

**REDEVELOPMENT PLAN
AND HOMELESS ASSISTANCE SUBMISSION**

Sergeant First Class M.L. Downs Memorial Army Reserve Center and AMSA #58

1515 W High Street
Springfield, Ohio, 45506

**SUBMITTED BY:
SPRINGFIELD, OHIO
LOCAL REDEVELOPMENT AUTHORITY**

JULY 24, 2007

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REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

Sergeant First Class M.L. Downs Memorial Army Reserve Center and AMSA #58, Springfield, Ohio

I. REDEVELOPMENT PLAN

A. INTRODUCTION

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A. INTRODUCTION

The LRA plans to reuse the Downs Army Reserve Center as an Emergency Management Response Center and Training Facility. The Center will be used for these two critical emergency response functions: 1) 911 Emergency Communications Center, and 2) public safety training facility for the City's Fire and Rescue Division. These uses have been identified as the highest and best reuses for the property given community goals and objectives and homeless assistance needs. The City Commission is continuing to promote interoperability among public safety entities via countywide radio communications system and a future consolidated 911 dispatching system. The City Fire and Rescue Division has long sought a location to conduct much needed training activities to better prepare for emergencies. A 911 Emergency Communications Center and a public safety training facility for the City's Fire and Rescue Division would be a perfect combination for the Downs Center.

B. EMERGENCY MANAGEMENT RESPONSE CENTER AND TRAINING FACILITY

The primary use will be for an enhanced 911 Emergency Communications Center. The current Center is used for 911 communications for the City's Police and Fire Divisions. The Communications Center is now located on the second floor of our main fire station and has become overcrowded due to required equipment additions over the past 10 years and has inadequate parking for employees. It has long been a goal of our City to combine our 911 operations with Clark County, either through co-location or, ideally, through an actual consolidation. One of our main challenges in this effort has been the lack of a facility that is centrally located in the region and is large enough to house both operations.

The current call center is on top of the fire facility. The existing building is not ADA compliant. Furthermore, the police and fire are trying to work cooperatively with the County. The existing facility will not accommodate the combined needs. The new facility will give enough space for the complete inter-operability. There is more than enough space at Downs to create an inter-operability 911 call center with the City and County. Right now calls get transferred from City to County and vice versa and calls get lost. Unfortunately, when calls get lost, people get hurt, and officials can get hurt when calls get transferred. We may better be able to handle transferred call if we are all in the same building. The County may be willing to combine services with City EMS if we have a building large enough for a combined Center. We would ideally like to see City and County police and fire services dispatched from the same place.

The Downs Army Reserve Center would be a perfect fit for this expanded operation. This would improve communications interoperability among various jurisdictions and greatly enhance the safety and response to our city and county residents. The City needs the Department of Homeland Security as part of this endeavor. If funds are not available, the City will be able to finance the effort on its own.

Our next use for the facility is for a public safety training facility for the City's Fire and Rescue Division. Our Fire personnel currently have no facility or training area that can be used on a regular basis for fire suppression and/or rescue training. We desperately need a facility that we can store our training equipment and burn trailer and leave these items set up for training purposes. We need both some indoor classroom space and outdoor burn area space. The City has been looking for a space for a very long time for fire training, because Downs was already used for training and feeding the site is perfect. Fire would like to have strong community presence in this area. Our previous site was an old public works yard with deteriorated structures that had to be demolished in mid-2006. This site had no classroom availability. We would like to have a building with storage space and parking area able to accommodate our burn trailer, storm education center and classroom capabilities. The Downs Center has the required classroom areas, storage bins and yard facility to accommodate our needs.

C. STATEMENT OF NECESSITY

Since 2004, the City of Springfield has needed to expand current emergency call center operations to a countywide radio communications and 911 dispatching system. This has been a stated City Commission Goal and Clark County Fire Chief's Association Goal since 2004. The City and County have continued to promote interoperability among public safety entities via countywide radio communications system and a future consolidated 911 dispatching system. The City of Springfield is working to comply with the Federal Emergency Management Administration's National Incident Management System (NIMS) standards. NIMS was developed so responders from different jurisdictions and disciplines can work together better to respond to natural disasters and emergencies, including acts of terrorism. NIMS benefits include a unified approach to incident management; standard command and management structures; and emphasis on preparedness, mutual aid and resource management.

D. COMMUNITY BENEFIT

The Springfield / Clark County area will derive great benefit from conveyance of this property to the City of Springfield. Our proposal will enhance public safety by providing an improved level of service and an enhanced facility for our 911 Communications Center. This will improve service levels and response times for emergencies, as well as provide interoperable equipment and communications capabilities. In addition, with the proposed training facility, we will be better able to train our first responders for emergent situations. The value of these enhancements is immeasurable and will ultimately result in lives saved in our community.

