

Army BRAC 2005 Reserve Center Communities

Breakout Session

BRAC 2005 OSD/Service/Community Conference

May 4, 2006

Atlanta, Georgia

Army Reserve Session Panel

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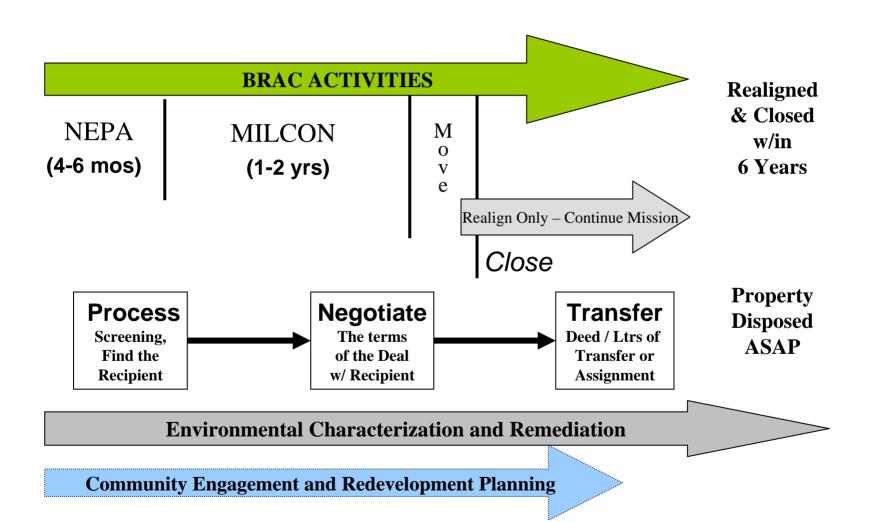
AGENDA

- Intro to Reserve Site Closures
- Reserve Center Implementation Timeline Timeline
- Reserve Center Conveyance
- MILCON Exchange Authority
- LRA/No LRA Process Comparison
- Redevelopment Planning
- Environmental Processes
- Personal Property Procedures
- Site Visit Process
- Base Transition Coordinators

Reserve Center Closures

- 176 BRAC 2005 US Army Reserve Center (USARC) Closures
 - 96 USARCs Determined as Surplus
 - 80 USARCs not Surplus or not Govt Owned
- Surplus USARC treated like other BRAC 2005 Closing Installations
 - Closing and Disposal as per BRAC Laws
 - Will Use Toolbox of Disposal Options

Reserve Center Implementation Timeline



Reserve Center Conveyances

- Army will consider every conveyance method in the "Toolbox"
- Goal is to put property back into community reuse as quickly as possible
- Looking for opportunities to expedite closures and conveyance
 - MILCON Exchange (Helps fund MILCON)
 - Public Sales
 - Negotiated Sales or EDCs for FMV
 - Bundling of Properties
- Will consult with LRAs or State/local communities
- Timely completion of Homeless/Public Purpose Outreach
- Redevelopment Plan may be a very simple document
- Army's Disposal Decision should be not be a surprise to communities

MILCON EXCHANGE

- Authority to dispose of property in exchange for MILCON – requires FMV
- Army evaluates sites for potential use of authority
- Army identifies sites early in process ICW LRA or State and/or local governments
- Homeless/Public Purpose Outreach conducted
- Determination whether to pursue MILCON Exchange
- Competitive acquisition process
- Deals in place to support 08 and 09 construction
- Army will work ICW LRA/State and/or local governments during planning process

LRA versus No LRA

LRA

- Army publishes Surplus Property Notice and solicits NOIs
- LRA conducts Outreach
- LRA prepares Redevelopment Plan
- LRA submits plan to Army and HUD; HUD approves the submission
- Completion of NEPA process
- Disposal Decisions

No LRA

- Army publishes Surplus Property Notice and solicits NOIs
- Army prepares disposal plan ICW State/local governments
- HUD reviews Homeless Applications
- Completion of NEPA process
- Disposal Decisions

