



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

MEMORANDUM

TO: MPCBPAA
FROM: Lewie Lawrence , PAA Staff
DATE: June 23 2021
RE: June 25th 2021 MPCBPAA Meeting

This announcement serves as notice to call a meeting of the Public Access Authority on Friday, **June 25th 2021 at 11:00 AM.** The meeting will be held as a hybrid- in person at MPPDC office in Saluda and virtually if you are unable to make it in person

Join Zoom Meeting

<https://us02web.zoom.us/j/6998109642?pwd=R2RXbEpmSFEzZEJxWW9EYTAvamV4dz09>

Call-in

1-301-715-8592
Meeting ID: 699 810 9642
Passcode: 954527

If you have any questions, please call (804-758-2311) or email me (LLawrence@MPPDC.COM) at your convenience.

In light of the 2020 COVID-19 virus and current guidance regarding physical distancing to reduce the potential for spread, meetings of the Middle Peninsula Chesapeake Bay Public Access Authority (MPCBPAA) will meet in person and in a virtual format for the June 25th meeting. Regional Public Bodies were granted authority to conduct meetings electronically, pursuant to the provisions of Virginia Code § 2.2-3708.2 and related legislation approved by the General Assembly of Virginia during the period of the Governor's State of Emergency Declaration for COVID-19. While we do not know the exact duration of the current practice of electronic meetings, we will continue to function in this manner until such time as it is deemed advisable to return to in-person meetings.

Staff provided notice of this meeting and the means by which we are virtually gathered to members of the public on March 8th and March 30, 2021 through electronic twitter posting as well as on the MPPAA office, email distribution of notice to members, alternates, and known interested parties, including the media. This meeting will be recorded. Audio and visual recordings of the meeting and materials will be posted on the MPPAA website within 48 hours of this meeting. Any member of the public participating as an observer during the meeting may submit comments or questions at any time during the meeting via email at CSmith@MPPDC.COM or by using the online chat functions of the meeting platform. Those individuals who are observing by phone may be called upon

MEMBERS

Essex County
Hon. Ronnie Gill

Gloucester County
Hon. Christopher A. Hutson

King and Queen County
Hon. Doris Morris

King William County
Mr. Steve Hudgins

Mathews County
Mrs. Melinda Conner
(Chair)

Middlesex County
Mr. David Kretz

Town of Tappahannock
Mr. Eric Pollitt

Town of Urbanna
Mr. Garth Wheeler

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

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

to share questions or comments. This meeting agenda includes public comment. All comments and questions submitted during the meeting will be reviewed following the meeting and to the extent practical, responses will be provided or posted on the MPCBPAA website.

We ask that everyone identify themselves first when speaking so we can more accurately record the activities of the meeting. All lines have been muted by the meeting administrator to minimize additional noise and feedback. You may unmute your line at any time to request acknowledgement from the Chair. Staff will be monitoring the chat functions throughout the meeting to assure we do not overlook anyone wishing to participate, as appropriate, in the discussion.

MPCBPAA AGENDA

June 25, 2021

1. Call to Order
2. Election of Officer if needed
3. Approval of April 2021 Minutes
4. Approval of financial report and presentation of FY 22 proposed budget
5. Public Comment
- 6 Virginia Sea Grant- *Go Virginia Region 5/6* grant award
 - Coastal Resilience & Adaptation Economy Grant and utilizing PAA Holdings
 - Housing and Septic
 - Landscape and Shoreline
 - Dredge Material
 - Other
7. VHDA Housing Grant to improve PAA holdings
8. Donations Update
 - Bryant Donation- deeds signed
 - Pamtun LLC Donation- deed signed
9. Marketing and Branding Update
 - Bay Direct Update



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

PAA rebranding update- <https://vacoastalwilds.com/>
SHUCKING AWESOME Paddle & Pub Crawl
Corporate Donation to the PAA in support of the new fishing pier

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10. Captain Sinclair's Matters Pier Bidding Packet

VLCF Award - \$312,000 acquisition of 125 acres.

11. Other Business

VLCF Award - PAA on behalf of Tappahannock: Hoskins Creek \$200,000
acquisition of 7 Acre

12. Next meeting- TBD.

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MINUTES

April 2, 2021

MPCBPAA Secretary, Mr. Lewis Lawrence read the following certification:

In light of the 2020 COVID-19 virus and current guidance regarding physical distancing to reduce the potential for spread, meetings of the Middle Peninsula Chesapeake Bay Public Access Authority has transitioned to a virtual meeting format. Regional Public Bodies were granted authority to conduct meetings electronically, pursuant to the provisions of Virginia Code § 2.2-3708.2 and related legislation approved by the General Assembly of Virginia during the period of the Governor's State of Emergency Declaration for COVID-19. While we do not know the exact duration of the current practice of electronic meetings, we will continue to function in this manner until such time as it is deemed advisable to return to in-person meetings.

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1. Call to Order and Roll Call for Certification of Participating in Meeting

PAA Chair Ms. Mindy Conner, Mathews County called the meeting to order at 10:00 a.m. Attending were: Mr. Ronnie Gill and Michael Lombardo, Essex County; Mr. Tom Swartzwelder, King and Queen County; Mr. Steve Hudgins, King William County; Ms. Mindy Conner, Mathews County; Mr. David Kretz, Middlesex County; Mr. Garth Wheeler and Mr. Larry Chowning, Town of Urbanna; Mr. John Edwards, Town of West Point; Mr. Lewis Lawrence, Mr. Curt Smith, Ms. Heather Modispaw and Ms. Dawn Mantell, MPPDC Staff and Guest Speaker: Ms. Stephanie Heinatz, Consociate Media. A quorum was certified as roll call determined Essex, King & Queen, King William, Mathews and Middlesex Counties as well as the Towns of Urbanna and West Point were represented.

2. Approval of November 2020 Minutes

Motion to accept the Minutes as presented was made by Mr. Ronnie Gill; Seconded by Mr. John Edwards; motion carried.

3. Approval of Financial Report

MPPDC Chief Finance Officer, Heather Modispaw noted a full set of financials has been provided in the current meeting packet to allow for the inclusion of many new PAA projects since the Board last met in November 2020. Motion to accept the Financial Report as presented was made by Mr. Larry Chowning; Seconded by Mr. John Edwards. Motion carried.

4. Public Comment

No public comment.

5. Approval of the Annual PAA Audit

MPPDC Chief Finance Officer, Heather Modispaw reported the PAA FY20 Audit was a clean audit. The audit noted a decrease in net position due to the reduced amount of donations compared to the prior year. Motion to accept the FY20 Audit as presented was made by Mr. John Edwards; Seconded by Mr. Tom Swartzwelder. Motion carried.