E. TIMEFRAME FOR OCCUPATION

The City understands that the existing Center will not be vacated until the new Armed Forces Reserve Center is built. Accordingly, we will make plans to occupy the Center no earlier than 2008. Initially we will use parts of the facility for our planned fire and rescue training facility, including the current parking area on the north side of the facilities. This can begin as soon as the Center is vacated and the property is transferred. Within 12 months of the facility becoming available to us, we anticipate locating our 911 emergency communications center in the facility. This will require a great deal of planning and logistics work due the large amount of radio, telephone, computer and communications infrastructure that must be moved and tested prior to going live with the new center.

Once the redevelopment plan is adopted by the City of Springfield City Commission, HUD, and the Department of Defense, the City of Springfield will amend the Zoning code and County Comprehensive Plan to reflect the redevelopment plan for the site.

F. REDEVELOPMENT TEAM

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G. EXHIBITS

Exhibits I. 1)

Redevelopment Plan
Graphic Rendering

Page 1: Site Plan
Page 2: Floor Plan

II. BRAC BASE REDEVELOPMENT PROCESS AND TIMELINE

A. APPROVAL OF BRAC RECOMMENDATION FOR CLOSURE OR REALIGNMENT
B. FEDERAL SCREENING FOR POTENTIAL FEDERAL REUSE
C. DEPARTMENT OF DEFENSE RECOGNITION OF THE LRA: LRA
D. LRA OUTREACH
E. PUBLIC BENEFIT CONVEYANCE APPLICATIONS
F. PUBLIC COMMENT REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION
G. EXHIBITS

TIMELINE:

ACTION	DATE
The Sergeant First Class M.L. Downs Memorial Army Reserve Center and AMSA #58 was identified and approved for closure	September 9, 2005
Federal Register Notice	May 9, 2006
City Commission voted to establish the Springfield City Local Redevelopment Authority	April 11, 2006
LRA Recognitions	May 1, 2006
NOI NEWSPAPER NOTICE	June 8, 2006
Workshop	September 1, 2006
NOI Deadline	November 3, 2006
BRAC LRA Meetings	November 3, 2006-June 14, 2007
Final ECP received	March 7, 2007
Redevelopment Plan and Homeless Assistance Submission Public Hearing	June, 26, 2007
Redevelopment Plan and Homeless Assistance Resolution #5541 Approval	July 11, 2007
Redevelopment Plan and Homeless Assistance Resolution #5541 Effective Date and Submission Transmission to HUD and DoD	July 24, 2007

A. APPROVAL OF BRAC RECOMMENDATION FOR CLOSURE OR REALIGNMENT

The president approved the 2005 Base Realignment and Closure Commission's recommendations on September 8, 2005. The Sergeant First Class M.L. Downs Memorial Army Reserve Center and AMSA #58 was identified and approved for closure November 9, 2005.

B. FEDERAL SCREENING FOR POTENTIAL FEDERAL REUSE

The Downs Memorial Reserve Center was declared surplus by the federal government in the Federal Register on May 9, 2006 (see attached Exhibit II.1: Federal Register Notice May 9, 2006).

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C. DEPARTMENT OF DEFENSE RECOGNITION OF THE LRA: LRA

On April 11, 2006 the City Commission voted to establish the Springfield City Local Redevelopment Authority to create a comprehensive redevelopment plan for Downs Army Reserve Center (see attached Exhibit II.2: City of Springfield City Commission Motion and letter to Patrick O'Brian dated April 12,2006). The City Commission, composed of Mayor Warren Copeland, Commissioner Orphus Taylor, Commissioner Karen Duncan, Commissioner Daniel Martin, and Commissioner Kevin O'Neil, was appointed to the Springfield City Local Redevelopment Authority. Jim Bodenmiller, Assistant City Manager, and Heather Whitmore, Planning and Zoning Administrator, have been designated as the point of contact for the Springfield City Local Redevelopment Authority. The City of Springfield City Commission authorized the following individuals to conduct proceedings as the LRA. The Springfield LRA was recognized by the Department of Defense on May 1, 2006 (see attached Exhibit II.3 &4: LRA Recognition Letter from Patrick O'Brian and Joseph Whitaker dated May 1 and 24, 2006).

The Springfield LRA is composed of the following individuals:

- Karen Ducan: City Commission
- Fredrick Tiffany: Board of Zoning Appeals
- Sally Riley: City Planning Board
- Deb McLendon: West End Committee
- Mark Beckdahl: City of Springfield, Finance Department

D. LRA HOMELESS ASSISTANCE OUTREACH TIMELINE

1) LRA HOMELESS ASSISTANCE OUTREACH:

- I. NOI NOTICE: The City of Springfield LRA began the Homeless Assistance Outreach process with the Notice of Accept Notice of Interest and workshop notice published in the Daily Publication Springfield News-Sun on June 8, 2006(see attached Exhibit II.4: Springfield News-Sun NOI Ad dated June 8, 2006)
- II. WORKSHOP: The Homeless Assistance Outreach Workshop was held on September 1, 2006
- III. NOTICE OF INTEREST DEADLINE: NOVEMBER 3, 2006
- IV. LRA BRAC MEETINGS: September 1, 2006 – June 14, 2006 (see attached Exhibit II.6: Springfield News-Sun LRA BRAC meeting ads dated March 29, April 12, April 26, May 10, May 31, and June 14, 2007)
- V. FINAL ECP RECEIVED MARCH 7, 2007 (see attached Exhibit II.7: ECP dated February 8, 2007)
- vi. NEWSPAPER ARTICLE: Springfield News-Sun regarding redevelopment planning process (see attached Exhibit II.8: Springfield News-Sun article dated May 31, 2007)
- VII. PUBLIC HEARING TO RECEIVE COMMENT REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION: Public Hearing held June 26th (June 11th ad, June 18th ad) July 10 the adoption date (see attached Exhibit II.9: Springfield News-Sun ad for Public Hearing and Public Comment on Redevelopment plan and Homeless Assistance Submission ad dated June 11th and June 18th 2007), (see attached

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Exhibit II.10: Certified City Commission Resolution #5541 and public comments and minutes from June 26, and July 10, 2007 City Commission meeting)

E. PUBLIC BENEFIT CONVEYANCE APPLICATION TO FEMA

The LRA applied to Federal Emergency Management Admission for Public Benefits Conveyance for a City of Springfield 911 Emergency Communications Center and a public safety training facility for the City's Fire and Rescue Division at the Downs Army Reserve Center site, per the redevelopment plan (see attached Exhibit II.11: FEMA PBC Application dated May 10, 2007). The LRA may apply for further Public Benefits Conveyance from other agencies if appropriate.

F. PUBLIC COMMENT REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

Upon public review and comment, the conceptual plan is finalized to represent the community's long-term vision for base redevelopment. This final base redevelopment plan is incorporated into the jurisdictional comprehensive land use plan, serving as the basis for zoning and other regulatory tools to guide the physical redevelopment.

June 11th ad
June 18th ad
June 26th Public Hearing Resolution #5541
July 10th the Resolution #5541 adoption
July 24th the Resolution #5541 effective date

The public comments and minutes from June 26, and July 10, 2007 City Commission meetings are attached. The Springfield News-Sun ran an article discussing the public hearing on the Center's emergency management and fire training and rescue facility redevelopment plan on June 27, 2007, "*City works on new use for Army Center*" (See exhibit II.12).

F. EXHIBITS

REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

- 1) Exhibit II.1: Federal Register Notice May 9, 2006
- 2) Exhibit II.2: City of Springfield City Commission Motion and letter to Patrick O'Brian dated April 12, 2006
- 3) Exhibit II.3: LRA Recognition Letter from Patrick O'Brian dated May 1, 2006
- 4) Exhibit II.4: LRA Recognition Letter from Joseph Whitaker dated May 24, 2006
- 5) Exhibit II.5: Springfield News-Sun NOI Ad dated June 8, 2006
- 6) Exhibit II.6: Springfield News-Sun LRA BRAC meeting ads dated March 29, April 12, April 26, May 10, May 31, and June 14, 2007
- 7) Exhibit II.7: ECP dated February 8, 2007
- 8) Exhibit II.8: Springfield News-Sun article dated May 11, 2007
- 9) Exhibit II.9: Springfield News-Sun ad for Public Hearing and Public Comment on Redevelopment plan and Homeless Assistance Submission ad dated June 11th and June 18th 2007
- 10) Exhibit II.10: Certified City Commission Resolution #5541 and minutes from June 26, and July 10, 2007 City Commission meeting)
- 11) Exhibit II.11: FEMA PBC Application dated May 10, 2007
- 12) Exhibit II.12: Springfield News-Sun article "*City works on new use for Army Center*" dated June 27, 2007.

III. HOMELESS ASSISTANCE SUBMISSION

A. CONSOLIDATED PLAN
B. RECEIVED NOTICE OF INTEREST
C. LBA
D. BALANCE
E. OUTREACH PROCESS
F. EXHIBITS

A. CONSOLIDATED PLAN

Table 1: Homeless Population, 2005

Homeless Population	Sheltered			Unsheltered	Total
	Emergency	Transitional	Permanent Supportive Housing		
Homeless Individuals	37	22	4	49	112
Homeless Families with Children	6	5	0	2	13
Persons in Homeless Families with Children	17	11	0	4	32
Total Persons	54	33	4	53	144

Source: Continuum of Care Point-in-Time Survey, January 25, 2005

The results were as follows:

- In Shelters – 91
- Unsheltered - 53
- Vouchers given -0
- Total Homeless Population- 144

The Continuum of Care also counted the homeless sub populations who were living under the following conditions:

- Those who are chronically homeless (30)
- Seriously mentally ill (32)
- Chronic substance abusers (55)
- Veterans (8)
- Persons with HIV/AIDS (2)
- Victims of domestic violence (17)
- Youths (0).

In addition, the Continuum of Care collected data on service provider homeless capacity, which is reported in Table 40 below.

It is nearly impossible to get an exact homeless count at any given time given the nature of the problem. A percentage of any homeless population does not use shelters even in the worst climatic conditions. Others find temporary shelter with family and friends while others are situationally homeless for brief periods of time depending on employment status or bouts with addiction. Some are mobile while others stay in hard to find locations such as abandoned buildings and under infrastructure improvements. All of these factors make counting the homeless population very difficult.

