

REDEVELOPMENT PLAN
for
**1LT RAY S. MUSSELMAN MEMORIAL
U.S. ARMY RESERVE CENTER (USARC)**
1020 Sandy Street
Norristown, Pennsylvania



MARCH 2010

Submitted by Montgomery County Planning Commission, serving as a member of the Local Redevelopment Authority (LRA) for the 2005 Base Closure and Realignment Commission (BRAC) Program.



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1.0 INTRODUCTION

The First Lieutenant (1LT) Ray S. Musselman Memorial U.S. Army Reserve Center (Musselman USARC) was declared surplus Federal property by the U.S. Department of Defense (DOD) during the 2005 Base Closure and Realignment Commission (BRAC) program. Two statutes govern the disposal of base closure property: the Federal Property and Administrative Services Act of 1949; and the BRAC 1990 statute, which added the option of an economic development conveyance under the 1993 Pryor Amendments. These statutes provide a way to transfer excess federal property to another DOD component or federal agency, and ways to dispose of surplus federal property to non-federal recipients.

Under Federal BRAC regulations, the Musselman USARC must close on or before September 2011. Prior to closure, a facility redevelopment plan must be developed. DOD designated Montgomery County, working with the Musselman Memorial USARC Local Redevelopment Authority (LRA), to build consensus around a plan that balances community needs and serves as a guide for environmental analysis and property disposition by the DOD.

1.1 LOCAL REDEVELOPMENT AUTHORITY

The LRA consists of representatives from the Municipality of Norristown, Plymouth Township, Montgomery County, Montgomery County Planning Commission (MCPC), Norristown Area School District (NASD), and Continuum of Care (CoC) Homeless Program. The role of the LRA is to manage the public process during redevelopment plan preparation; to serve as a single point of contact for the DOD and the community; and to deliver a redevelopment plan that balances the needs of the homeless with community economic development and U.S. Department of Housing and Urban Development (HUD) and DOD requirements.

The specific LRA responsibilities include:

- Public outreach
- Solicitation of Notices of Interest (NOIs) from interested parties, including homeless service providers.
- Consideration of NOIs in the development of reuse plans. One NOI was submitted for review by the LRA.
- Preparation of the redevelopment plan for approval by DOD, HUD, and other Federal agencies (e.g., U.S. Department of Education) that may sponsor public benefit conveyances.

1.2 REDEVELOPMENT PLAN PROCESS AND GOALS

The BRAC process for redeveloping surplus Federal property follows seven major steps:

- Step 1: Approval of BRAC recommendation for closure or realignment
- Step 2: Federal screening for potential federal reuse
- Step 3: DOD recognition of the LRA
- Step 4: LRA outreach actions
- Step 5: Completion of redevelopment plan and homeless assistance submission
- Step 6: HUD review
- Step 7: Military disposal of buildings and property

The Musselman USARC redevelopment plan is consistent with Step 5 of this process.

The LRA, with the Montgomery County Planning Commission (MCPC) as the designated agent, applied an inclusive community planning process to formulate shared goals and objectives in support of the Musselman USARC redevelopment plan. Community meetings were held to review the one NOI submission, which culminated in a presentation of the draft redevelopment plan at a public meeting of the affected communities on February 11, 2010. The final redevelopment plan will be approved by the LRA and submitted to DOD and HUD for review not later than March 2010.

The LRA established several goals for planning the redevelopment of the Musselman USARC, including the reuse should be:

- Environmentally sound
- Realistic, feasible, and fiscally positive
- Socially responsible and fit within the community context
- Compatible with municipal and neighborhood plans
- Supported by the broad community

The redevelopment plan provides a framework for building consensus around the preferred redevelopment of the Musselman USARC as described in this plan. The plan includes information on existing conditions, a description of the community context, an analysis of the NOI submission, and the preferred redevelopment for this property.

2.0 EXISTING CONDITIONS

2.1 SITE LOCATION

The Musselman USARC is a 3.45-acre parcel located at 1020 Sandy Street (Figures 1 and 2). It is bounded by Sandy Street (also known as Sandy Hill Road) to the north, commercial development to the north and west, and residential developments to the south and east. The property currently consists of administrative office space for USAR service members and a small maintenance shop.

Below are the elected officials and their political jurisdictions that affect the Musselman USARC property:

- 6th U.S. Congressional District, Jim Gerlach
- 17th District Pennsylvania Senate, Daylin Leach
- 61st District Pennsylvania House of Representatives, Kate Harper
- 70th District Pennsylvania House of Representatives, Matthew Bradford
- 4th City Council District (Norristown Municipality), Gary Simpson
- 1st Township Council District (Plymouth Township), Dean Eisenberger

The Norristown Municipal Council also includes three at-large council members: William 'Bill' Procyson, Marlon Millner, and Cathy Lawrence. The Plymouth Township Council includes Maria Weidinger as its sole at-large council member.

2.2 SITE CHARACTERISTICS

The Musselman USARC contains two permanent structures (a Main Building and an Organizational Maintenance Shop or OMS), and three parking lots (Figure 3). Both structures are on concrete foundations, with concrete block walls with a brick veneer. Most of the property is covered by impervious surface material, including asphalt parking areas, driveways, concrete walkways, and the building footprints. The remaining surface area is grassed, with trees planted along the southern and eastern portions of the property. Two military equipment parking (MEP) areas and one privately-owned vehicle (POV) parking area also are contained within the property. One of MEP areas and the POV area are enclosed with chain-link security fencing topped with barbed wire. Most of the property is covered by impervious surface material, including asphalt parking areas, driveways, concrete walkways, and the building footprints. The remaining surface area is grassed, with trees planted along the southern and eastern portions of the property.

The approximate sizes of the property features are as follows:

- Main Building: 35,496 square feet (sf)
- OMS: 3,850 sf
- Pavement: 4,636 square yards (sy)
- Parking: 2,772 sy
- Access roads: 585 sy
- Sidewalks: 585 sy
- Fence line: 1,561 linear feet (lf)

Musselman USARC is on a broad hill that slopes south toward the Schuylkill River. Storm water flows to drains located in each of the two MEP areas. One drain is located between the main building and the organizational maintenance shop (OMS); the second drain is located in the south-central portion of the southwestern MEP area. No surface water features are near the property.

Attachment 2 provides recent photographs of the property and its structures.

2.2.1 Main Building

The main building is an irregularly-shaped two-story structure, with a two-story drill hall connected by a one-story enclosed corridor. The building's interior consists of office space, classrooms, kitchen area, storage, computer server room, former indoor firing range, and a drill hall. Based on the August 2006 site reconnaissance (USACE, 2007), the property contains a grease trap associated with the kitchen. An arms vault is located on the first floor and is used to store rifles and pistols. Ammunition is not stored in the arms vault.

During a 1994 renovation, the firing range was removed and converted into offices. Samples collected from the area in 2002 indicated that the area was safe for reoccupation. Locked storage cages are located east of the drill hall on the first floor. Non-hazardous military equipment and monitors are stored in these cages. The specific caged area where these monitors are stored was denoted with a placard labeled "Radioactive".

A boiler room is located on the southern portion of the main building. The boiler room is lower in elevation than the first floor and houses the building water heater, natural gas heating units, and bypass feeder. An electrical sub-panel also is located in the boiler room. There were cut pipes in the south and west walls.

Another room south of the boiler room contains a steel coal chute and was used to store coal for a previously decommissioned coal-fired heating system. The room was later converted to a bar-lounge area. During the January 2010 site visit, the lighting did not work, and paint, concrete, and plaster were peeling from the walls and ceiling, exposing the reinforcing steel bars in the concrete.

The second floor covers the northern half of the building and consists of offices and classrooms.

2.2.2 OMS Building

The one-story OMS is used mostly for storage, but has two vehicle-maintenance bays and several small offices. The maintenance bays are not used for heavy maintenance since there is no appropriate drainage system to handle wastewaters, such as floor drains or wash racks. Typical OMS tasks include tire and oil changes, minor repairs, and preventative maintenance for wheeled vehicles.

The OMS and former wash rack area are located south of the main building. The wash rack was located outside, on the west side of the OMS building, and consisted of a concrete pad flush to the surrounding pavement. A grate was located in the center of the wash rack and is drained to the sanitary sewer. An oil water separator (OWS) was indicated to be present in a 1999 facility assessment; however, a November 2000 inspection did not identify an OWS associated with the wash rack (USACE, 2007). The interior of the OMS consists of two vehicle maintenance bays with rows of tool chests and caged storage areas. On the north side of the OMS are two offices, a restroom, electrical closet, and a communications storage room. Two flammable storage cabinets are located in the OMS and are locked.

No floor drains or trench drains were identified within the OMS building; however, a large patched section of concrete was identified in the western-most bay. This was identified as a former vehicle maintenance pit. The condition of the floor and walls of the former vehicle maintenance pit could not be assessed during site reconnaissance. In addition, the floor between the patched concrete and west wall contained an open 10-inch-diameter pipe angled down and to the east, toward where the former maintenance pit would have been. Musselman USARC is listed as a Resource Conservation and Recovery Act (RCRA) small quantity generator (USACE, 2007). Faint oil-like stains were noted on the pavement in the MEP area. These stains did not extend off the paved areas and are typical of staining found in parking lots.

2.2.3 Utilities

The facility is serviced by public and local electric and gas companies. Water distribution, sanitary sewer, and storm sewer are maintained through local utilities. The infrastructure includes:

- Electric power distribution: 616 lf
- Gas pipeline: 90 lf
- Sanitary sewer: 596 lf
- Water distribution: 472 lf
- Storm sewer: 1,108 lf

The following information was obtained regarding utilities at the Musselman USARC:

Water Service: Pennsylvania American provides potable water service.

Sanitary Sewer System: Norristown Sewer Authority provides sanitary sewer service. The primary source of wastewater is non-process wastewater (bathrooms, sinks, etc.) and vehicle washing runoff.

Gas and Electric: Philadelphia Electric Company (PECO) provides natural gas and electric services.

Based on available information, there are no water supply wells located currently or historically at the property. There are no water supply wells within 0.25 mile of the property (USACE, 2007). No historical reports were found documenting when Musselman USARC was connected to the local sewer system, or if a septic system existed or was removed.

2.3 SITE HISTORY

For the past 50 years, the Musselman USARC has primarily been used for the Army's logistical, educational, and administrative purposes. Traditionally, the facility has been manned by a small, full-time staff, with peak occupancy during unit drills, special events, unit deployments, and extended training or exercises.

The U.S. Government purchased the parcel that was to become Musselman USARC in 1955. The main building was constructed in late 1958, and the OMS was reportedly built in early 1959 or sometime later. Prior to Federal government acquisition, the property apparently was undeveloped. Based on a 1942 aerial photograph, the property and surrounding land were open fields or were used for agricultural purposes. A house and barn were located on the lot directly west of the property.

A review of aerial photographs taken prior to the late 1950s did not reveal the presence of activity at the property. The Musselman USARC first appeared in a 1958 aerial photograph. In this image, the main building was present; however, the OMS building was not. The current location of the POV lot, on the northeast side of the property, appeared to be a different color than the MEP lot south of the main

building. This indicated that the POV lot was not paved. In addition, residential neighborhoods appeared to the north and east. West of the property, the house and barn noted in the 1942 aerial photograph were no longer present, and a commercial building was in its place.

In the 1965 through 1992 aerial photographs, both the main and OMS buildings were present on the property. The surrounding properties appeared unchanged with the exception of more commercial buildings west of the Property. In 1973, a residential neighborhood appears directly south of the property, and several vehicles appear in the MEP lot.

Since 2007, the current occupying units of the Musselman USARC are the U.S. Army's 465th Transportation Company and a platoon-sized element of the 444th Human Resources Company. These units are scheduled to vacate the facility on or before September 2011, and will move to a new USARC in Bristol, Pennsylvania. Prior to 2006, the Musselman USARC was occupied by Army reserve units (358th Civil Affairs Brigade and 416th Civil Affairs Battalion), which were relocated to California in 2007.

Musselman USARC has been refurbished over the past decades of use. Known improvements include a facility renovation including ceiling, lights, floor tiles, hot water heater, and electrical work (1975); paving and sidewalk improvements (1986); door replacements (1990); upgrades to heating and cooling systems (1993); removal of the indoor firing range (1994); roof replacement or repair (1995); and window replacement (1997).

2.4 ENVIRONMENTAL CONDITIONS

DOD has classified the Musselman USARC as a "Type 1" property. Type 1 properties are "an area or parcel or real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties)."

Soil types at the Musselman USARC are from the Penn Series according to the U.S. Natural Resources I Conservation Service.

The U.S. Army prepared an Environmental Condition of Property (ECP) Report for the Musselman USARC in 2007 (USACE, 2007). The ECP Report documented the history of the property and any resulting environmental conditions. Previous environmental reports and areas of potential environmental concern were reviewed; the results are provided in the following subsections.

2.4.1 Previous Environmental Reports

A number of environmental documents were compiled in the ECP Report. They included the following:

- A 1990 letter directed the facility to remove any existing tanks in accordance with Pennsylvania Department of Environmental Protection (PADEP) regulations.
- A 1992 letter directed subcontractors to remove asbestos-containing floor tiles from the main building.
- A 1994 draft Environmental Compliance Assessment documented hazardous waste inspection activities.
- A 1995 radon compliance report summarized the results of earlier radon surveys at the property.
- A 1995 Cultural Resource Management Plan Report documented the survey of historical information, setting and landscape, cultural resources, security, architectural information, and structure descriptions for potential eligibility to the National Register of Historic Places (NRHP). Musselman USARC was determined to be ineligible for listing on the NRHP.
- A 1995 Inventory of Significant Biological Resources found no evidence of threatened or endangered species and concluded that the property did not have the habitat to support any such species.
- A 2000 Engineering and Environmental Facility Assessment documented an environmental compliance assessment which found that the property had very few environmental problems and generated only a small amount of waste oil. The report also stated that no lead survey/abatement records could be found regarding the conversion of the firing range to a classroom and that the suspected OWS at the facility had not been maintained on a routine basis.
- A 2000 Cross-Connection Control Survey found backflow prevention deficiencies and recommended corrective actions. These deficiencies did not indicate potential environmental risk.
- A 2001 OWS Survey Report confirmed that an OWS did not exist on the property and that the suspected OWS was most likely the sewage pump station.
- *Geohydrology of Southeastern Pennsylvania* (2002) was published. The report includes the Gettysburg-Newark Lowland Section of the Piedmont Physiographic Province, which underlies the property.
- The 2002 Hydrogeological Investigation Report at Site 5, Naval Air Station/Joint Reserve Base (NASJRB) Willow Grove, Pennsylvania provided detailed information about the geology and hydrogeology of the Stockton Aquifer, which also underlies the property.
- The 2003 Range Cleanup Report documented the cleanup of the former firing range at the property.

- The 2005 Programmatic Natural Resource Management Plan concluded that the property did not contain any key natural resources, including wetlands, surface water, floodplains, or the potential for rare species.

After publication of the 2007 ECP report, a geophysical survey was conducted in December 2009 to determine the presence or absence of an underground storage tank (UST) at the property. The survey revealed that a former fuel oil UST was no longer present.

Based on the results of the ECP report and subsequent investigations, the overall health of the Musselman USARC is excellent with respect to potential environmental problems. As such, the property should not be encumbered by any restrictions or constraints with regard to redevelopment uses.

2.4.2 Hazardous Substance/Waste and Petroleum Storage, Disposal, and Releases

Chemicals formerly used and stored at the Musselman USARC were associated with vehicle and facility maintenance activities and janitorial services. Facility maintenance and janitorial products were stored in the designated storage area within the janitorial closet in the main building. Vehicle maintenance products were stored within designated areas of the OMS building. In addition, three wet-cell batteries were stored on the pavement outside the OMS building.

Certain products used and stored at the facility may have contained Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (commonly referred to as Superfund) hazardous substances and would have been stored in quantities sufficient to support the unit. The ECP report found no indication that CERCLA hazardous substances were stored, released, or disposed at the property in quantities that would trigger the CERCLA Section 120(h)(1) notification requirements for property transferred by Federal agencies. Any hazardous waste generated at the OMS has been transported and disposed at NASJRB Willow Grove.

A fuel oil UST (10,000-gallon capacity) was once located next to the OMS building. The potential for a UST was identified in 1999 when a vent pipe was observed on the Property. There is no available information indicating the UST was removed; however, the vent pipe was not observed during the 2006 site reconnaissance. There is no available information to determine if there has been a release from the UST. In December 2009, the Army conducted a geophysical survey using ground penetrating radar (GPR) to determine if the UST was still present. The results did not reveal the presence of this UST.

There were no signs of staining or noxious or foul odors noted during the November 2006 and January 2010 site visits.

2.4.3 Adjacent Properties

An adjacent property, Monty's Service Center, is located on the north side of Sandy Hill Road and has reported releases of petroleum substances from three leaking underground storage tanks (LUSTs). Two of three tanks have received administrative closeout (ACO) status, while the third is listed as active. The active LUST release has resulted in petroleum, oil, and lubricant (POL)-impacted groundwater and PADEP has approved additional investigations, which include installation of monitoring wells on the property to assess environmental impacts to adjacent properties and establish the groundwater flow direction. The status of this investigation could not be readily determined as part of the Musselman USARC redevelopment plan; however, it did not appear that wells have been installed at the property.

Although the Monty's Service Center property has been identified as posing potential environmental impacts to groundwater beneath the property, available documentation has not confirmed that groundwater has been impacted. In addition, the available data have not confirmed the property is downgradient of the POL release.

2.5 ZONING AND MARKET ANALYSIS

As discussed in Section 2.1, Musselman USARC is primarily located in the Municipality of Norristown, Pennsylvania, with a small portion of the property located in Plymouth Township, Pennsylvania. In Norristown, the property is zoned as a Commercial Retail district (C-R) with a Unified Development Ordinance (UDO) 2 overlay. The overlay permits institutional and educational facilities and accessory complementary services. The Plymouth Township parcel is zoned residential.

The assessed value of the property according to Montgomery County records is \$1,350,400. As Federal government property, the site is exempt from property taxes. As part of the redevelopment planning process, a market analysis of the property using simple metrics was performed by a licensed appraisal company (Rowan Associates, Inc.). The results of the market analysis are included as Attachment 3.

Several factors were considered to estimate the current market value of Musselman USARC. These factors included the location of the property, the local/regional market, and possible re-use of the USARC. The market value of the property was estimated as \$2,555,000.

3.0 COMMUNITY DESCRIPTION

The Musselman USARC is immediately surrounded by mixed land use consisting of residential neighborhoods (single family, apartment, and townhouse development) and commercial properties (e.g., convenience store, restaurants, bank, and Family Dollar Store). The adjacent properties are fully developed and stable.

Land use south of the Musselman USARC consists of a small wooded area and single-family residences (Figure 6). A mall is located west of the property and is mostly unoccupied. Businesses in the mall consist of a pharmacy, one retail store, and one restaurant. East of the property is a wooded lot, followed by Fairfield Road. More single-family residences are located on the east side of this road. A historical landfill was identified at 409 Riverview Road (currently single-family residences), directly east of the property, just east of Fairfield Road. Directly north of the property is Sandy Hill Road, a two-lane road. North of Sandy Hill Road is a small convenience store, former gas station, and a neighborhood consisting of single-family homes.

3.1 LAND USE AND ZONING

As discussed in Section 2.5, Musselman USARC is primarily zoned as a Commercial Retail district (C-R), with a corner of the property zoned as Residential (D-Residential). The surrounding neighborhoods are primarily residential, with some light industry to the south and east.

3.2 TRANSPORTATION

Musselman USARC is located approximately one mile from Norristown Transportation Center (NTC), which is a major transit node served by the Southeastern Pennsylvania Transportation Authority (SEPTA). The NTC has a 500-space parking garage, two rail lines (the Norristown High Speed Line and the R6 Regional Rail Line), eight bus routes (Routes 90, 91, 93, 96, 97, 98, 99, and 131), and a common carrier bus station. However, the closest bus stop, serviced by Route 97, is an approximately 8-minute walk between the Musselman USARC and the nearest bus stop at the intersection of East Main Street and Fairfield Road based on SEPTA trip planning estimates.

Musselman USARC is located approximately 3,000 feet from the Pennsylvania Turnpike (U.S. 276); however, there are no convenient exits to the location from the highway. The closest major artery is Route 202, slightly more than a mile away; however, the roads leading to Route 202 are small, with

numerous traffic lights. The distance from the USARC to the Plymouth Meeting interchange of Route 476 (referred to as the Blue Route) is roughly 3.1 miles.

3.3 DEMOGRAPHICS

The Norristown Municipality's population has remained at similar levels (approximately 31,000) from 2000 to the 2010 estimate, while Plymouth Township's population is estimated to have increased slightly (3.4 percent). Montgomery County as a whole has gained population (up 3.6 percent) over the same timeframe.

The Delaware Valley Regional Planning Commission (DVRPC) predicted that Norristown Municipality would gain 500 jobs from 2000 to 2010 and that Plymouth Township would gain 1400 jobs over the same period; it is unknown what impact the current economic climate has had on these predictions. However, Norristown's status as the County seat generates a consistent job base in the county court system and various government services, which may buffer the effects of an economic downturn. Data from the most recent census in 2000 indicated that approximately 28 percent of the labor force worked in sales and office occupations; 24 percent in management and professional occupations; 23 percent in the service industry; 16 percent in production and transportation; and 10 percent in construction, extraction, and maintenance. The percentage of workers in management was considerably lower in Norristown Municipality than Montgomery County, with a higher percentage of workers in service, production, and construction.

According to the 2000 Census, household incomes in the Municipality of Norristown and Plymouth Township were lower than the county median. The median household income of Norristown residents in 1999 was approximately \$36,000, which was 41 percent lower than Montgomery County (\$61,000). The median household income of Plymouth Township residents in 1999 was approximately \$54,000, which was 12 percent lower than Montgomery County (\$61,000). In Norristown Municipality, 13.5 percent of families lived below the poverty line, while only 2.8 percent of Montgomery County residents lived below the poverty line.

Municipality of Norristown and Plymouth Township residents generally have lower levels of education than residents of the entire county, although Plymouth Township has education levels closer to those of Montgomery County. In Norristown, 28 percent of residents do not have a high school diploma, compared to 14 percent of Plymouth Township residents and 11 percent of Montgomery County residents. However, the Norristown Area High School dropout rate has decreased from 2.1 percent in the 2002-2003 school year to 1.6 percent in the 2006 to 2007 school year. Thirteen percent of Norristown

Municipality residents and 33 percent of Plymouth Township residents have at least a bachelor's degree compared to 40 percent of Montgomery County residents.

The Norristown Economic Revitalization Strategy Update (Norristown, 2009) and the Montgomery County Planning Commission (MCPC, 2010) provide further details regarding the demographics of the area.

3.4 INFRASTRUCTURE

Much of the Norristown/Plymouth Township infrastructure was installed prior to 1950, and most of it is antiquated and continues to deteriorate. Because of this, several infrastructure improvements were listed as high priorities in the Norristown Consolidated Action Plan (Norristown, 2008): water/sewer system; roadways; sidewalks; solid waste disposal; and flood drains.

Norristown Municipality is also not fully compliant with Municipal Separate Storm Sewer System (MS4) regulations, which mandate that storm water collected through ditches, curbs, gutters, or other means do not connect with a wastewater collection system. The Sewer Separation Project is designed to bring the municipality in compliance with the regulation as part of a larger effort to improve deteriorating water and sewer infrastructure and to alleviate flooding.

Other Norristown infrastructure improvement projects include the systematic inspection (and replacement as necessary) of residential sewer lines using video cameras as part of the due diligence prior to property sale; and sinkhole repairs.

3.5 HOUSING MARKET

Norristown has minimal space for new residential housing construction unless significant brownfield redevelopment projects are undertaken, particularly along the Schuylkill River. In 2008, the municipality estimated that 80 percent of very low-income households have problems finding affordable housing and that 50 percent of the substandard units potentially suitable for rehabilitation are occupied by low-income households. The municipality has a slightly larger percentage of rental units than owner-occupied housing units (52 and 48 percent, respectively). The housing stock in Norristown is also significantly older than that of Montgomery County as a whole, with 58% percent of Norristown Municipality homes built before 1950, compared to only 29% of Montgomery County homes.

The goals for the municipality according to the Norristown Consolidated Action Plan (Norristown, 2008) are as follows:

- Increase the number of homeowners through a First-Time Homebuyers Program.
- Stabilize homeownership through an owner-occupied Housing Rehabilitation Program.
- Partner with local non-profits to increase owner-occupied housing.
- Minimize conversion of single family units into rental units through zoning processes.
- Use public outreach and advocacy to implement programs to minimize panic selling and block busting.
- Work to improve overcrowding through concentrated code enforcement.

The Norristown housing market is described in further detail in the Norristown Consolidated Action Plan (Norristown, 2008) and Norristown Economic Revitalization Strategy Update (Norristown, 2009).

Both Plymouth Township and Norristown Municipality have seen low growth in residential construction, with the number of housing units in the Municipality of Norristown and Plymouth Township increasing 3.2 percent and 5.2 percent, respectively from 2000 to 2008. The growth recorded by both communities was significantly lower than the Montgomery County average of 7.9 percent (MCPC, 2010). A significant portion of the residential growth in Norristown experienced in the past 8 years resulted from the construction of the Regatta Apartments located near the Musselman USARC property.

