113	VLCF	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.00 %
40201	Donations - property	340,000.00	0.00	0.00	0.00	0.00	340,000.00	0.00 %
	Revenues	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.00 %</u>
Expenses								
56100	Land Expenses	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.00 %
57999	Matching Funds	340,000.00	0.00	0.00	0.00	0.00	340,000.00	0.00 %
	Expenses	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.00 %</u>
	Balance:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		
	Project Revenues:	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.00 %</u>
	Project Expenses:	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.00 %</u>
	Project Balance:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
33700	GoVA Sea Grant Resilience Economy			Period	07/01/2021	to	3/31/2024	
337000	GoVA Sea Grant Resilience Economy							
Revenues								
40112	VA Sea Grant	962,500.00	404,690.00	0.00	185,940.00	590,630.00	371,870.00	61.36 %
45100	Retained Income	0.00	(25,170.93)	0.00	25,170.93	0.00	0.00	0.00 %
	Revenues	<u>962,500.00</u>	<u>379,519.07</u>	<u>0.00</u>	<u>211,110.93</u>	<u>590,630.00</u>	<u>371,870.00</u>	<u>61.36 %</u>
Expenses								
56001	Contractual-MPPDC	87,500.00	87,500.00	0.00	0.00	87,500.00	0.00	100.00 %
56004	Legal	0.00	4,558.00	0.00	0.00	4,558.00	(4,558.00)	0.00 %
56006	Construction	587,763.93	0.00	0.00	0.00	0.00	587,763.93	0.00 %
	Expenses	<u>675,263.93</u>	<u>92,058.00</u>	<u>0.00</u>	<u>0.00</u>	<u>92,058.00</u>	<u>583,205.93</u>	<u>13.63 %</u>
	Balance:	<u>287,236.07</u>	<u>287,461.07</u>	<u>0.00</u>	<u>211,110.93</u>	<u>498,572.00</u>		
337001	Biogenic Solutions Consulting							
Expenses								
56006	Construction	67,757.02	67,757.02	15,764.00	15,764.00	83,521.02	(15,764.00)	123.27 %
	Expenses	<u>67,757.02</u>	<u>67,757.02</u>	<u>15,764.00</u>	<u>15,764.00</u>	<u>83,521.02</u>	<u>(15,764.00)</u>	<u>123.27 %</u>
	Balance:	<u>(67,757.02)</u>	<u>(67,757.02)</u>	<u>(15,764.00)</u>	<u>(15,764.00)</u>	<u>(83,521.02)</u>		
337002	Triangle Environmental Health Initiative							
Expenses								
56006	Construction	71,006.31	71,006.31	0.00	22,345.42	93,351.73	(22,345.42)	131.47 %
57900	Miscellaneous Expense	0.00	225.00	0.00	0.00	225.00	(225.00)	0.00 %
	Expenses	<u>71,006.31</u>	<u>71,231.31</u>	<u>0.00</u>	<u>22,345.42</u>	<u>93,576.73</u>	<u>(22,570.42)</u>	<u>131.79 %</u>
	Balance:	<u>(71,006.31)</u>	<u>(71,231.31)</u>	<u>0.00</u>	<u>(22,345.42)</u>	<u>(93,576.73)</u>		
337003	Natrx							
Expenses								
56006	Construction	148,472.74	148,472.74	0.00	18,819.00	167,291.74	(18,819.00)	112.68 %
	Expenses	<u>148,472.74</u>	<u>148,472.74</u>	<u>0.00</u>	<u>18,819.00</u>	<u>167,291.74</u>	<u>(18,819.00)</u>	<u>112.68 %</u>
	Balance:	<u>(148,472.74)</u>	<u>(148,472.74)</u>	<u>0.00</u>	<u>(18,819.00)</u>	<u>(167,291.74)</u>		
	Project Revenues:	<u>962,500.00</u>	<u>379,519.07</u>	<u>0.00</u>	<u>211,110.93</u>	<u>590,630.00</u>	<u>371,870.00</u>	<u>61.36 %</u>
	Project Expenses:	<u>962,500.00</u>	<u>379,519.07</u>	<u>15,764.00</u>	<u>56,928.42</u>	<u>436,447.49</u>	<u>526,052.51</u>	<u>45.35 %</u>
	Project Balance:	<u>0.00</u>	<u>0.00</u>	<u>(15,764.00)</u>	<u>154,182.51</u>	<u>154,182.51</u>		