Homeless Sub-populations

Some homeless contend with additional health and personal issues that contribute, in part, to their homelessness. Such conditions include drug and alcohol dependence and mental disability. As reported in the 2000 – 2004 Springfield Consolidated Plan, The Ohio State University College of Social Work identified that half of the homeless surveyed in a 1993 study attributed their condition to unemployment and difficulty paying rent. Three out of ten homeless cited family conflicts as the reason for their homelessness while one in eight claimed drugs and alcohol. Emergency shelters available in Springfield are identified in Table 2 below.

Table 2: Emergency Shelter Capacity - 2005

Facility	Target Population	Beds for Individuals	Beds for Families	Total Beds
Project Woman	Single Females, Families with Children, Victims of Domestic Violence	6	10	16
Craig House	Single Males	15	0	15
InterFaith Hospitality Network	Single Females	13	36	49
Red Cross*	Families with Children	6	12	18
Total		40	58	98

*Provides hotel vouchers only.

Source: January 25, 2005 Point-in-time Survey; Continuum of Care Homeless Assistance Programs

The Center of Safety for Abused Women (C-Saw) house provides emergency shelter for abused women for up to thirty days at a time. C-Saw also provides support assistance such as career assessment and planning, support groups, counseling, transportation, education on the dynamics of abuse, and other services. The Chrysalis House provides additional shelter for abused and battered women after thirty days of shelter at the C-Saw house. Women and their children can stay up to two years. The Chrysalis House provides the following services: life skills training, weekly support groups, subsidized rents, social/recreational activities, transportation, guidance on goal setting, information and referral, linkage, and post-residential home visits. Both of these shelters are operated and funded by Project Woman, which overall has 9 Section 8 apartments available to women in their program.

The Chrysalis House operated by Project Women has nine apartments, of which at least four are occupied. The director feels more space is needed based on demand and to serve a greater population of abused women and their children. Clients can stay up to two years. The Chrysalis House is located on East High Street.

The Hannah House is a three-unit building that provides temporary emergency shelter for women and their children in crisis situations. Hannah House also teaches basic living and parenting skills and offers career and education counseling. Tenants can stay between 30 and 120 days and extensions can be granted.

The Interfaith Hospitality Network (IHN), a coalition of faith-based organizations, has two apartments for homeless families, and residents may stay up to two years. The homeless shelter program serves an average of 12-16 families per night.

The Craig House is operated by a homeless advocacy group called "The Other Place" and is located on South Limestone Street. The Craig House is a homeless shelter that can house 15 men per night, and can provide case management and housing placement services to residents.

McKinley Hall is a comprehensive adult alcohol and drug counseling treatment center that provides treatment, prevention and education to Clark County residents. McKinley Hall has a total of 24 beds available for single females and families with children, as well as staffing available to provide case management, substance abuse treatment, housing placement and transportation services for residents.

The Matt Talbot House provides transitional housing for single males in Springfield. Talbot House can provide shelter for up to 13 males at a time. Staffing permits the provision of case management and substance abuse treatment for up to 13 individuals as well.

Veterans. Out of the 144 homeless individuals in Springfield, 8 are Veterans of the Armed Forces. Five of the Veterans were sheltered and three were unsheltered homeless.

Mental Illness and Disabilities. The point in time survey counted 32 homeless persons with mental illness, 19 were sheltered and 13 were unsheltered. The Clark County Department of Mental Health is the primary agency to direct the homeless with mental health services. Projects in Transition from Homelessness (PATH) program is a federal program administered through the Ohio Department of Mental Health. The Mental Health Department has a halfway house for up to nine people. This facility is typically full with a waiting list of up to 15. Mental Health also has up to three subsidized apartments.

Substance Abusers. 44 homeless persons were counted with substance abuse problems, 31 were sheltered and 13 were unsheltered homeless. Participants at the Community Health Consultation Workshop identified this subgroup as a gap in the ability to provide services for. There are few programs and housing opportunities for this subgroup. The Matt Talbot House provides counseling and quarters for recovering male addicts. McKinley Hall on East High Street operates supportive housing program for men who have completed a chemical treatment program.

Domestic Violence Victims. 17 homeless persons counted were victims of domestic abuse, all of which were sheltered homeless persons. Victims of domestic violence were almost entirely individual adults (16), but there was one individual in a family who reported being a victim of domestic violence.

HIV /AIDS. Three HIV positive individuals were identified as being homeless during the point in time survey. Two of the individuals were sheltered and one was unsheltered homeless.

Disabled. Six unsheltered homeless persons were identified as having a disability.

Homeless Youth. No unaccompanied youth were counted in the 2005 homeless count. A total of 17 children were part of homeless families, 15 sheltered and 2 unsheltered.

Other. No information is available for the following sub-populations.