3.6 PARKS AND RECREATION

The 2005 Norristown Open Space Plan analyzed the availability of Norristown's recreational public open space and compared it to the recommended ratio established by the National Recreation and Park Association (NRPA). The Open Space Plan divided recreational public open spaces into two main categories: community-level spaces and neighborhood-level spaces.

Community-level parks are typically large (serving more than one neighborhood), centrally located, and have a range of facilities/amenities and parking. Neighborhood-level open spaces are typically smaller areas that serve a particular area of the community (typically one neighborhood) or a concentrated or limited population or specialized group such as elderly or tots; and provide for quiet, informal recreation as well as facilities for short term, frequent and active use.

Using NRPA's recommended ratio for open space per 1,000 people, the plan suggested that Norristown Municipality should have between 156 to 250 acres of community-level parks and 39 to 78 acres of neighborhood-level parks. The plan showed that in 2000, Norristown had 122 acres of community-level parks and 151 acres of neighborhood-level parks. Two locations, Elmwood Park and Riverfront Park,

comprise the 122 acres of community-level parks. This would indicate a deficit of 34 acres in this category; however, the plan recognized the scarcity of potential open space and recommended, instead, increasing accessibility of these parks through open space linkages.

The closest parks to the Musselman USARC are Simmons Park and McCann Park in Norristown, and the John F. Kennedy Park in Plymouth Township. A golf course (the Plymouth Country Club) is also located nearby.

3.7 SCHOOLS

The Musselman USARC is within the boundaries of two municipalities; therefore, the parcel is served by the Norristown Area School District (NASD) and the Colonial School District.

3.7.1 Norristown Municipality Schools

The NASD serves students from Norristown, West Norriton, and East Norriton with one high school, three middle schools, and six elementary schools: Norristown Area High School, East Norriton Middle School, Eisenhower Middle School, Stewart Middle School, Cole Manor Elementary School, Gotwals Elementary School, Hancock Elementary School, Marshall Street Elementary School, Paul V. Fly Elementary School, and Whitehall Elementary School.

The Pennsylvania System of School Assessment (PSSA) is an assessment used by the Pennsylvania Department of Education to determine the degree to which students demonstrate proficiency in reading, writing, and math. PSSA test scores from 2005 to 2007 show that Norristown Area High and Eisenhower Middle School are under-performing in comparison to other public schools in the state. The test results mirror the majority sentiment in the community that investments must be made in the NASD to strengthen the schools servicing the municipality.

In addition to the NASD public system, a number of private schools are located in Norristown, including Calvary Baptist Children's Learning, Kennedy-Kendrick Catholic High; St. Paul Elementary School, and St. Francis of Assisi School. Another institution offering postsecondary education in the area is Montgomery County Community College in Blue Bell. The Norristown and Colonial School Districts are members of the Central Montco Technical High School located in Plymouth Meeting. The Montgomery County Intermediate Unit is located in West Norriton Township.

3.7.2 Plymouth Township Schools

The Colonial School District serves students from Plymouth and Whitemarsh Townships and the Borough of Conshohocken, with two high schools, one middle school, one intermediate school, and four elementary schools: Plymouth Whitemarsh High School, Central Montco Technical High School, Colonial Middle School, Colonial Elementary, Conshohocken Elementary, Plymouth Elementary, Ridge Park Elementary, and Whitemarsh Elementary.

Private schools in Plymouth Township include St. Paul's Roman Catholic High School, St. Cosmos & Damian School, Epiphany of Our Lord School, Penn Christian Academy, St. Matthew's School, St. Titus School, and Plymouth Meeting Friends School.

4.0 COMMUNITY OUTREACH

4.1 COMMUNITY DETAILS

The Musselman USARC is surrounded by a mix of commercial and residential areas, and the immediate area is generally well-developed. Sandy Hill Road contains a number of businesses, with a restaurant and a convenience store across the street. The Musselman USARC does have a sidewalk on Sandy Hill Road, but this sidewalk is intermittent and does not continue down Sandy Street/East Airy Street. The closest major commercial road is East Main Street, approximately 1,500 feet south of the Musselman USARC. The main access to East Main Street is via Fairfield Road to the east and High Street to the west, as the closest road that connects both streets (Kelley Drive) is a winding residential road.

The area immediately east of the Musselman USARC and across Fairfield Road is primarily residential, with detached single-family houses. The John F. Kennedy Park is located approximately 1,500 feet to the southeast. Most of the area to the immediate northwest, across Sandy Hill Road, also contains single-family houses, with apartment complexes beyond. The area south of the Musselman USARC (between Sandy Hill Road and East Main Street) contains townhouses.

The Musselman USARC is currently being used approximately 24 days per month. Its current use for primarily administrative and maintenance functions does not represent a significant impact on traffic or other community resources. It is isolated from public transit and major highways, as discussed in Section 3.2, making it a less attractive site for non-local businesses considering moving to the area.

4.2 COMMUNITY OUTREACH

A listing of the surplus property was published by the Department of the Army in the Federal Register on April 21, 2008. As listed by the Army, the property consisted of about 3.45 acres of land and 39,000 square feet of buildings. The Federal Register notice formally recognized the Musselman USARC LRA, and identified Mr. Steven Nelson (Director of Policy for Montgomery County) as the LRA authorizing official. The LRA was charged with building consensus around a facility redevelopment plan that balances Norristown Municipality and community needs and serves as a guide for environmental analysis and property disposition by DOD.

The LRA conducted substantial public outreach (Attachment 1). During the planning phase, the LRA worked with the immediately impacted communities through the Norristown Community Council and Plymouth Township Council. Two joint meetings were held to inform the public of the BRAC process and gauge community sentiment. Members of Montgomery County government and the LRA attended and participated in both meetings.

On May 20, 2008, the *Times Herald* (a Norristown Municipality newspaper) published an announcement (legal notice) of the availability of surplus Federal property (i.e., the Musselman USARC) to State and local eligible parties, including homeless service providers. The announcement stated that the Musselman LRA was seeking notices of interest (NOIs) for surplus property at the installation. The NOIs for homeless assistance could be submitted by any State or local government agency or private non-profit organization that provides, or proposes to provide, services to homeless persons and/or families residing in Montgomery County. The announcement noted that a Public Outreach Workshop would be held on July 8, 2008. Attendance at the workshop was not required to submit an NOI, but was highly encouraged.

The newspaper announcement summarized the information that should be included in the NOIs from homeless service providers and other entities. The announcement stated that entities interested in obtaining the Musselman USARC through a public benefit conveyance (PBC) other than a homeless assistance conveyance, were invited to contact appropriate Federal agencies to find out more about each agency's PBC program. The Federal agencies referenced included the U.S. National Park Service (for parks and recreation); the U.S. Department of Education (for education), the U.S. Department of Health and Human Services (for public health); the U.S. Department of Justice (for corrections and law enforcement); the U.S. Department of Housing and Urban Development (for self-help housing); the regional Federal Aviation Administration (for public airports); the U.S. Department of Transportation (for port facilities); the Federal Emergency Management Agency (for emergency management); and the U.S. Army (for historic monuments and wildlife conservation).

The legal notice stipulated that the LRA should receive NOI submissions by September 10, 2008.

On July 8, 2008, the BRAC Public Outreach Workshop was held at the Montgomery County Human Services Center in Norristown, Pennsylvania. The agenda included a discussion of the outreach and facility redevelopment planning process, an overview of the BRAC process, an exchange of information regarding the Musselman USARC, a questions and answers period, and a tour of the property. A total of 7 people attended, including representatives from Norristown Municipality, Montgomery County Housing Department, U.S. Army Reserve higher headquarters (99th Regional Readiness Command or RRC) for the Musselman USARC, Department of Defense Office of Economic Adjustment (DOD-OEA), and the Pennsylvania Business Development Corporation (PBDC). Mr. Garry Gontz of DOD-OEA facilitated the BRAC Public Outreach Workshop.

On July 30, 2008, a Public Outreach meeting was held at the Montgomery County Human Services Center. The agenda was similar to the BRAC Public Outreach Workshop held earlier in the month. Mr. Gontz of DOD-OEA led the meeting. In attendance were representatives from the Montgomery County Department of Public Safety; the County Department of Housing and Community Development; Norristown Municipality; Norristown Area School District; Continuum of Care; Montgomery County Detectives; Montgomery County Office of Mental Health (OMH); Montgomery County Coordinated Homeless Outreach Center (CHOC); Montgomery County Community Housing Services (CHS); and Fair Housing Rights Center of Southeastern Pennsylvania. With the exception of the Norristown Area School District, none of the other representatives expressed significant interest in redeveloping the USARC property.

A follow-up meeting was held with the community groups in August 2008. At this meeting, members of the planning commission summarized the status of redevelopment planning and answered questions from area residents. Norristown Municipality subsequently sent a letter to Montgomery County stating that the current zoning requirements for the Musselman USARC would not be changed.

On August 13, 2008, the LRA held their first meeting to discuss the purpose of the LRA, the timetable for redevelopment planning, and other business. MCPC provided a review of the BRAC process to date. Attendees included representatives from the MCPC, NASD, Montgomery County Continuum of Care, and Norristown Municipality.

On August 19, 2008, a tour of the Musselman USARC was conducted. In attendance were staff members from the Montgomery County Office of Behavioral Health and Resources for Human Development (RHD); Montgomery County CHOC; MCPC; the Army (99th RRC); Montgomery County OMH; Montgomery County CHS; Montgomery County's District Attorney Office; and Valley Youth House

(VYH). The CHOC serves homeless individuals that reside throughout Montgomery County regardless of race, gender, national origin, religious affiliation, or sexual orientation. CHS provides resources, crisis intervention, and long-term housing for the homeless and near homeless, and assists victims of domestic violence and single displaced men. VYH provides prevention/intervention services, counseling, life skills and behavioral health services to abused, neglected, and homeless youth and their families. Again, none of these agencies indicated potential interest in redeveloping the property.

LRA meetings were also held on December 17, 2009, January 15, 2010, February 5, 2010, and March 12, 2010 at the Montgomery County offices. Local municipal, Township, Federal, and County representatives attended the LRA meetings. The LRA served to ensure that the BRAC process moved forward fairly and with the support of local political representatives and government agencies.

On February 1, 2010, the *Times Herald* published a notice announcing a public hearing to discuss the draft redevelopment plan. The notice indicated that copies of the redevelopment plan were available for public review at the Montgomery County Planning Commission (MCPC) Office, at the Montgomery County Norristown Municipal Library, and at the Norristown Municipal Building. The plan was available for review at these locations from February 1 to February 12, 2010. The LRA also mailed announcements of the public hearing to nearby residents near the Musselman USARC.

Due to a snowstorm, the public hearing was delayed one week, and a second notice was published by the *Times Herald* on February 15, 2010. Approximately 30 people attended the hearing. A transcript of the public hearing (meeting) was recorded by a stenographer, and is provided as Attachment 5.

The hearing was held on February 18, 2010 at the Musselman USARC property. During the hearing, LRA representatives discussed the BRAC process, reviewed the preferred redevelopment plan for the property, and answered questions from the community. Approximately 30 people attended the hearing.

5.0 NOI SUBMISSIONS

The MCPC/LRA sent out instructions for completing NOIs on May 20, 2008. Parties interested in obtaining the Musselman USARC under federal BRAC provisions for a homeless assistance conveyance or public benefit conveyance were requested to submit an NOI. Only the Norristown Area School District (NASD) submitted an NOI.

On October 30, 2006, NASD submitted an application for the acquisition of the Musselman USARC to the U.S. Department of Education. The District expressed interest in acquiring the property once it was

identified as surplus Federal property as part of the BRAC 2005 legislation. The application was prepared well before the request was announced for NOI submissions through the May 2008 legal notice.

The LRA performed a detailed analysis of the NOI originally submitted by NASD, as well as the NASD revised application that was submitted to the U.S. Department of Education in January 2010. The analysis included: (1) review of the proposed use in terms of spatial needs and likely configurations for the property; (2) potential conceptual designs of the proposed use; and (3) cost estimates to implement the conceptual design of the proposed use. The review considered:

- Strength of the NOI
- Its compatibility with property (including environmental and community impacts)
- Feasibility (including eligibility for public benefit conveyance)
- Compatibility with municipal/township and neighborhood plans
- Broad community support

5.1 NOI APPLICATION

In its October 2006 application, NASD indicated that they would use the property to support their secondary education reform movement, which was intended to shift the existing high school to Small Learning Communities (SLCs). The two Musselman USARC buildings would provide the District with more than 39,000 square feet in space.

NASD encompasses several communities in central Montgomery County, including the Municipality of Norristown, the Township of East Norriton, and the Township of West Norriton. The Musselman USARC is situated in the eastern end of Norristown Municipality, where NASD does not have an existing elementary or secondary education facility within the District's boundary.

On April 11, 2007, the U.S. Department of Education approved the NASD application to acquire the property for creating an SLC school for Grades 9 - 12 and for the high school Junior Reserve Officers Training Corps (JROTC) Program. The Department of Education also requested assignment of the property from the U.S. Army to NASD at a 100% public benefit allowance discount. The Department noted that the property was not scheduled to close until 2011.

On April 28, 2007, the U.S. Department of Education notified the LRA point of contact (Mr. Steven Nelson) that the Department had approved an educational PBC for NASD to acquire the property.

Subsequent to the April 2007 notification, the NASD reevaluated its facility needs in response to new academic initiatives, guidance from the new School District Superintendent, and a Feasibility Study which performed a more detailed evaluation of current and planned educational programs and space needs. The detailed evaluation examined projections for student enrollment, which indicated that the elementary school population (including pre-kindergarten and kindergarten students) was expected to significantly increase by 10 to 20 percent over the next 10 years.

In response to the Feasibility Study findings, NASD submitted a revised application to the U.S. Department of Education in January 2010. While the application called for an educational public benefit conveyance with respect to the Musselman USARC, the property would not be planned for secondary educational purposes or as a Small Learning Community. Rather, the USARC would be used as a kindergarten center, with up to 10 full-day classes.

5.2 NOI DESCRIPTION

The original NOI submitted planned to use the Musselman USARC as part of the conversion of the high school to an SLC system. Each SLC would house between 300-350 students and 15 teachers, who would be assigned to each thematic community, with their individual identity (e.g., Career, Business and Finance, Engineering and Technology, Health Sciences, Law and Criminal Justice, Performing Arts, and Visual Arts). As part of the NASD application, one SLC would be located at the Musselman USARC.

The main building at the property would be used for classroom instruction, Monday through Friday during normal school hours. There would be limited evening classes, and evening and weekend extracurricular activities. Since major renovation would not be required, NASD estimated that the property would be compliant and available for student occupancy in 6-12 months. No existing buildings at the Musselman USARC would be demolished; however, some renovations would be made inside the main building, specifically for modifying classrooms and office administrative space.

The smaller garage at the property would be used to house the Norristown Area High School (NAHS) JROTC Program, which is an active program. The garage would be used primarily for storage.

As part of the January 2010 revised application submitted by NASD, the USARC would be used as a kindergarten center, with up to 10 full-day classes. Between 300 and 350 children would attend the school along with a small number of teachers and support staff estimated between 14 and 18 people. The main building and garage at the USARC would be used in a manner similar to the SLC concept; however, the JROTC Program would not be housed in this facility.

The January 2010 application estimated that the USARC structures could be converted to a kindergarten center within 1 year after acquiring the property. Major structural renovations would not be required. Existing administrative offices and classrooms would be established in a manner generally consistent with the current layout of the main building (Figures 4 and 5). Minor renovations and facility improvements would be made to:

- Establish up to 12 classrooms, 1 library, and several smaller offices.
- Furnish the center.
- Repaint walls and ceilings.
- Provide or update flooring and carpeting.
- Convert the existing drill floor to a combination gymnasium/cafeteria.
- Update the information technology (IT) capabilities of the main building with respect to computers, telephones, and other IT needs.
- Upgrade or modify other areas to accommodate children, teachers, and support staff (e.g., restrooms, faculty areas).

The costs of these renovations and improvements were estimated as roughly \$500,000 by NASD. Annual maintenance costs, including all utilities and up to two full-time custodians, were projected as \$265,000 for the first full year of occupancy. The primary cost components would include custodial services, maintenance and repairs, and maintenance contracts. The most significant utility cost would be related to the use of natural gas to heat the main building. Current projected maintenance costs, as estimated by the Army, are approximately \$120,000 for Fiscal Year 2010.

5.3 NOI ANALYSIS

The proposed land use, a school, would be appropriate to the property's surroundings, which is currently zoned as a Commercial-Retail district. The Musselman USARC is included in Norristown Municipality's overlay zoning district that permits institutional and educational facilities and accessory complimentary services. School uses are generally appropriate and compatible in relation to a residential community.

The potential effects of the NASD proposal to use the USARC as a kindergarten center (or for other elementary school programs) are expected to be negligible. Environmental impacts (e.g., wildlife, water, air quality, noise, stormwater runoff, sewage, generation of wastes and debris) should be minimal since the property will retain its basic structure and physical attributes. No new building construction is planned

at the property although interior spaces will be altered and modified to accommodate elementary school programs.

The impacts on adjacent land use are expected to be minimal. With respect to traffic impacts, up to six school busses would be used to transport elementary students to and from the USARC facility on a Monday-Friday basis at pre-determined times. The approximate number of staff vehicles that would be parked at the property may range from 14 to 18, in addition to vehicles belonging to visitors. The existing POV parking area on the eastern side of the main building has the capacity to handle about 15 vehicles with considerable overflow parking at the back of the USARC property near the garage building.

The change in daily traffic at, and near, the property is expected to be low. The existing roadways should experience the same traffic flow. The nearest major intersection (Sandy Street/Sandy Hill Road and Fairfield Road/East Fornance Street) near the northeast corner of the property is controlled by a traffic light. There appears to be no requirement to improve vehicular access to the property if it is used as an elementary school.

Based on the NOI analysis, nearby communities would suffer minor negative economic impacts from the loss of the Musselman USARC and the small number of full-time military employees that support the local economy. The property is located in the eastern end of the Norristown Municipality where no current NASD school exists. Nearby students are currently bussed to elementary schools in surrounding townships (i.e., East Norriton and West Norriton) several miles away. The presence of a new elementary school at the USARC property would provide an accessible facility near several neighborhoods for students, parents, and guardians, and would help alleviate the overcrowding of existing NASD schools.

The NASD proposal generated only a few concerns based on review by community:

- Traffic generation during peak operating hours
- Concerns about the behavior of secondary students in the community before and after school hours

As previously discussed, changes in daily traffic near the USARC property are expected to be low. The NASD proposal includes provisions for full-time custodial staff. The concerns regarding secondary student behavior are no longer valid since the property would be used for elementary students, including children of kindergarten and pre-kindergarten ages.

6.0 RECOMMENDATIONS

6.1 LRA RECOMMENDATION

The LRA recommends the conveyance of the Musselman USARC to the Norristown Area School District for use as a new elementary school. This is the preferred redevelopment plan for the following reasons:

Feasibility: The NASD proposal is physically and financially feasible, and meets the LRA goals for planning the redevelopment of the property.

Notice of Interest (NOI): While only one NOI was received in response to the LRA request for NOIs, the original NASD application (October 2006) submitted to the U.S. Department of Education was a complete and detailed description of the District's proposed reuse of the property. The revised application (January 2010) was also thorough and supported by an independent Feasibility Study regarding NASD facilities and student population projections.

Impacts on Adjacent Land Use, Environment, Local Economy, and Traffic: The NASD proposal for redevelopment of the property is similar to those USARC activities for which the community and nearby neighborhoods are already accustomed. These activities have included educational, administrative, and logistical support functions on behalf of service members. The USARC has typically been manned by a small, full-time staff of up to 12 people, with reservists assembling on weekends or weeknights for training, exercises, and planning sessions. The USARC historically has handled up to 200-250 people and their equipment (including vehicles), based on the types of military units that have occupied the property. Impacts on land use, the environment, the local economy, and traffic patterns are expected to be minimal.

Community Support: The immediately adjacent communities to the USARC facility have not yet expressed their preference for the property to be used by the NASD. The community preference may be relevant to the need for local support of a zoning change or variance to enable redevelopment of the property, if required.

6.2 OTHER RECOMMENDATIONS

The USARC property has an excessive amount of paved areas, which are currently being used for parking military vehicles, other military equipment, and civilian vehicles. The LRA has suggested that these paved areas, if not essential to the redevelopment plan, should have provisions for new landscape enhancements (e.g., green buffers) consistent with the operational requirements of the user. These

enhancements could include the planting of trees along the western property boundary, and small islands of shrubs and other vegetation to break up the appearance of the parking lots. The paved areas could be improved with better lighting.

The former coal room located along the south side of the main building at the USARC, which is in a state of disrepair, should be equipped to limit access (i.e., locked door). Prior to transfer of the property, the new user should request that DOD demolish the interior of this room to eliminate any potential hazards.

The NASD proposal did not provide a specific use for the large storage area adjacent to the gym/cafeteria. This area is currently windowless, but could be converted into additional classrooms or a multi-purpose area.

7.0 RESPONSE TO PUBLIC COMMENTS

The LRA met the citizen participation requirements with respect to redevelopment planning for the Musselman Memorial USARC as follows:

- Made the draft redevelopment plan available for public review and comment at three locations during the period from February 1 to February 12, 2010.
- Conducted one public hearing on the draft redevelopment plan on February 18, 2010 at the Musselman USARC.
- Summarized public comments received during the development of the plan.
- Documented the citizen participation process that the LRA followed.

At the February 18, 2010 public hearing, two comments were noted. The President of the Norristown Municipal Council stated that the Council was strongly in favor of the preferred re-use plan with the caveat that the property be maintained as an elementary school program, and not for secondary education. One citizen urged the LRA to consider the property for use as a law enforcement headquarters where local, county, and state police members (as well as homeland security specialists) could be stationed. This citizen provided a detailed explanation as to why the property was well suited for this purpose. A transcript of the meeting is provided as Attachment 5. No other public comments were received for the redevelopment plan.

With respect to the comment regarding the use of the Musselman USARC property as a law enforcement headquarters, the LRA sent out instructions for completing NOIs on March 20, 2008, and requested that

the NOIs should be submitted by September 10, 2008. Several public outreach workshops and meetings were held in July and August 2008 to solicit community involvement. One meeting was attended by a representative from the Montgomery County Detectives. Despite the efforts of the LRA, however, law enforcement agencies did not express interest in redeveloping or acquiring the property.

Section 5.3 summarizes two additional comments regarding the original NASD proposal. The concern about the behavior of secondary students is no longer valid.

As discussed in Section 5.3, changes in daily traffic near the property are expected to be low. The average daily traffic count for Sandy Street was less than 7,000 vehicles in 2009.

Following the February 18, 2010 public hearing, Norristown Municipality contacted the LRA and noted that they were not in favor of school buses being stored or parked overnight at the Musselman USARC property. NASD indicated that their proposal does not include this type of plan; busses will continue to be parked at the NASD Administration Building on North Whitehall Road.

8.0 REFERENCES

Montgomery County Planning Commission, 2010. <http://planning.montcopa.org/planning>.

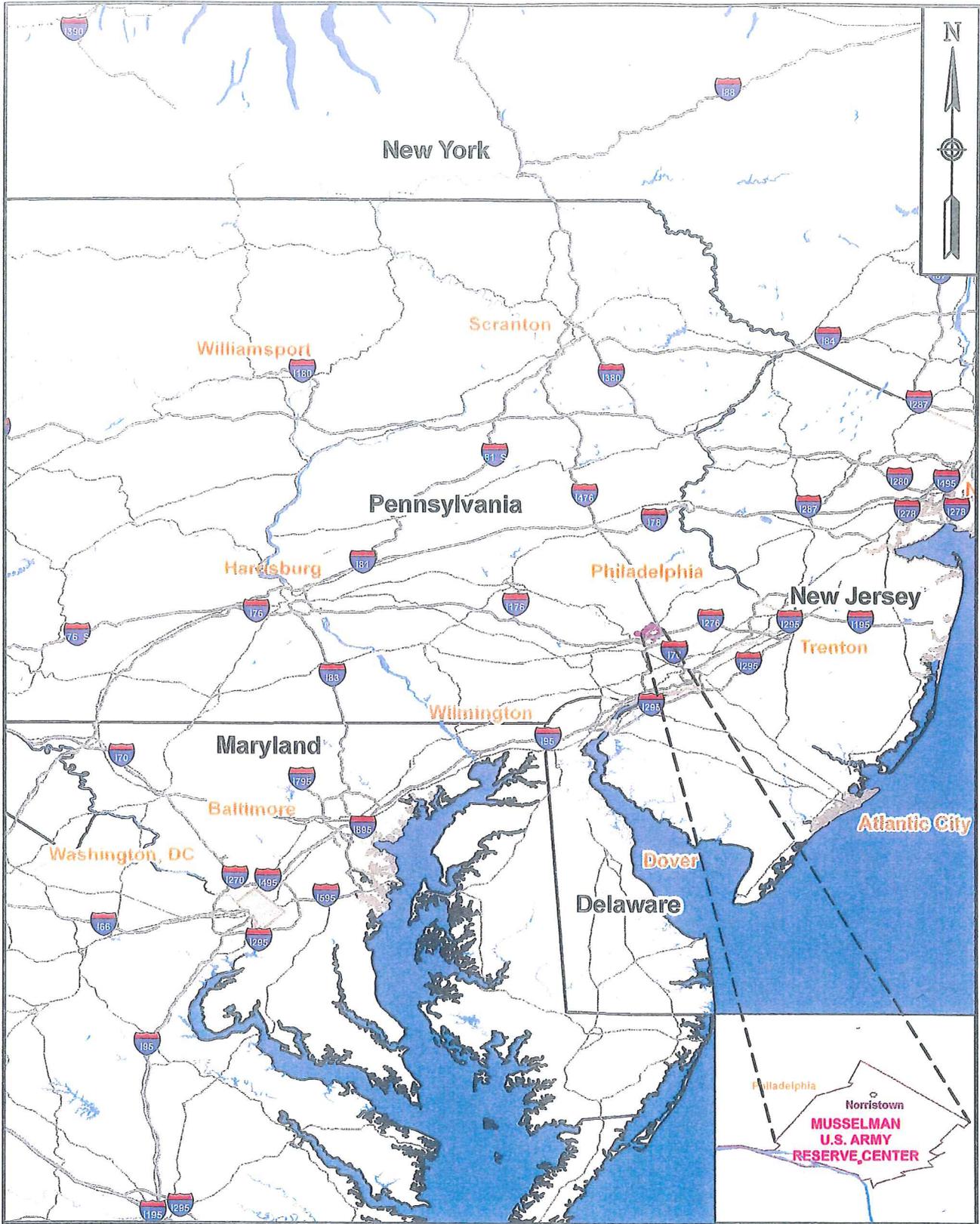
Municipality of Norristown, 2008. Community Development Consolidated Action Plan 2005 – 2009.

