

State Armory Board of the State of Pennsylvania

**The Adjutant General's Office
Department of Military and Veterans Affairs
Ft. Indiantown Gap**

Tuesday, January 24, 2023

At the call of the Chairman, the State Armory Board met Tuesday, January 24, 2023, at 1000 hrs at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1000hrs.

Members Present:

MG Mark Schindler, Chairperson
BG Laura McHugh, Member
BG Michael Regan, Member
COL Jon Farr, Member
Mr. Robert Hepner, Secretary
Ms. Patty Derry, Member
COL Keith Graham, Member
COL Donald O'Shell, Member
CSM Jon Worley, Member

Also Present:

COL James Cassarella
MAJ David Fittipoldi
Mr. Jeffrey Wallitsch
Ms. Joan Nissley
Mr. Dusty Durand
LTC Frank Junkin
LTC Adam Love
LTC Kevin Potts
COL Frank Montgomery, CFMO
Mr. Todd Reed, Energy
Mr. Aaron Keirn, BDPM
Mr. Steve Smith, DIM
Mr. George Moebius, OFE
Mr. Frank DiMartini, OFE
Ms. Bonnie Bollinger, CFMO
Mr. Ty Wagner, DFM
Mr. John Fronko, BEM
Mr. Todd Eakin, BEM
Ms. Jeanette Rabuck, OBF
Mr. John Verscharen, R.E. Cor.
Ms. Bonnie Bollinger
Mr. Marc Ferraro, Deputy Executive Secretary
Mr. David Weisnicht
CPT Brian Puliafico, CFMO
LTC Stephanik, 111ATKW
Ms. Toni Schwalm, F&E

- Mr. Hepner requested the Board Members review the Minutes dated 08JUNE, 2022.
- On motion made by Robert Hepner, the Board approved the Minutes dated 08JUNE, 2022.

Environmental Update – John Fronko

Issue/Event: Unit Armory Historical Collection Management and Assistance for PAARNG (Guidance/Support Memorandum)

Background: IAW AR870-20 and NGR870-20, this memorandum is intended to direct available resources, by and through the Bureau of Environmental Management and Cultural Resources Manager, to help preserve and maintain items that detail the heritage and legacy of the units of the Pennsylvania National Guard.

Next Step: Staffing to get memorandum signed by TAG and then sent to all PANG units/Readiness Centers.

Issue/Event: Perfluoro-octane Sulfonate (PFAS) or fire fighting foam study.


Background: The NGB has contracted for studies (testing) for the levels of PFAS at ARNG facilities across the country that have had PFAS releases over the years.

Governor Wolf has established a PFAS Action Team to address the issue within the state, BG Regan is the DMVA representative. The EPA drinking water action level for PFAS is 70 parts-per-trillion (ppt). On December 3, the PA DEP established a new state maximum contaminant level of 18ppt for PFOS and 14 ppt for PFOA.

Next Step: FTIG (Muir Airfield): A Remedial Investigation is underway with sampling to occur the summer of 2023 to further investigate areas around the airfield.

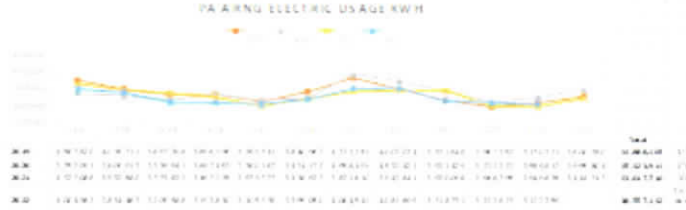
Johnstown (AASF #2): Johnstown (AASF#2): The Site Investigation field work has been completed and we are waiting the results and written report sometime the summer of 2023.

Statewide Sampling: NGB has funded the sampling of the drinking water at all readiness centers (RC) for PFAS. All our RCs are supplied by public water suppliers, except New Milford and Williamstown. We have completed 80% of our RCs none have had PFAS detected in their water above the new PA DEP standard.