6. Resolutions of Possible Gift

MPCBPAA Secretary, Lewie Lawrence presented the Board with information regarding two potential Gloucester County property donations to the Public Access Authority. Both donations have been cleared with Gloucester County without opposition.

The first property presented (Bryant) is .61 acres in Perrin River. The owner is absentee and believes the trees were timbered off the land in the past. The property is all wetlands and the owners of neighboring properties are not interested in obtaining this property. Mr. Lawrence stated this property is in proximity to other PAA holdings and could present potential flood mitigation protection as more nature-based flood mitigation projects present themselves in the future.

The second property presented (Pamtun LLC) is comprised of 3 parcels totaling 14 acres with water access in the Guinea area of Gloucester County. This property includes a move-in ready home which could be a potential cashflow generator for the PAA. The assessed value of this property is \$170k and if needed, the property can be sold to generate funding for other projects. The owner is interested in donating this property for the betterment of the community.

The Board was presented with a resolution accepting the offer from the Bryant family for their gift of .61 acres in Perrin River and authorizing PAA Secretary, Lewie Lawrence to receive and execute any and all necessary documents to receive this generous donation.

Motion to accept the Resolution as presented was made by Mr. Tom Swartzwelder; Seconded by Mr. John Edwards. Motion carried.

7. Marketing and Branding Update – Stephanie Heintz, Consociate Media

Bay Direct App – Stephanie Heintz, Consociate Media shared her screen with the Board and provided an overview of the Bay Direct App. The Bay Direct App has been funded by a GOVA grant and has now been launched. This app is designed to connect local agricultural and seafood vendors with consumers. Marketing includes digital and print advertising and pre-loaded training videos are currently being developed to train fishermen and farmers how to use the app to its fullest extent. Board members were encouraged to download the app and become familiarized with what it has to offer.

PAA Rebranding Update – Ms. Heintz presented the prospective PAA “Virginia Coastal Wilds” logo designs representing our Blue Green Region. The design and fonts are contemporary and forward-thinking with the element of waves representing the water in our region. Ms. Heintz also introduced launching a strong and robust merchandising campaign to provide the authority with additional funding. The new website provides an e-commerce component for the PAA with made to order merchandise from Gloucester based Marker Nine. “Virginia Coastal Wilds” pulls everything together to evoke a strong sense of place while maintaining the mission and vision of the PAA to connect the public with public access.

Shucking Awesome Paddle & Pub Crawl – Ms. Heintz stated this project was funded with a VTC Marketing Leverage grant. This is a go at your own pace experience hosted by the PAA where folks can paddle in the region’s waters while stopping to enjoy the local pubs and breweries.

Corporate Donation to the PAA in support of the new fishing pier – Ms. Heintz reported Marker Nine did a reprint of the popular COVID hoodie with \$10 from each sold being donated to the PAA. Ms. Heintz announced 38 hoodies have been sold to-date raising \$380 with hopefully more forthcoming.

8. Captain Sinclair's Matters

MPCBPAA Secretary, Lewie Lawrence reported the permit application for the pier at Captain Sinclair's has been submitted. However, VMRC has requested additional drawings which were included in the Board's meeting packet. The new pier will also be ADA compliant, and an application will be submitted for the Home Depot program to help keep costs down. Mr. Lawrence will keep the Board informed as this project progresses.

Road Maintenance – MPCBPAA Secretary, Lewie Lawrence reported issues with the road leading to the Captain Sinclair's property. This has been an ongoing concern with Gloucester County that started approximately a decade ago. This subdivision was built in two phases with Captain Sinclair's being built in the first phase in the late 60's to early 70's. Normally when a subdivision is built, the county takes ownership which then gets turned over to VDOT and is then moved over into the secondary system. This transfer never occurred as VDOT determined the road was not built to their required standards. Mr. Lawrence provided the Board with recent photographs depicting the severe deterioration of the road leading to the PAA owned property. This road has become impassible by postal carriers and leads to a public safety concern of emergency vehicles not being able to get through to respond to an emergency. PAA cannot use public funds to maintain a road it does not own and has asked the county to take responsibility. The new fishing pier will create more traffic and the PAA has an absolute duty by making this invitation to ensure public safety. It was asked if the road was brought up to standards will VDOT then take it over. Mr. Lawrence stated he has it currently included in the USDOT Building Application asking for that design engineering work to be done to determine how to get it up to standards. An opportunity for a road development trail project could be explored to create another road entrance to the property. A discussion was had to bring new Board members up to speed as to the history of effort made to resolve this with Gloucester County. It was noted the Rowing Team has been utilizing this facility for many years and is part of the traffic wearing the road. Due to the amount of effort and time that has been invested in resolving this matter, Mr. Swartzwelder made a motion to advise Gloucester County the PAA facility at Captain Sinclair's may no longer be available for use by the rowing team until such time the county assumes the responsibility of maintaining the road; Mr. Lombardo seconded. Motion carried.

9. Hogg Island Restoration

MPPDC Deputy Director, Curt Smith reported the PAA property at Hogg Island is experiencing severe erosion. In partnership with VIMS Shoreline Studies Program, a design to create a living shoreline at the highest erosion points was completed at the end of 2020. It was at this time an application was submitted to FEMA Bric funding to implement this living shoreline design. Currently, an application is being completed to submit to NFWF for implementation of this project. Mr. Smith will keep the Board informed as award information is received.

10. Dredging projects updates and Municipal Business Plan

MPPDC Deputy Director, Curt Smith provided background information on dredging projects for the new PAA Board members. The MPPDC and MPCBPAA have become very active in dredging. Working with the VIMS Shoreline Studies Program, over 100 creeks have been identified in the region, most of which need some form of dredging. Working with the localities, 22 creeks were determined to be priority. From 2019 to Present, an abundance of information has been ascertained concerning those 22 creeks. Staff have been very successful in leveraging funds from the VA Port Authority Waterway Maintenance Fund. Shovel-ready

projects were completed in 2020 for dredging and beneficial reuse or upland disposal for Aberdeen and Timberneck Creeks in Gloucester County, Davis Creek and Hole-in-the-Wall in Mathews County. At the PAA's last meeting in November 2020, the PAA adopted a policy that whenever the PAA is providing a dredge spoil site for a locality at their request for a local dredging project, they transfer the land in question to that locality for a nominal fee. Staff is currently researching alternative funding sources for Davis Creek with the Army Corps being a potential source. Mr. Smith will keep the Board informed.