Revenue and Expenditure Report by Element

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Element	Description	Budget	Prior Year	Current	YTD	ProjTotal	Un/Over	% Bud
				Period 07/01/2022 to 06/30/2023				
33900	Paddlers Gone Wild							
339000	Paddlers Gone Wild							
Revenues								
40107	VATC	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.00 %
	Revenues	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.00 %
	Balance:	0.00	0.00	0.00	10,000.00	10,000.00		
	Project Revenues:	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.00 %
	Project Expenses:	0.00	0.00	0.00	0.00	0.00	0.00	0.00 %
	Project Balance:	0.00	0.00	0.00	10,000.00	10,000.00		
	Report Total:			(11,481.14)	176,033.52			

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
30024	FY24 PAA Administration							
				Period		to		
Revenues								
	40200 Interest Income	4,000.00	0.00	617.86	1,808.85	1,808.85	2,191.15	45.2
	40211 Access Fees	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.0
	Revenues	6,500.00	0.00	617.86	1,808.85	1,808.85	4,691.15	27.8
Expenses								
	56002 Audit	4,500.00	0.00	0.00	0.00	0.00	4,500.00	0.0
	56003 Accounting	950.00	0.00	0.00	456.00	456.00	494.00	48.0
	56004 Legal	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.0
	56008 Public Officials Insurance	550.00	0.00	0.00	0.00	0.00	550.00	0.0
	56009 General Liability Insurance	150.00	0.00	0.00	0.00	0.00	150.00	0.0
	57900 Miscellaneous Expense	1,000.00	0.00	35.00	135.00	135.00	865.00	13.5
	Expenses	11,150.00	0.00	35.00	591.00	591.00	10,559.00	5.3
	Project Revenues:	6,500.00	0.00	617.86	1,808.85	1,808.85	4,691.15	27.8
	Project Expenses:	11,150.00	0.00	35.00	591.00	591.00	10,559.00	5.3
	Project Balance:	(4,650.00)	0.00	582.86	1,217.85	1,217.85		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31001	Browne Tract Administration							
				Period		to		
Expenses								
	52100 Property Insurance	165.00	0.00	0.00	22.98	22.98	142.02	13.9
	52101 Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Expenses	665.00	0.00	0.00	22.98	22.98	642.02	3.4
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Expenses:	665.00	0.00	0.00	22.98	22.98	642.02	3.4
	Project Balance:	(665.00)	0.00	0.00	(22.98)	(22.98)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31002	Clay Tract Administration							
				Period		to		
Expenses								
	52100 Property Insurance	83.00	0.00	0.00	11.49	11.49	71.51	13.8
	52101 Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Expenses	583.00	0.00	0.00	11.49	11.49	571.51	1.9
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Expenses:	583.00	0.00	0.00	11.49	11.49	571.51	1.9
	Project Balance:	(583.00)	0.00	0.00	(11.49)	(11.49)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31003	Hayworth Tract Administration			Period		to		
Expenses								
	52101 Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Expenses	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Expenses:	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Project Balance:	(500.00)	0.00	0.00	0.00	0.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31006	Captain Sinclair Landing							
				Period	1/25/2002	to 1/25/2002		
Revenues								
	40212 Rental Income	12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.3
	Revenues	12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.3
Expenses								
	52100 Property Insurance	1,700.00	0.00	0.00	302.57	302.57	1,397.43	17.8
	52101 Facilities Maintenance	1,000.00	0.00	0.00	5,397.00	5,397.00	(4,397.00)	539.7
	52102 Flood Insurance	4,755.00	0.00	0.00	1,695.00	1,695.00	3,060.00	35.6
	52110 Utilities	0.00	0.00	0.00	82.14	82.14	(82.14)	0.0
	56007 Fees & Permits	0.00	0.00	0.00	26.00	26.00	(26.00)	0.0
	Expenses	7,455.00	0.00	0.00	7,502.71	7,502.71	(47.71)	100.6
	Project Revenues:	12,000.00	0.00	1,000.00	1,000.00	1,000.00	11,000.00	8.3
	Project Expenses:	7,455.00	0.00	0.00	7,502.71	7,502.71	(47.71)	100.6
	Project Balance:	4,545.00	0.00	1,000.00	(6,502.71)	(6,502.71)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31009	Perrin Wharf				Period	01/25/2002	to 01/25/2002	
Revenues								
	45100 Retained Income	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.0
	Revenues	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.0
Expenses								
	52100 Property Insurance	0.00	0.00	0.00	34.47	34.47	(34.47)	0.0