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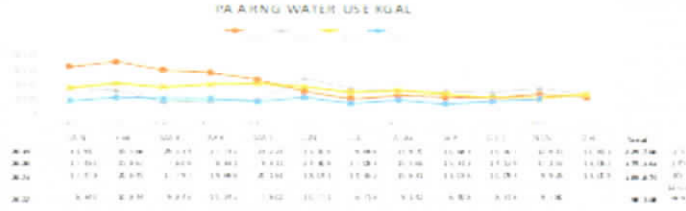
Utility Trending



PA ARNG ELECTRIC USAGE RWH

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
2009	1,970,000	2,070,000	1,970,000	1,970,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	21,600,000
2020	1,970,000	2,070,000	1,970,000	1,970,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	21,600,000
2021	1,970,000	2,070,000	1,970,000	1,970,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	21,600,000
2022	1,970,000	2,070,000	1,970,000	1,970,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	21,600,000
2023	1,970,000	2,070,000	1,970,000	1,970,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	2,070,000	21,600,000

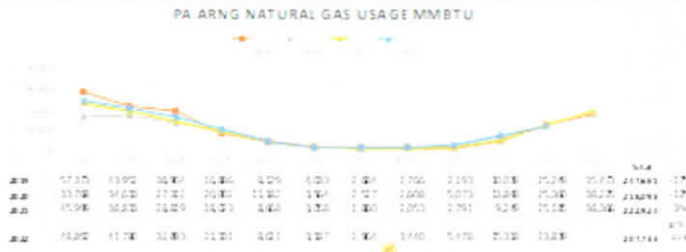
- ✓ 3.4 Megawatts of solar installed with 600 kw in a planning phase.
- ✓ 90% of the PA ARNG electric use will be provide by solar by 2024 because of PA PULSE contract.
- ✓ 35% reduction in overall energy demand since 2009



PA ARNG WATER USE RGAL

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
2009	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
2020	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
2021	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
2022	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
2023	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500


- ✓ Replacement of cemetery meters resulted in over 1/3 less water usage at FTIG
- ✓ Water study completed and replacement of water mains to begin in 2023.
- ✓ 43% reduction in overall water consumption since 2009



PA ARNG NATURAL GAS USAGE MMBTU

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
2009	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000
2020	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000
2021	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000
2022	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000
2023	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000	57,000

- ✓ Installation of high efficiency condensing boilers and tankless hot water heaters.
- ✓ No fuel oil consumed on FTIG and only 9 facilities in PA use it.
- ✓ Gas Reheat for dehumidification causes high usage in cooling months.



Office of Facilities and Engineering

INITIATIVES

- ✓ **FTIG Water Line Study**
 - Additional leak detection to be completed within the next two weeks.
 - Final report will be used for FTIG water line replacement project and future design.
- ✓ **Electric Vehicle Charging Stations**
 - State Mandate being met with installation of stations for state fleet vehicles.
 - Federal Mandate (GSA) 25JAN23 Working meeting to discuss plan.
 - POV Charging Stations 25JAN23 Options to be discussed at meeting.
 - **Army Advance Metering Program**
 - 99% of meters installed. NAG meters (6) to be replaced under warranty.
 - Working with G6 and JCI about connectivity issues. Server upgrade needed.
 - **LED Lighting Upgrades**
 - Connellsville, Lewistown, and Waynesburg projects in process.
- ✓ **Photovoltaic System Installations**

- Graterford and Carlisle FMS-Installation complete, commissioning and connectivity issues.
- Johnstown and Elizabethtown- Preliminary Design Stage.
- **ERCIP**
- FTIG Feeders 103 and 104 Micro-Grid-IEWP project, Engineering revising SOW based on NGB comments.
- **PJM Demand Response Program**
- Continued participation as much as training schedules allow.

Real Property – CPT Brian Puliafico

Site: Area 2 FTIG Reconcile (Disposal)

Background: ARNG and ANG to complete the transfer of Areas 1 & 2 between services in stages beneficial to both entities. DACA review completed by Mr. Verscharen and deemed incorrect.