Hole-in-the-Wall – On behalf of Mathews County, a \$1.5M grant application was submitted to the VA Port Authority Waterway Maintenance Fund. Award announcement should be made next month. Staff is currently in the process of completing 3 additional shovel-ready designs for Cedarbush Creek in Gloucester, Parrots Creek in Middlesex County, and Winter Harbor in Mathews County with Winter Harbor requiring upland disposal. There is a PAA property upstream that VIMS is currently researching as a potential disposal strategy.

11. HB2217 Public Access Authorities; granted certain liability protections

MPCBPAA Secretary, Lewie Lawrence reported the Governor has signed HB2217 giving the PAA the same statutory liability shield as most Parks and Recreations.

12. VASG – PAA MOU Needs: Launching a Coastal Resilience & Adaptation Economy

MPCBPAA Secretary, Lewie Lawrence stated the PAA owns 60-70 parcels across the Middle Peninsula and its tax base is under significant duress from the effects of flooding and sea level rise presenting an opportunity to research how to build a water management economy that encourages more active businesses to locate in this space so we can deal with the problem. The PAA partnered with VA Sea Grant approximately 2 yrs ago to come up with a way to commercialize research from VIMS and how to bring in innovation to deal with the waterfront challenges such as septic, road access, economic development etc. Troy Hartley, Director of VA Sea Grant has worked diligently on this concept and has obtained a \$6M GOVa grant to continue this effort. PAA properties will be utilized to assist in developing solutions to flood mitigation challenges therefore, a solid MOU with the PAA is needed. MPCBPAA Chair, Ms. Conner suggested inviting Mr. Hartley to present this program to the PAA in more detail and then an appointment of Board members can be made to form a workgroup for further discussions. Mr. Lawrence will contact Mr. Hartley to schedule a presentation.

13. Other Business

None.

14. Next Meeting – TBD

The next meeting of the PAA will be scheduled around Mr. Hartley's availability to provide a presentation/discussion on Coastal Resilience.

15. Adjournment

Motion to adjourn was made by: Mr. Larry Chowning Seconded by: Mr. Dave Kretz. Motion carried.

Middle Peninsula Chesapeake Bay Public Access Authority
Draft FY22 Budget

MPCBPAA		FY22 Draft Budget		
REVENUES	LOCAL		\$ -	
		\$ -		
	STATE		\$ 1,619,279.00	
	VPA Dredging Business Plan	\$ 138,279.00		
	VATC Pub & Paddle	\$ 6,000.00		
	VMRC Public Fishing Pier	\$ 50,000.00		
	VASG GOVA Resilience Economy	\$ 913,000.00		
	VLCF Tapp Hoskins Creek Acquisition	\$ 200,000.00		
	VLCF South Garden on Severn Acquisition	\$ 312,000.00		
	FEDERAL		\$ -	
	PRIVATE		\$ -	
	PROGRAM INCOME		\$ 23,420.00	
	Rent (Sinclair Tenant House)	\$ 12,000.00		
	Rent (Sinclair Big House)	\$ 9,600.00		
	Hunting/Access Fees	\$ 1,820.00		
	Perrin Wharf Fees	\$ -		
	MISCELLANEOUS		\$ 3,759.00	
	Interest Income (General Fund)	\$ 2,891.00		
	Interest Income (Restricted Funds)	\$ 668.00		
	Donations - VA Dept of Tax	\$ 200.00		
	General Fund	\$ -		
	TOTAL REVENUE		\$ 1,646,458.00	
	EXPENSES	EQUIPMENT/SUPPLIES		\$ -
		CONTRACTUAL/CONSULTING		\$ 1,629,492.78
MPPDC Staff Support - Paid by Gen Funds		\$ 8,000.00		
Legal		\$ 2,500.00		
Accounting		\$ 550.00		
Audit		\$ 4,000.00		
Property Mgmt Fees (Capt Sinclair)		\$ -		
Property Mgmt Fees (Perrin)		\$ -		
Access Registration Fees to VI		\$ 150.00		
<i>Subcontracts:</i>				
PDC		\$ 48,000.00		
VIMS		\$ 75,217.78		
Consociate Media		\$ 6,000.00		
Timmons		\$ 6,875.00		
Structures		\$ 80,000.00		
Business Comp Demonstrations		\$ 875,000.00		
Land Expenses		\$ 523,200.00		
MISCELLANEOUS			\$ 17,250.00	

Middle Peninsula Chesapeake Bay Public Access Authority
Draft FY22 Budget

Liability & Property Insurance	\$ 2,750.00	
Flood Insurance	\$ 8,000.00	Capt Sinclair - all
Electricity (Lands End)	\$ -	
Property Maintenance (Brown/Hayworth/Clay)	\$ 500.00	
Property Maintenance (Sinclair)	\$ 5,000.00	
Property Maintenance (Perrin)	\$ -	
Miscellaneous	\$ 1,000.00	
TOTAL EXPENSES		\$ 1,646,742.78
Restricted Funds Expenses		\$ 500.00
Unrestricted Expenses		\$ 1,646,242.78
Balance (Revenue - Unrestricted Expenses)		\$ 215.22
Restricted Funds Requirement		\$ 500.00
Required Matching Funds		\$ 51,200.00
<i>Unrestricted</i> Cash Beginning of Year		\$ 224,571.79
Anticipated <i>Unrestricted</i> Cash EOY		\$ 224,356.57
<i>Restricted</i> Cash Beginning of Year (Clay/Hayworth Timber)		\$ 54,078.87
Anticipated <i>Restricted</i> Cash EOY (Clay 63%/Hayworth 37%)		\$ 53,578.87

Funder	Title	FY22 Budget Period	Project Total	Grant \$	Match \$	Less Excluded Total Subs	PAA Base	Match Notes	Subs Notes	PDC	VIMS	Consociate	Timmons	Structures	Business Comp Demonstration	Land Expenses
VPA	Dredging Business Plan	7/1/21-12/30/21	\$ 138,279.00	\$ 138,279.00	\$ -	\$ 82,092.78	\$ 56,186.22			\$ -	\$ 75,217.78	\$ -	\$ 6,875.00	\$ -	\$ -	\$ -
VATC	Pub & Paddle	7/1/21-9/30/21	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -		100% Consociate	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -
VMRC	Public Fishing Pier	7/1/21-9/30/21	\$ 90,000.00	\$ 50,000.00	\$ 40,000.00	\$ 90,000.00	\$ -	PAA Gen Fund		\$ 10,000.00	\$ -	\$ -	\$ -	\$ 80,000.00	\$ -	\$ -
VASG	Resilience Economy	7/1/21-6/30/22	\$ 913,000.00	\$ 913,000.00	\$ -	\$ 913,000.00	\$ -	PAA Rental Rate Value	PDC staff (\$76k-at least 2 years+) Balance to business comps	\$ 38,000.00	\$ -	\$ -	\$ -	\$ -	\$ 875,000.00	\$ -
VLCF	Tapp Hoskins Creek Acquisition	10/1/21-6/30/22	\$ 200,000.00	\$ 200,000.00	\$ -	\$ 200,000.00	\$ -		Pass Thru	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00
VLCF	South Garden on Severn Acquisition	10/1/21-6/30/22	\$ 323,200.00	\$ 312,000.00	\$ 11,200.00	\$ 323,200.00	\$ -		Pass Thru	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,200.00
			\$ 1,670,479.00	\$ 1,619,279.00	\$ 51,200.00	\$ 1,614,292.78	\$ 56,186.22			\$ 48,000.00	\$ 75,217.78	\$ 6,000.00	\$ 6,875.00	\$ 80,000.00	\$ 875,000.00	\$ 523,200.00