Municipality of Norristown, 2009. Norristown Economic Revitalization Strategy Update. June.

USACE (U.S. Army Corps of Engineers), 2007. Final Environmental Condition of Property Report, 1LT Ray S. Musselman Memorial U.S. Army Reserve Center. February.

FIGURES

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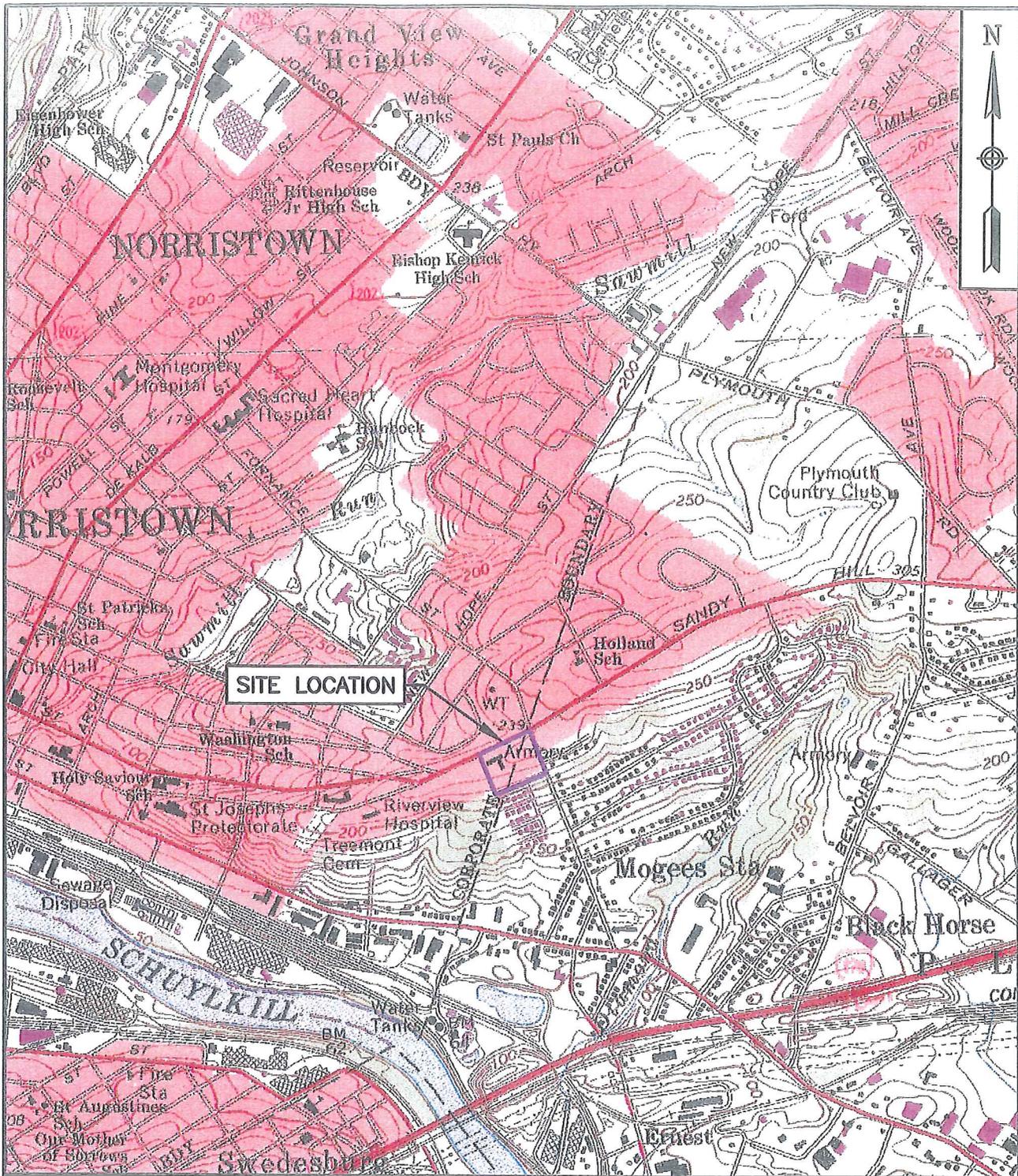


TETRA TECHNUS, INC.

**GENERAL SITE LOCATION MAP
 MUSSELMAN U.S. ARMY RESERVE CENTER
 NORRISTOWN, PENNSYLVANIA**

SCALE AS NOTED	
FILE 112C02593CM01	
REV 0	DATE 01/25/10
FIGURE NUMBER FIGURE 1	

112C02593\5\112C02593CM01.DWG 01/19/10 MKB



BASE MAP IS A PORTION OF THE NORRISTOWN AND LANSDALE, PA U.S.G.S. 7.5 MINUTE QUADRANGLE MAP, DATED 1963, PHOTOREVISED IN 1983.



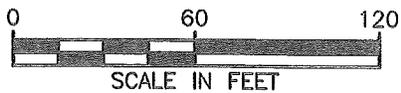
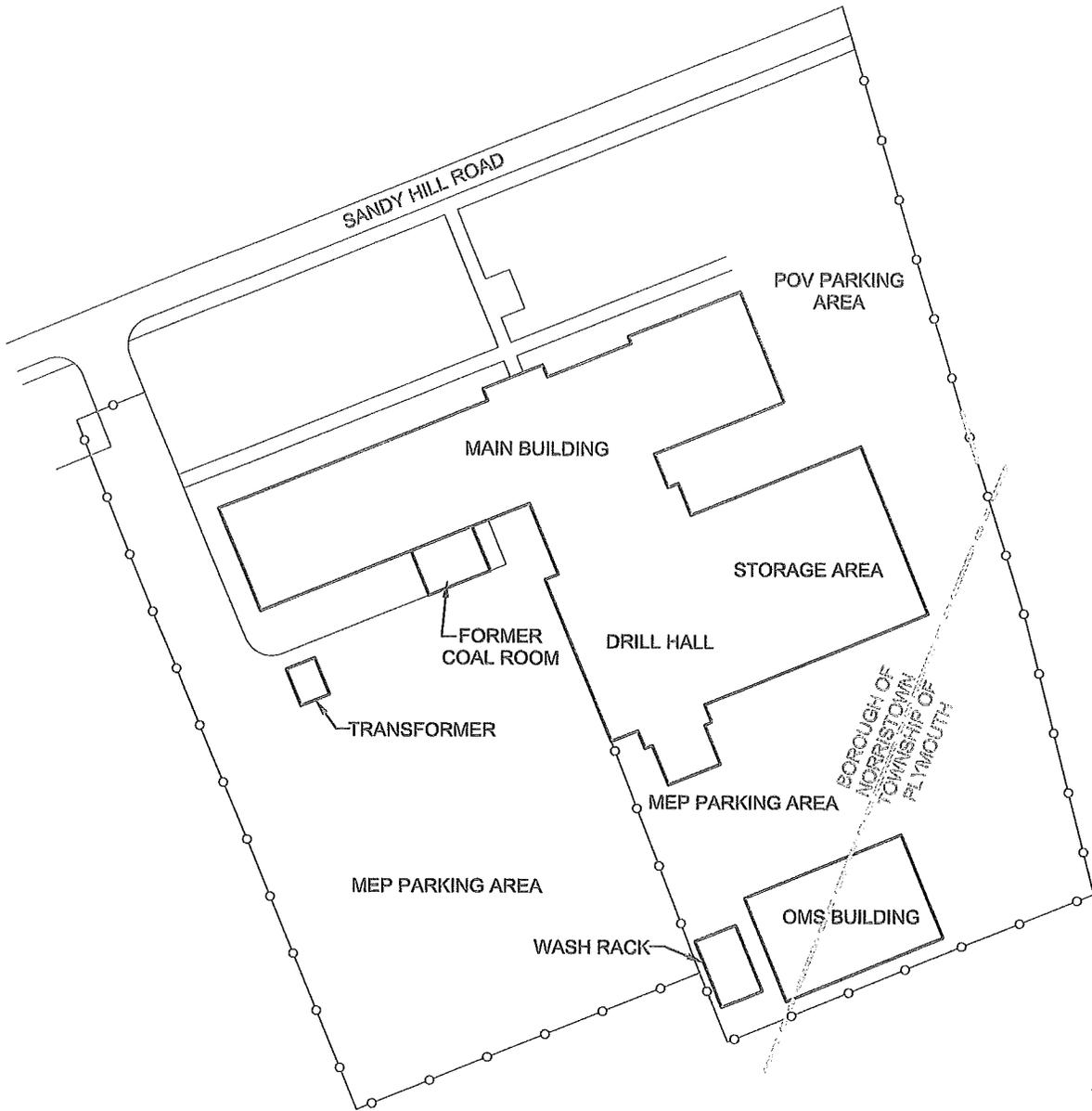
SCALE IN FEET



SITE LOCATION MAP
MUSSELMAN U.S. ARMY RESERVE CENTER
NORRISTOWN, PENNSYLVANIA

SCALE AS NOTED	
FILE 112C02593CM01	
REV 0	DATE 01/19/10
FIGURE NUMBER FIGURE 2	

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LEGEND

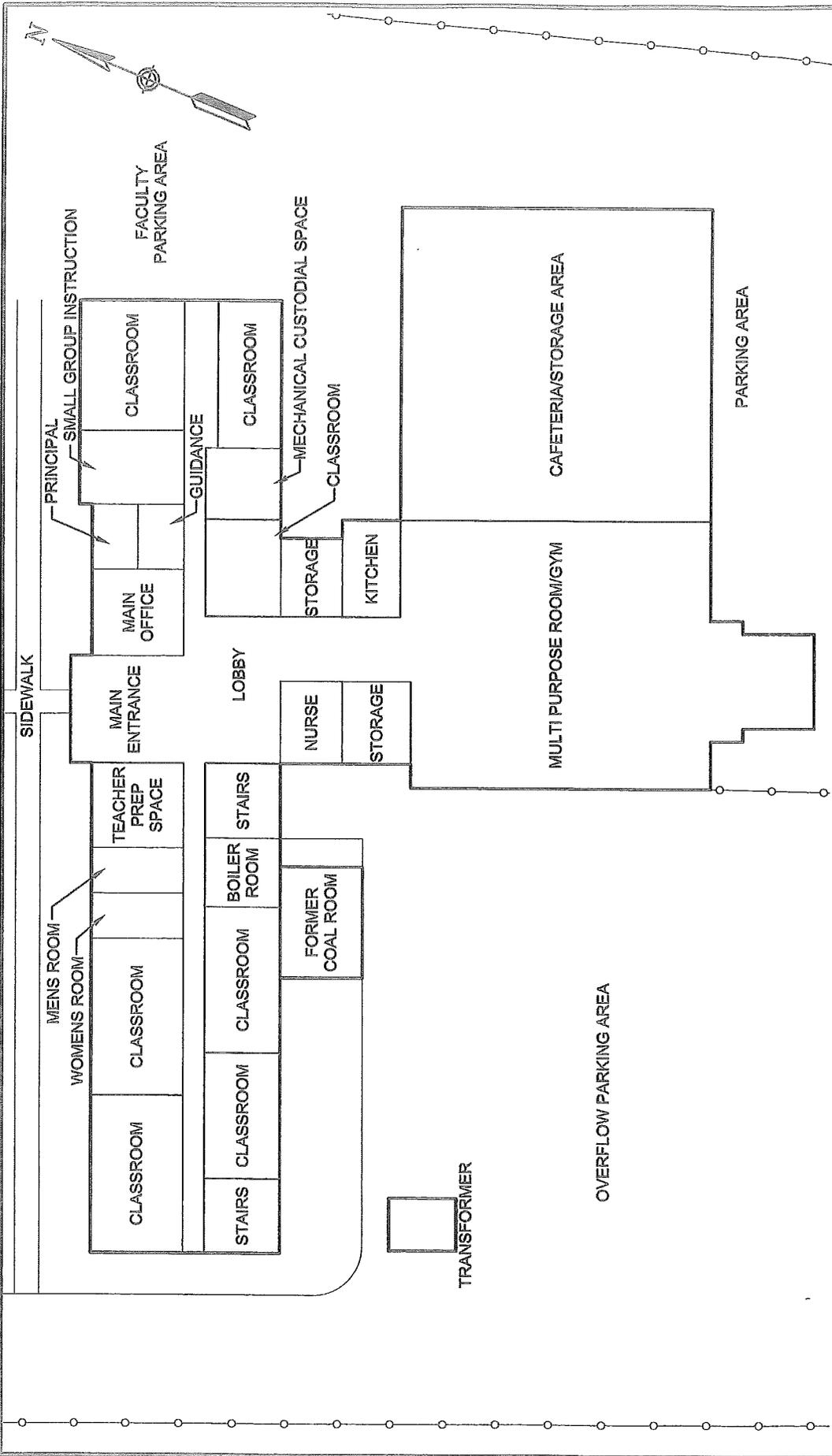
—○— APPROXIMATE FENCE LINE



TETRA TECHNUS, INC.

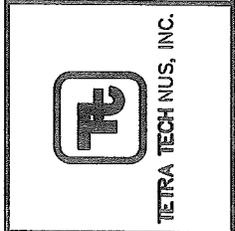
SITE LAYOUT
 MUSSELMAN U.S. ARMY RESERVE CENTER
 NORRISTOWN, PENNSYLVANIA

SCALE AS NOTED	
FILE 112C02593GM01-1	
REV 0	DATE 01/25/10
FIGURE NUMBER FIGURE 3	



SCALE	AS NOTED
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DATE	01/26/10
FIGURE NUMBER	FIGURE 4

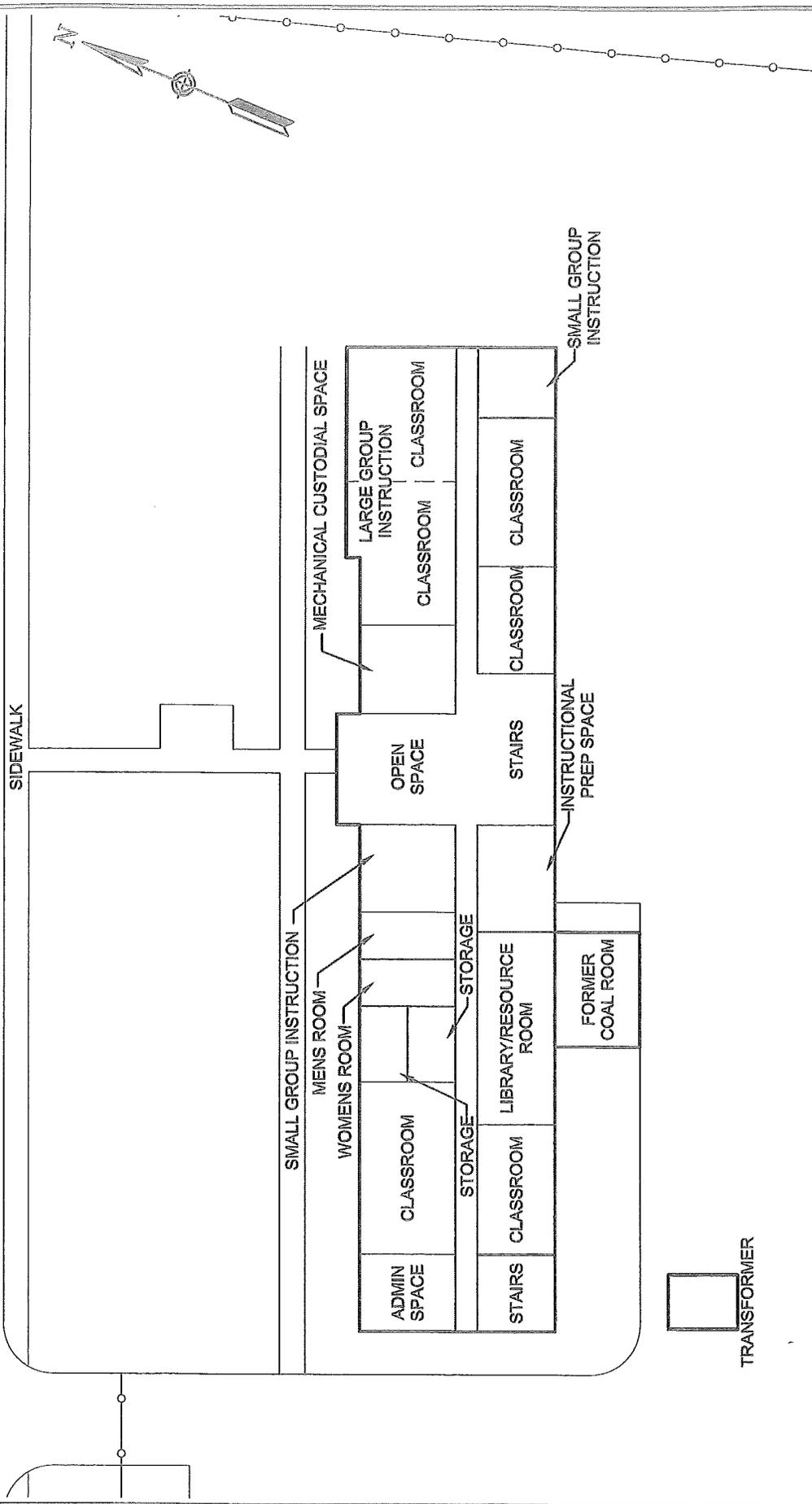
**PROPOSED FIRST FLOOR PLAN
MUSSELMAN USARC PROPERTY
NORRISTOWN, PENNSYLVANIA**



LEGEND

- APPROXIMATE FENCE LINE

0 30 60
SCALE IN FEET



SCALE	AS NOTED
FILE	112C02593GM01-3
REV	0
DATE	01/26/10
FIGURE NUMBER	FIGURE 5

**PROPOSED SECOND FLOOR PLAN
MUSSELMAN USARC PROPERTY
NORRISTOWN, PENNSYLVANIA**

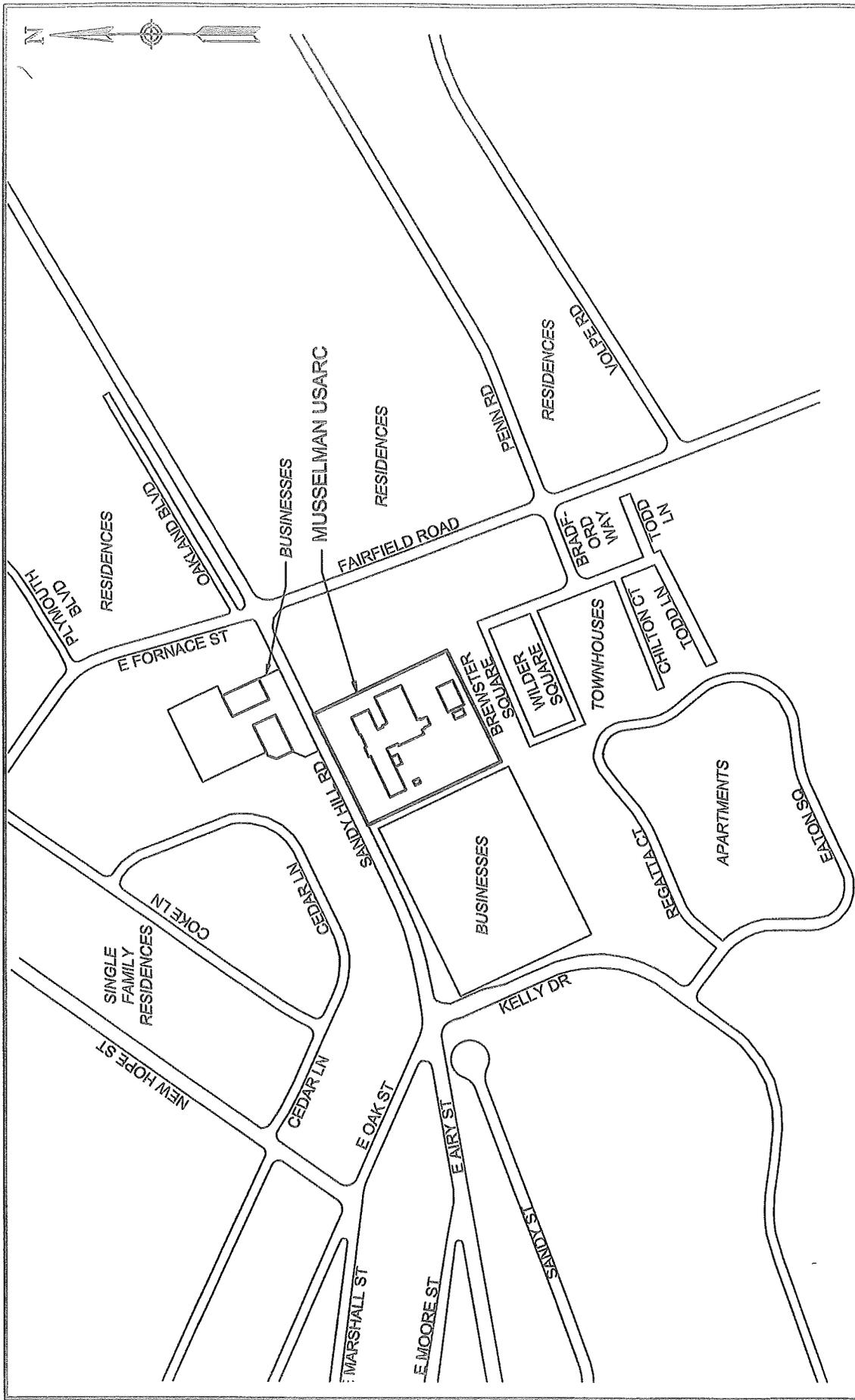


TETRA TECH NUS, INC.