Next Step:

- ✓ 20210318: Per NGB, MOA not valid. ANG working with RP to send required documents; EBS required. REAP submitted once ENBOSS operational. EBS projected to begin 3Q21
- ✓ 20210419: Environmental Scope of Work under review
- ✓ 20210519: Awaiting final plan for NEPA/ECOP, est DEC21 completion // request guidance for final plan to complete REAP ICW EBS
- ✓ 20211216: Site Visit with DPW for occupancy // Review of DIM support
- ✓ 20220222: Confirmation of plan with ANG and 228 Trans. Awaiting final confirmation of dates
- ✓ 20220621: 228 movement plan in place // continued work with USACE for land transfer
- ✓ 20220812: Movement plan for 228 on hold; currently occupy 3x facilities in Area 9 and 10
- ✓ 20221104: USACE Site Visit for discussion with Bryan Gordy to work current extractions. Working with 193SOW to synchronize efforts of unit departure
- ✓ **20221216: Meeting with 193SOW CE Team on 17NOV for synchronization and 09JAN23**

Site: Biddle AGS Excess Buildings for Readiness Center Use (Acquisition)

Background: Previously submitted REAP for buildings 216, 237,350 & 351 is pending final NGB approval

Next Step:

- ✓ 20210218: Updated EBS required, to be completed 3Q21 by ENV. The persons handling the BAR are using an outdated EBS (5+ years old) as the basis for requiring this Phase II work. ENV will submit updated EBS for their use in approving the BAR with intent to and convince them that the Phase II work is not needed at this time. ANG states funding likely available for EBS FY22.
- ✓ 20210519: PHII work at 350; once complete incorporated into EBS and submitted to BANGB for generation of BAR.
- ✓ 20211013: Updated Biddle MOA submitted; awaiting input from 111ATKW
- ✓ 20211117: BAR approved and submitted to USPFO for routing to NGB
- ✓ 20220726: NGB General Council reviewing EBS for Biddle; potential MOA required // SA no update
- ✓ 20220915: REAP at AFCEC Legal review (05AUG) // No SA Update; follow-up on 14SEP

- ✓ 20221014: BAR at AFCEC // site visit 27OCT for walkthrough & siting
- ✓ 20221110: Site visit at BANGB with confirmation of facilities. Permit approved by AFCEC and awaiting USACE signature
- ✓ 20221216: No change

Site: Carlisle Legacy Site (Acquisition)

Background: Site required for stationing moves; currently occupied by Gobin Guard w/ yearly lease for Carlisle Productions.

Next Step:

- ✓ 20210318: Lease approved and in signature status; awaiting TAG signature for stationing
- ✓ 20210506: Lease being processed for signatures. REAP required for barn & FMS; awaiting TAG stationing approval
- ✓ 20210527: Stationing action approved. EBS to projected to begin 2Q22. Design estimated TY22, REAP to begin 4Q21
- ✓ 20210716: Meeting establishing requirements for timing of construction & project dates. REAP 4Q21
- ✓ 20210823: Act funding acquisition JUN22. REAP & EBS 1/2Q22
- ✓ 20210920: EBS to be completed 2Q22
- ✓ 20220523: REAP to begin JUN22 with updated scope
- ✓ 20220707: REAP not required // scoping document required for submission
- ✓ 20220816: No change

Site: New Castle (Acquisition)

Background: Replace New Castle FMS and subsequent MILCON construction of RC to replace New Castle RC (Frank Ave)

Next Step:

- ✓ 20210429: Deed/Title received by John V. documents; EBS required. REAP submitted once ENBOSS operational. EBS projected to begin 3Q21
- ✓ 20210527: EBS and REAP not required until closer to usage/construction (TY25). Additional wetlands survey requested for this site
- ✓ 20210702: New Castle RC, RG-40, Area 4 EBS conducted AUG21
- ✓ 20211025: Wetlands survey returned from ENV
- ✓ 20220314: No change
- ✓ 20220915: Meeting with G4 (23SEP) for requirements
- ✓ 20221014: New Castle FMS & New Castle RC as #1 selections for LRCP FY23
- ✓ 20221110: No change
- ✓ **20230109: B&D Funds allocated in FY23 Ominbus (\$2.3M) // working to begin process with BDPM**

Site: Biddle AGS Excess Building for Readiness Center Use (Acquisition)

Background: B320 has been identified for stationing of 252QM. Renovation will consist of state funding but because this is on federal property a REAP will need to be completed.