Balance Sheet

Middle Peninsula Chesapeake Bay Public Access Auth
Period From : 07/01/2020 to 05/31/2021

Run Date: 6/22/21
Run Time: 1:54:18 pm

Page 1 of 2

Assets:

10000	Checking	5,439.81
10001	C&F MMKT - Restricted	54,056.06
10100	LGIP	126,561.99
10101	Rainy Day Fund (Resides in LGIP Gen Fund)	18,000.00
10200	Security Deposit Escrow	1,800.00
10500	Rents Receivable	6,584.83
10700	Prepaid expense	3,088.33
11001	Browne Tract	216,964.00
11002	Clay Tract	576,069.00
11003	Haworth, 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	16,673.18
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	14,657.33
11021	Doome	8,088.50
11022	Miller	3,390.50
11023	Villa Property	12,600.00
11050	Accumulated Depreciation	(289,655.67)
13000	Equipment	7,203.00
	Total Assets:	4,437,993.69

Liabilities:

20000	Accounts Payable	152,012.17
20100	Security Deposit	1,800.00
	Total Liabilities:	153,812.17

Projects

30021	FY21 PAA Administration	(12,559.92)
31002	Clay Tract Administration	458.18
31003	Haworth Tract Administration	342.90
31006	Captain Sinclair Landing Property Administration	8,284.12
31008	Land Acquisitions	(405.00)
33000	Go VA Bay Direct	(65,460.17)

Balance Sheet

Middle Peninsula Chesapeake Bay Public Access Auth
 Period From : 07/01/2020 to 05/31/2021

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Page 2 of 2

33100	VPA Dredging Bus Plan	(123,040.47)
33300	VATC Pub & Paddle	(4,000.00)
33400	VMRC Public Fishing Pier	(303.50)
39000	General Fund Balance	2,958,874.38
39100	Restricted - Fed Program Income	59,198.00
39101	Restricted _ Federal	1,157,093.00
39102	Restricted - by Deed	305,700.00
Total Projects		4,284,181.52
Total Liabilities and Projects		4,437,993.69
Net Difference to be Reconciled		0.00
Total Adjustment		0.00
Unreconciled Balance		0.00

Reconciling Items

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

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 1 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
30021	FY21 PAA Administration				Project Period	7/1/2020	to 6/30/2021	
Revenues								
	40200 Interest Income	668.00	0.00	10.66	315.93	315.93	352.07	47.2
	40204 Taxpayer Donations from	2,000.00	0.00	0.00	71.25	71.25	1,928.75	3.5
	40211 Access Fees	2,891.00	0.00	0.00	2,434.80	2,434.80	456.20	84.2
	Revenues	5,559.00	0.00	10.66	2,821.98	2,821.98	2,737.02	50.7
Expenses								
	56001 Consulting/Contractual	8,000.00	0.00	0.00	7,998.18	7,998.18	1.82	99.9
	56002 Audit	3,700.00	0.00	0.00	3,850.00	3,850.00	(150.00)	104.0
	56003 Accounting	420.00	0.00	0.00	505.00	505.00	(85.00)	120.2
	56004 Legal	1,000.00	0.00	0.00	2,008.73	2,008.73	(1,008.73)	200.8
	57900 Miscellaneous Expense	1,000.00	0.00	0.00	1,019.99	1,019.99	(19.99)	102.0
	Expenses	14,120.00	0.00	0.00	15,381.90	15,381.90	(1,261.90)	108.9
	Project Revenues:	5,559.00	0.00	10.66	2,821.98	2,821.98	2,737.02	50.7
	Project Expenses:	14,120.00	0.00	0.00	15,381.90	15,381.90	(1,261.90)	108.9
	Project Balance:	(8,561.00)	0.00	10.66	(12,559.92)	(12,559.92)		