	52101 Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Expenses	500.00	0.00	0.00	34.47	34.47	465.53	6.8
	Project Revenues:	0.00	(3,201.60)	0.00	3,201.60	0.00	0.00	0.0
	Project Expenses:	500.00	0.00	0.00	34.47	34.47	465.53	6.8
	Project Balance:	(500.00)	(3,201.60)	0.00	3,167.13	(34.47)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31021	Margaret Lyell Administration				Period	05/21/2021	to 06/30/2021	
Revenues								
	40212 Rental Income	10,800.00	0.00	2,700.00	3,600.00	3,600.00	7,200.00	33.3
	45100 Retained Income	0.00	(10,414.70)	0.00	10,414.70	0.00	0.00	0.0
	Revenues	10,800.00	(10,414.70)	2,700.00	14,014.70	3,600.00	7,200.00	33.3
Expenses								
	52100 Property Insurance	414.00	0.00	0.00	11.49	11.49	402.51	2.7
	52101 Facilities Maintenance	500.00	0.00	0.00	0.00	0.00	500.00	0.0
	Expenses	914.00	0.00	0.00	11.49	11.49	902.51	1.2
	Project Revenues:	10,800.00	(10,414.70)	2,700.00	14,014.70	3,600.00	7,200.00	33.3
	Project Expenses:	914.00	0.00	0.00	11.49	11.49	902.51	1.2
	Project Balance:	9,886.00	(10,414.70)	2,700.00	14,003.21	3,588.51		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33500	VLCF Tappahannock Hoskins Creek			Period	07/01/2021	to 06/30/2023		
Revenues								
	40113 VLCF	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.0
	40201 Donations - property	340,000.00	0.00	0.00	0.00	0.00	340,000.00	0.0
	Revenues	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.0</u>
Expenses								
	56100 Land Expenses	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.0
	57999 Matching Funds	340,000.00	0.00	0.00	0.00	0.00	340,000.00	0.0
	Expenses	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.0</u>
	Project Revenues:	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.0</u>
	Project Expenses:	<u>540,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>540,000.00</u>	<u>0.0</u>
	Project Balance:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33700	GoVA Sea Grant Resilience Economy				Period	07/01/2021	to 3/31/2024	
Revenues								
	40112 VA Sea Grant	962,500.00	404,690.00	0.00	185,940.00	590,630.00	371,870.00	61.3
	45100 Retained Income	0.00	(25,170.93)	0.00	25,170.93	0.00	0.00	0.0
	Revenues	962,500.00	379,519.07	0.00	211,110.93	590,630.00	371,870.00	61.3
Expenses								
	56001 Contractual-MPPDC	87,500.00	87,500.00	0.00	0.00	87,500.00	0.00	100.0
	56004 Legal	0.00	4,558.00	0.00	0.00	4,558.00	(4,558.00)	0.0
	56006 Construction	875,000.00	287,236.07	15,764.00	56,928.42	344,164.49	530,835.51	39.3
	57900 Miscellaneous Expense	0.00	225.00	0.00	0.00	225.00	(225.00)	0.0
	Expenses	962,500.00	379,519.07	15,764.00	56,928.42	436,447.49	526,052.51	45.3
	Project Revenues:	962,500.00	379,519.07	0.00	211,110.93	590,630.00	371,870.00	61.3
	Project Expenses:	962,500.00	379,519.07	15,764.00	56,928.42	436,447.49	526,052.51	45.3
	Project Balance:	0.00	0.00	(15,764.00)	154,182.51	154,182.51		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 7/1/2023 to 9/30/2023

Run Date: 10/11/2023
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Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33900	Paddlers Gone Wild			Period	07/01/2022	to 06/30/2023		
Revenues								
40107	VATC	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.0
	Revenues	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.0
	Project Revenues:	0.00	0.00	0.00	10,000.00	10,000.00	(10,000.00)	0.0
	Project Expenses:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Balance:	0.00	0.00	0.00	10,000.00	10,000.00		
	Report Total:			(11,481.14)	176,033.52			



The Sanctuary at Whittaker



The Sanctuary at Whittaker

Wes Mason

Meridian

10.13.2024

Executive Summary

- Meet our Team
- Overview
- Community Needs Assessment
- Clinical Services/Holistic Approach
- Trusted Partners
- Environment of Care
- Budget
- Go-Forward Commitments



Meet Our Team



Wes Mason *Chief Executive Officer, Co-Founder*

Wesley Mason, is an experienced business executive with 20+ years of experience in partnering with emerging companies across public and private sectors. Wes excels at understanding systems unique challenges and helping translate their business objectives into strategic road-maps. His ability to deliver successful outcomes for business is due to persistence, hard work and the know-how to get things done.