Next Step:

- ✓ 20221110: REAP to begin 2Q23. Working with 111ATKW and BEM for EBS requirements.
- ✓ 20221209: RoA request submitted to 111ATKW, sample submitted to CE team for their SA
- ✓ **20230109: Follow-up email submitted; 111ATKW working**

Site: FTIG Inholdings (Acquisition)

Background: Land purchased by the commonwealth must have a REAP submitted to incorporate in FTIG boundaries and receive sustainment funding.

Next Step:

- ✓ 20200312: REAP submitted to ARNG for approval
- ✓ 20210218: In-holdings not on FISP; EBS needed for these sites. Funding requested from NGB in conjunction with EPR Round request. Daryl Valley to follow up 22FEB21; initial estimate is completion by 3Q22.
- ✓ 20210318: EBS required for addition to FISP, funded internally; estimated completion of REAP 1Q22
- ✓ 20210618: Awaiting final pricing from contractor; estimated JUL21 start
- ✓ 20210702: EBS contract to be finalized AUG21
- ✓ 20220121: EBS contract under review; MAR22
- ✓ 20220516: EBS complete
- ✓ 20220621: Awaiting NGB approval
- ✓ **20230109: Follow up with NGB-G9; awaiting results**

Site: FTIG EPR Round (Acquisition)

Background: 56 Acres acquired for EPR SDZ area.

Next Step:

- ✓ 20201123: EBS scheduled for 2Q21; will begin REAP at that time
- ✓ 20210218: Environmental POC at NGB retired - initial estimate for funding is 3Q21. Daryl to follow up NLT 01MAR21
- ✓ 20210318: EBS to be funded in-house, begin 3Q21 with intent to submit 4Q21
- ✓ 20210420: Environmental Scope of Work completed; preparing for contracting
- ✓ 20210519: Awaiting final plan for NEPA/ECOP; estimated complete DEC21
- ✓ 20220121: EBS to be complete MAR22
- ✓ 20220517: EBS complete
- ✓ 20220621: Updating REAP with 1354s. Submission JUL22
- ✓ 20220726: REAP submitted 07JUL; working through EBS typo with NGB
- ✓ 20220816: No change
- ✓ **20230109: Follow up with NGB-G9; awaiting results**

Site: Elizabethtown RC (Acquisition)

Background: Acquire acreage north of current RC parcel for new construction of ORG Parking and ORG Storage

Next Step:

- ✓ 20210121: Project submitted and accepted at WIB
- ✓ 20210506: Awaiting ENBOSS for study; will not be actioned until SEP21

- ✓ 20210702: ENBOSS operational SEP21; to be actioned 1Q22
- ✓ 20211021: No change
- ✓ 20221216: Master Planning forwarded requirements to BDPM for site plan to acquire without ENBOSS
- ✓ **20220109: Awaiting survey data from BDPM and Real Estate transfer from DOC to DMVA**

Site: York Eden Road RC (Disposal)

Background: New NEPA/ECOP documentation completed for transfer to USACE. Revised Section C (Environmental) for Report of Availability and USACE Disposal Issues paper. ARNG approved REAP for disposal October 2013.