Revenue and Expenditure Report by Project

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Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 2 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31001	Browne Tract Administration							
					Project Period	to		
Revenues								
	40000 Agency Matching Funds	376.37	376.37	0.00	0.00	376.37	0.00	100.0
	40211 Access Fees	86.92	86.92	0.00	0.00	86.92	0.00	100.0
	Revenues	<u>463.29</u>	<u>463.29</u>	<u>0.00</u>	<u>0.00</u>	<u>463.29</u>	<u>0.00</u>	<u>100.0</u>
Expenses								
	52100 Property Insurance	566.25	566.25	0.00	0.00	566.25	0.00	100.0
	56001 Consulting/Contractual	6.92	6.92	0.00	0.00	6.92	0.00	100.0
	Expenses	<u>573.17</u>	<u>573.17</u>	<u>0.00</u>	<u>0.00</u>	<u>573.17</u>	<u>0.00</u>	<u>100.0</u>
	Project Revenues:	<u>463.29</u>	<u>463.29</u>	<u>0.00</u>	<u>0.00</u>	<u>463.29</u>	<u>0.00</u>	<u>100.0</u>
	Project Expenses:	<u>573.17</u>	<u>573.17</u>	<u>0.00</u>	<u>0.00</u>	<u>573.17</u>	<u>0.00</u>	<u>100.0</u>
	Project Balance:	<u>(109.88)</u>	<u>(109.88)</u>	<u>0.00</u>	<u>0.00</u>	<u>(109.88)</u>		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 3 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31002	Clay Tract Administration				Project Period			
						to		
Revenues								
	40200 Interest Income	614.00	123.62	0.00	458.18	581.80	32.20	94.7
	Revenues	614.00	123.62	0.00	458.18	581.80	32.20	94.7
Expenses								
	52100 Property Insurance	186.00	123.62	0.00	0.00	123.62	62.38	66.4
	52101 Facilities Maintenance	250.00	0.00	0.00	0.00	0.00	250.00	0.0
	Expenses	436.00	123.62	0.00	0.00	123.62	312.38	28.3
	Project Revenues:	614.00	123.62	0.00	458.18	581.80	32.20	94.7
	Project Expenses:	436.00	123.62	0.00	0.00	123.62	312.38	28.3
	Project Balance:	178.00	0.00	0.00	458.18	458.18		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 4 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31003	Haworth Tract Administration				Project Period	to		
Revenues								
	40200 Interest Income	375.00	0.00	0.00	342.90	342.90	32.10	91.4
	Revenues	375.00	0.00	0.00	342.90	342.90	32.10	91.4
Expenses								
	52101 Facilities Maintenance	250.00	0.00	0.00	0.00	0.00	250.00	0.0
	Expenses	250.00	0.00	0.00	0.00	0.00	250.00	0.0
	Project Revenues:	375.00	0.00	0.00	342.90	342.90	32.10	91.4
	Project Expenses:	250.00	0.00	0.00	0.00	0.00	250.00	0.0
	Project Balance:	125.00	0.00	0.00	342.90	342.90		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 5 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31006	Captain Sinclair Landing Property Administration				Project Period	07/01/2013 to 06/30/2021		
Revenues								
	40000 Agency Matching Funds	50.45	50.45	0.00	0.00	50.45	0.00	100.0
	40210 Miscellaneous Income	0.00	0.00	0.00	60.98	60.98	(60.98)	0.0
	40211 Access Fees	400.00	132.95	0.00	0.00	132.95	267.05	33.2
	40212 Rental Income	85,181.83	63,581.83	1,800.00	26,146.42	89,728.25	(4,546.42)	105.3
	Revenues	85,632.28	63,765.23	1,800.00	26,207.40	89,972.63	(4,340.35)	105.0
Expenses								
	52100 Property Insurance	1,978.00	1,917.82	0.00	0.00	1,917.82	60.18	96.9
	52101 Facilities Maintenance	16,990.00	11,990.00	1,745.00	8,689.00	20,679.00	(3,689.00)	121.7
	52102 Flood Insurance	20,821.60	13,844.67	0.00	7,421.00	21,265.67	(444.07)	102.1
	52110 Utilities	19.76	19.76	(50.52)	193.28	213.04	(193.28)	1,078.1
	53004 Equipment	616.78	616.78	0.00	0.00	616.78	0.00	100.0
	56001 Consulting/Contractual	6,047.95	4,047.95	180.00	1,620.00	5,667.95	380.00	93.7
	Expenses	46,474.09	32,436.98	1,874.48	17,923.28	50,360.26	(3,886.17)	108.3
	Project Revenues:	85,632.28	63,765.23	1,800.00	26,207.40	89,972.63	(4,340.35)	105.0
	Project Expenses:	46,474.09	32,436.98	1,874.48	17,923.28	50,360.26	(3,886.17)	108.3
	Project Balance:	39,158.19	31,328.25	(74.48)	8,284.12	39,612.37		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 6 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31007	Horn Harbor Administration							
					Project Period			
						to		
Revenues								
	40200 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	40201 Donations - property	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00	100.0
	40211 Access Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Revenues	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00	100.0
	Project Revenues:	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00	100.0
	Project Expenses:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Balance:	11,000.00	11,000.00	0.00	0.00	11,000.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 7 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31008	Land Acquisitions				Project Period	to		
Expenses								
	56004 Legal	405.00	0.00	0.00	405.00	405.00	0.00	100.0
	Expenses	405.00	0.00	0.00	405.00	405.00	0.00	100.0
	Project Revenues:	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	Project Expenses:	405.00	0.00	0.00	405.00	405.00	0.00	100.0
	Project Balance:	(405.00)	0.00	0.00	(405.00)	(405.00)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 8 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31009	Perrin Wharf Administration				Project Period	07/31/2014 to 06/30/2021		
Revenues								
	40000 Agency Matching Funds	519.34	519.34	0.00	0.00	519.34	0.00	100.0
	40211 Access Fees	4,934.00	4,934.00	0.00	0.00	4,934.00	0.00	100.0
	Revenues	5,453.34	5,453.34	0.00	0.00	5,453.34	0.00	100.0
Expenses								
	52100 Property Insurance	684.34	519.34	0.00	0.00	519.34	165.00	75.8
	Expenses	684.34	519.34	0.00	0.00	519.34	165.00	75.8
	Project Revenues:	5,453.34	5,453.34	0.00	0.00	5,453.34	0.00	100.0
	Project Expenses:	684.34	519.34	0.00	0.00	519.34	165.00	75.8
	Project Balance:	4,769.00	4,934.00	0.00	0.00	4,934.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 9 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31012	Healy Creek Administration							
					Project Period	to		
Revenues								
	40000 Agency Matching Funds	114.00	114.00	0.00	0.00	114.00	0.00	100.0
	40201 Donations - property	334,800.00	334,800.00	0.00	0.00	334,800.00	0.00	100.0
	Revenues	334,914.00	334,914.00	0.00	0.00	334,914.00	0.00	100.0
Expenses								
	52101 Facilities Maintenance	179.00	179.00	0.00	0.00	179.00	0.00	100.0
	Expenses	179.00	179.00	0.00	0.00	179.00	0.00	100.0
	Project Revenues:	334,914.00	334,914.00	0.00	0.00	334,914.00	0.00	100.0
	Project Expenses:	179.00	179.00	0.00	0.00	179.00	0.00	100.0
	Project Balance:	334,735.00	334,735.00	0.00	0.00	334,735.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 10 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
31018	Guinea Marsh Islands Administration				Project Period	12/28/2017	to	
Revenues								
	40000 Agency Matching Funds	22.00	22.00	0.00	0.00	22.00	0.00	100.0
	Revenues	22.00	22.00	0.00	0.00	22.00	0.00	100.0
Expenses								
	56007 Fees & Permits	22.00	22.00	0.00	0.00	22.00	0.00	100.0
	Expenses	22.00	22.00	0.00	0.00	22.00	0.00	100.0
	Project Revenues:	22.00	22.00	0.00	0.00	22.00	0.00	100.0
	Project Expenses:	22.00	22.00	0.00	0.00	22.00	0.00	100.0
	Project Balance:	0.00	0.00	0.00	0.00	0.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 11 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33000	Go VA Bay Direct				Project Period	7/1/2020	to 6/11/2021	
Revenues								
	40000 Agency Matching Funds	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.0
	40105 DHCD Go Virginia	77,000.00	0.00	0.00	22,880.00	22,880.00	54,120.00	29.7
	40109 Marker Nine	4,000.00	0.00	0.00	4,000.00	4,000.00	0.00	100.0
	Revenues	91,000.00	0.00	0.00	26,880.00	26,880.00	64,120.00	29.5
Expenses								
	56001 Consulting/Contractual	87,000.00	0.00	12,000.00	88,340.17	88,340.17	(1,340.17)	101.5
	57900 Miscellaneous Expense	4,000.00	0.00	4,000.00	4,000.00	4,000.00	0.00	100.0
	Expenses	91,000.00	0.00	16,000.00	92,340.17	92,340.17	(1,340.17)	101.4
	Project Revenues:	91,000.00	0.00	0.00	26,880.00	26,880.00	64,120.00	29.5
	Project Expenses:	91,000.00	0.00	16,000.00	92,340.17	92,340.17	(1,340.17)	101.4
	Project Balance:	0.00	0.00	(16,000.00)	(65,460.17)	(65,460.17)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 12 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33100	VPA Dredging Bus Plan				Project Period	07/01/2020	to 06/30/2021	
Revenues								
	40106 VPA	297,000.00	0.00	35,680.91	35,680.91	35,680.91	261,319.09	12.0
	Revenues	297,000.00	0.00	35,680.91	35,680.91	35,680.91	261,319.09	12.0
Expenses								
	56001 Consulting/Contractual	297,000.00	0.00	30,631.17	158,721.38	158,721.38	138,278.62	53.4
	Expenses	297,000.00	0.00	30,631.17	158,721.38	158,721.38	138,278.62	53.4
	Project Revenues:	297,000.00	0.00	35,680.91	35,680.91	35,680.91	261,319.09	12.0
	Project Expenses:	297,000.00	0.00	30,631.17	158,721.38	158,721.38	138,278.62	53.4
	Project Balance:	0.00	0.00	5,049.74	(123,040.47)	(123,040.47)		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 13 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33200	VDEQ Hogg Island				Project Period	4/1/2020	to 12/31/2020	
Revenues								
	40100 DEQ (CZM)	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
	Revenues	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
Expenses								
	56001 Consulting/Contractual	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
	Expenses	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
	Project Revenues:	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
	Project Expenses:	40,000.00	0.00	0.00	40,000.00	40,000.00	0.00	100.0
	Project Balance:	0.00	0.00	0.00	0.00	0.00		

