

BASE REALIGNMENT AND CLOSURE

Community Profile

November 2009

Selfridge Army Garrison, Michigan

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State Contact:

Not Applicable

Closure at a Glance

Local Redevelopment Authority (LRA):

Chesterfield Township Local Redevelopment Authority

Geographic area affected by closing:

Chesterfield Township, Macomb County, Michigan

Population of affected area (before closure): 45,000

Total Acres to be Disposed: 102.67 acres

Estimated Job Loss Impact:

Jobs Lost	
Military Personnel	0
Civilian Personnel	0
Contractors	Unknown

Economic Adjustment Challenges

- Real estate market in Southeast Michigan is under severe stress
- Essentially no residential development occurring in Chesterfield Township
- Regional unemployment above national average

Key Reuse Planning & Property Disposal Milestones

5/09/06	Federal Surplus Determination
9/07/06	LRA Homeless Outreach Completed
2/20/08	Reuse Plan Received by Department of Housing and Urban Development (HUD)/Military Service
9/11/08	HUD Determination on Submission
9/29/08	National Environmental Policy Act (NEPA) Disposal Decision
Pending	Base Closure

Organization

The Planning LRA is comprised of the Township Treasurer (LRA Chairperson), Township Supervisor, and Township Clerk. The LRA hired several consultants to help in the planning process. These consultants included a planning and economic development firm, a civil engineering firm, a real estate appraisal firm, and an environmental firm. All of the consultants and LRA worked closely with an attorney hired by the LRA.

Numerous public hearings were held to ensure that the public was involved in the process and the decision-making. Consensus building and education were the focus of these public hearings/workshops.

Reuse Plan/Other Studies

Seville Manor is an off-base housing site that was attached to the U.S. Army Garrison Michigan (USAG-M) and is located approximately two miles north of the Selfridge Air National Guard (SANG) Base. Seville Manor consists of 223 buildings with 352 housing units for military personnel assigned to the USAG-M and SANG. The housing units are substandard and do not meet current residential building codes. The economic downturn in Michigan, together with the cost of demolition, redevelopment, and payments to homeless providers offered extreme challenges to the Township with regard to presenting a realistic reuse plan. Numerous development options were analyzed and redesigned in efforts to provide attractive options and entitlements for prospective purchasers of the property. Generally, the public wanted the property utilized for parkland and single family residential uses. Based on the poor economic conditions and a need to find value in the property, a mixed-use development solution was proposed and generally supported by the public. The economy has worsened since the study was completed, and the Township is now revisiting the reuse options for the site.

Homeless Submission

HUD completed its review process and accepted the LRA submission. We found that sitting down with the homeless providers and working closely with them to account for the number of homeless proved to be invaluable to the process. The homeless providers will receive a cash stipend upon successful sale of the property. The amount is based on the agreed-upon number of homeless in Chesterfield Township. Once the numbers were confirmed by the homeless providers, the legally-binding agreement details were a simple formality and HUD, after justification of the numbers, accepted the agreement.

The Chesterfield LRA directly contacted the County agency that works with homeless assistance groups. The agency provided coordination between the various groups. The LRA also held an informational workshop open to all homeless assistance groups with well-advertised invitations.

Implementation and Partnering Strategies

The Chesterfield LRA is still in the process of finding a solution for property disposal which is suitable based on public input.

Successes/Lessons Learned

The most important part of the LRA process was informing and involving the public with all information that was available. The public had many concerns about the redevelopment options, many of which were based on rumors. The Chesterfield LRA was able to keep the public informed about the options available for the property through the Web site, newspapers, and other public notices. We will continue that effort until the property is developed.