Next Step:

- ✓ 20210121: Conditional acceptance at GSA
- ✓ 20210218: awaiting ROE conditional acceptance from GSA (05FEB21) // awaiting update from Jeremy Keels
- ✓ 20210506: All documents with GSA (Mr. Keels); awaiting response. Site visit 26MAY21 with GSA & PAARNG
- ✓ 20210920: At GSA - Need current letter from SHPO for final disposal to public
- ✓ 20211210: USACE received SHPO letter stating site is eligible for preservation at state level.
- ✓ 20220610: At GSA; working with outside groups for historical preservation requirements prior to disposal
- ✓ 20220706: GSA working with stakeholders for historical requirements. Follow-up sent 24JUL
- ✓ 20221216: Follow-up with GSA; they are attempting to circumvent the preservation covenant to speed the process
- ✓ **20230105: Meeting with USACE and GSA for disposition. Disposal process waiting on PA SHPO for movement**

Site: Oil City (William E. Copley) Readiness Center Site (Disposal)

Background: Local legislature wishes for Public Benefit Conveyance to Venango County. REAP awaiting NGB-IER approval, pending corrections to Disposal Report.

Next Step:

- ✓ 20201119: Submitted to USPFO for review and signature
- ✓ 20210121: Completed REAP submitted to NGB Real Property Team 18DEC20
- ✓ 20210318: ENV working with NGB for concurrence memo; once complete REAP resubmitted
- ✓ 20210429: Signed copy of NEPA/ECOP concurrence memo submitted to NGB 29APR21
- ✓ 20210920: USACE in process of uploading site into GSA Excess. Estimate of conveyance DEC21
- ✓ 20211210: USACE awaiting letter from SHPO re: historical status. Awaiting disposition CY21
- ✓ 20220523: Follow up to USACE and GSA for disposition
- ✓ 20220610: At USACE; budget likely to be requested for disposal. Awaiting update week of 27JUN
- ✓ **20230105: Meeting with USACE and GSA for disposition. GSA requires Report of Excess from USACE, then process thru PA SHPO.**

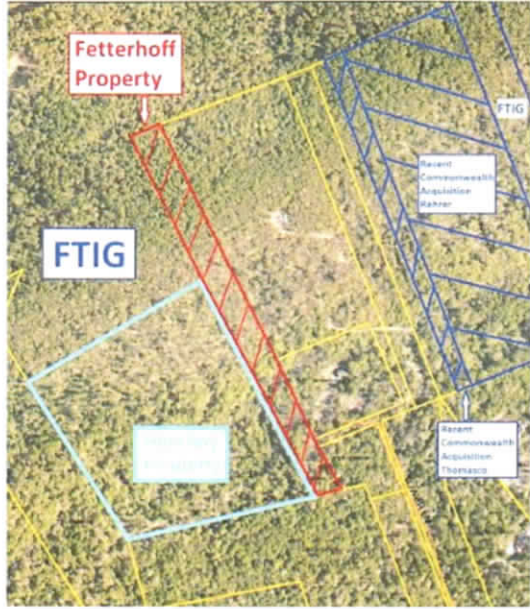
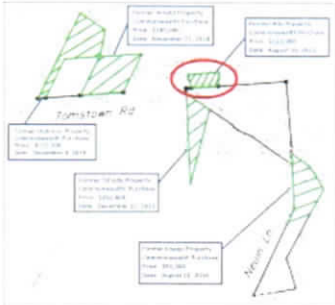
Real Estate Update – John Verscharen

Commonwealth Real Estate Acquisitions – Approved and In Progress

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Commonwealth Real Estate Acquisitions– Completed Since Last Meeting

Former Owners	Acreage	Price	Date	Status
Michael & Justine Fetterhoff	6.78 Acres	\$68,000	08/16/2022	✓
Revocable Trust of Colin H. Hershey	30.00 Acres	\$90,000	10/11/2022	✓
George & Earla Hitz	0.50 Acres	\$132,000	08/16/2022	✓