LEGEND

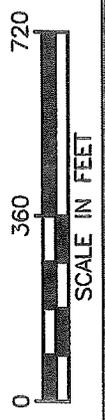
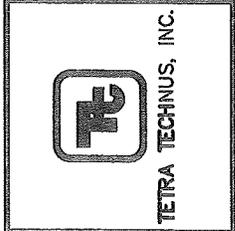
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SCALE IN FEET



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REV	0
DATE	01/26/10
FIGURE NUMBER	FIGURE 6

EXPANDED STUDY AREA
MUSSELMAN U.S. ARMY RESERVE CENTER
NORRISTOWN, PENNSYLVANIA



ATTACHMENT 1
PUBLIC PARTICIPATION

ATTACHMENT 1
PUBLIC PARTICIPATION

YEAR	DATE*	DESCRIPTION
2005	--	Property declared as surplus by DOD during BRAC 2005 legislation
2007	September 12	Montgomery County Board of Commissioners pass a resolution to establish a Local Redevelopment Authority for the Musselman USARC property
2008	February 19	Montgomery County requests DOD to recognize the LRA
2008	April 21	Federal Register notice recognizing the Musselman Memorial U.S. Army Reserve Center Local Redevelopment Authority
2008	May 20	Legal notice published announcing availability of surplus Federal property, which requested Notices of Interest (NOIs) from eligible parties
2008	July 8	BRAC Public Outreach Workshop held
2008	July 30	Public Outreach Meeting held
2008	August	Follow-up meeting held with community groups
2008	August 13	First LRA meeting held
2008	August 19	Tour of Musselman USARC conducted
2008	September 10	Deadline for NOI submissions
2009	June 7	Original DOD deadline for submitting the redevelopment plan and homeless assistance submission
2009	October 20	DOD extends deadline for the LRA to submit a redevelopment plan and homeless assistance submission to March 31, 2010
2009	December 17	Second LRA meeting held
2010	January 15	Third LRA meeting held
2010	February 1	Notice published announcing public hearing to discuss the Musselman USARC draft redevelopment plan; start of public review period for draft plan
2010	February 5	Fourth LRA meeting held
2010	February 12	End of public review period for draft redevelopment plan
2010	February 15	Notice published announcing new date for public hearing
2010	February 18	Public hearing held
2010	March 12	Fifth LRA meeting held

ATTACHMENT 2
MUSSELMAN USARC CHRONOLOGY

ATTACHMENT 2
MUSSELMAN USARC CHRONOLOGY

YEAR	DATE*	DESCRIPTION
1955	--	Land purchased by US Government
1958	--	Main building constructed
1959	--	OMS constructed
1975	--	Facility renovation including ceiling, lights, floor tiles, hot water heater, electrical systems
1986	--	Paving and sidewalks upgraded
1990	August 2	Facility directed to remove any USTs in accordance with state regulations
1990	--	Facility doors replaced
1992	April 24	Subcontractors directed to remove any asbestos-containing floor tiles
1993	--	HVAC system upgraded
1995	--	Roof replaced
1995	April 2-6	Transformer survey report completed
1995	--	Radon Compliance Report completed
1995	July	Cultural Resource Management Plan Report completed
1995	August 1	Programmatic Natural Resource Management Plan
1995	--	Inventory of Significant Biological Resources completed
1997	--	Facility windows replaced
1998	June 29	Air emission source inventory complete
2000	February 1	Engineering and Environmental Facility Assessment completed
2000	September 22	Cross-Connection Control Survey completed
2001	January 24	OWS Survey Report confirmed that an OWS did not exist at the property
2003	July	Range Cleanup Report completed; former range area was safe for use
2005	May 13	BRAC list (round 5) published; included Musselman USARC
2006	October 30	NOI submitted by NASD
2006	--	465 th Transportation Company and 444 th Human Resources Company move in
2007	February	Environmental Condition of Property report prepared
2007	September 12	Montgomery County Board of Commissioners passed a resolution to establish an LRA
2007	April 11	U.S. Department of Education approved NASD application
2008	March	Secretary of Defense approved LRA
2008	April 28	U.S. Department of Education notified LRA of NOI approval
2008	May 20	Legal notice of availability of Musselman USARC as surplus government property
2008	July 8	BRAC Public outreach workshop regarding Musselman USARC
2008	July 30	Public outreach workshop regarding Musselman USARC
2008	August 13	First LRA meeting
2008	August 19	LRA tour of Musselman USARC facility
2009	December 17	Second LRA meeting
2010	January 6	Revised NOI submitted by NASD
2010	January 15	Third LRA meeting
2010	February 1	Legal notice of public hearing on redevelopment plan
2010	February 5	Fourth LRA meeting
2010	February 15	Notice published announcing new date for public hearing
2010	February 18	Public hearing on redevelopment plan
2010	March 12	Fifth LRA meeting
2010	March	Redevelopment plan and homeless assistance submission finalized for review

*Date listed if available

ATTACHMENT 3
MARKET ANALYSIS

**EXECUTIVE SUMMARY OF THE MARKET VALUE APPRAISAL REPORT FOR
1020 SANDY STREET, NORRISTOWN, PENNSYLVANIA
THE 1st. Lt. RAY S. MUSSELMAN UNITED STATES ARMY RESERVE CENTER**

LOCATION: This "Armory" property is in the east end of Norristown Borough in an older neighborhood of mixed property uses including a strip shopping center, garden apartments, single family, detached housing and older row housing

STREET: Sandy Street is a local traffic artery carrying less than 7,000 vehicles each day

LOT: 3.410 Acres with 361.10 front feet with curb and sidewalk
All public utilities connected to the three buildings
74,000 square feet of macadam paving and 800 lineal feet of chain link fencing with gates

BUILDINGS: Steel framed and masonry office and classroom building with two stories containing 21,602 square feet
Attached Drill Hall containing 3,744 square feet
Attached Storage Warehouse containing 6,264 square feet
Free Standing Vehicle Maintenance Garage with 3,850 s.f.
GROSS BUILDING AREA 35,460 Square Feet
Buildings are in average condition – Circa 1960

LAND VALUE:	\$300,000/ACRE – TOTAL	\$1,023,000
ESTIMATED DEPRECIATED IMPROVEMENT VALUE (\$43.20/S.F. of Gross Building Area)		\$1,532,000
INDICATED VALUE FROM THE COST APPROACH		\$2,575,000
INDICATED VALUE FROM THE INCOME APPROACH (Estimated Gross Rental Value - \$12.00/s.f. of Building Area)		\$2,429,000
INDICATED VALUE FROM THE SALES COMPARISON APPROACH		\$2,553,000
ESTIMATED MARKET VALUE OF THE FEE SIMPLE ESTATE		\$2,555,000

I assume no responsibility for legal matters and assume the title is marketable. The property is appraised as though under responsible Ownership. I have not made a civil survey of the property and any sketches in the report are to assist the Reader in visualizing the physical appearance of the land and buildings.

The distribution of the value (if any) between the land and buildings applies to the present use of the property. The separate values are not applicable to other properties. It is assumed there are no hidden conditions, or environmental problems, rendering the property rights appraised, more or less valuable. No responsibility is assumed for such conditions.

The information, estimates and opinions contained in this report were obtained from sources considered to be reliable and are believed to be correct. I assume no responsibility for their accuracy.

The estimated market value is based on the physical condition "AS IS", as of the date of my inspection, and or the effective date of the appraisal, as based on the investigations noted in the report. This is a "Complete Appraisal Report", and contains a summary of the pertinent findings, facts and analyses supporting the estimated Market Value.

**UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE BY
THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION**

GERALD J. REIDY CERTIFIES TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved with this assignment.
- My engagement in this assignment was not and is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly or indirectly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)
- I have made a person inspection of the comparable sales and the appraised property.
- My opinion and estimate of the market value for the appraised property is based on the **ASSUMPTIONS AND CONDITIONS** outlined in and at the end of this report and the **EXTRAORDINARYASSUMPTION** the property is sub-divided as outlined in the report.

CERTIFICATE OF VALUE

Based on the facts and opinions expressed in the following, "Complete Self Contained Appraisal Report", MY OPINION OF THE ESTIMATED MARKET VALUE OF THE FEE SIMPLE ESTATE, OF THE DATE OF APPRAISAL, January 12, 2010 is:

**TWO MILLION FIVE HUNDRED FIFTY FIVE THOUSAND DOLLARS
(\$2,555,000)**

ADDRESS

The 1st. Lt. Ray S. Musselman United States Army Reserve Center
1020 Sandy Street
Norristown, Pennsylvania 19401
Norristown Borough, Montgomery County


Gerald J. Reidy, President
Rowan Associates, Inc. ©
GA000168L

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PURPOSE OF THIS APPRAISAL REPORT

The purpose of this appraisal report is to render my opinion of the estimated market value of the fee simple estate for the subject property as of the date of my inspection, January 12, 2010. The property was inspected on that date in the company of the Client, Mr. Neil Teamerson, Senior Project Manager Tetra Tech Nus, Inc., Please refer to the last pages of this report for a definition of market value and other limiting conditions.

FUNCTION OF THIS APPRAISAL REPORT

The function of this report is to assist the Client, Tetra Tech Nus, Inc. to estimate the market value of the property for planning purposes.

INTENDED USERS

The intended user of this appraisal report is the Client, Tetra Tech Nus, Inc. and other interested parties.

TYPE OF APPRAISAL REPORT

This is a "Complete – Self Contained" Appraisal Report. This report contains the facts concerning the subject and the applicable real estate market, my opinions and judgment with sufficient detail to support my estimate of the market value.

LOCATION

1020 Sandy Street
Tax Parcel Number 13-00-32968-00-4
Tax Map Block 58 Unit 5
Norristown Borough, Montgomery County, Pennsylvania
Mailing Address United States of America, Washington, D.C. 19401

OWNERSHIP

United States of America from William A. Steinbeck
Deed Book 2616 Page 513 Recorded September 27, 1955
Consideration \$21,000

ZONING

CR – Commercial Retail

REAL ESTATE ASSESSMENT AND TAXES

TOTAL ASSESSED VALUE \$1,350,400
Real Estate Taxes 2009 - \$ 0.00 (Tax Exempt)
IF NOT EXEMPT TAXES WOULD BE \$56,207 FOR 2009-10

ESTATE BEING APPRAISED

Fee Simple Estate

EXPLANATION OF THE APPRAISAL PROCESS

The objective of this appraisal is to render my opinion of the market value of the subject property as unencumbered by any mortgages or leases. To the best of my knowledge, the subject property is not encumbered by any leases or mortgages. The physical and legal aspects of this property are described and analyzed for their relationship to the local real estate market. The influence on market value of the location in the neighborhood and region are considered. Private legal restrictions, zoning and market demand for the present or any proposed use form the basis for the estimated highest and best use of the property. Population trends, housing patterns and the business climate in Norristown Borough are all examined and analyzed for their impact on the market value of this property.

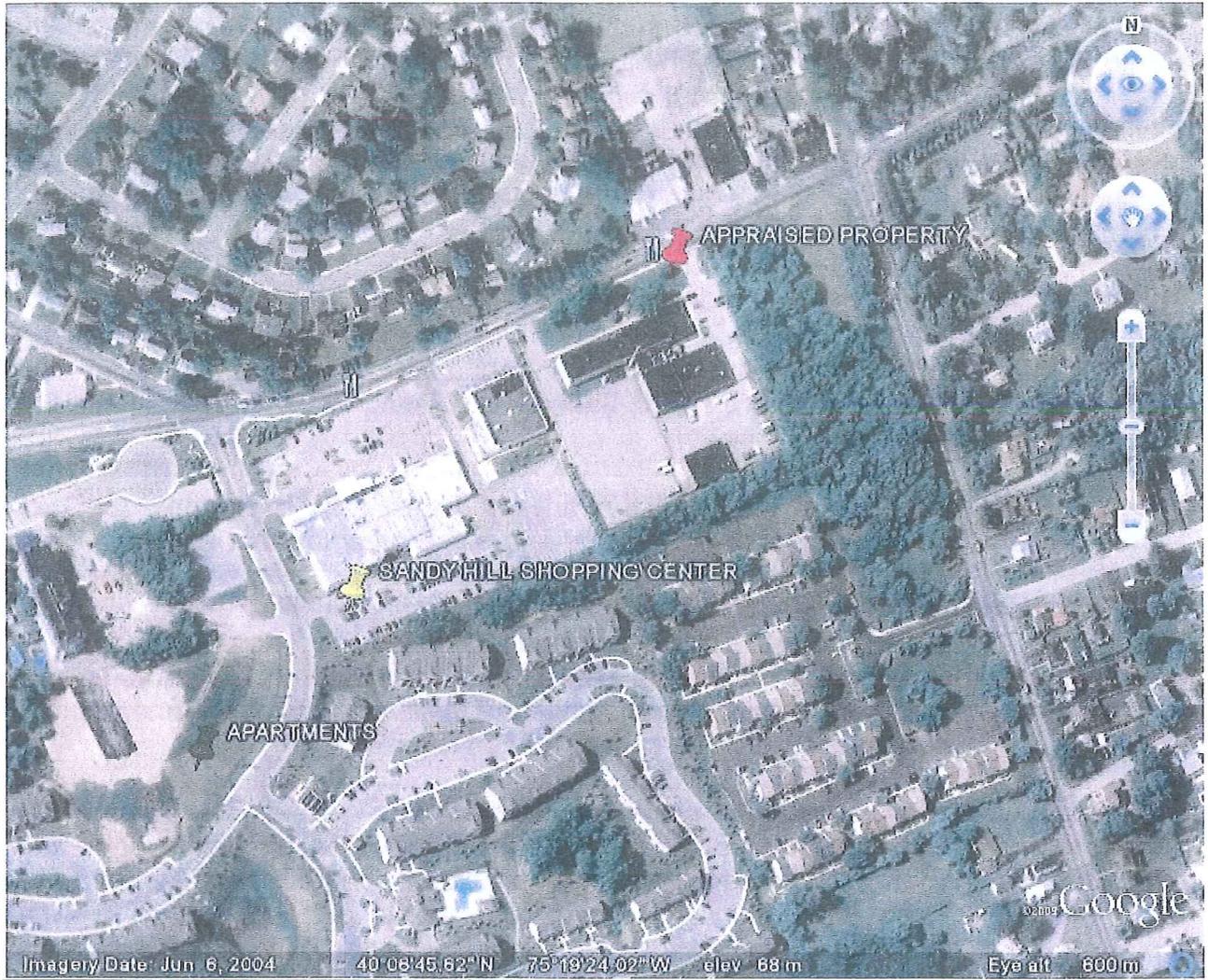
The estimated highest and best use of the subject property is for conversion from the present use as the 1ST. Lt. Ray S. Musselman United States Army Reserve Center to an alternate institutional use such as a school facility. The traditional definition of market value is based on the concept of a willing Seller and a willing Buyer after exposure to the widest possible market.

After the "Highest and Best Use" is determined the next step is to apply the proper valuation techniques to the appraisal problem. There are three possible studies to support an estimated market value. A "Cost Approach" considers the replacement cost of land and building improvements, deducts accrued depreciation and obsolescence and adds the land value "As if Vacant" to arrive at an estimated market value. The Cost Approach is useful where the building improvements are relatively new and contribute value to the estimated highest and best use. In this instance the building is fifty years of age and the replacement cost has no relation to the current market value.

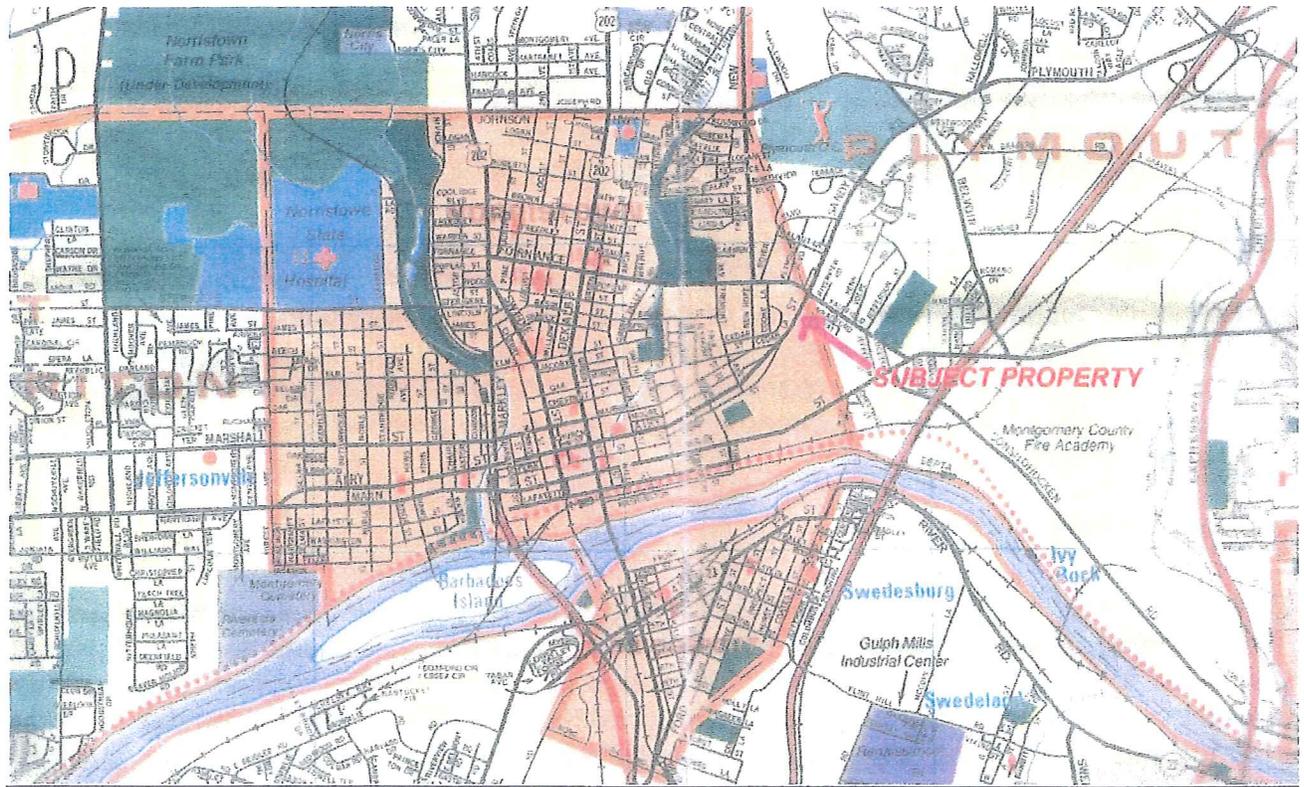
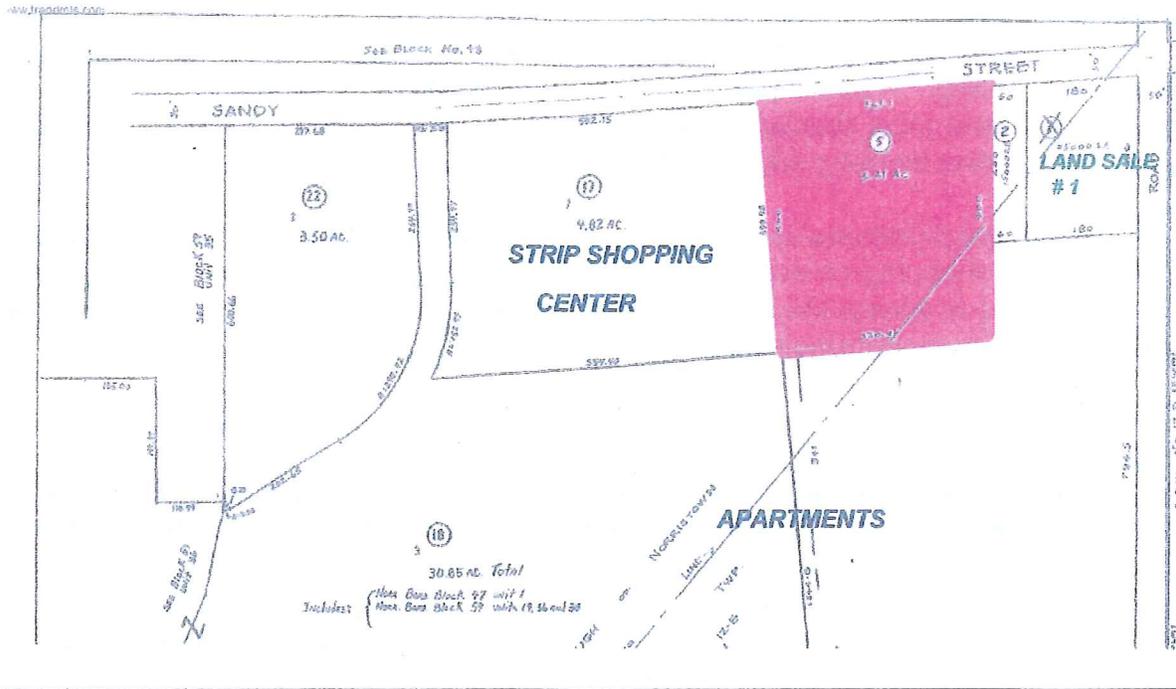
An Income Approach is based on the present value of future income. The property is not subject to any leases. The Sales Comparison Approach provides the main support for my opinion of value. The regional market was researched for sales of properties with similar functional utility. These transactions are compared to the subject. Adjustments are made for any market perceived differences and the resulting analysis and my professional judgment leads to my opinion of the estimated market value for the appraised property.

The process begins with a physical inspection of the land and neighborhood. Surrounding land uses are analyzed. Flood plain maps and zoning maps are examined for their impact on the use and value of the property. The availability of public utilities was investigated. These elements are considered for their impact on the estimated market value. The computerized deed records of sales activity in Montgomery County were examined for current sales. A number of pertinent transactions were compared to the subject to support the estimated market value. My findings of fact, analyses, opinions and my judgment are applied to the appraisal problem. The final step is to correlate all the data to support my estimate of the market value of the fee simple estate.

AERIAL VIEW



TAX MAP SHOWING THE BOUNDARIES OF THE ARMY RESERVE CENTER



LOCATION MAP

DESCRIPTION AND ANALYSIS OF THE LOCATION

The appraised property is known as the First Lieutenant Ray S. Musselman Army Reserve Center. The location is on the easterly edge of Norristown Borough in east/central Montgomery County. A small part of the lot is in adjoining Plymouth Township. Sandy Street is a two lane local roadway extending from Germantown Pike to the east past the subject property and merging into Airy Street just to the west of this location.

The immediate neighborhood is a mixture of retail, apartments and residential land uses. A neighborhood shopping center adjoins the property to the west. Another small group of stores and offices is across the street. A vacant lot adjoins the property to the west and a newer apartment complex adjoins the Armory to the south.

The Borough of Norristown is the County Seat of Montgomery County. The town was once the business and cultural center of the surrounding areas. The advent of the enclosed mall shopping centers in the 1960's led to the decline of the retail community in Norristown. One of the first Sears and Roebuck stores in the area was built in the north end of the town at Johnson Highway and Markley Street. The 100,000 square foot store was vacated by Sears in the late 1970's in favor of the King of Prussia Mall. The latest proposal for reuse of the property as a Movie and Television Production Studio has been abandoned reportedly due to a lack of financing.

HOUSING MARKET

The Borough enjoys the largest stock of reasonable priced housing in Montgomery County but conversely has the next to highest tax millage rate of the 67 municipalities in the County. The Borough tax rate is exceeded by only Cheltenham Township. The average price of a single family house in Norristown peaked in 2007 at \$141,481. The average home price in 2009 declined to \$120,305. The median household income was \$72,183 in Montgomery County in 2000 and the median household income in Norristown was \$42,357, reflecting the economic level of the housing stock.

One of the major housing problems in this Montgomery County Seat is the conversion of the great number of the older, larger homes into multi-family apartment units. Long time residents complain of the large influx of small apartment owners who reside out-of-town and do not show evidence of a pride of ownership in their properties. The oldest stock of row housing is in the areas surrounding the Montgomery Court House Complex. As you move north along the major north/south streets there is a preponderance of newer, single family, detached housing.

INSTITUTIONAL MARKET

The Montgomery County Government complex is centered between Main Street, DeKalb Street (Pike), Markley Street and Marshall Street. Buildings include the Court House, adjoining ten and twelve story office buildings and numerous "satellite" smaller office buildings. Main Street had been the commercial "heart" of Norristown Borough. The retail and business center had lost its market appeal with the advent of the suburban shopping center including the Plymouth Meeting Mall and the King of Prussia Mall.

DESCRIPTION AND ANALYSIS OF THE LOCATION (CONTINUED)

INSTITUTIONAL MARKET (Continued)

Recent efforts of County and State governments have revitalized Main Street with a "Street Scape" project of new sidewalks, lighting, embedded corner street crossings, plus new building facades. A new transportation hub for SEPTA buses, the Hi-Speed Line to 69th Street in Philadelphia and the commuter train line has been completed. The corner of Main Street and Swede Street is the site of the Southwest Regional Office of the Pennsylvania Department of Environmental Protection. Two new, multi-level, public parking garages have been built in the past two years.

The down side of this area of activity is the loss of the former Sacred Heart Hospital. The County purchased the complex and converted the building to an assisted living facility. That effort failed and now the County is offering the space as offices. The other major institution in the Borough, Montgomery Hospital is moving to a new facility in East Norriton Township. This will devastate the small medical office market in the vicinity of these two long time Norristown institutions. In addition to losing the impact and convenience of these two hospitals there will be a considerable job loss in the Borough.

The latest loss of what is considered institutional property is the subject of this appraisal. This Army Reserve facility is one of the sixteen facilities being closed or merged with other units in eastern Pennsylvania. The appraised property is one of the three institutional properties undergoing a possible reuse in Norristown Borough.

COMMERCIAL MARKET

As previously mentioned, Main Street was the commercial and business hub of the area until the 1950's when the business community went into a long decline. There is a secondary commercial and retail street along West Marshall Street that has suffered a similar fate. The overall commercial and retail appeal of the Norristown market is illustrated by the lack of even one "chain" supermarket in this Borough of over 31,000 persons. Residents must travel to the adjoining municipalities to access a major supermarket.

The one "Regional Shopping Mall" in Norristown is at the northerly boundary at Johnson Highway and Markley Street. The Logan Square Shopping Center is situated on 22.80 acres and improved with a total building area of 437,575 square feet in two buildings plus a two level parking garage attached to what was once a major Sears Department store. After Sears vacated the 100,000 square foot, two story building, Ports of the World occupied the premises until 1986. The building has been vacant since that time. A recent proposal to a build movie and television studio has been put on the shelf. One of the major tenants is a used clothing and furniture store in the former Penn Fruit supermarket building. A tenant of this type is indicative of the poor demand for space in this shopping center. The property was sold in December 2007 for \$18,360,000 or \$42/s.f. of the gross building area, including the land. This is in contrast to the sale of a small center of 60,454 square feet on 3.55 acres on Cheltenham Avenue that sold for \$219/s.f. of the gross building area including the land.

DESCRIPTION AND ANALYSIS OF THE LOCATION (CONTINUED)

COMMERCIAL MARKET (Continued)

A shopping center in Collegeville, of more comparable size to Logan Square sold for \$86/s.f for the 349,618 square feet of buildings. This is over twice the price paid for the Norristown location.

NEIGHBORHOOD LOCATION

The subject of this appraisal is located in the east end of the Borough, at the border with adjoining Plymouth Township. The abutting neighborhood shopping center has suffered a long standing vacancy problem. America Bank bought the Progress Federal Bank that had their "home offices" in the center. The offices were closed by the merger several years ago and remain vacant.

The two stores, retail location across Sandy Street continues to be occupied by a Seven/Eleven convenience store and a take-out restaurant. A former service station, in Plymouth Township, on the corner of Sandy Street and Fairfield has been vacant for several years. The Regatta apartment complex behind the subject is enjoying a reasonable level of occupancy. To the west along Sandy Street, blending into Airy Street is a mixture of some closed commercial properties and the older row housing stock typical of lower Norristown.