Revenue and Expenditure Report by Project

Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 14 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33300	VATC Pub & Paddle				Project Period	3/1/2021	to 9/30/2021	
Revenues								
	40107 VATC	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.0
	Revenues	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.0
Expenses								
	56001 Consulting/Contractual	10,000.00	0.00	4,000.00	4,000.00	4,000.00	6,000.00	40.0
	Expenses	10,000.00	0.00	4,000.00	4,000.00	4,000.00	6,000.00	40.0
	Project Revenues:	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.0
	Project Expenses:	10,000.00	0.00	4,000.00	4,000.00	4,000.00	6,000.00	40.0
	Project Balance:	0.00	0.00	(4,000.00)	(4,000.00)	(4,000.00)		

Revenue and Expenditure Report by Project

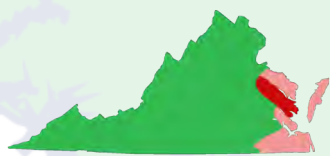
Middle Peninsula Chesapeake Bay Public Access Auth
 Period 07/01/2020 to 05/31/2021

Run Date: 06/23/2021
 Run Time: 10:59:54 am
 Page 15 of 15

Project	Description	Budget	Prior Year	Current	YTD	Proj Total	Un/Over	% Bud
33400	VMRC Public Fishing Pier				Project Period	10/1/2020	to 9/30/2021	
Revenues								
	40108 VMRC	90,000.00	0.00	0.00	0.00	0.00	90,000.00	0.0
	40109 Marker Nine	0.00	0.00	0.00	380.00	380.00	(380.00)	0.0
	Revenues	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>380.00</u>	<u>380.00</u>	<u>89,620.00</u>	<u>0.4</u>
Expenses								
	56001 Consulting/Contractual	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.0
	56004 Legal	0.00	0.00	283.50	283.50	283.50	(283.50)	0.0
	56006 Construction	80,000.00	0.00	0.00	0.00	0.00	80,000.00	0.0
	56007 Fees & Permits	0.00	0.00	300.00	400.00	400.00	(400.00)	0.0
	Expenses	<u>90,000.00</u>	<u>0.00</u>	<u>583.50</u>	<u>683.50</u>	<u>683.50</u>	<u>89,316.50</u>	<u>0.7</u>
	Project Revenues:	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>380.00</u>	<u>380.00</u>	<u>89,620.00</u>	<u>0.4</u>
	Project Expenses:	<u>90,000.00</u>	<u>0.00</u>	<u>583.50</u>	<u>683.50</u>	<u>683.50</u>	<u>89,316.50</u>	<u>0.7</u>
	Project Balance:	<u>0.00</u>	<u>0.00</u>	<u>(583.50)</u>	<u>(303.50)</u>	<u>(303.50)</u>		
	Report Total:			<u>(15,597.58)</u>	<u>(196,683.86)</u>			

Virginia Sea Grant seeks support to aid the Commonwealth in realizing the Resilience Innovation Hub Facility.

The Commonwealth's economy depends upon the resilience of its coastal zone. Coastal Virginia is more vulnerable to impacts of relative sea level rise than other locations on the East Coast. Flooding, saltwater intrusion, erosion, and other risks from climate change require new products, technologies, services, and designs to adapt buildings, businesses, and infrastructure. Current options are limited—new adaptation solutions developed in Virginia will provide global commercialization opportunities.



■ Existing field station properties
■ Potential future expansion

FIELD STATION



FIELD STATION



FIELD STATION



FIELD STATION



RESILIENCE INNOVATION HUB
R&D FACILITY
BUSINESS INCUBATOR

Building concept is for demonstration purposes only and may not represent final construction. Building illustration courtesy of Clark Nexsen.

Developing breakthrough, cost-effective adaptation solutions requires partnerships across university, industry, public, and non-profit sectors. To fully capitalize on Virginia's innovation ecosystem and economic opportunity in resilience, we need a collaborative R&D facility to:

■ **Foster public-private collaboration and innovation**

■ **Invent new resilience and adaptation products, technologies, services, and designs**

■ **Conduct bench scale and simulation studies**

■ **Build out demonstration pilots on the existing network of publicly-owned waterfront properties to validate products, technologies, services, and designs**

■ **Launch adaptation and resilience businesses**

A priority project for community- and state-level stakeholders.