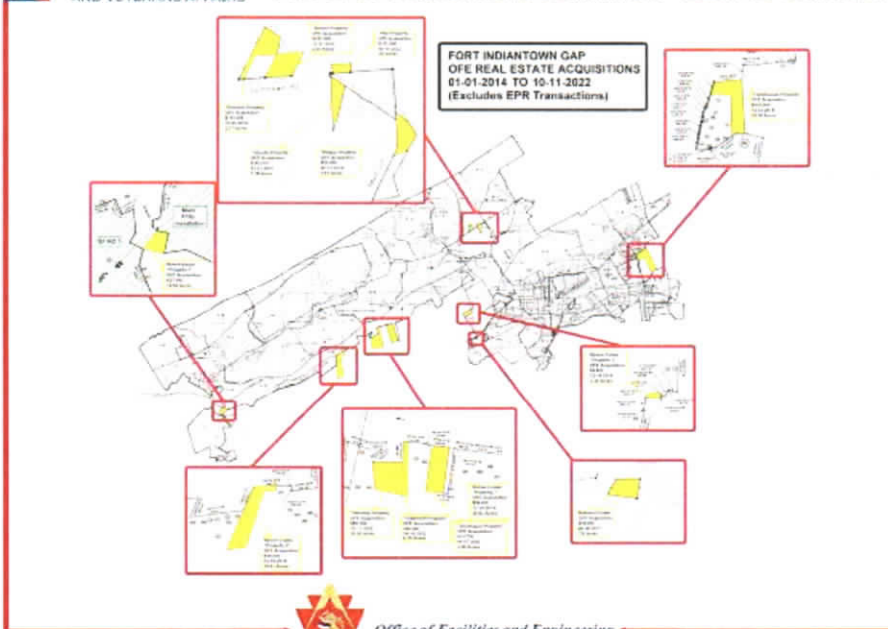
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FTIG OFE ACQUISITIONS SUMMARY - 2014 TO CURRENT

FORT INDIANTOWN GAP OFE REAL ESTATE ACQUISITIONS
01-01-2014 TO 10-11-2022
(Excludes EPR Transactions)



Office of Facilities and Engineering

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MARGIOTTI PROPERTY

Issue/Event: Acceptance of the “Margiotti” FTIG inholding property as a donation to the commonwealth from the Ward Burton Wildlife Foundation (WBWF).

Background: The 12.66-acre wooded parcel with a 1388 sq.ft. single family dwelling was acquired using federal ACUB funding; However, the Ward Burton Wildlife Foundation have presented the offer to donate the property to the Commonwealth of PA. The SAB has approved conditional acceptance of the property. DMVA Chief Counsel has completed and forwarded a memo to NGB that lays out the specific land acquisition authority for the commonwealth for them to determine its adequacy.

Current: DMVA Office of Chief Counsel has reviewed the action and consulted with DGS Bureau of Real Estate and determined that DGS does have the legislative authority to acquire; however, DMVA will need to pay the administrative and closing costs to action the transfer.

Next Step: DGS/BRE will execute the necessary documents to convey the donated property to the Commonwealth.

FUTURE ERIE RC LOCATION-FAIRVIEW BUSINESS PARK

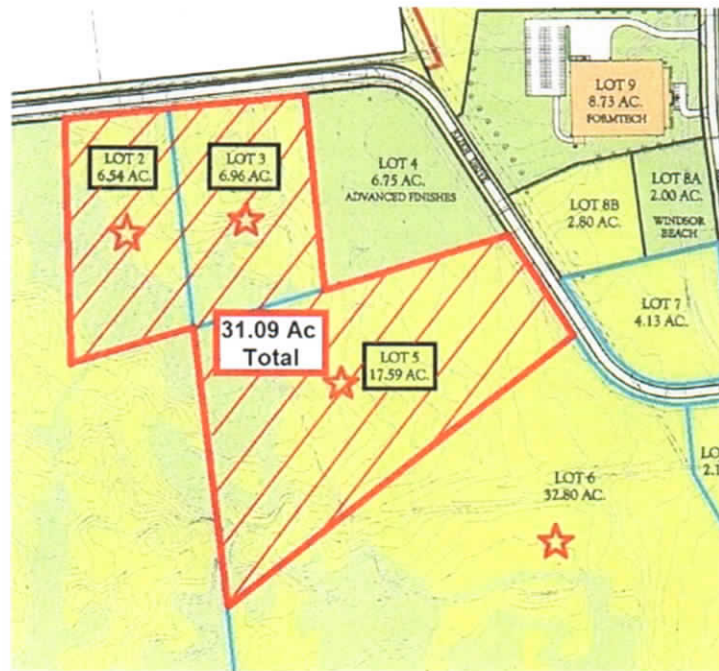
Issue/Event: Possible acquisition of Lots 2, 3, & 5 of the Fairview Business Park, Erie.