- Teen Parents
- Persons Released From Jail or Prison
- Women Leaving Residential Substance Abuse Treatment Facilities
- Seniors

The largest segment of the population with additional shelter needs appears to be individuals seeking emergency shelter. In addition, more and longer-stay transitional housing facilities are needed to allow people to get re-established and prepared to re-enter the normal housing market.

Toward the goal of improving the quality of life of these populations and incorporating them into society to the greatest degree possible, the City shall continue to support those programs, new or existing, that provide for the needs of these populations. Priority will be given to those that draw from a diversity of funding sources.

Information on homelessness by racial/ethnic group was not available at this time.

Table 3: Priority Homeless Needs

	Priority Need Level			Estimated Dollars Needed to Address
	High	Medium	Low, No such need	
Outreach Assessment	Families	Individuals	Persons with Special Needs	\$50,000
	M	M	L	
Emergency Shelters	Families	Individuals	Persons with Special Needs	\$250,000
	L	M	M	
Transitional Shelters	Families	Individuals	Persons with Special Needs	\$250,000
	L	M	M	
Permanent Supportive Housing	Families	Individuals	Persons with Special Needs	\$150,000
	L	M	M	
Permanent Housing	Families	Individuals	Persons with Special Needs	\$500,000
	M	H	M	

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**Table 4: HUD Table 1A (Individuals)
Homeless and Special Needs Population**

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Beds/Units	Emergency Shelter	37	34	-3	H
	Transitional Housing	22	34	+12	M
	Permanent Supportive Housing	4	10	+6	M
	Total	63	78	+15	M
Estimated	Job Training	--	12	--	H
Supportive	Case Management	--	61	--	H
Service Slots	Substance Abuse Treatment	44	33	-11	M
	Mental Health Care	32	9	-23	H
	Housing Placement	144	38	-106	H
	Life Skills Training	--	28	--	M
	Outreach/Follow-up	--	13	--	M
	Transportation	--	9	--	L
	Health Care	--	3	--	M
	Legal Services	61	3	-58	M
	Furniture	--	3	--	L
	Education	17	3	-14	M
Estimated	Chronic Substance Abusers	44	33	-11	H
Sub-populations	Seriously Mentally Ill	32	9	-23	M
Estimated	Dually-Diagnosed	--	--	--	H
Sub-populations	Veterans	8	--	--	M
	Persons with HIV/AIDS	3	--	--	M
	Domestic Violence Victims	16	--	--	M
	Youth	0	--	--	H
	Previously Incarcerated	--	--	--	--

**Table 5: HUD Table 1A (Persons in Families with Children)
Homeless and Special Needs Population**

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Beds/Units	Emergency Shelter	17	46	+29	H
	Transitional Housing	11	22	+11	H
	Permanent Supportive Housing	0	11	+11	M
	Total	28	79	+51	L
Estimated	Job Training	--	12	--	H
Supportive	Case Management	--	61	--	H
Service Slots	Substance Abuse Treatment	44	33	-11	M
	Mental Health Care	32	9	-23	H
	Housing Placement	144	38	-106	H
	Life Skills Training	--	28	--	M
	Outreach/Follow-up	--	13	--	M
	Transportation	--	9	--	L
	Health Care	--	3	--	M
	Legal Services	61	3	-58	M
	Furniture	--	3	--	L

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	Education	17	3	-14	M
Estimated	Chronic Substance Abusers	0	--	--	L
Sub-populations	Seriously Mentally Ill	3	--	--	L
	Dually-Diagnosed	--	--	--	L
	Veterans	0	--	--	M
	Persons with HIV/AIDS	0	--	--	M
	Domestic Violence Victims	1	--	--	H
	Minor Teen Parents	--	--	--	H

B. NOI

**Notice of Interest
Downs Army Reserve Center**

PETITIONER: The City of Springfield, Ohio

THE CITY OF SPRINGFIELD, OHIO hereby submits its request for a public benefit conveyance of the M. L. Downs Memorial Army Reserve Center and ASMA #58. This submittal includes: 1) a description of the eligibility for the property transfer, 2) the proposed use for the property, 3) the timeframe for occupation, and 4) the benefit to the community.

ELIGIBILITY: In terms of eligibility, the City of Springfield, Ohio is a recognized local governmental agency in western Ohio. The Downs Army Reserve Center is located within the corporate limits of the City. Springfield is a charter city with a population of approximately 65,000 people. As a local government agency, Springfield is eligible for a public benefit conveyance as described in the LRA process. In addition to being eligible, the City has contributed substantially toward the relocation of the existing Army Reserve Unit by purchasing the land where the unit will be relocated. A minimum of 25 acres of property was required for the future Armed Forces Reserve Center that will house Army Reserve and Army Guard units at a minimum. Additional land beyond what was requested for the new Center was purchased due to an associated road realignment project that was necessary to protect the new base against encroachment, bringing the City's total contribution (purchase price of the property) to \$675,000. As such, the City also believes that it may qualify for a conveyance as an Exchange for Military Construction, since real property can be exchanged as/for construction. The City will likely be providing this new 25 acre area to the Guard and Reserve under a long term lease for virtually no annual fee.