Preparing a Redevelopment Plan for Reserve Centers

- Plan tailored to site specific conditions
- Incorporates results of Outreach
- Required by 32 CFR 176.20(c)
- Minimum Requirements:
 - Identify land-use
 - Brief narrative stating intended reuse
 - Incorporate Homeless Interests

Additional Content:

- Mapping
- Records

Technical Assistance:

- OEA Project Manager
- Base Redevelopment and Realignment Manual
- Submit to DOD and HUD

Environmental Processes at Reserve Centers

NEPA

- All NEPA actions funded
- Environmental Assessments (EA) or Record of Environmental Consideration (REC)
- Required for new centers
- Required for property disposal

Environmental Condition of Property (ECP)

- All ECP actions funded
- Required for property transfer and lease termination

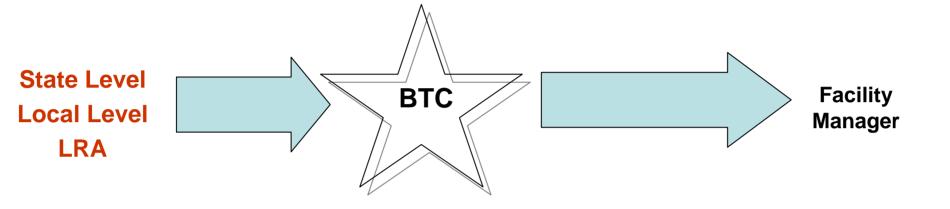
Environmental Cleanup

- Identified during ECP process
- BRAC Environmental Coordinator manages

Personal Property

- Army Reserve completes inventories by May 9, 2006
 - Provide inventory record in consultation with LRA
 - Army Reserve identifies PP required for continuing military missions
 - Examples: Needed by realigning or other DoD units; stored supplies; NAF; uniquely military; Non-DoD items
 - Items are not available for redevelopment
 - May be moved from Reserve Center at any time
- Army ICW the Entity responsible for redevelopment of the property identifies PP that is needed for redevelopment
- PP not needed for redevelopment to DRMO for disposal
- Disputes resolved locally
- Military has final authority on PP disposition

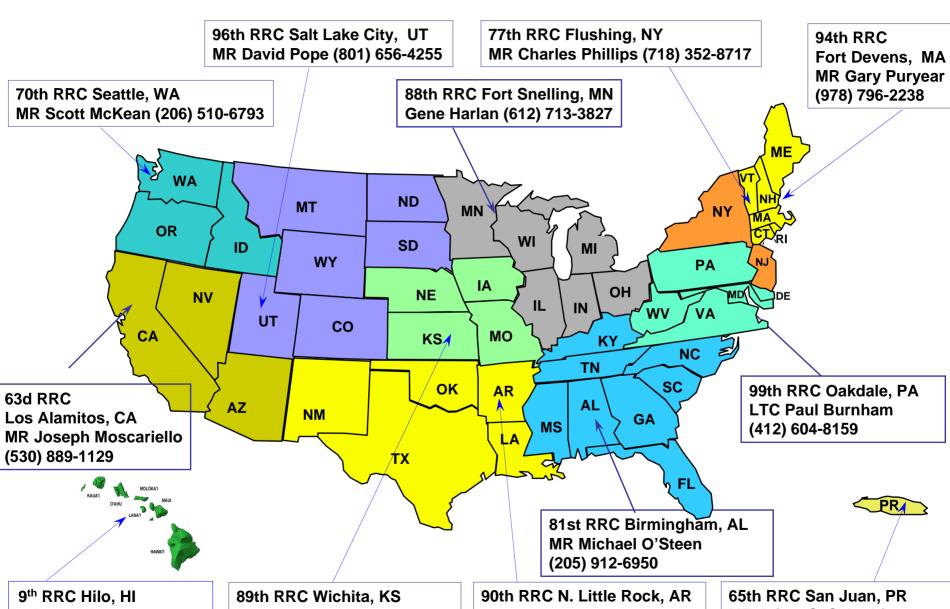
Site Visit Process



Procedures:

- •LRA will schedule site visits at facilities through the BTC's
- BTC will coordinate with Facility Manager

ARMY RESERVE BTC PRIMARY POC



9" RRC Hilo, HI MS Jennifer Tyler (808) 438-160 Ext 3252 89th RRC Wichita, KS MR John Fenili (316) 681-1759 Ext 1223 90th RRC N. Little Rock, AR MR Ron Hancock (501) 771-8788

65th RRC San Juan, PR MR Jaime S. Sabathie (787) 707-4925

Regional Readiness Command – Base Transition Coordinators

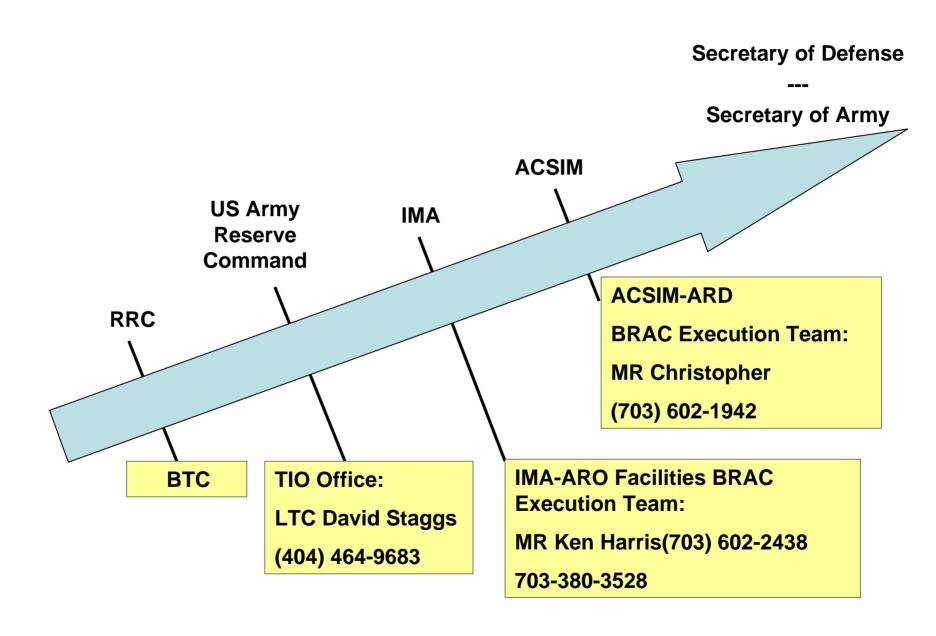
Regional Readiness Command	State(s) Covered with Closing USARCs	Base Transition Coordinator	Phone	email
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BACKUP SLIDES

Disposal Options The "Toolbox"

- May use one or many Options for an Installation
 - For use by Homeless Providers
 - Public Benefit Conveyance (PBC)
 - Conservation Conveyance
 - Public Sale
 - Negotiated Sale
 - Economic Development Conveyance
 - To a Depository Institution
 - In Exchange for Military Construction
- Early Transfers Leasing, Covenant Deferral, Transfer and Leaseback

ARMY RESERVE BTC INFORMATION FLOW



BRAC 2005 Actions

Approval Date (AD) = 9 Nov 05

Community Actions:

- Form LRA OEA recognize and fund (Nov 05-9 May 06)
- Conduct Outreach Homeless and Other Interested Parties
 - Publish Requests for Notices of Interest (9 May-9Jun)
 - Set Deadline to Receive of NOIs (NOI Publishing Date + 90-180 days)
- Prepare and Submit Reuse Plan to HUD and Army (NOI Deadline + 9months)
- HUD Approve Reuse Plan (60dys from submittal)

Army Actions:

Federal Screening (Completed 14 Apr 06)

PP Inventory (9 May 06)

Determination of Surplus (DOS) (9 May 06)

Solicit NOIs for PBC (9 May)

Conduct cleanup/ID clean parcels (AD+18mos)

Complete NEPA (HUD approval of Reuse Plan)

Cease Mission/Close Installation
Dispose of Property