Background: After a scouting trip to view possible future RC sites in the Erie area and presentation of COA’s to TAG, he has approved proceeding with seeking the acquisition of lots 2, 3, and 5 within the Fairview Business Park. The property owners have agreed to the commonwealth’s offer to acquire the indicated lots for the for the appraised value of \$870,000. DGS/BRE has received approval to proceed in eBuilder. The title search has revealed some issues; namely, the non-conforming zoning use as well as a deed requirement that an eventual caretaker association be created for all owners within the business park. Entry into this association would violate commonwealth statutes. However, DGS attorneys have a way to proceed with the sale utilizing an “amicable condemnation” process. This method of acquisition would legally afford us the opportunity to strip these requirements from the title chain during the process, since the commonwealth’s power of condemnation will supersede these existing encumbrances.

Current: All environmental, zoning and geotech work is complete. DGS is now drafting the “Authorization to Condemn” for the Secretary of DGS’s approval. Once approved, the official Declaration of Taking must be recorded at multiple public offices within Erie.

Next Step: Once the Declaration of Taking is recorded, a settlement date will be scheduled for the official “taking”.

FUTURE ERIE RC LOCATION – FAIRVIEW BUSINESS PARK



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DMVA-OFE-FACILITY DISPOSALS

Issue/Event: West Pittston Reversion to DMVA and Disposal

Update: DGS & PFBC has informed us that their Board of Commissioners voted to return the facility back to DMVA on April 10, 2020. Physical hand-off occurred on May 14th. DMVA leadership then requested from DGS the immediate disposition of the facility through the competitive bidding process. The property appraisal was returned with an indicated value of \$ 180,000 and a Phase I ESA was completed. Legislation has been approved to dispose of the facility. DMVA has been approached by West Pittston Borough Council with a request for a \$1.00 direct conveyance of the facility to them for use in a local flood management project. On 02/23/2021 DMVA leadership notified the borough that a \$1.00 conveyance is not in compliance of PA statutes, and we cannot agree to their proposed terms. However, DMVA is willing to discuss appropriate compensation in order to support their flood mitigation efforts. 07/13/2021: Mr. Ferner has negotiated with the borough and has come to an agreement for them to pay a nominal fee of \$35,000 for the property to compensate DMVA for the accumulated carrying costs.

Legislation has been passed and the agreement of sale is fully executed.

Next Step: The AOS was fully executed on November 28, 2022; since the agreement stipulates that the settlement shall occur within ninety (90) days of execution, settlement should occur before the end of February.

Issue/Event: Connellsville FMS Disposal

Update: The planned relocation of the FMS activities performed at this location to the new CSMS West site has resulted in a preliminary determination of it being surplus to the needs of the military; pending disposal. The middle portion of the site is currently occupied by PennDOT. Mr. Ferraro has reached out to PennDOT to determine their interest in accepting the transfer of the remainder of the site currently occupied by DMVA. PennDOT leadership has agreed to the future transfer.

Next Step: When we are closer to the completion of the new CSMS West, an Interagency Land Transfer MOU agreement will be drafted and executed between the two agencies to formalize the transfer.