CONCLUSIONS OF THE DESCRIPTION AND ANALYSIS OF THE LOCATION

The subject property has been in use as an Army Reserve Center since the early 1960's. The major change in land use in the neighborhood has been the construction of the new Regatta apartment complex. The one parcel of vacant land, adjoining the subject was purchased by the Owners of the apartment complex.

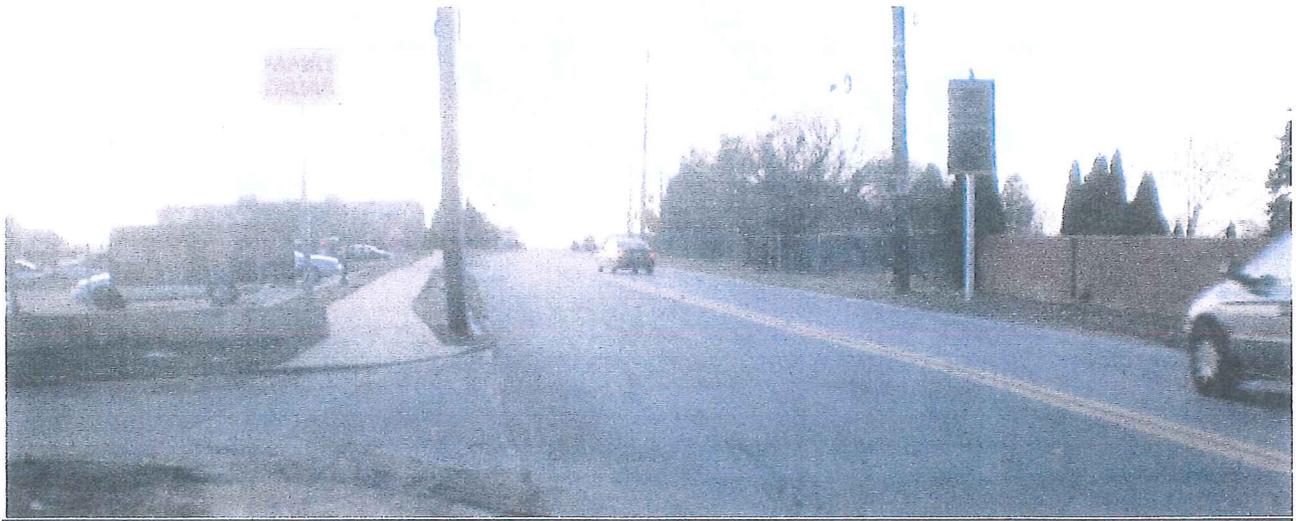
Demand for retail, commercial or office properties in the neighborhood and in all of Norristown Borough is minimal at this time and for at least the past ten to fifteen years. This is evidenced by the long time vacancy of the former Sears Department Store, numerous vacancies in the retail and office segment of the Norristown real estate market. Many of the tenants in the first floor space along Main Street are at the low end of the economic scale. Typical business occupants include a large used clothing store in the Logan Square Shopping Center, Dollar Stores, Bail Bondsmen, Pawn Shops, Building Supply yard and a large presence of Government offices. The County government is the largest rental tenant in the Borough. A number of former residential buildings, converted to offices, were once occupied by a large Attorney population. Many legal firms have moved to the surrounding suburbs.

Sandy Street is a local Township and Borough traffic artery. The average daily traffic count was under 7,000 vehicles in 2009. The surrounding residential neighborhoods are a mixture of older and somewhat newer row and "twin" style housing with some single family detached dwellings along Sandy Hill Road, Fairfield Road and in the Boyer Boulevard tract. There is little if any, prospect for any substantial change in the existing character of this neighborhood.

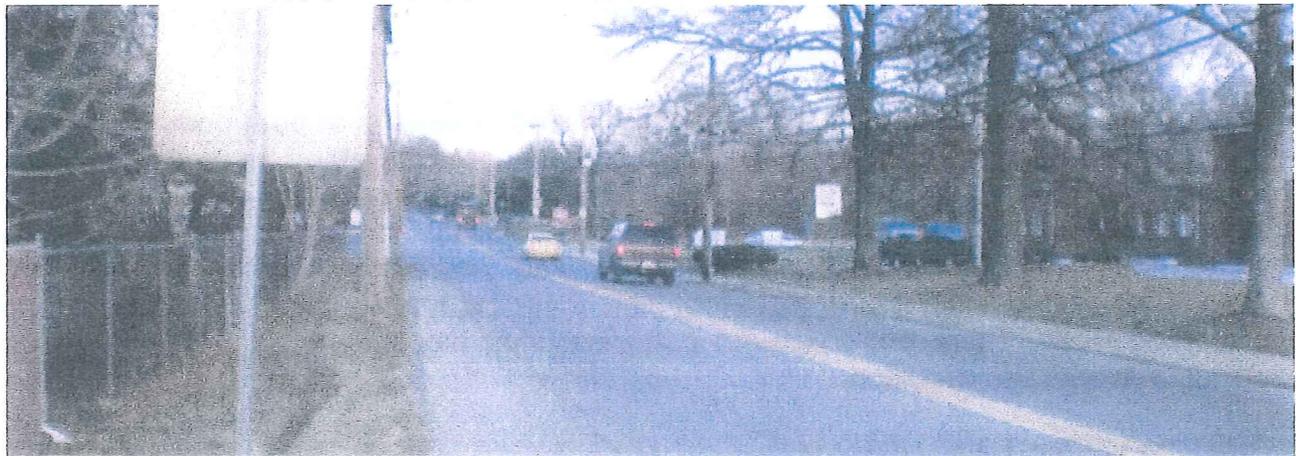
CONCLUSIONS OF THE DESCRIPTION AND ANALYSIS OF THE LOCATION
(Continued)

The Plymouth Meeting Mall is less than two miles distant. The Logan Square Shopping Center has been suffering from a vacancy rate in excess of fifty percent. It can be concluded that there is no demand for a new commercial/retail or office location as an alternate use for the subject. This neighborhood and in particular this appraised property has no potential for that type of reuse.

In conclusion, it can be said the neighborhood is in the stable phase of the real estate life cycle. There is no detrimental land or building use evident in the community. The location can be characterized as a "secondary" commercial location with little or no prospects for any improvement in the commercial appeal for properties along this section of Sandy Street. With a relatively light traffic count there is no prospect for attracting a major commercial user such as a fast food franchise.



LOOKING NORTHWEST ALONG SANDY STREET



LOOKING SOUTHEAST ALONG SANDY STREET

PROPERTY DESCRIPTION

This property consists of 3.410 acres of land along with two buildings. It is "rectangular" in shape with 361.10 front feet, at grade with Sandy Street (aka Sandy Hill Road).

ROAD FRONTAGE

SANDY STREET – 361.10 Front Feet

DEPTH – 400.00 Feet

TOPOGRAPHY – Level to gently sloping with an elevation of 239 Feet Above Sea Level

PUBLIC UTILITIES – Public sewer and water electric, telephone, cable and gas in the adjoining street and connected to the building



PROPERTY DESCRIPTION (Continued)

There are two driveway cuts to the macadam paved driveways at both ends of the tract. The street frontage is finished with concrete curbing and sidewalk. The macadam paving covers approximately 74,000 square feet. The main building is two stories with a one story drill hall and a one story equipment storage building. There is a free standing, one story motor vehicle maintenance building. The entire complex is enclosed with approximately 800 lineal feet of eight foot high chain link fence, topped with three strands of barbed wire. There are swing-out gates securing the entrances. The fencing and paving is in average condition.

BUILDING CONSTRUCTION

The main building faces Sandy Street. This structure has a concrete foundation with concrete slab for the first floor. Basic construction is concrete block with brick and stucco facing across the front elevation. It was not possible to view the flat roofs, but no interior rain or snow leaks were observed. Downspouts are aluminum to underground drains.

PROPERTY DESECRPTION (Continued)



FRONT ELEVATION



BUILDING CONSTRUCTION (Continued)

The first floor of this main building contains 12,956 square feet. The second floor encompasses 8,646 square feet for a total building area of 21,602 square feet. The attached Drill Hall has a ceiling height of 18 feet and contains 3,744 square feet. The attached storage warehouse has a ceiling height of 16 feet and contains 6,264 square feet. The total building area is 35,460 square feet including the free standing vehicle maintenance garage. The interior finish of the main building is institutional in quality with a first floor concrete floor slab with mostly vinyl tile floor covering. The second floor has hardwood flooring. The stairwells are steel and masonry. Walls are mostly painted block with sheet rock finish in some of the offices. The ceilings are drop-in acoustical tile in a metal "T" grid with flush or ceiling mounted florescent lighting. HVAC is gas fired and distributed through a ceiling mounted duct system. Windows are fixed in metal frames. The main entrance has floor to roof bulk glass in anodized metal framing. The two, double entrance doors are the same bulk glass fitted with door checks and panic bars.

PROPERTY DESCRIPTION (Continued)



EXTERIOR OF THE MAIN ENTRANCE



CONFERENCE ROOM

PROPERTY DESCRIPTION (Continued)

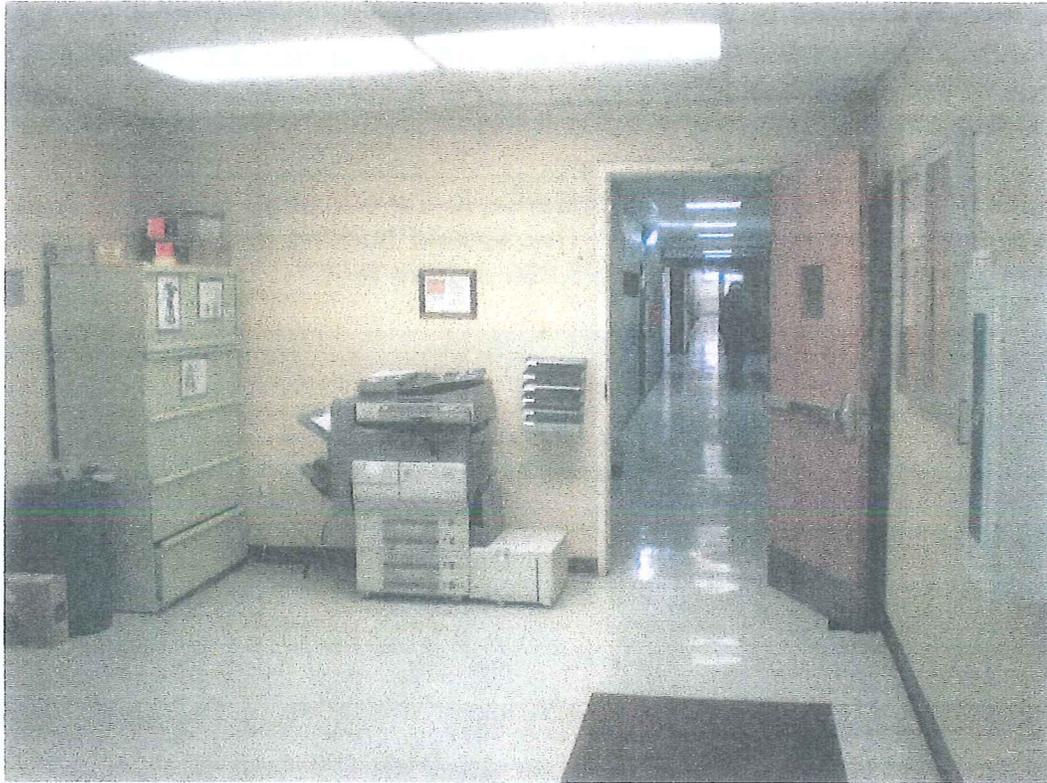
The main building is a two story structure. The floor plan features a two story high main entrance with a stairwell to the second floor. A center hallway runs the length of the building with offices, conference room, locked armory, latrines and classrooms ranged on either side of the center hall. The second floor is accessed by the central stairwell and a second stairwell at the south end of the building.

At the back of the central foyer is the entrance to the one story drill hall or gym, a kitchen and a one story, storage warehouse. The second building is a one story masonry and steel framed garage building containing 3,850 square feet.



FIRST FLOOR CENTER HALLWAY

PROPERTY DESCRIPTION (Continued)



TYPICAL FIRST FLOOR WORK SPACE

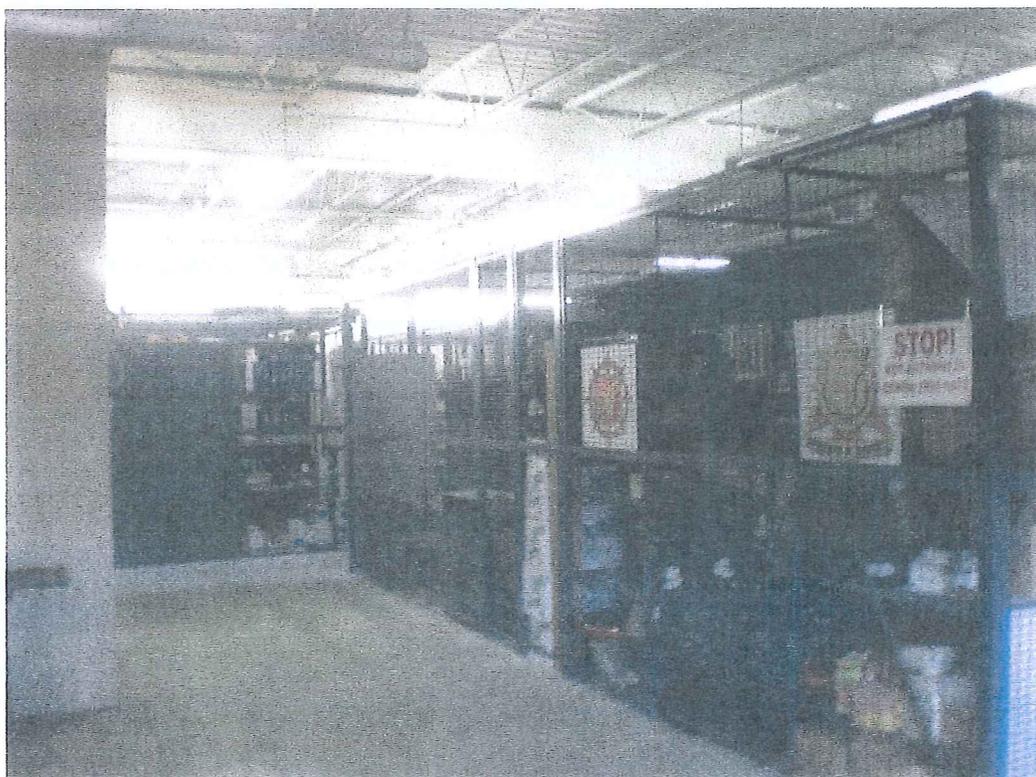


SECOND FLOOR CLASSROOM

PROPERTY DESCRIPTION (Continued)

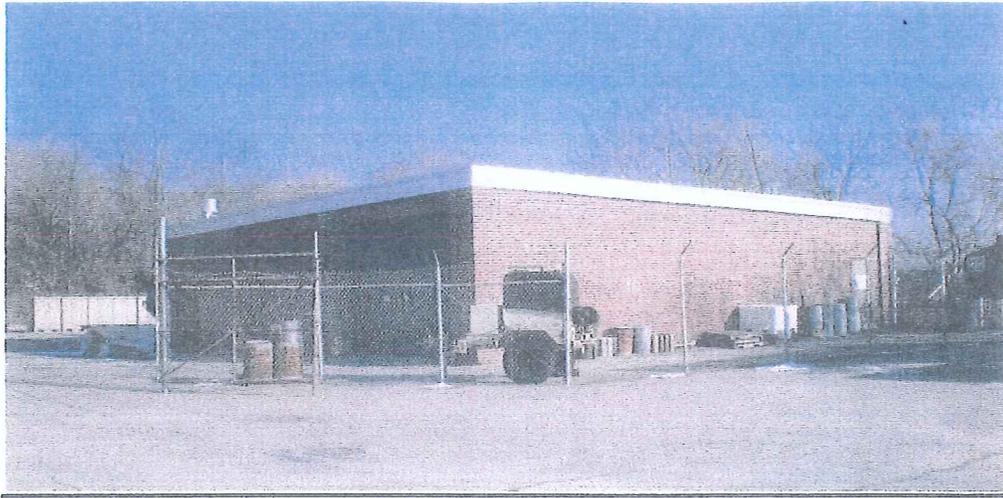


DRILL HALL

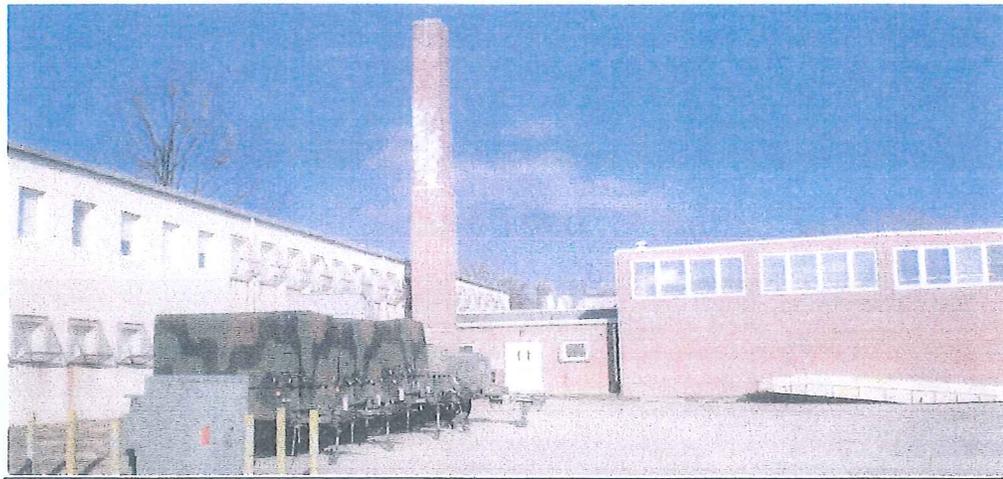


STORAGE WAREHOUSE

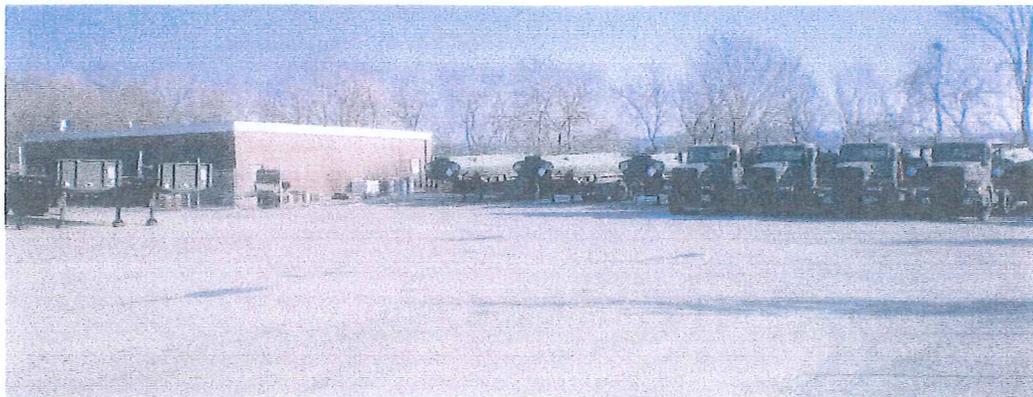
PROPERTY DESCRIPTION (Continued)



VEHICLE MAINTENANCE BUILDING

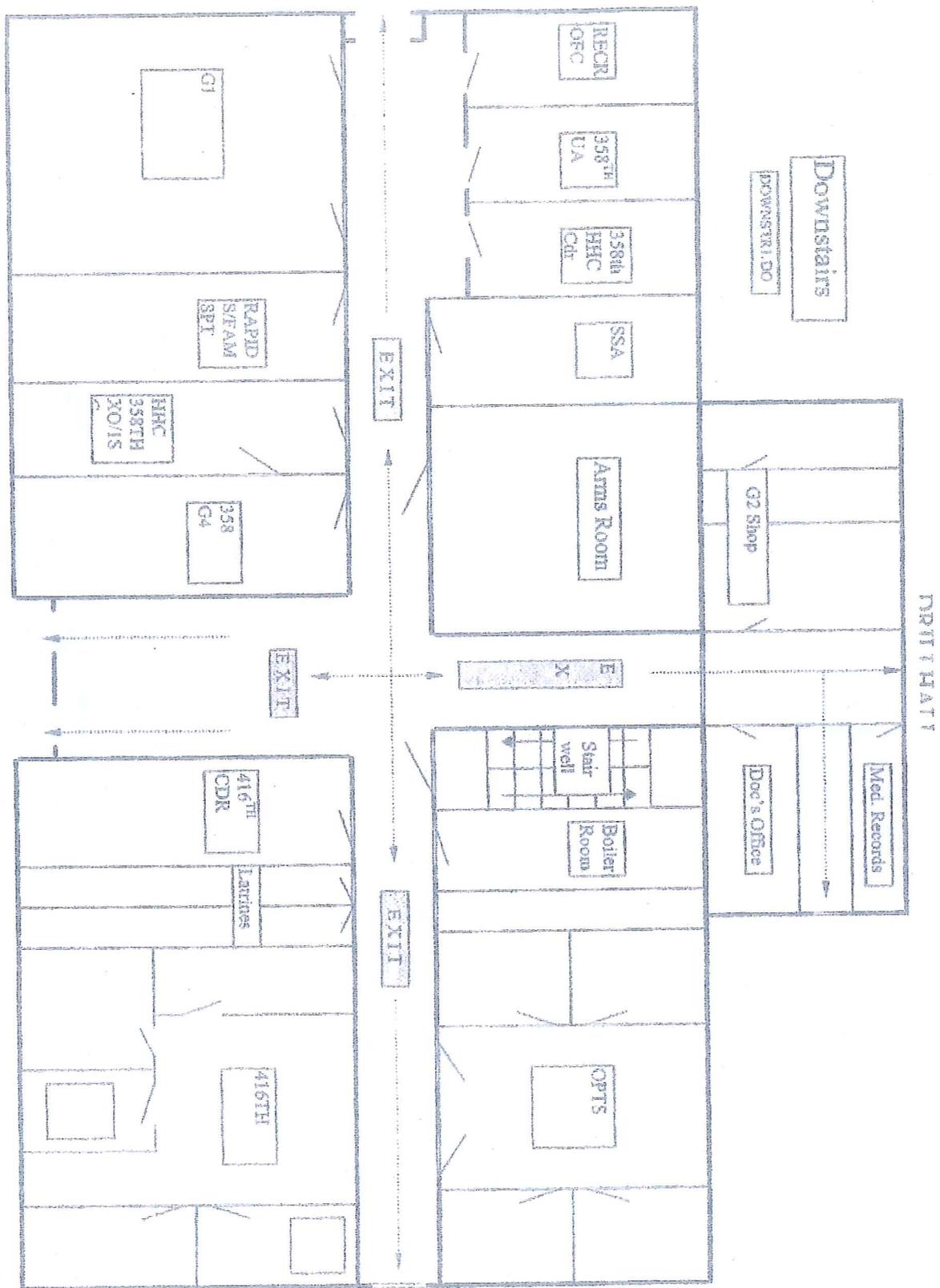


REAR OF MAIN BUILDING AND EXTERIOR OF DRILL HALL



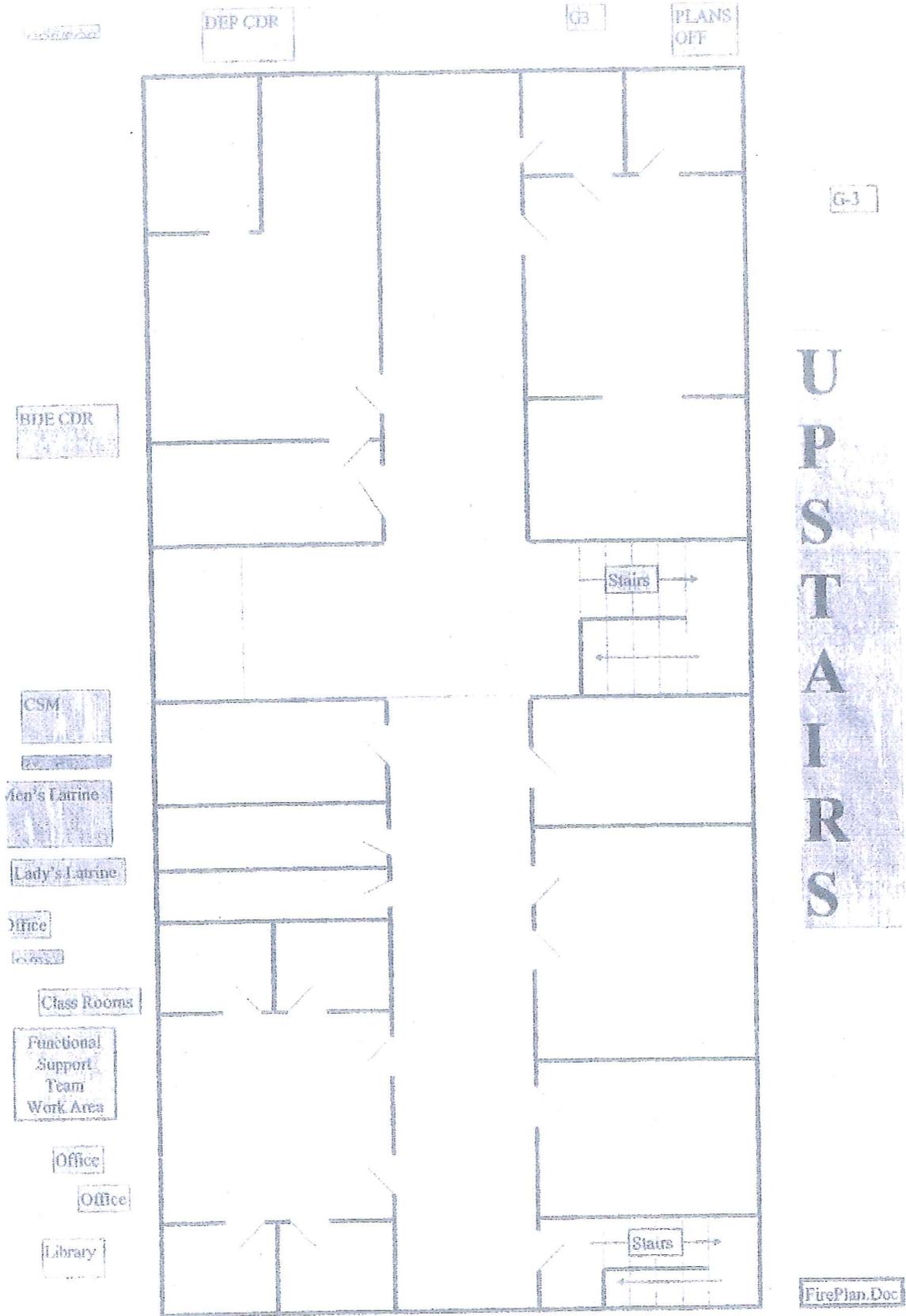
VIEW OF THE VEHICLE STORAGE AREA AND VEHICLE MAINTENANCE

PROPERTY DESCRIPTION (Continued)



FIRST FLOOR PLAN

PROPERTY DESCRIPTION (Continued)



SECOND FLOOR PLAN

PROPERTY DESCRIPTION (Continued)



DRILL HALL AND STORAGE WAREHOUSE

CONCLUSIONS OF THE PROPERTY DESCRIPTION

This complex is over fifty years of age. The buildings and grounds can be described as being in good to average condition. The combination of what is essentially a classroom building, drill hall, storage warehouse and a free standing garage building is not the typical type of real estate in this market area.