Mike Godwin *Chief Administrative Officer, Co-Founder*

Mike Godwin has been the CEO and owner of PBA Ipsum, the parent company to Principle Strategies, for over four years. Mike has held executive positions at multiple companies specializing in Human Resources and other compliance and/or business projects. Mike has also been employed as an HR executive for over five years for Psychiatric Solutions, Inc. and has over six years of other company operations, marketing, sales, and HR experience.



Mark Luck *Chief Operations Officer, Co-Founder*

Mark Luck has an extensive professional background in behavioral health and management roles. In his most recent position as Director of Staff Development at Northlake Behavioral Health System, he oversees the hiring and supervision of mental health techs, new employee orientation, and compliance strategies. Prior to this, at River Place Behavioral Health, he served as a Milieu Director, responsible for staff supervision, nursing scheduling, and safety protocols. Mark also has experience in program coordination and staff training at Genesis Learning Center and Volunteer Youth Academy.



Jerell Jenkins *Admissions & Marketing*

Jerell Jenkins is an experienced professional with a background in case management and administration, particularly within the field of behavioral health. She holds a Bachelor of Sciences in Public Health from Dillard University, completed in May 2011. Jerell possesses a diverse set of skills, including insurance verification, intake coordination, case management, training and development, performance improvement, documentation, and project management, among others.



******We have commitments from local behavioral health companies, psychiatrists, and therapists that will support our team, but due to the sensitive nature of the industry they have requested anonymity until we are certain we are removing forward.**



Overview



Meridian Behavioral Health-RE (“MBH”), is a single entity that was recently created to provide behavioral health and addiction services for veterans in Hampton Roads. We have an executive team of seasoned operators that have over 65+ years of executive management and clinical experience. We have previously owned and operated behavioral health operations to include hospitals, residential facilities, schools, and outpatient clinics.

It is our intent to provide outpatient services specifically for veterans in a serene and therapeutic environment with qualified staff to help address issues due to trauma and addiction. Our focus will be a partial hospitalization program (PHP) and an intensive outpatient program (IOP) that provides support and treatment to individuals who are experiencing mental health or substance abuse issues. Partial Hospitalization provides a structured program of outpatient psychiatric services as an alternative to inpatient services. The PHP programs run 5-8 hours a day for 3 days a week. Intensive Outpatient Services(IOP) run 5 days a week and programming is 3 hours day. These programs are run by trained licensed professionals and overseen by an MD. **These are NOT overnight programs. This is NOT residential care. This is Outpatient Care!**



We see this as a unique opportunity to provide a much-needed service in an environment unlike any other in Hampton Roads or the Commonwealth of Virginia. This program will be structured for veterans and provide unique opportunities in a serene setting while providing valuable resources specific to veterans.

This location is ideal due to the uniqueness of providing programming that could include crabbing, fishing, wilderness hikes on the trails and a bucolic setting for treatment. Most programs of this nature are provided in office settings, often with patients sitting in an office or group for hours with no windows or the ability to be outdoors or participate in any level of holistic healing.



We are requesting permission to use the house located on Whittaker for these programs in a long-term lease agreement and see this an opportunity for a public-private partnership that benefits not only the veterans, but the Gloucester Community.



Community Needs Assessment



- Current Client Catchment Area:
 - Middle Peninsula: Gloucester County, Middlesex County, Mathews County, King and Queen County, Essex County
 - Hampton Roads: Hampton, Newport News, Poquoson, and Williamsburg
 - Outreach: Norfolk, Suffolk, Chesapeake, and Virginia Beach
- Trending Programmatic Needs
- Gloucester County only has 2 IOP/PHP programs. There are not any programs specific for veterans.
- Between Williamsburg, Newport News and Hampton there are only 6 programs.
- There are still many untreated veterans with substance abuse issues in the Middle Peninsula.
- Out of the current programs available there are in hospital, residential or office settings. Often times without windows.
- We have received two letters from the Hampton Veteran Affairs stating that there is a current need for more comprehensive approach to treatment/services in the Middle Peninsula.
- Licensing has stated that they will “fast track” our application due to the high need for more services in the Middle Peninsula.