PROPOSED USES: The Downs Army Reserve Center is located in the western portion of Springfield and is in a mixed use zoning area that includes residential, governmental, commercial and light industrial uses. The City is proposing three separate uses for the facility.

The primary use will be for an enhanced 911 Emergency Communications Center. The current Center is used for 911 communications for the City's Police and Fire

Divisions. The Communications Center is now located on the second floor of our main fire station and has become overcrowded due to required equipment additions over the past 10 years and has inadequate parking for employees. It has long been a goal of our City to combine our 911 operations with Clark County, either through co-location or, ideally, through an actual consolidation. One of our main challenges in this effort has been the lack of a facility that is centrally located in the region and is large enough to house both operations. The Downs Army Reserve Center would be a perfect fit for this expanded operation. This would improve communications interoperability among various jurisdictions and greatly enhance the safety and response to our city and county residents. The City will request assistance from the U.S. Department of Justice and the Department of Homeland Security as part of this endeavor. If funds are not available, the City will be able to finance the effort on its own.

Our next proposed use for the facility is for a public safety training facility for the City's Fire and Rescue Division. Our Fire personnel currently have no facility or training area that can be used on a regular basis for fire suppression and/or rescue training. We desperately need a facility that we can store our training equipment and burn trailer and leave these items set up for training purposes. Our previous site was an old public works yard with deteriorated structures that had to be demolished in mid-2006. This site had no classroom availability. We would like to have a building with storage space and parking area able to accommodate our burn trailer, storm education center and classroom capabilities. The Downs Center has the required classroom areas, storage bins and yard facility to accommodate our needs. The U.S. Department of Education has been contacted as a possible source of assistance for the training facility portion of this project.

The third and final proposed use is for an expansion of our Small Business Development Center (SBDC). The City currently houses its SBDC in a former schoolhouse on Auburn Avenue. The current site serves as an incubator for new businesses in our community. The present SBDC facility offers housing to accommodate small and medium size businesses and a wealth of additional tenant related services. We provide opportunities and business education seminars to prospective businesses, including minority and female business ventures and administer several economic development loan programs. The center can accommodate up to 25 businesses with office space ranging from 55 to 650 square feet in size. The current facility is at full capacity. We have been looking for a new site to serve as an incubator for additional business ventures, including technology related businesses. The Downs Center is approximately one block away from a proposed fiber-optic line planned to run down our main east-west corridor. This line can be extended to the Downs Center economically and can assist start-up tech companies hoping to someday move into our new NextEdge Technology Park which broke ground on October 26, 2006. It is believed that this incubator can create an additional 300-500 new jobs and related employment opportunities for our community within 5 years if this proposal is accepted.

TIMEFRAME FOR OCCUPATION: The City understands that the existing Center will not be vacated until the new Armed Forces Reserve Center is built. Accordingly, we will make plans to occupy the Center no earlier than 2008. Initially we will use parts of the facility for our planned fire and rescue training facility, including the current parking area on the north side of the facilities. This can begin as soon as the Center is vacated and the property is transferred. Within 12 months of the facility

becoming available to us, we anticipate locating our 911 emergency communications center in the facility. This will require a great deal of planning and logistics work due the large amount of radio, telephone, computer and communications infrastructure that must be moved and tested prior to going live with the new center. At this same time, we hope to locate our expanded Small Business Development Center operations to the Center as well. This move will be less complicated and is likely to take less than 6 months.

COMMUNITY BENEFIT: The Springfield / Clark County area will derive great benefit from conveyance of this property to the City of Springfield. Our proposal will enhance public safety by providing an improved level of service and an enhanced facility for our 911 Communications Center. This will improve service levels and response times for emergencies, as well as provide interoperable equipment and communications capabilities. In addition, with the proposed training facility, we will be better able to train our first responders for emergent situations. The value of these enhancements is immeasurable and will ultimately result in lives saved in our community.

Finally, an additional benefit for our community will come in the form of new and higher paying jobs. The Springfield / Clark County region has seen substantial job losses over the last 10 years. Our unemployment rate is among the highest in the state and we desperately need to find new ways to promote economic development opportunities. Expanding our Small Business Development Center is one way of guaranteeing that new jobs will develop in our community, thus improving the lives of everyone in the Springfield region.

(see Exhibit III.1 City of Springfield NOI submission dated November 3, 2006)

C. LBA

The City did not receive any notices of interest from Homeless Service providers, therefore the LRA did not inter into any Legally Binding Agreements.

D. BALANCE

The LRA discussed potential reuses of the Downs Center over a series of meetings. The LRA visited the facility two times and met with potential uses to discuss how they would best utilize the property. The LRA based their conversations primary on the single NOI that was received. The LRA did not receive any interest for the facility by any area homeless providers. The LRA asked staff to contact local homeless providers to determine why they did not submit any notices of interest in the facility. When the LRA contacted local homeless service providers, the reasons given for the lack of interest by these groups were 1) the undetermined timeline in which the facility will become available, 2) engagement in other properties and activities, as well as 3) staff turnover. The local homeless providers did feel that the facility was a good choice for their needs primarily because they did not know when the facility would be available. Therefore, they could not determine if the facility would satisfy their needs at the time of availability.