The development of a resilience innovation R&D campus has been identified as a priority in the coastal regions' Comprehensive Economic Development Strategy (CEDS) and is widely supported by local and state stakeholders. A state-funded multi-stakeholder planning process identified core strengths, assets, and opportunities in a coastal resilience and adaptation economy, including broader regional partnerships to launch this economic sector in several priority areas.

The planning process resulted in an **Action Plan** based upon the conclusion that Virginia has the assets to assemble a world-class resilience innovation R&D campus. Virginia could lead the world in the design, construction and implementation of:



■ **Comprehensive blue-green-gray resilience and adaptation infrastructure**

■ **Carbon-encumbering, low-energy, water-managed residential, commercial, and office buildings**

■ **Working waterfronts infrastructure and industrial buildings**

■ **Decentralized, rural water management infrastructure**

From concept to reality: an R&D facility, business incubator, and innovation hub—all under one roof.

The field research stations already exist in the public domain through the Middle Peninsula Chesapeake Bay Public Access Authority (PAA), and other regions in coastal Virginia have PAA's enabling future expansion of the network. Managed by Virginia Sea Grant, the R&D capacity would be available to all Virginia universities, facilitate public-private R&D partnerships, launch businesses, and position Virginia as a global leader in the resilience and adaptation economy.

The cutting-edge innovation campus would make it possible for Virginia to compete for forthcoming federal and state resilience innovation and infrastructure funding, and provide opportunities to form long-term partnerships with federal agencies and the private sector.

Building concept is for demonstration purposes only and may not represent final construction or site selection. Building illustration courtesy of Clark Nexsen.



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VIRGINIA SEA GRANT RESILIENCE INNOVATION HUB AND INCUBATOR

COST ESTIMATES FOR EACH STAGE OF THE PROCESS THROUGH CONSTRUCTION

■ **Initial Design Process** \$16,000

Launched April 2020, with funding from the National Oceanic & Atmospheric Administration through Virginia Sea Grant. Includes schematic floorplans, a schematic building section, renderings, and a stakeholder-driven programming document. \$16,000 not included in the total cost below.

■ **Site Analysis and Feasibility Study** \$300,000

Assess up to 3 locations for suitability of Resilience Innovation R&D Hub and Business Incubator. (\$100,000 per site)

■ **Detailed Planning Process** \$1,250,000

Hub and Incubator facilities, including any additional infrastructure needs on field stations.

CONSTRUCTION

These estimates are based on the cost of buildings currently being constructed or recently constructed on the VIMS campus (Chesapeake Bay Hall replacement; Davis Hall).

■ **R&D Resilience Hub Facility** \$45,300,000

~60,000 square feet

■ **Business Incubator Space** \$10,500,000

~30,000 square feet

■ **Total cost for Hub Facility and Incubator:** **\$57,350,000**

Expenses related to the initial establishment of hub:

- Planning and Feasibility Studies
- Architectural and engineering design
- Construction, including materials, equipment and labor
- Field supervision of construction
- Insurance and taxes during construction
- Equipment and furnishings
- Inspection and testing

Additional expenses:

Land Acquisition and Site Development Costs. Virginia does not have an abundance of shovel ready site (particularly in CEDS Opportunity Zones and Region 6). Land Acquisition costs will vary based on acreage and existing infrastructure. Site development costs will range from **\$122,000** to **\$133,500**.

Operation and maintenance costs:

- Land rent, if applicable
- Operating staff
- Labor and material for maintenance and repair
- Periodic renovation
- Insurance and taxes
- Financing costs
- Utilities

COASTAL RESILIENCE & ADAPTATION ECONOMY RESILIENCE INNOVATION CAMPUS

Questions for the PAA from VASG

- What issues does the PAA want to ensure are addressed in an MOU between VASG and PAA regarding the use of PAA properties for resilience R&D?
 - How to ensure, coordinate and manage multiple uses on individual PAA properties
 - How to share status/information and engage each other on the strategic growth of the campus and its property uses
 - How to identify properties for R&D use, the scope of the use, and procedures for when new properties become part of the PAA, as well as expansion and/or construction on PAA properties
 - Involvement in the implementation of R&D projects, e.g. permitting
 - Cost-sharing approach/expectations/needs for pursuing grants, for entering R&D partnerships with the private sector, for long-term management of an R&D campus,
 - Others?
- What is the procedure for moving forward – a subcommittee of PAA to work with VASG on fleshing out a draft, for full PAA approval?

Virginia Housing Development Authority

- Issuing \$1,000,000-\$3,000,000 Housing Grant to any interested PDC
- Focusing of workforce housing
- Rehab vacant housing and or new construction
- PAA owns multiple houses that qualify for 100% grant to rehab.
- PAA owns multiple lots that qualify for 100% grant for new construction
- PAA should be able to generate about \$750 a month or \$9,000/yr. from each unit or gross about \$90,000/yr. in program income.
- Strong Nexus to our Go Virginia Coastal Resilience & Adaptation Economy Grant



Saved from indiedwell.com

Standard Floor-Plans — indieDwell

Standard Floor-Plans — indieDwell



Saved by **Danielle Seabold**

Veteran Housing

Small Living

Living Spaces

Family Structure

Be >

[More information...](#)

- Their plant in NN is planned to be operational in Q2 2022 - should be in time for our project
- If we wish to use their product about when they open in NN, we would need to be in discussion with them this fall - October timeframe
- A 12' X 32" - 384sq. ft. unit runs \$69K at the factory - a 14' X 55" - 770 sq. ft. unit runs \$89K - with construction materials going through the roof the prices are likely to rise. These are 1 bd. rm. - 1 bath units.
- They can design to our specs.
- if they are to be moved in the future they would need to be flat roofs - gabled roofs would need to be removed and replaced
- They can do wider units but the foundation. moving and erection costs all increase. 14' is about as wide as you can go without running afoul of the VDOT regs.

Captain Sinclairs Recreation area (Red outline)- owned by the Middle Peninsula Chesapeake Bay Public Access Authority





$\frac{3}{4}$ acre waterfront lots owned by the Middle Peninsula Chesapeake Public Access Authority

- ★ Two lots can have new units placed on them
- ★ One lot would need to have the existing 1969 Single Family home demolished and replaced
- ★ 4 Potential lots, but may be environmentally challenged.