Holistic Approach

We believe in the treatment of the whole person, taking into account mental and social factors rather than the symptoms of the illness.

Therapeutic Services – services focused to enhance the veteran as a whole being.

- Individual therapy
- Group therapy
- Trauma groups,
- CBT therapy, psychoeducational groups
- Medication education

Educational Services – services focused to integrate veterans back into the community

- Benefit enrollment (HUD VASH)
- Job training (resume building, interview skills)
- Problem and Prevention education

Experiential Services

- Horticulture
- Nutrition
- Crabbing
- Yoga
- Joint venture with KNOTT programming
- Utilization of trails, kayaks, and the fishing pier (will coordinate with community to ensure safety as well as avoiding scheduling conflicts)

Transportation: Often times individuals who require this type of service struggle due to access to care due to transportation. It will be our program model to provide transportation for individuals in the program. This will ensure clients who participate in our program will attend weekly.



Trusted Partners



Principle Strategies



FreshPress Marketing



W&M Consulting Solutions



WIN HR Services



Mindful Journey



Dominion Payroll

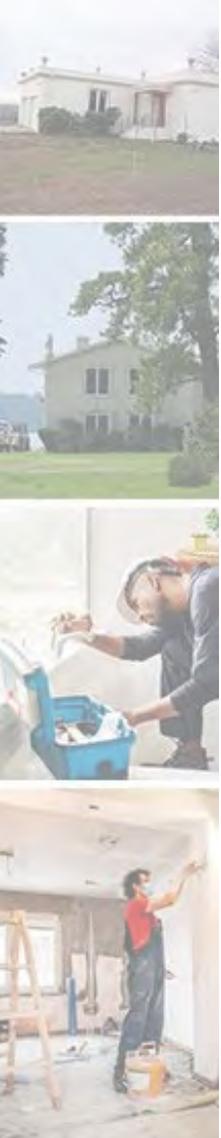
PICF



Nusbaum Insurance



Environment of Care



Physical Plant/ Maintenance Needs

The house proposed in Gloucester would be used as treatment space, dining, meeting rooms and offices. There are specific licensing requirements to operate these programs. We have consulted with licensing and the following list are the anticipated areas that will need to be addressed. We do not require any structural or floor plan changes.:

- Roof Shingle replacement
- Bathroom upgrades
- Second Bathroom Installation
- ADA Compliance
- Ligature Free Upgrades to rooms and common areas – Behavioral Health Licensing requirement
- Kitchen upgrades - minimal
- Septic upgrades
- Repair wood decks
- Plumbing reactivation

We can have a specific list and anticipated costs within 45 days!



Budget

Start Up Costs(3 months): These are costs prior to opening!



Licensing	\$2,000.00
Computers	\$5,000.00
Salaries	\$30,000.00
Onboarding	\$2,500.00
Supplies	\$15,000.00
Utilities/Deposits	\$2,000.00
Phones	\$1,000.00
Misc.	\$5,000.00
Furniture	\$30,000.00
Marketing(T&E)	\$20,000.00
Consulting	\$12,000.00
Attorney	\$2,500.00
Renovations	\$150,000
TOTAL -	\$277,000.00

*** MBH is providing its own working capital for this project between owners and investors.

***MBH is currently working with Village Bank to provide a line of credit for our company specific to this project.

*****MBH intends to negotiate/sign a long-term lease. We are open to a modified triple net lease that reflects fair market value, as well as our investment in the property.**



Go-Forward Commitments

We are extremely excited about this opportunity and are prepared to make commitments immediately.

Key Next Steps	Timeline
Start Licensing process	Submit application including policies and procedures. December 3, 2023
Receive quotes for renovations	November 15, 2023
Meet with CBS and other community partners	November 1, 2023 and ongoing
Receive letter of support/need from Hampton VA	Completed and ongoing
Signed lease agreement	December 3, 2023
Start Renovations/Ribbon Cutting	January 1, 2024
Open	March 1, 2024