The property is zoned CR – Commercial Retail District. The physical configuration of the appraised property meets the requirements for the land area. The building and property uses cover the entire range of Commercial and or Retail uses. The main building floor plan does not fit a retail use. This building can be utilized for offices. This leaves the Drill Hall and warehouse storage space and the maintenance garage in a sort of “limbo” for an office user. These areas could be rented to a user, such as a Contractor or even a vehicle maintenance company. The land area of 3.14 acres and the character of the existing buildings lends itself to a continuation of an institutional use.

The occupancy costs of this type of property are relative high as compared to the typical modern office building where electric and HVAC range from \$1.50/s.f. to \$2.00/s.f. These buildings are typically utilized only on weekends. The current operating cost, not including real estate taxes is about \$3.50/s.f. of the gross building area. Heating and electric can be expected to double from the 2009 cost of about \$20,600 if the buildings are used on a daily basis.

In conclusion, it can be said the property was built and configured for what is essentially a single purpose. The buildings and land can be utilized for some alternate uses such as a school, offices and possibly a warehouse and contractor's facility. The estimated economic life of the buildings is difficult to measure as the market will determine if there is an alternate use for these buildings or if the property is ready for redevelopment with new structures.

HIGHEST AND BEST USE AND MARKET ACTIVITY

This is an economic concept suggesting every parcel of real estate should be developed or used for the highest and best use therefore resulting in the highest possible market value. The principle is subject to several limitations. The most important factor, from an economic stand point is market demand for an existing or proposed land or property use. Without market demand, an existing or proposed use is not economically feasible.

A property use must be legal. Zoning codes usually narrow the possible choices to what is permitted by the code. The three different types of buildings on this property limit the possible alternate property uses. The logical highest and best use is a continuation of the present configuration for a Charter School or as an adjunct location for the Norristown School District. There is little demand for retail, office or commercial locations in the Borough. The market situation in all of Montgomery County is more encouraging. The continuing vacancy rate of over 50% in the Logan Square Shopping Center is illustrative of the retail and office market in the Borough. The following study of commercial property sales in Norristown from 2000 to 2009 is indicative of the potential for a commercial or office reuse of this property.

**CHART OF COMMERCIAL SALES ACTIVITY PER TREND MLS RECORDS
FOR THE BOROUGH OF NORRISTOWN**

YEAR	DOM	AVERAGE SALES PRICE	UNITS SOLD	UNITS LISTED
2000	762	\$97,500	3	24
2001	N/A	\$0 0%	0 0%	27 113%
2002	139	\$93,806	11	19 70%
2003	76 55%	\$96,857 103%	7 64%	19 100%
2004	117 154%	\$158,250 163%	6 86%	26 136.84%
2005	34 29%	\$178,500 113%	10 167%	47 181%
2006	142 24%	\$239,800 134%	15 150%	49 104%
2007	137 96%	\$279,709 117%	11 73%	33 67%
2008	148 108%	\$173,175 62%	8 73%	35 106%
2009	220 149%	\$118,166 68%	3 38%	19 54%

TAKE NOTE: THE AVERAGE SALE PRICE DECLINED 57.75% IN 2009 FROM THE HIGH IN 2007

THE AVERAGE SALE PRICE IN 2009 DECLINED ABOUT TO THE 2003-004

**CHART OF COMMERCIAL SALES ACTIVITY PER TREND MLS
FOR ALL OF MONTGOMERY COUNTY**

YEAR	DOM	AVERAGE SALES PRICE	UNITS SOLD	UNITS LISTED
2000	172	\$212,907	119	392
2001	128 74%	\$257,305 121%	107 90%	341 87%
2002	130 102%	\$276,655 108%	117 109%	369 108%
2003	94 72%	\$265,193 96%	133 114%	335 91%
2004	93 99%	\$320,607 121%	122 92%	376 112.24%
2005	123 132%	\$350,349 109%	167 137%	492 131%
2006	107 115%	\$352,360 101%	137 82%	579 118%
2007	120 112%	\$416,700 118%	123 90%	558 96%
2008	118 98%	\$469,831 113%	82 67%	572 103%
2009	125 106%	\$399,005 85%	72 88%	502 88%

**TAKE NOTE: THE AVERAGE SALE PRICE DECLINED 15.07% IN 2009
FROM THE HIGH IN 2008**

**THE AVERAGE SALE PRICE IN 2009 DECLINED ABOUT TO THE 2007
LEVEL**

HIGHEST AND BEST USE AND MARKET ACTIVITY (Continued)

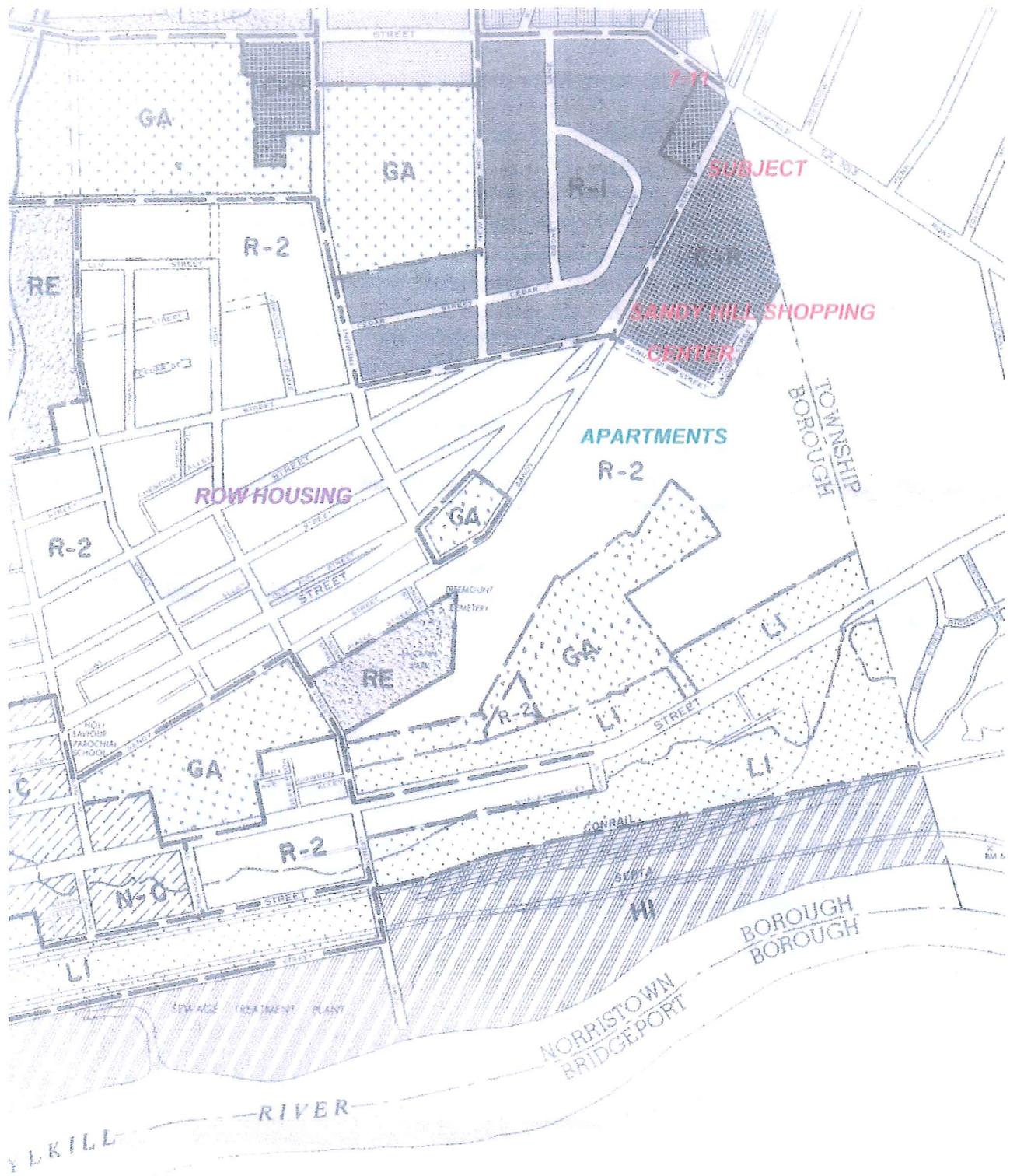
It is recognized the Trend MLS statistics reflect the lower end of the commercial market. The same can be said for the Market Survey for all of Montgomery County. But the dramatic difference in average sales prices between the Borough and the County as a whole is a good indicator of the level of market activity and average commercial property value in the Borough. The appraised property is not even located in what are considered to be the "prime" commercial locations in the Borough. These are Main Street and West Marshall Street. There are thirty properties in Norristown Borough with assessed values in excess of \$1,000,000. Three of the thirty properties have recently been foreclosed by the Lenders. Only one property, the Logan Square Shopping Center has recently been sold. This was previously discussed on page nine under the heading "Commercial Market". The sale price in 2008 was \$42/s.f. for the gross building area including the land. Two factors contributed to the relatively low price per square foot. The general state of the real estate market and the considerable size of the property is reflected in the sale price. The Buyers speculated and anticipated a sizable subsidy from Pennsylvania. Unfortunately, the economy has changed and the prospective movie studio is now on the "back burner" as the State no longer has the money to aid private developers.

In the final analysis, it is my opinion the Highest and Best Use of this property is a continuation of the present use as a school or an adjunct to the local public school district or an alternate use as offices and warehouse space.

ZONING

Cr – Commercial Retail

This property, the adjoining shopping center and the stores, office and abandoned service station across the street enjoy this zoning classification. As can be seen on the following pages of the pertinent pages of the Ordinance, the classification permits a wide variety of land uses, including the present property configuration. The zoning does not have any negative effect on the value of the property.



ZONING MAP

BOROUGH OF NORRISTOWN

MONTGOMERY COUNTY
PENNSYLVANIA

PERTINENT PAGES OF THE ZONING ORDINANCE

§ 320-47

ZONING

§ 320-49

ARTICLE XI
C-R Commercial Retail District
[Added 7-5-1994 by Ord. No. 94-6¹⁴]

§ 320-47. Applicability.

In the C-R Commercial Retail District, the following regulations shall apply.

§ 320-48. Legislative intent.

The intent of this district is to provide for the shopping personal service needs of borough residents and other residents of the region along major highway accessways.

§ 320-49. Use regulations.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Retail store for sale of dry goods, variety merchandise, clothing, food, beverages, flowers and plants, drugs, furnishings or other household supplies, hardware and/or other similar goods.
- B. Retail store for sale and repair of jewelry, clocks, optical goods, cameras, home appliances, electronic equipment, scientific and professional instruments and/or similar goods.
- C. Personal service shop, including barbershops, hairdresser, shoe repair, tailor, dry cleaner, self-service laundry and/or similar uses.
- D. Professional offices, business offices or government offices.
- E. Restaurants (not including drive-ins), tearooms, delicatessens, luncheonettes, coffee shops, retail bakers and confectionery or ice cream shops.
- F. Banks, savings-and-loan associations and financial institutions, provided that no drive-in window service shall be permitted.
- G. Telephone or public utility offices.

¹⁴ Editor's Note: This ordinance superseded former Art. XI, C-1 General Commercial District, added 2-5-1985 by Ord No. 85-10, as amended.

PERTINENT PAGES OF THE ZONING ORDINANCE (Continued)

§ 320-49

NORRISTOWN GENERAL LAWS

§ 320-49

- H. Dance, exercise, music or art studio/gallery.
- I. Printing and photocopying center.
- J. Video rental stores.
- K. Automotive parts and accessories stores.
- L. Mini-market.
- M. Any of the following uses if authorized by the Zoning Hearing Board as a special exception:
 - (1) Lawn and garden supply stores or plant nurseries.
 - (2) Animal hospital and/or veterinarian offices.
 - (3) Funeral homes.
 - (4) Medical clinics.
 - (5) Gymnasiums, health and tennis club or similar facility.
 - (6) Post offices and other mailing or delivery.
 - (7) Churches.
 - (8) Banks, savings-and-loan associations and financial institutions with drive-in window services, provided that the driveway space serving the drive-in window is able to hold a minimum of six (6) vehicles waiting for service.
 - (9) Libraries.
 - (10) Drive-in restaurant, provided that the driveway space serving the drive-in window is able to hold a minimum of six (6) vehicles waiting for service.
 - (11) Taverns.
 - (12) Movie theater, excluding drive-ins.
 - (13) Bowling alleys.
 - (14) Arcades.
 - (15) Gas station or automotive repair facility, excluding any auto body work.
 - (16) Automobile car washes.

THE VALUATION

The valuation of this property is based on sales activity in Norristown Borough and all of Montgomery County. It was necessary to expand the range of activity as there is not sufficient data within the Borough to form and support an opinion of the current market value. The first two transactions are for vacant land. Sale number one is for the nearby vacant lot. The second land sale is for an irregularly shaped parcel of vacant land suitable for a hotel development. The balance of the sales data is for improved properties including office buildings and warehouse buildings.

COMPARABLE SALE #1 VACANT LAND

LOCATION

Sandy Hill Road and Fairfield Road
Plymouth Township and Norristown Boro, Montgomery County, Pa.
Parcel 49-00-11242-00-4
Block 12E Unit 6

CONSIDERATION \$300,000 \$291,262 /Acre @\$291,300/Acre

BUYER (GRANTEE) Plymouhtowne Apartments

SELLER (GRANTOR) Paul J. & Mary Jo Cotteta

DEED BOOK 5630 PAGE 2286

DATE OF RECORDING January 10, 2007 Deed Dated December 13, 2006

ZONING CR-Commercial Retail & AR in Plymouth

VERIFIED Deed, MLS, Inspection,

PROPERTY DESCRIPTION

1.03 acres – 45,000 square feet

This is a vacant tract of land separated from the subject by another vacant lot. It is level and at grade with both street frontages. It is 180' x 250' and the full array of public utilities is available in the bed of both streets along with electricity.



VIEW ACROSS SANDY STREET

COMPARABLE SALE #2 VACANT LAND

LOCATION

LOT 2 Chemical road
Plymouth Township, Montgomery County, Pa.
Parcel 49-00-1775-003

CONSIDERATION \$1,425,000 \$184,108/Acre @\$184,100/Acre
BUYER (GRANTEE) Preferred Unlimited of Plymouth Meeting LP
SELLER (GRANTOR) PECO
DATE OF RECORDING October 1, 2007 Deed Dated August 29, 2007
DEED BOOK 5666 PAGE 2448
ZONING LI - Limited Industrial
VERIFIED Deed, Inspection
PROPERTY DESCRIPTION
7.74 Acres – 337,154 s.f.

This is an irregular shaped tract of vacant land abutting the northbound lanes of the "Blue Route" or I 476. The topography is level to sloping. There is a right of way access to Chemical Road and access to Blue Ridge Road, in an adjoining residential development. The sale price reflects the irregular shape of this tract of land.



COMPARABLE SALE #3 LAND AND BUILDING

LOCATION **400 EAST AIRY STREET**
Norristown Boro, Montgomery County, Pa.
Parcel 13-00-00176-00-9
Block4 Unit 1

CONSIDERATION **\$1,300,000 \$31.27/s.f. of the Gross Building Area**
Including the Land

BUYER (GRANTEE) **JAR Investments, Inc. (Joseph Gallo)**

SELLER (GRANTOR) **Holy Savior School**

DEED BOOK **5665 PAGE 449**

DATE OF RECORDING **September 7, 2007 Deed Dated September 6, 2007**

ZONING **R2 Residential**

VERIFIED **Deed, Inspection**

PROPERTY DESCRIPTION
.99 Acres – 43,088 s.f. 41,567 S.F. Building

This is a three story grade school building, circa 1948. The exterior is brick with double hung windows. Heat is supplied by an oil fired steam boiler. There is no central air conditioning. The interior floor plan is typical of these older school buildings with a central stairwell feeding two hallways with classrooms ranged on both sides of the hallways. The interior finish includes hardwood flooring, plastered wall and ceilings that have been fitted with drop-in acoustical tile ceiling with florescent lighting. Declines in the enrollment led to the closing of the school and subsequent marketing.



COMPARABLE SALE #4 LAND AND BUILDING

LOCATION

1401 DeKALB STREET
Norristown Borough, Montgomery County, Pa.
Parcel 13-00-10220-00-9
Block 123 Units 11, 12, 13, 14 & 15

CONSIDERATION

\$1,500,000 \$71/s.f. ® for the Gross Building Area Including
The Land

BUYER (GRANTEE) Delaware Valley Community Health, Inc.
SELLER (GRANTOR) Braccia Group LLC (Purchased for \$1,600,000 in March 2004)
DEED BOOK 5740 PAGE 2342

DATE OF RECORDING August 18, 2009 Deed Dated August 18, 2009

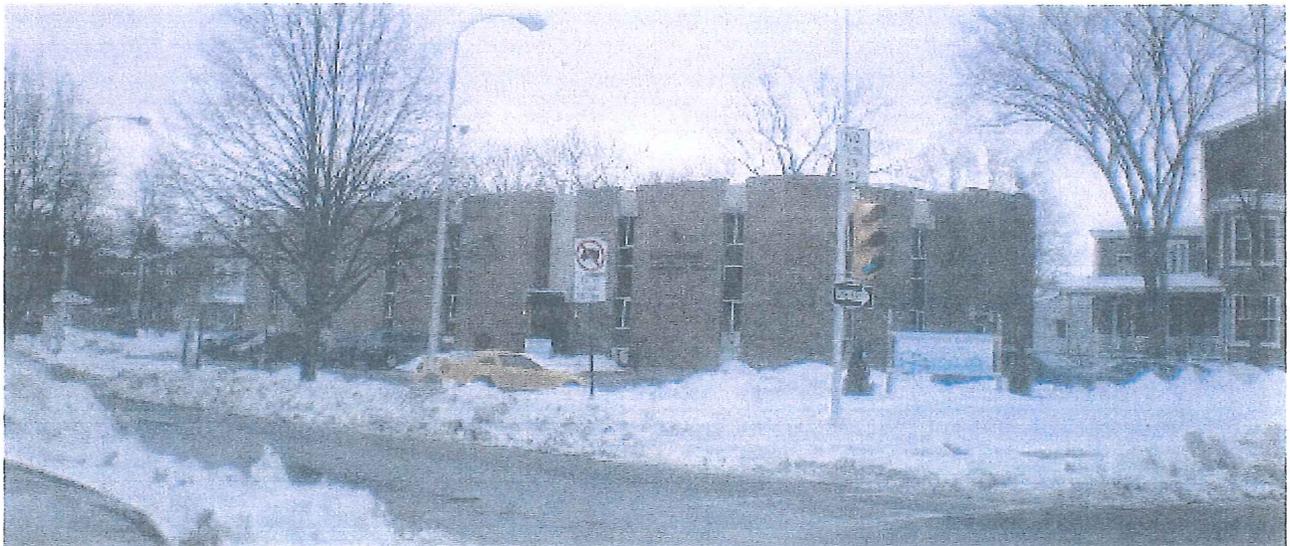
ZONING HC Health Care

VERIFIED Deed, Inspection

PROPERTY DESCRIPTION

29,400 S.F. Lot
21,120 S.F. Building

This is a forty year old office building of masonry and frame construction. The two story, medical office building contains a gross area of 21,120 square feet. There is an elevator serving the two stories. The construction is masonry and frame. The exterior is brick and glass. The interior is configured for medical offices with sheetrock finished, frame partitioning and drop-in acoustical tile ceilings in a metal grid. The HVAC is gas fired. This building served as medical offices for the now closed Sacred Heart hospital across DeKalb Street and the soon to be closing and moving Montgomery Hospital one block distant.



COMPARABLE SALE #5 LAND AND BUILDING

LOCATION **630 WEST 8TH. STREET**
Lansdale Borough, Montgomery County, Pa.
Parcel 11-00-04736-00-5
Block 2 Unit 15

CONSIDERATION **\$1,750,000 \$62/s.f. @ for the Gross Building Area Including
The Land**

BUYER (GRANTEE) **North Penn School District**

SELLER (GRANTOR) **JL Holdings LLC**

DEED BOOK 5687 PAGE 1396

DATE OF RECORDING **April 3, 2008 Deed Dated April 1, 2008**

ZONING **I - Industrial**

VERIFIED **Deed, Inspection**

PROPERTY DESCRIPTION

**4.14 Acres 180,338 S.F.
28,500 S.F. Building**

This is a twenty nine year old office building and warehouse. The building is steel framed and has "tilt-up" preformed fluted concrete wall construction. There are six, loading dock doors in the rear of the building. The North Penn School District purchased this property as an adjunct location for storing and maintaining the school bus fleet along with administrative offices of just over 7,000 square feet in the front of the building. The location is in a Borough industrial neighborhood bordering a residential area.



COMPARABLE SALES COMPARISON GRID

SALES	3	4	5
	400 E. Airy	1401 DeKalb	630 W. 8th.
price per s.f. building & land	\$31	\$71	\$62
TOTAL PRICE	\$1,300,000	\$1,500,000	\$1,750,000

<u>SUBJECT</u>		<u>ADJUSTMENTS</u>	
1. Property Rights-Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT	100.00%	100.00%	100.00%
Adjusted Price	\$31	\$71	\$62
2. Financing - All Cash	All Cash	All Cash	All Cash
ADJUSTMENT	100.00%	100.00%	100.00%
Adjusted Price	\$31	\$71	\$62
3. Condtns. Of Sale - Arms Length	Arms Length	Arms Length	Arms Length
ADJUSTMENT	100.00%	100.00%	100.00%
Adjusted Price	\$31	\$71	\$62
4. Time January 2010	Sep-07	Aug-09	Apr-08
ADJUSTMENT	100.00%	100.00%	100.00%
Adjusted Price	\$31	\$71	\$62
5. LOCATION	Inferior	Superior	Inferior
ADJUSTMENT	120.00%	90.00%	110.00%
Adjusted Price	\$37	\$64	\$68
6. Size - 3.410 Acres	.99 Acres	.67 Acres	4.14 Acres
ADJUSTMENT	140.00%	140.00%	100.00%
Adjusted Price	\$52	\$89	\$68
7. Buildings - 35,460 s.f.	41,567 s.f.	21,120 s.f.	28,500 s.f.
ADJUSTMENT	100.00%	110.00%	105.00%
Adjusted Price	\$52	\$98	\$72
8. Functional Utility	Inferior	Superior	Equal
ADJUSTMENT	110%	90%	100%
Adjusted Price	\$57	\$89	\$72
9. Building Condition	Inferior	Superior	Equal
ADJUSTMENT	125%	80%	100%
Adjusted Price	\$72	\$71	\$72
NET DIFFERENCE	132%	0%	16%
ADJUSTED VALUES	\$72	\$71	\$72

SUGGESTED MARKET VALUE 35,460 S.F. X \$72/S.F. = \$2,553,120 @ \$2,553,000

VALUATION (Continued)

The three land and building property sales (3, 4 & 5) outlined on the previous Sales Grid represent the best available market data for the appraised property. It is obvious none of the three properties are configured like the subject. In my opinion, they are representative of the subject. The first is an older school building less than one half mile from the subject. The second is an office building and the third property is a warehouse with offices. It has the largest lot area and that is an important factor of similarity. Nine factors are considered in the analysis. The following is a discussion of the differences.