We envision three elevated IndieDwell units being used



★ Vacant Single-Family home owned by the Middle Peninsula Chesapeake Public Access Authority- Elevate and rehab or demo house and elevate with new IndieDwell for single family or mixed use

★ 9,800 Sq Ft vacant Home, owned by Middle Peninsula Chesapeake Public Access Authority. Proposed as mixed use to support Eco business/Bait Shop/Kayak rental/maybe for rent rooms to support eco business operation located on site? There is a separate rental unit that can be discontinued or kept separate from the project



Site has a new kayak launch, new public fishing pier, public waterfowl hunting area and access to over 100 acres of coastal Paddling marshes owned by the Public Access Authority

9,800 Sq Ft vacant Home

Building 1 : Section 1

Year Built: 1973
 Living Area: 6,648
 Replacement Cost
 Less Depreciation: \$603,320

Building Photo



Building Attributes	
Field	Description
Style	High Value EX/FLIP/CUS
Model	Residential
Grade	B -
Stories	2 Story w/FLAG
Units	1 Unit
Exterior Wall 1	Stucco
Exterior Wall 2	None
Roof Structure	Gable
Roof Cover	Metal
Interior Wall 1	Drywall (8' Typical)
Interior Wall 2	None (8' Typical)
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel	Gas
Heat Type	Heat Pump
AC Percent	100%
Bedrooms	4
Full Baths	3
Half Baths	1
Extra Fixtures	None
Total Rooms	10
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
FBM Quality	None

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
2SF	2 Story Frame	2,352	4,704
1SF	1 Story Frame	1,440	1,440
1FG	1 Story Frame Over Garage	504	504
AB4	Built In Frame Garage Res (Unfinished)	504	0
CL2	Crawl Space Residential	3,792	0
OP2	Open Frame Porch RES	1,264	0
		9,856	6,648

2500 Sq Ft vacant Home

Building 2 : Section 1

Year Built: 1996
 Living Area: 984
 Replacement Cost
 Less Depreciation: \$106,260

Building Photo



Building Attributes : Bldg 2 of 2	
Field	Description
Style	Ranch
Model	Residential
Grade	C +
Stories	1 Story
Units	1 Unit
Exterior Wall 1	Brick
Exterior Wall 2	None
Roof Structure	Flat
Roof Cover	Other
Interior Wall 1	Drywall (8' Typical)
Interior Wall 2	None (8' Typical)
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heat Fuel	Gas
Heat Type	Forced Hot Air
AC Percent	100%
Bedrooms	3
Full Baths	2
Half Baths	None
Extra Fixtures	None
Total Rooms	5

Building Layout



Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
FBM Quality	None
Window Type	Standard
Occupancy	Owner
Basement Area	0
Fin Basement Area	0
Fin Basement %	None
Gas FPL/Wd Stove	0
Fireplaces	None
Basmt Garage	0.00
Extra FPL Openings	None
Rent	Owner Occupied
Inoperable FPL	None

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
1SB	1 Story Brick	984	984
AG6	Attached Brick Garage Res (Finished)	550	0
CL2	Crawl Space Residential	984	0
OP2	Open Frame Porch RES	40	0
		2,558	984



Public Access Authority is in process of acquiring the red area for additional outdoor recreation areas. Grant award has been made.

★ One lot may have development potential. Septic permit is in hand

1976 Vacant Home now owned by the Public Access Authority – 10204 Margaret Kyell Rd , Gloucester



1976 Vacant Home owned by the Public Access Authority, Gloucester

Year Built: 1976
Living Area: 1,242
Replacement Cost
Less Depreciation: \$48,720

Building Attributes	
Field	Description
Style	Manufactured Home Pre Hud
Model	Mobile Home
Grade	D +
Stories	1 Story
Units	1 Unit
Exterior Wall 1	Aluminum
Exterior Wall 2	None
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Panel (8' Typical)
Interior Wall 2	None (8' Typical)
Interior Floor 1	Carpet
Interior Floor 2	Vinyl
Heat Fuel	Oil
Heat Type	Space/Unit
AC Percent	100%
Bedrooms	3
Full Baths	2
Half Baths	None
Extra Fixtures	None
Total Rooms	7
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
FBM Quality	None
Window Type	Standard

Building Photo



Building Layout



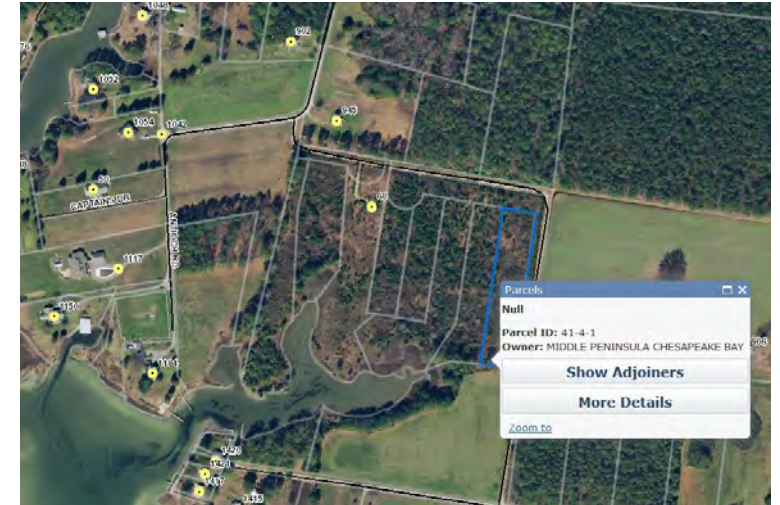
Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
1SF	1 Story Frame	1,242	1,242	
CL2	Crawl Space Residential	1,242	0	
WD2	Wood Deck Residential	288	0	
		2,772	1,242	

★ .61 acres waterfront lot owned by the Public Access Authority



Mathews County Lot #1 Sloop Landing Owned by the Public Access Authority

Parcel Details		Adjoiner List		Clear /	
Parcel Information					
Parcel ID: 41-4-1		Owner Address 1: P.O. BOX 286			
Owner Name: MIDDLE PENINSULA CHESAPEAKE BAY		Owner Address 2: SALUDA, VA 23149			
Acres: 1.728		Parent Parcel: 41 A 10			
Land Information					
Land Record Serial Number: 13119		Land Description: Homesite			
Last Sale Date: 11/07/2013		Last Sale Amount: \$0			
Valuation Information					
Assessment Date	Land Value	Improvement Value	Total Value		
01/01/2017	\$34,400	\$0	\$34,400		
1/1/2011	\$49,400	\$0	\$49,400		
1/1/2005	\$46,600	\$0	\$46,600		
N/A	N/A	N/A	N/A		
N/A	N/A	N/A	N/A		
Improvement Information					
Year Built	Improvement Type	Use Description	Building Type	Finished Size	Last Upda



Possible unit in Middlesex owned by the Middlesex Volunteer Fire Dept

Vacant Home