A number of homeless service providers are engaged in other service development projects, such as Project Women's new women and child overnight stay facility and interfaith hospitality Networks expanded overnight stay facility.

The LRA determined that the homeless community needs expressed in the Consolidated Plan were presently adequately satisfied based on the assessment of current homeless service projects in the community.

Based on meetings with eth City Commission, Fire Chief, and Police Chief, the LRA felt that a 911 Emergency Communications Center and a public safety training facility for the City's Fire and Rescue Division was the highest and best use for the facility. The LRA believes that the community is in real and present need for these services as they are currently very underserved.

Since 2004, the City of Springfield has needed to expand current emergency call center operations to a countywide radio communications and 911 dispatching system. This has been a stated City Commission Goal and Clark County Fire Chief's Association Goal since 2004. The City Commission is continuing to promote interoperability among public safety entities via countywide radio communications system and a future consolidated 911 dispatching system. The City Fire and Rescue Division has long sought a location to conduct much needed training activities to better prepare for emergencies. A 911 Emergency Communications Center and a public safety training facility for the City's Fire and Rescue Division would be a perfect combination for the Downs Center.

E. HOMELESS ASSISTANCE OUTREACH PROCESS

1) OUTREACH PROCESS

- A. NOI NOTICE: The City of Springfield LRA began the Homeless Assistance Outreach process with the Notice of Accept Notice of Interest and workshop notice published in the Daily Publication Springfield News-Sun on June 8, 2007 (see attached Exhibit II.4: Springfield News-Sun NOI Ad dated June 8, 2007)
- B. LETTERS TO PROVIDERS: The LRA sent notices to all area homeless providers to solicit Notices of Interest and to notify them about September 1, 2006 public workshop (see attached Exhibit III.2 list of contacted homeless providers and correspondence from HUD District office Rich Hendershot, City of Springfield Human Relations Selena Singletary, and United Way Marilyn Martin regarding homeless provider list compilation and completeness dated June 6, 2006- August 3, 2006) (see attached Exhibit III.3 notices to homeless providers with receipt confirmations dated August 1, 2006)
- C. EMAILS TO PROVIDERS: The LRA continued email correspondence with homeless providers to insure maximum contact and outreach to solicit NOI and workshop interest (see attached Exhibit III.4 email from City of Springfield Human Relations Jackie Sudoff and Project Women's Antonia Dosik, Dated August 5, 2006)
- D. PHONE CALLS TO PROVIDERS: The LRA received phone calls from contacted homeless service provides regarding September 1, 2006 workshop and Notice of Interest from August 3 - September 1, 2006.
- E. WORKSHOP: The LRA held the NOI and Homeless Assistance Outreach Workshop was held on September 1, 2006. The workshop was attended by 11 attendants (see attached Exhibit III.5: September 1,

2006 Workshop Sign-In Sheet) (see attached Exhibit II.4: Springfield News-Sun NOI Ad dated June 8, 2006)

- F. NOTICE OF INTEREST DEADLINE: The NOI deadline was NOVEMBER 3, 2006. The LRA received **one** NOI, submitted by the City of Springfield (see Exhibit III.1 City of Springfield NOI submission dated November 3, 2006).
- G. NOI FOLLOW-UP EMAIL AND PHONE CALLS TO PROVIDERS: The LRA contacted homeless service providers by email and phone following the NOI deadline. However, the LRA did not receive any NOIS from the homeless service providers. The reasons given by these groups were 1) the undetermined timeline in which the facility will become available, 2) engagement in other properties and activities, as well as 3) staff turnover (see Exhibit III.6 Notice of Interest Follow-up email from Heather Whitmore to Homeless Service providers dated November 7, 2006).
- H. NOTICE OF MEETINGS: The LRA held several meetings to discuss the redevelopment planning process and homeless assistance submission from September 1, 2006 – June 14, 2006. These meetings were publicly (see attached Exhibit II.6: Springfield News-Sun LRA BRAC meeting ads dated March 29, April 12, April 26, May 10, May 31, and June 14, 2006)
- I. DISCUSSION WITH HUD: On April 5, 2006 at 10am the Heather Whitmore with LRA had a conversation HUD Federal Office and HUD District office officials Linda Charest and Richard Hendershot to verify that we were following the process correctly. Following a one-hour conversation, these officers did verify that we were following the process correctly (see attached Exhibit III.7: Email from Richard Hendershot and Linda Charest setting up April 5, 2007 meeting dated April 4, 2007).
- J. NEWSPAPER ARTICLE: The Springfield News-Sun attended several BRAC LRA meetings and wrote an article on the potential development options for the site (see attached Exhibit II.7: Springfield News-Sun article dated May 31, 2007)
- K. PUBLIC HEARING TO RECEIVE COMMENT REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION: Public Hearing held June 26th (June 11th ad, June 18th ad) July 10 the adoption date (see attached Exhibit II.9: Springfield News-Sun ad for Public Hearing and Public Comment on Redevelopment plan and Homeless Assistance Submission ad dated June 11th and June 18th 2007), (see attached Exhibit II.10: City Commission Resolution #5544 and public comments and minutes from June 26, and July 10, 2007 City Commission meeting)