EXPLANATION OF THE ADJUSTMENTS

1 - ESTATE SOLD AND PURCHASED

The estate under appraisal is assumed to be a fee simple estate. The Grantor will grant all of the rights of Ownership equal to a fee simple title. This is the highest form of ownership possible. The estate encompasses all of the rights of ownership. These include the right to occupy the property, to improve the land or construct buildings or other structures; (subject to zoning and land development ordinances); the right to remove existing improvements; the right to do nothing; and the right to temporarily give up occupancy (rent or lease the property). All four properties involved the transfer of a fee simple estate and no adjustment is made for this factor.

2 -FINANCING

Where the Seller provides part or the entire purchase price in the form of a mortgage loan the price can be influenced on the plus side. In this instance, all four Buyers paid all cash to the Sellers. No adjustment is indicated.

3 -CONDITIONS OF THE SALE

The four sales are "arms length" transactions with good exposure to the market. No adjustment is indicated.

4 -TIME OF THE SALE

This current valuation is based on the best available sales within 2007 and 2009. Average sales prices for residential property have declined within this time frame. However for commercial properties the average is difficult to apply to an individual sale. My studies of various municipalities show a decline to about the 2006-2007 level, but there is no definitive evidence to reasonably support an adjustment for the time of these sales.

5 - LOCATION

The subject property is in a secondary commercial location. Sale number three is less than one half mile from the subject but it is in an essentially residential location. It is given a plus 20% for this difference. Sale number four is in a location on the one way, northbound Route 202. It is considered to be superior to the subject so the price is adjusted downward 10%. The fifth sale is in the central part of the County where values are somewhat below the eastern end of the County. This sale is given a plus 10% for an inferior location.

VALUATION (Continued)

EXPLANATION OF ADJUSTMENTS

6 – SIZE 3.410 ACRES

Sales numbers three and four have substantially smaller lot area. The size of the lot is reflected in the price paid per square foot of the building area. These two sales prices are given substantial upward adjustments for this difference. The fifth sale is large but has an irregular shape. No adjustment is indicated.

7-BUILDINGS – THREE BUILDINGS TOTALING 35,460 S.F.

Sale number three is a conventional grade school building. It contains a greater floor area than the subject but it is a multi-story building. The differences are offsetting. The fourth comparable is a medical office building with an elevator, but about one half the total area of the subject. A positive adjustment of ten percent is indicated for this difference. The fifth property is a good quality warehouse building with about twenty five percent finished as office space. A plus 5% is applied to this square foot value.

8 – FUNCTIONAL UTILITY

This armory property is composed of what are essentially three different buildings. The main building is a school building with an attached "Drill Hall" or possibly a gym, then a plain warehouse building and then the vehicle maintenance garage. The functional utility of the property is effectively divided between the three or four spaces. The third and fourth comparable sales feature one type of property use. The third property is a multi-floor building and is considered inferior to the subject. The fourth property was designed and built as a medical office building. It is considered to be superior and is given a minus adjustment of ten percent. The fifth property is a warehouse with offices and it enjoys a large lot area. The Buyer is using the lot area for the storage of the school bus fleet. Functional utility is considered to be equal.

9 – BUILDING CONDITION

The subject is in average condition for its age. Sale number three is an older structure that has enjoyed hard use as a grade school. The Buyer is reconfiguring the interior for use as offices. A plus twenty five percent is applied to the price per square foot to recognize the difference in condition. Sale number four was built and designed as a medical office building and continues to be used for that purpose. A minus twenty percent is indicated for this difference. The fifth comparable is considered to be equal.

VALUATION (Continued)

EXPLANATION OF ADJUSTMENTS (Continued)

The adjustments are made in increments of 5%. Where a comparable sale is SUPERIOR in some respect, a NEGATIVE adjustment is applied to the sale price. The base is 100%. Where an aspect of the comparable is inferior to the subject the price is given a positive adjustment. This is illustrated as follows:

$$100\% - 5\% = 95\% \times \$100,000 = \$95,000 - \text{Adjusted Price}$$

$$100 + 5\% = 105\% \times \$100,000 = \$105,000 - \text{Adjusted Price}$$

ESTIMATED LAND VALUE

The subject property is an unusual combination of building uses specifically built to meet the needs and requirements of a military reserve unit as a headquarters and training facility. My search of the current sales market did not uncover any properties with the same combination of buildings and land area. Only two recent land sales were considered. These are the only available data for vacant land. The first sale is the most significant because it is in close proximity. The second property developed a much lower price per acre. This can be attributed to the irregular shape and the lack of road frontage on Chemical Road. However, it does have considerable frontage along the "Blue Route". One sale does not constitute a market but it is considered to be a good indicator of the value of the subject land area "as if vacant". Using a "rounded" acreage value of \$300,000 per acre, the estimated value of the land "as if vacant" is illustrated as follows:

$$3.41 \text{ Acres} \times \$300,000 = \$1,023,000$$

This does not take into account the cost of demolishing the existing buildings and land improvements. Using the above estimated land value; the depreciated value of the land improvements and the buildings is \$1,530,000 equal to about \$43/s.f. for the total of 35,460 square feet.

The Cost Approach takes the estimated land value "as if vacant" and adds the estimated depreciated value of the improvements. This study does not consider the cost of demolishing the existing land and building improvements. It is a useful study in the valuation of this type of a specially configured property.

The estimated accrued depreciation is based on my observed condition of the improvements, the age of the buildings and possible reuse in the private real estate market. The remaining economic life of this facility may be as little as five to ten years without a major rehab. For the purposes of the Cost Approach, the accrued depreciation is estimated at 55% of Cost New. The following page outlines the calculations of the Cost Approach.

COST APPROACH CALCULATIONS

ESTIMATED LAND VALUE

3.41 Acres @ \$300,000 per Acre \$1,023,000

LAND IMPROVEMENTS

800 L.F. Fencing @ \$25 L.F. \$20,000

8,300 S.Y. Paving @ \$13 S.Y. \$107,900
\$127,900

LESS ACCRUED DEPRECIATION 55% \$70,345

ESTIMATED DEPRECIATED VALUE \$70,345

ESTIMATED BUILDING VALUES

ARMORY

21,602 S.F. @ \$130 S.F. \$2,808,260

DRILL HALL

3,744 S.F. @ \$75 S.F. \$3,819

WAREHOUSE

6,264 S.F. @ \$65 \$407,160

GARAGE

3,850 S.F. @ \$60 \$231,000

ESTIMATED COST NEW \$3,450,239

LESS ACCRUED DEPRECIATION 55% \$1,897,631

ESTIMATED DEPRECIATED VALUE \$1,552,608

ESTIMATED PROPERTY VALUE FROM THE COST APPROACH

\$2,575,608

° \$2,575,000

Estimated Building Costs from the Marshall Valuation Service

Armory Sec. 14 Pg. 22 2/2008 Good Class C \$102.62/s.f. x 1.25 Adj. = \$128.28 ° \$130/s.f.

Drill Hall (Gym) Sec. 18 Pg. 32 2/2008 Good Class C \$58.10/s.f. x 1.25 Adj. = \$72.63 ° \$75/s.f.

Warehouse Sec. 14 Pg. 26 2/2008 Class C Good \$51.18 x 1.25 Adj. = \$63.98 ° \$65/s.f.

Garage Sec. 14 Pg. 32 2/2008 Class C Good \$46.86 x 1.25 Adj. = \$58.58 ° \$60/s.f.

INCOME APPROACH TO VALUE

There is virtually no rental data for this type of specialized property. Two aspects of the operation of this property include an exemption from real estate taxes and no cost for property or liability insurance premium. As previously mentioned Norristown Borough has the second highest real estate tax rate in Montgomery County. If the property were in private hands the current tax bill would be \$56,207 or \$1.59/s.f. of the gross building area. The operating costs for 2008 were reported to be \$114,952 increasing to \$119,956 for the current year. This does not include any allowance for property and liability insurance, typically \$1.00/s.f. of the gross building area. This adds \$35,000 to the annual expenses. The costs reflect the casual use of the facility. If a new User opened the buildings for the normal work week the heating and air conditioning cost can escalate as much as fifty percent from about \$21,000 to over \$30,000 for a year. The total estimated operating costs are \$231,000 or about \$6.50/s.f.

It is projected a private Owner will experience operating costs in the range of \$6.00 to \$7.00/s.f. of the gross building area (Estimate of \$231,000). Using the estimated value from the Sales Comparison Approach of \$2,553,000 and applying an overall capitalization rate of say 8.00% the Owner will need a "net" annual rent of \$204,240 or \$5.76/s.f. Adding the \$6.50/s.f. results in a gross rent of \$12.00 to \$12.50/s.f.

RECONSTRUCTED OPERATING STATEMENT

ESTIMATED GROSS RENT

35,460 S.F. @ \$12.00/S.F.	\$425,520
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LESS EXPENSES

REAL ESTATE TAXES	\$ 56,200	
INSURANCE	35,000	
OPERATING EXPENSES (See Following Statement)	<u>140,000</u>	<u>\$231,200</u>
ESTIMATED NET OPERATING INCOME (NOI)		\$194,320

INCOME CAPITALIZATION

\$194,320 -- 8% = \$2,429,000

The analysis of potential income is an illustration of how a possible Investor would view the property and the needed cash investment. The overall estimated rent can be allocated as \$17.00/s.f, for the main classroom building and \$4.20/s.f. for the Drill Hall, Warehouse and Maintenance Garage. These square foot rentals are in line with current asking and lease prices for plain finished offices and what essentially is industrial space.

EXPENSE AND OPERATING STATEMENT FROM CLIENT

Musselman Norristown, PA PA089	FY 2004 OMAR OPS Cost	FY 2005 OMAR OPS Cost	FY 2006 OMAR OPS Cost	FY 2007 OMAR OPS Cost	FY 2008 OMAR OPS Cost	FY 2009 OMAR OPS Cost	FY 2010 OMAR OPS Cost	FY 2011 OMAR OPS Cost
Water	1,848.55	1,904.01	1,969.21	2,139.15	2,331.67	2,378.31	2,425.87	2,474.39
Sewage	533.60	549.61	577.09	617.48	673.06	686.52	700.25	714.25
Electric	1,916.17	1,973.66	2,072.34	2,217.40	2,416.97	2,465.31	2,514.61	2,564.91
Natural Gas	13,839.02	14,254.19	14,986.80	16,014.58	17,455.90	17,805.01	18,161.11	18,524.34
Fuel Oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Propane	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refuse	2,976.00	3,065.28	3,218.54	3,443.84	3,753.79	3,828.66	3,905.44	3,983.55
Custodial	31,860.36	32,816.15	34,457.00	36,868.99	40,187.20	40,990.94	41,810.76	42,646.98
Grounds Maintenance	2,340.00	2,410.20	2,530.71	2,707.86	2,951.57	3,010.60	3,070.81	3,132.23
Snow & Ice Removal	4,125.00	4,248.75	4,461.19	4,773.47	5,203.08	5,307.14	5,413.29	5,521.55
Maintenance & Repair (IMPAC)	16,013.79	16,484.20	17,318.91	18,531.24	20,199.05	20,603.03	21,015.08	21,435.39
Maintenance Contracts	75,360.80	75,821.62	76,512.71	77,775.59	79,375.40	79,762.91	80,158.16	80,551.33
Fire Protection	81.00	83.43	87.60	93.73	102.17	104.21	106.30	108.42
Entomology	240.00	247.20	259.56	277.73	302.72	308.78	314.95	321.25
Environmental Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	91,134.31	93,868.34	98,561.76	105,461.05	114,962.58	117,251.63	119,596.66	121,988.59
Short Term Inflation Rates		3.00%	5.00%	7.00%	9.00%	2.00%	2.00%	2.00%
<i>Rates are derived from the White House determination</i>								

CORRELATION AND CONCLUSION OF MY OPINION OF MARKET VALUE

This property is a "Special Use" property, configured for the needs of an Army Reserve Unit. The building and grounds can be reused in the private market, but the number of potential users is limited by the mix of building types. In addition to these facts the real estate market has suffered from over building and liberal availability of financing. This is another factor in the market value of this property.

The main building does have the potential for use as a private or charter school. It is possible the local school district would have a use for this property as an adjunct location for offices and vehicle maintenance. This is illustrated by the fifth comparable sale in the Market Approach to value.

A comprehensive search was made of the current market activity for properties that would have some similarity to the appraised property. The Archdiocese of Philadelphia has developed an extensive network of what can be considered private grade and high schools. Recent demographic changes are leading to the closing of many of the school facilities. These properties will be coming onto the market in the next few years. The third comparable sale is one of these excess properties. This sale produced the lowest square foot sale price for the three improved properties. The sale price required the most substantial adjustment of the three comparables.

The fourth transaction was for a medical office building in the Borough. It is considered to be comparable to the subject as the main building can be converted to offices. The adjusted value is indicative of the value for the subject.

The fifth property has a similar lot area and the Buyer is the local school district and they are using the lot for storage of the school bus fleet and the former warehouse space to maintain the bus fleet.

CORRELATION AND CONCLUSION OF MY OPINION OF MARKET VALUE

(Continued)

The three land and building sales exhibited sales prices ranging from a low of \$31/s.f. to a high of \$71/s.f for the medical office building. Sales numbers four and five are considered to be the best indicators of value for the Armory property. The adjustment process narrowed the prices to the \$72/sf. range. The Sales Comparison Approach to value supports a market value for the appraised property of \$2,553,000.

The Cost Approach resulted in an estimated value of \$2,586,000. This result is in line with the Sales Comparison study. The difference is less than one percent suggesting a reasonable degree of reliability.

The Income Approach is based on the estimated gross and net income required to support the value derived from the Comparable Sale Approach to value. There is no actual rental data available for the rental of former Army Reserve properties. The estimated gross and net rents are within the range for third class office space and industrial space in the Norristown market area.

In the final analysis the greatest weight is accorded the Sales Comparison Approach to value with additional support from the Cost Approach. Based on my analysis of the best available market data it is my opinion and professional judgment the current market value of the appraised property is \$2,555,000.

Please take note that my valuation assumes an "environmentally clean" lot and buildings. The estimated value only includes the land and buildings and DOES NOT include any fixed or free standing machinery and or equipment,

The estimated market value is for an "Arms Length" transaction after exposure to the widest possible market and does not include an Auction Value or Distressed Sale value.

EXPOSURE TIME

The period of "Exposure" is the estimated amount of time, prior to the date of appraisal necessary to affect a sale at or near the appraised value. The concept assumes a listing with an appropriate Real Estate Broker or Realtor who has experience and success in the marketing and sale of the type and size of the subject real estate. Based on my observation of the marketing times for properties in Montgomery County, It is my opinion it would have taken one to two years to secure an acceptable agreement of sale at or near the appraised value.

MARKETING TIME

The marketing period is the estimated time frame in 2010 necessary to secure a suitable agreement of sale and closing, at or near the appraised value after the date of appraisal. The same comment applies as outlined in the "Exposure Time". It is my observation the marketing time would now be twelve to eighteen months to secure an acceptable agreement of sale at or near the appraised value.

MARKET VALUE DEFINITION

MARKET VALUE means the most probable price a property or properties should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:

- Seller and Buyer are typically motivated:
- Both parties are well informed or well advised and acting in what they consider their own best interests:
- A reasonable time is allowed for exposure in the open market
- Payment is made in terms of cash in united State dollars or in terms of financial arrangements comparable thereto: and
- The price represents the normal consideration for the property or properties sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

CONDITIONS AGAINST UNKNOWN HAZARDS OF ENVIRONMENTAL CONDITIONS

Unless otherwise stated in this report, the existence of hazardous material that may or may not be present on the property or properties was not noted by the Appraisers. The Appraisers have no knowledge of the existence of such material on, in or near the property or properties. The Appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, lead paint, radon gas, and toxic mould or other known or unknown potentially hazardous materials or gases may affect the value of the property or properties. The value estimate is predicated on the assumptions there is no such material on, in or near the property or properties causing a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. **THE CLIENT IS URGED TO RETAIN AN EXPERT IN THIS FIELD, IF DESIRED.**

LIMITING CONDITIONS DISCLAIMER – THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (ADA) became effective January 28, 1992. We have not made a specific compliance survey and analysis of this property or properties to determine whether or not the land and buildings are in conformity with various detailed requirements of the ADA. It is possible that a compliance survey of the property or properties together with a detailed analysis of the requirements of the ADA could reveal the property or properties are not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property or properties. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with requirements of the ADA in estimating the value of the property or properties.

FIRST PAGE OF THE LAST DEED FOR THE APPRAISED PROPERTY

573

PROJECT:
Army Reserve Training Center
Harrisstown, Pa.
Tract A-100

WARRANTY DEED

THIS INDENTURE, made the 22nd day of September 1955, by and between WILLIAM A. STEINBACH, single, residing at Harrisstown, Pennsylvania, party of the first part and the UNITED STATES OF AMERICA, party of the second part.

WITNESSETH: That the party of the first part for and in consideration of the sum of Twenty-One Thousand Dollars (\$21,000.00), lawful money of the UNITED STATES OF AMERICA, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, confirm and convey unto the said UNITED STATES OF AMERICA and its assigns the following described property lying, being and situate partly in the Borough of Harrisstown and partly in the Township of Plymouth, County of Montgomery, State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at an iron pin set in the Southeastern side of Sandy Hill Road at the distance of 240 feet Southwestwardly from the Southwest side of Fairfield Road; thence South 11 degrees, 29 minutes East 400 feet; thence South 73 degrees, 48 minutes, 15 seconds West 330.91 feet; thence North 15 degrees, 52 minutes West 400 feet; thence North 74 degrees East 361.1 feet to the place of Beginning.

CONTAINING 3.41 acres of land more or less.

BEING part of the same premises which Ellen Newbold Jacobs, widow, by her deed dated December 23, 1954 and recorded December 24, 1954 in Deed Book 2534, Page 168, Montgomery County granted and conveyed unto William A. Steinbach.

AND ALSO BEING part of the same premises which Ellen Newbold Jacobs, widow by her deed dated January 20, 1955 and recorded January 21, 1955 in Deed Book 2541, Page 453, Montgomery County records, granted and conveyed unto William A. Steinbach.

SUBJECT to existing easements for public roads and highways, public utilities, railroads and pipelines,

APPRAISAL QUALIFICATIONS

Gerald J. Reidy, President
Rowan Associates, Inc.
Real Estate Appraisers
3026 Joshua Road
Lafayette Hill, Pennsylvania 19444
E-mail –greidy@comcast.net
610 745 4376 610 825 7717

EXPERIENCE

Thirty-seven years experience in the appraisal of residential, commercial and industrial real estate in the eastern counties of Pennsylvania.

LICENSES

State Licensed "Certified General Appraiser" Number GA-000168-L (1991)
State Licensed Associate Real Estate Broker RM023271B (1968)
State Licensed Real Estate Instructor R1000391A (1975)

EDUCATION

Continuing Education Seminars 1992 through 2005
Fannie Mae Guidelines for appraising 2 to 4 Family Properties 1995
FIRREA Seminar – Appraisal Institute 1993
Uniform Standards of Professional Practice – Appraisal Institute 1993
Exam Seminar – Appraisal Institute 1991
Standards of Professional Appraisal Practice – Appraisal Institute 1982
Course Six Appraisal of Income Properties and Investment Analysis – Appraisal Institute
Course Two Appraisal of Urban Properties – Villanova University Extension 1970
Course Seven Appraisal of Residential Real Estate Appraisal Institute 1967
Course One – Principles and Practice of Real Estate Appraisal – Appraisal Institute Penn State University Extension – Real Estate Law, Right of Way, Appraisal of Real Estate and Residential Construction – 1965 to 1968

EXPERT REAL ESTATE VALUATION WITNESS

Qualified as an expert witness in real estate valuation before Courts of Common Pleas in Philadelphia, Montgomery, Chester, Delaware, Berks and Monroe Counties, Pennsylvania, Orphans Court, Montgomery County and Bucks County, Pennsylvania
Federal Bankruptcy Court, Philadelphia, Pennsylvania
Boards of Assessment Appeals and Juries of View in Philadelphia, Montgomery, Bucks, Chester, Delaware, and Lehigh Counties, Pennsylvania

PROFESSIONAL MEMBERSHIPS

National Association of Realtors, Pennsylvania Association of Realtors and the Tri-State Realtors ® Commercial Alliance – December 2009

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

08 0594420

Certificate Type
Certified General Appraiser

Certificate Status
Active

GERALD JOSEPH REIDY
3026 JOSHUA ROAD
Lafayette Hill PA 19444-2003

Certificate
Number
GA000168L

Initial Certification Date
07/01/1991
Expiration Date
06/30/2011



Basil L. Morala
Commissioner of Professional and Occupational Affairs

Gerald Joseph Reidy
Signature

ALL COPIES OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER PA C.S. 4911

ATTACHMENT 4
SITE PHOTOGRAPHS



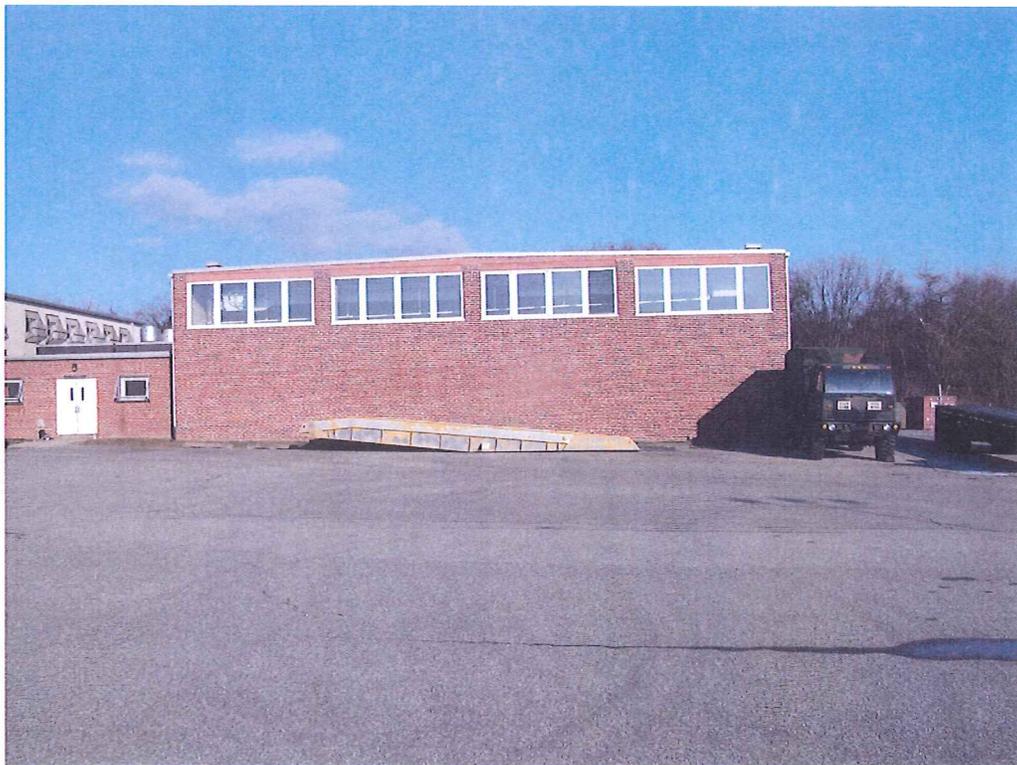
Musselman USARC property (in center of photograph) looking toward the north.



Musselman USARC property (in center of photograph) looking toward the south.



Musselman USARC front entrance



Musselman USARC Exterior Drill Floor

G37



Rear of Musselman USARC Main Building



Musselman USARC Drill Floor Interior and Kitchen Area



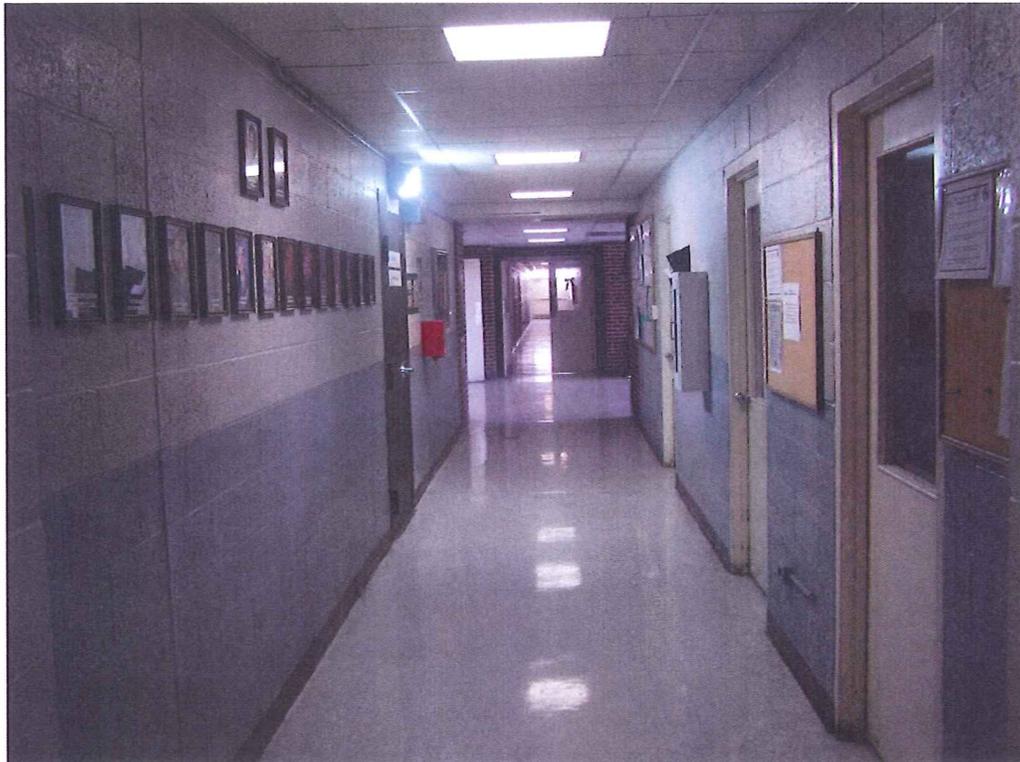
Musselman USARC Parking Area



Musselman USARC Garage



Musselman USARC Main Lobby



Typical Hallway at Musselman USARC



Typical Classroom at Musselman USARC



Musselman USARC Entrance Sign

ATTACHMENT 5
PUBLIC HEARING TRANSCRIPT

MONTGOMERY COUNTY

PUBLIC MEETING

REDEVELOPMENT PLANNING UPDATE

1LT Ray S. Musselman Memorial

U.S. Army Reserve Center (USARC)

- - -

Thursday, February 18, 2010

Norristown, Pennsylvania

- - -

Public Meeting taken pursuant to notice, at 1020 Sandy Hill Road, on the above date, beginning at approximately 7:00 p.m., before Jennifer Miller, Professional Shorthand Reporter and Notary Public.

- - -

APPEARANCES:

NEIL TEAMERSON, Tetra Tech NUS, INC.

MONA GARRETT, Base Transition Coordinator

ANNE MARIE ROHRICHT, PRSBA

STEVEN L. NELSON, AICP

JEAN HOLLAND, Montgomery County Planning
Commission

(Index at end of transcript.)

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MONTGOMERY COUNTY

MR. NELSON: Good evening,
Ladies and Gentlemen, if I can have your
attention.

Thank you all for coming out
tonight. My name is Steve Nelson. I'm
with Montgomery County. And I am the
chair of the Local Reuse Authority, and
we are the ones who are holding the
public meeting tonight.

So we have a presentation for
you, which should take 15 or 20 minutes
or so, and then we will get to the
comment period.

And the purpose of tonight's
meeting is to take your comments on this
proposed reuse plan, which you will hear
about in a few moments.

Tonight's meeting is intended
to provide the opportunity to give input
on this.

We have a court reporter here
tonight, who's taking notes for our
records. And your comments -- if you
have questions, they will be answered.

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2 If you have comments, they will be
3 recorded as part of the official record.
4 And I'll get into a bit more about what
5 the process is.

6 But tonight is intended for
7 your comments on the plan. If there's
8 some questions, we may be able to answer
9 them.

10 But this isn't intended to be a
11 question-and-answer period, but rather an
12 opportunity for the public to present its
13 comments in essence to the Local Reuse
14 Authority, and also to the federal
15 government departments that are going to
16 be reviewing this reuse plan.

17 So it's all about, of course,
18 the Lieutenant Ray S. Musselman, U.S.
19 Army Reserve Center.

20 I should mention as way of
21 introduction the other members of the LRA
22 that are here tonight. Ann Marie
23 Rohricht from the School District is
24 here. Ken Hughes from Montgomery County
25 Planning Commission is here. Kathy

1 MONTGOMERY COUNTY

2 Phifer from the County of Department of
3 Housing and Community Development, and
4 Jim Saring representing Plymouth
5 Township.

6 MR. DIMINO: I want to
7 represent the Borough of Norristown.

8 MR. NELSON: Well, thank you.
9 I was introducing the members of the LRA.

10 MR. DIMINO: Oh, okay.

11 MR. NELSON: And Bill Presion
12 (ph) is the other member of the LRA.
13 He's representing Norristown, and he's
14 also a Norristown counsel person.

15 I should also mention we have
16 some help from Mona Garrett, who is a
17 liaison to the Army; Jean Holland, the
18 County Planning Commission staff person;
19 and Neil Teamerson is from Tetra Tech,
20 who is the consultant that has been hired
21 to help us with this process.

22 So I'll go through these items.
23 Obviously, the reuse plan is probably of
24 the most interest to you folks. And then
25 we'll get to the public comments.

1 MONTGOMERY COUNTY

2 The redevelopment plan you're
3 going to hear tonight has been prepared
4 under the direction of the LRA by our
5 consultant, and we are following the
6 federal process.

7 As many of you I'm sure already
8 know, this Army Reserve Center was placed
9 on the closure plan that was adopted by
10 congress in 2005, I believe, so-called
11 BRAC process, B-R-A-C.

12 Everything that we have done
13 this hearing, this meeting tonight,
14 everything going forward up until the
15 transfer of the land, is all done under
16 the federal regulations.

17 So the federal regulations
18 require us to balance the needs of the
19 homeless with other needs. The plan
20 itself is then used for the disposition
21 of the property. And I'll get into that
22 in just a moment.

23 And the plan itself is
24 submitted to the Department of Defense
25 and to the Housing and Urban Development

1 MONTGOMERY COUNTY

2 Department, the federal government, with
3 a homeless assistance submission. And,
4 again, this is required under the federal
5 law.

6 The plan itself, like all
7 plans, should be representing what the
8 community feels is important. This has
9 been done through the various
10 representatives.

11 We've had Norristown
12 representatives, as I mentioned.
13 Plymouth has representatives because this
14 property lies in both municipalities.
15 And the redevelopment plan is then used
16 by the Army, which determines then what
17 the future use of the land will be.

18 The planning process itself, we
19 looked at goals and objectives; we looked
20 at the conditions here on this
21 approximately two-acre site.

22 This meeting tonight is part of
23 our public outreach. We also did
24 intensive public outreach about a year
25 and a half ago.

1 MONTGOMERY COUNTY

2 We had a tour of this by
3 various groups that were interested in
4 potentially reusing it. In this case,
5 special studies were not required.

6 And we are now going to be
7 ready to present to you and then to the
8 federal government this final preferred
9 reuse plan.

10 So there are many different
11 ways that the Army can dispose of this
12 property, can transfer this property.

13 DOD is Department of Defense.
14 It can be given to DOD or another federal
15 agency.

16 There can be what's called an
17 economic development conveyance for
18 developing purposes. There can be an
19 actual sale to a public entity. There
20 could be a public bid process.

21 And then lastly, there's called
22 what's a public benefit conveyance. And
23 the purpose there is for the service
24 branch, in this case the Army, to convey
25 the property for any one of these

1 MONTGOMERY COUNTY

2 purposes, which are all for public
3 benefit.

4 And what you will hear about
5 tonight in more detail is a public
6 benefit conveyance for educational
7 purposes.

8 Once the meeting tonight is
9 completed, we will then move forward and
10 take your comments, incorporate them in
11 the final plan with a homeless submission
12 package, and that is sent off to the
13 Housing and Urban Development and to the
14 Army.

15 I should mention that as part
16 of the outreach process, we contacted
17 homeless service providers in the area,
18 and they were given the opportunity to
19 submit any interest for this property.

20 We did not receive any interest
21 from the homeless providers. So that the
22 homeless submission package recognizes
23 that; but in case anyone is interested or
24 sees homeless and wonders about how that
25 fits in here, that's part of the federal

1 MONTGOMERY COUNTY

2 process.

3 But, again, the refuse plan as
4 you see does not involve providing any
5 services or any services for the
6 homeless.7 The next step then is HUD has
8 to accept it, and then it comes back
9 really to Norristown and the small piece
10 of property that's in Plymouth.11 So the reuse plan you see
12 tonight is a plan; it's not a development
13 project. It doesn't convey approval of
14 anything, because that is Norristown
15 counsels' sole responsibility.16 So what you're going to see
17 tonight is really the first step in the
18 redevelopment of this building. But the
19 redevelopment of the building, the reuse
20 of the building, and the property has to
21 conform to local zoning, to local
22 subdivision ordinances, and then is
23 approved by municipal counsel.24 So next slide, this is the
25 timetable. I mentioned some of these

1 MONTGOMERY COUNTY

2 things already.

3 November is when they announced
4 the closure of this base and many others.
5 The LRA was recognized. We've gone
6 through workshops and tours.

7 The draft plan was made
8 available and advertised. We are
9 now really in this February time period
10 for the public comments.

11 That will be -- the final plan
12 will be available in March. And then
13 November 2011 is the federal deadline for
14 when this facility must be vacated
15 entirely.

16 Okay. So the next speaker will
17 be Anne from the School District. Were
18 you going to cover this?

19 MR. TEAMERSON: Very briefly,
20 I'm Neil Teamerson.

21 As Steve said, it's about a
22 three-and-a-half-acre property. We're in
23 the main building. Nearly more than
24 35,000 square feet, primarily classroom
25 type of environment, administrative space

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2 for a small, full-time staff for the
3 military during Monday through Friday.

4 And then one weekend a month it
5 gets a bit crowded there. It's been like
6 that for the last 50 years, actually.

7 Most of the land, as Steve
8 indicated, is within Norristown
9 municipality. The small corner back here
10 is in Plymouth Township property.

11 Environmental conditions are
12 acceptable here. The Army did a what's
13 called an environmental conditions
14 property report back in July of 2007.

15 It looked at everything you
16 could look at with respect to the
17 environmental health and condition of
18 this property: asbestos, lead-based
19 paint, Radon, indoor air quality,
20 underground storage tanks, all those type
21 of things; water, infrastructure, sewers,
22 and that type of thing.

23 So the Army did a little
24 investigation in December to answer
25 unresolved questions about a possible

1 MONTGOMERY COUNTY

2 buried underground storage tank for fuel
3 oil. I think that's pretty much been
4 rectified. And the property does have a
5 good, clean bill of health.

6 Just a little bit -- you're not
7 familiar with it. This might be hard to
8 see after the formal part of this.
9 There's actually some posters over here
10 that looks better.

11 This is looking to the north.
12 Or actually, this is Sandy Hill or Sandy
13 Street. You can see that we're currently
14 in the classroom right here.

15 Most of you tried to find a
16 place to park on that side of the
17 building. A lot of parking primarily for
18 the military vehicles, wheeled vehicles
19 that are here.

20 There is a small organizational
21 maintenance shop, two vehicle bays where
22 they do basically light vehicle work:
23 change tires, oil, not major repairs on
24 the military equipment.

25 The unit that is currently

1 MONTGOMERY COUNTY

2 here, one is a transportation company,
3 one is currently a human resources
4 company.

5 In the past, historically this
6 has been the home of the Civil Affairs
7 Brigade, the 358, as well as the 416
8 Civil Affairs Battalion.

9 And those units were relocated
10 two and a half years ago to California.
11 This is one of the reasons this property
12 has been declared as excess or surplus
13 federal property.

14 And just a view in the other
15 direction, you can kind of -- it looks a
16 little bit different without the snow,
17 right?

18 MR. NELSON: Anne.

19 MS. ROHRICHT: Thank you. I'm
20 Anne Rohricht. I work for the Norristown
21 Area School District.

22 The Norristown Area School
23 District back in 2006 had submitted an
24 application for the property. We're
25 interested in reusing the property for an

1 MONTGOMERY COUNTY

2 elementary site.

3 We're going to talk a little
4 bit about the needs that we have and our
5 proposal in the next few slides.

6 Before we begin, I do just want
7 to take a minute to recognize the people
8 from our district that are here tonight.

9 We have several school board
10 members. Briefly, we have Janise Pearce,
11 our president; Dr. Mauthe; Mrs. Pearl
12 Smith; Mike Howell.

13 In the back, I think I saw
14 Susan Morrison-Bellamy, Karen Shanoski,
15 and Pam Assenmacher.

16 We also have Bob Malkowski, our
17 director of operations, who helped with
18 the plan. He can answer questions about
19 the floor plans when we get to them.

20 And someone from our
21 solicitor's office, Barbara Kirk, is in
22 the room, as well.

23 So the School District is well
24 represented tonight. For those of you
25 that want to have individual discussions,

1 MONTGOMERY COUNTY

2 we hope to be able to answer any
3 questions that you have.

4 As shared, Norristown Area
5 School District is interested in using
6 Musselman as an elementary site. Our
7 immediate need is for a kindergarten
8 center.

9 We would also hope in the
10 future to expand it to include some
11 pre-kindergarten classes, certainly as
12 funding allows, but most immediately we
13 need space for our full-day kindergarten
14 program.

15 We're currently experiencing
16 overcrowding, which according to a
17 feasibility study that we performed is
18 going to continue, and is going to worsen
19 greatly over the next ten-year period.

20 Again, you know, talking about
21 our full-day kindergarten program, how
22 important it is to the Norristown Area
23 School District, it was implemented in
24 2003.

25 And our physical space

1 MONTGOMERY COUNTY

2 constraints are now becoming detrimental
3 to the program.

4 We have some class sizes in our
5 full-day kindergarten program with 25
6 students, which according to everyone in
7 education is certainly not ideal or
8 educationally sound.

9 Again, continuation of our
10 full-day kindergarten program is crucial
11 to the continuation and successes of the
12 Norristown Area School District.

13 Here we're talking about some
14 of the specific numbers that we felt we
15 needed to share with you.

16 This talks about elementary
17 enrollment projection and the trends that
18 are going to occur in the Norristown Area
19 School District.

20 In 2007, 2008, our K-to-four
21 enrollment was about 2600 students. In
22 2009 to 2010 school year, for right now
23 our K to four has jumped to nearly 2800
24 students.

25 Our feasibility study and

1 MONTGOMERY COUNTY

2 suggestion trends indicate that by the
3 year 2018, 19, we will be between 3017
4 and 3600 elementary students alone.

5 Our current facilities has the
6 ability to hold 2600 students. So, as
7 you can see, we're already overcrowded.

8 We're already are five classes
9 rooms short, which, again, is causing us
10 to deal with large class sizes and
11 inadequate learning spaces.

12 The ten-year projection
13 indicates that we will be 20-plus
14 classrooms short if we don't address the
15 needs and expand our facilities.

16 Just another way to look at it,
17 our current enrollment in grade K to four
18 is between 500 and 550 students per
19 grade. The ten-year projection takes
20 that up to 600 to 700 students per grade.

21 Additionally, those projections
22 are only K to four. The Norristown Area
23 School District currently has only one
24 pre-K classroom.

25 And we hope to have space that

MONTGOMERY COUNTY

1
2 we can expand that program, because we
3 think it's vitally important to our
4 elementary education program.

5 Certainly, addressing capacity
6 issues and discussing construction or
7 renovation is controversial and can be
8 extremely costly.

9 You know, people in our
10 community and our district already know
11 we are having these conversations. We
12 started to have some public discussions
13 of capacity issues at our January school
14 board meeting.

15 We've already heard many
16 parents and many staff certainly want
17 their school renovated. Making decisions
18 about which building to renovate is
19 certainly controversial.

20 We've already heard from
21 taxpayers. Their first concern is how is
22 it going to impact their tax bill,
23 because certainly construction is very
24 costly, and, you know, certainly a
25 concern to many people.

1 MONTGOMERY COUNTY

2 Currently, there are a couple
3 of ways we can address our elementary
4 issues. The traditional way would be to
5 do construction renovation projects.
6 Again, that's the costly way.

7 The nontraditional way is what
8 brings us here tonight. And really what
9 sparked our interests in the first place
10 is the cost-effective way to deal with
11 student capacity issues in our district,
12 and certainly the way we refer, and we
13 hope to solicit your support tonight.

14 We've done an extensive look at
15 Musselman and submitted some extensive
16 plans about how we would renovate
17 Musselman and how we would use it.

18 In our opinion, Musselman can
19 be quickly and economically converted to
20 classroom space. As shared, it is
21 already classroom space. Both the first
22 and second floor of this building are
23 already typical classrooms.

24 We would look to move eight to
25 ten kindergarten classrooms very quickly

1 MONTGOMERY COUNTY

2 to the site, if we were granted it.

3 The site can be designed for as
4 many as 12 to 15 classrooms, depending on
5 where we would put wall dividers.

6 We would look to move 300 to
7 350 elementary students to the site, 45
8 to 18 teachers, and all indications are
9 that we would have a minimal traffic
10 impact to the neighborhood.

11 It does not need a significant
12 level of investment or construction for
13 renovation. As shared, most of it is
14 already existing space. We estimate that
15 it would cost about \$500,000 roughly to
16 have the facility ready for our needs.

17 Just a quick look at what we
18 see would be needed. We'd like to do
19 some preventive maintenance, very
20 customary, very ordinary to the roof and
21 mechanical systems.

22 The drill room is where we
23 would see a cafeteria and the
24 multipurpose room being suited. And
25 there is some floor work that needs to be

MONTGOMERY COUNTY

done.

As shared, we would need to do relocation and addition of classroom walls. Many of the spaces are like this. They're very large classrooms. Probably too large for a full-day kindergarten program.

We would like to do some painting, carpeting, window treatments on the second floor. The bathrooms would need to be renovated. Most of people are adult bathrooms.

We would need to make sure that they were suited for elementary students. We would like to upgrade some technology, and then we would look to outfit it with furniture and fixtures.

The next two slides are just a quick look at our proposed floor plan. I know they're difficult to see, but they are in your handouts.

On the first floor, I think there are eight classrooms. There's also traditional office space that you would

1 MONTGOMERY COUNTY

2 find in an elementary school, a main
3 office. I think there's a nurse's
4 office.

5 Here's the drill room where we
6 would see the multipurpose room and the
7 cafeteria. There is already a kitchen on
8 site with very new kitchen equipment.
9 It's very suitable for an elementary
10 cafeteria.

11 Second floor, I think there are
12 seven classrooms that could be designed.
13 We would look to have library space on
14 the second floor, as well.

15 MR. NELSON: Thank you, Anne.

16 Now, we would like to hear any
17 comments that any members of the public
18 have about the plan.

19 When you do make your comments,
20 if you would, come forward to the table
21 here and give your name so that Jen here
22 can get it down, and also so she can hear
23 you so you're not sitting in the back of
24 the room.

25 Bill Caldwell.

1 MONTGOMERY COUNTY

2 MR. CALDWELL: Good afternoon,
3 Mr. Chair, and Members of the LRA. Thank
4 you for hearing us tonight. My name is
5 Bill Caldwell. I am president of
6 municipal counsel. I think we are all
7 comfortable here.

8 You know, first of all, I want
9 to thank the School District for working
10 with us and working with you all to put
11 this plan together. And I really wanted
12 to voice for counsel our support for the
13 use of this building as a school.

14 I think that a \$500,000 price
15 tag for brand new classrooms is
16 remarkable. And we are very, very
17 sensitive to the impact on our tax -- on
18 all of our tax bills.

19 We all live in the municipality
20 in the School District. That's an
21 important consideration for us, as well
22 as for everyone in the district. So, you
23 know, we are -- my purpose here tonight
24 is really to let you know that we are in
25 support of this building being used as an

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2 elementary school, and we would hope that
3 that will work very well.

4 The only caveat to that is, as
5 we've been insisting all along, that this
6 property be maintained as an elementary
7 school. I think we've been -- you know,
8 through the discussions, we've been very
9 clear and adamant about that.

10 And that is our big concern.
11 And that needs also to be, you know,
12 stated publicly on the record. We would
13 appreciate and we would hope for some
14 form of acknowledgement of that in the
15 plans as they come before land
16 development or development before
17 counsel. And that's really what we're
18 going to be looking for.

19 So given that piece of it, I
20 don't see anything that will oppose this
21 coming from municipal counsel. So thank
22 you for your time. We appreciate the
23 effort that all of you have put into
24 this.

25 Definitely our education is --

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2 certainly pre-K and kindergarten
3 education is going to be vital to the
4 citizens in Norristown, and not only the
5 citizens now, but those that are coming
6 up in the future. Thank you very much.

7 MR. NELSON: Thank you,
8 Mr. Caldwell.

9 No one else noted that they
10 wanted to speak, but I wanted to give the
11 opportunity to anyone here who did wish
12 to speak.

13 Yes, sir.

14 MR. DIMINO: I would like to
15 speak.

16 MR. NELSON: If you would come
17 forward and either have a seat or stand.
18 Give us your name.

19 MR. DIMINO: I just heard the
20 discussion from the president of town
21 counsel. And I have to object to that
22 very dearly as a former resident of
23 Norristown.

24 My name is Gus Dimino. I
25 served 12 years in the Borough counsel.

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2 I also was a good friend of Lieutenant
3 Ray Musselman. We played on the same
4 ball team together in Rittenhouse and
5 Norristown High School.

6 I was born and educated in
7 Norristown. I lived here for over 50
8 years until I was recalled in 1974 to
9 return to the Army for a ten-year stay at
10 the age of 54 years.

11 During my term in town counsel,
12 I was the building chairman for the
13 construction of the present
14 administration building on Airy Street.
15 I also was the chairman of the Sawmill
16 Run project on Fornance Street.

17 When we decided to build the
18 administration building on Airy Street,
19 this building was built to accommodate
20 only 45 police officers at that time.

21 As chairman of the Sawmill Run
22 flood control project on Fornance
23 Street -- I was a member of the Army
24 Reserve from here -- that we provided a
25 44-acre playground at that site for over

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2 22 weekends by volunteers from the Army
3 Reserve, and provided all of the
4 playground equipment free to the Borough
5 of Norristown, using this center to store
6 our equipment, construction equipment,
7 here over the weekends.

8 You have to bear with me. In
9 1970, there was a large riot in the
10 Borough of Norristown. Using this
11 reserve center as the headquarters for
12 the county, local and state police as
13 over a few hundred police officers were
14 stationed here during that time.

15 And as a supply officer in the
16 reserves myself, as a chief warrant
17 officer, I had to go down to South Jersey
18 to my unit, and acquired a hundred
19 bullet-proof vests for the police of
20 Norristown. That's how serious it was at
21 that time.

22 Also, I must say that part of
23 my military career, I served in Germany
24 and Belgium as a first sergeant of a
25 360th military police company with over

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2 260 MPs that we were patrolling the
3 war-torn streets of the large cities.

4 Now, the Norristown Police
5 Department has 70 male and female
6 personnel with 20 squad cars. The
7 condition of the police locker room is
8 undesirable. It has without showers
9 facilities. Restroom accommodations are
10 very poor, and only has a powder room for
11 the female officers.

12 There is at the reserve center
13 here available for many police cars,
14 personnel and visitors that would come to
15 the police department.

16 There is a security area behind
17 this building for safety of the police
18 cars and emergency equipment when not in
19 use. There's plenty of locker room
20 storage for the police equipment and
21 clothing.

22 There's a large hall on the
23 first floor for police training. There
24 is a security bulk right outside the
25 hallway here that will store ammunition,

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1
2 rifles, and equipment, and protective
3 vests in the event of serious
4 disturbance.

5 There is available room here
6 and many offices for the purposes of the
7 detectives. Right now the detectives are
8 in a little room with four personnel in a
9 small room using one desk. That's not
10 the way to treat the military -- the
11 police department.

12 There is also plenty of space
13 to renovate rooms for detainee purposes.
14 In other words, we can set up eight or
15 ten rooms for jail for -- to keep people
16 overnight.

17 There's space available to
18 accommodate a Homeland Security unit in
19 this building. There's space available
20 for the growing sheriff's department of
21 Montgomery County, if that is necessary.

22 There's a three-bay garage
23 behind this building for minor repairs,
24 for tire changing, and cleaning of the
25 patrol cars.

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2 Now, the highlight of the whole
3 and wonderful building being available to
4 Norristown is for over 50 years, the
5 federal government and the United States
6 Army paid no taxes to the Borough of
7 Norristown to the amount of approximately
8 two and -- two and a half million
9 dollars. This is why this center
10 rightfully should go to the Norristown --
11 no other group can claim that right.

12 There are such operating costs,
13 expenses as sewage, custodian services,
14 ground and repair maintenance, snow
15 removal, maintenance contracts that all
16 can be handled by the Borough employees.

17 The result of all the above
18 would greatly reduce the overall
19 operating expenses to about \$50,000 a
20 year.

21 Now, Mr. Caldwell didn't
22 understand that when I talked to him the
23 other day. But if you summarize all of
24 these items that the Borough could do --
25 there's over 190,000 or so -- it would

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2 come down to between 50 and 60,000 that
3 the Borough would have to put out.

4 And I don't know why we
5 couldn't do that. It is my belief that
6 with all the accommodations, that the
7 board of -- the counsel of Norristown
8 deserves this building above all other
9 organizations for free.

10 And to improve the community
11 relations and require the finest police
12 personnel available in this area, no
13 other group has rightfully this claim.

14 It is also possible with all of
15 the political assistance from the
16 congressional, state, county and local
17 representatives that all of this could be
18 done financially.

19 I want to thank you all for the
20 courtesy tonight to help the growth of
21 our fine police department and the good
22 people of Norristown.

23 I would be willing to answer
24 any questions that the group here has.

25 MR. NELSON: Thank you,

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Mr. Dimino.

MR. DIMINO: Thank you.

MR. NELSON: Are there any other public comments? Anyone else wish to speak to this?

Seeing no one, then I thank you very much for coming out tonight. The LRA will be taking these comments into consideration, and will be publishing the final plan that will be available for review soon, very soon.

- - -

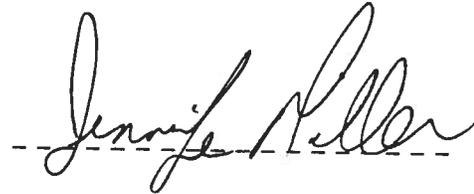
(Whereupon, the hearing was concluded at 7:04 p.m.)

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C E R T I F I C A T I O N

I, Jennifer Miller, a Court Reporter and Notary Public for the Commonwealth of Pennsylvania, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.



Jennifer Miller
Court Reporter
Notary Public

Dated: February 18, 2010

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying shorthand reporter.)

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