F. EXHIBITS

- 1) Exhibit III.1: City of Springfield NOI submission dated November 3, 2006
- 2) Exhibit III.2: list of addresses of contacted homeless providers requesting an NOI and Workshop attendance, and correspondence from HUD District office Rich Hendershot, City of Springfield Human Relations Selena Singletary, and United Way Marilyn Martin regarding homeless provider list compilation and completeness dated June 6, 2006- August 3, 2006

REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION

- 3) Exhibit III.3: notices to homeless providers with receipt confirmations dated August 1, 2006
- 4) Exhibit III.4: email from City of Springfield Human Relations Jackie Sudoff and Project Women's Antonia Dosik, Dated August 5, 2006
- 5) Exhibit III.5: September 1, 2006 Workshop Sign-In Sheet
- 6) Exhibit III.6: Notice of Interest Follow-up email from Heather Whitmore to Homeless Service providers dated November 7, 2006
- 7) Exhibit III.7: Email from Richard Hendershot and Linda Charest setting up April 5, 2007 meeting dated April 4, 2007

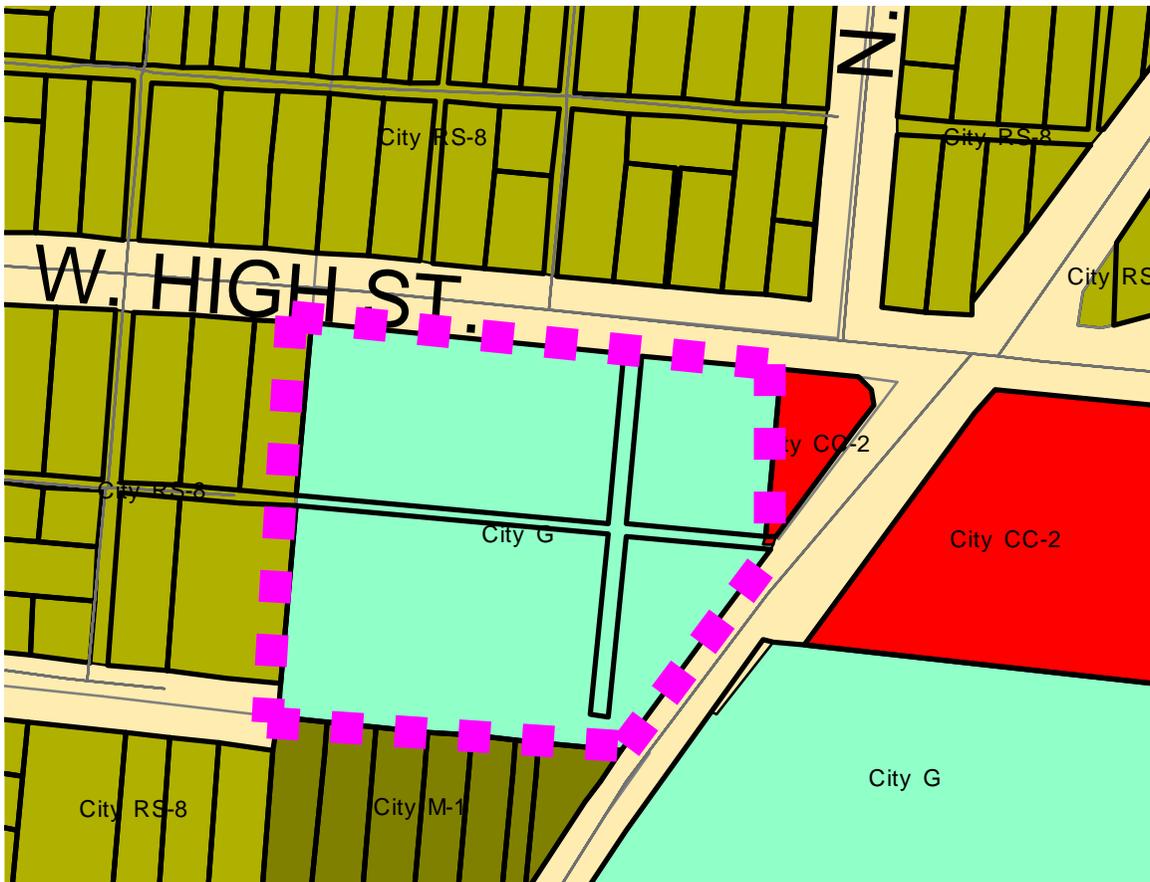
IV. DISCUSSION OF PROPERTY

ZONING AND LOCATION MAP.

Sergeant First Class M.L. Downs Memorial Army Reserve Center and AMSA #58

1515 W High Street
Springfield, Ohio, 45506

3.02 acres
Zoned G (Green Space, Park, and School District)





See attached existing site plan and floor plan in ECP.