Issue/Event: Coraopolis / CSMS West Disposal

Update: The facility is currently pending disposal due to replacement facility construction. Due to the lengthy disposal / legislative process, preparation is now underway to request the disposal of this facility through DGS. The property appraisal was returned with an indicated value of \$ 700,000 and the Phase I ESA has now been completed. The GSRE-45 that formally requests disposal through DGS has been submitted. A detailed title analysis has been completed by DGS confirming the current legal description. **Legislation authorizing the sale of this facility through the competitive bidding process has been passed.**

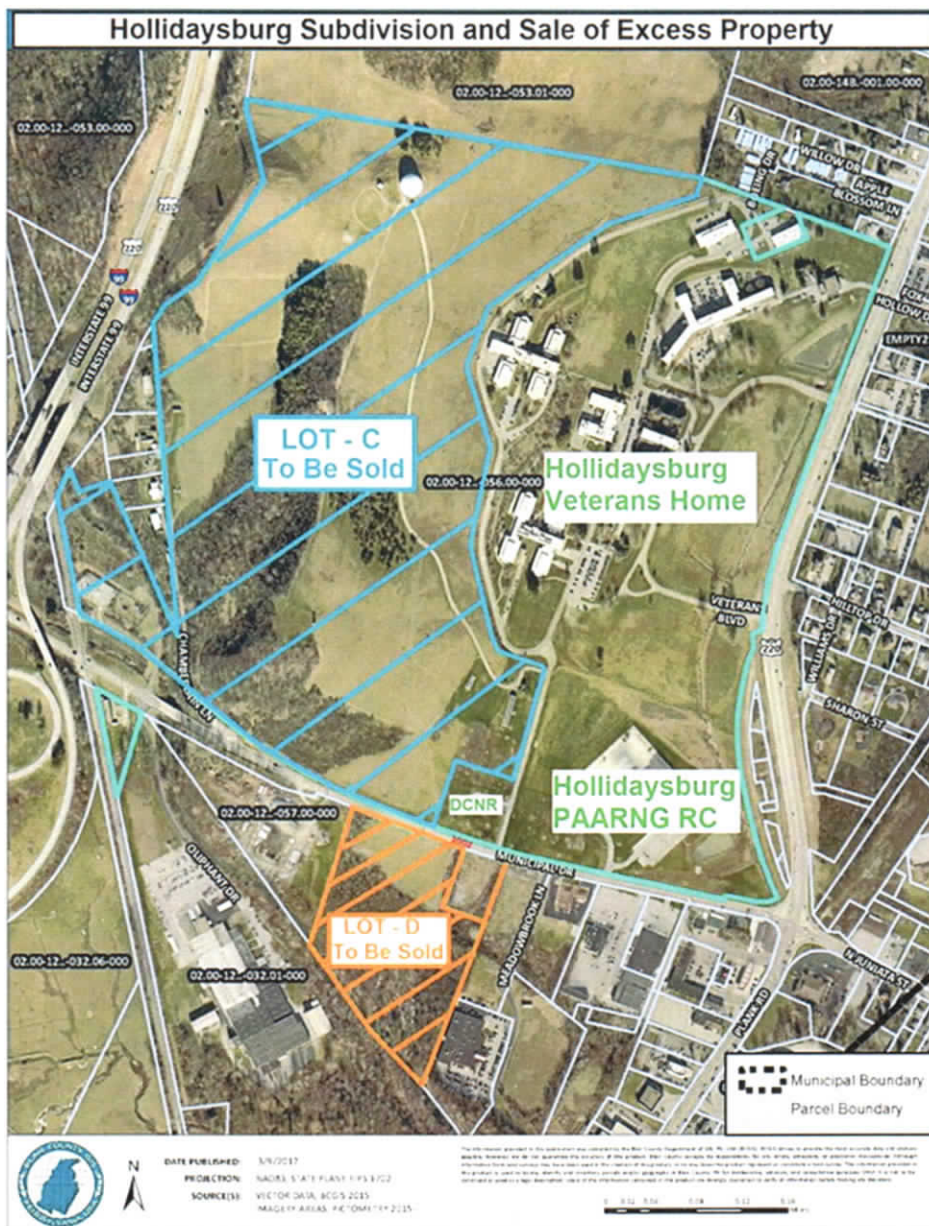
Next Step: Once the new CSMS West facility at the airport is close to being fully constructed, DGS will proceed with the disposal through the on-line competitive bidding process. Upon a successful conveyance, the proceeds from the sale will be deposited into STAF.

DMVA-VETERANS AFFAIRS-FACILITY DISPOSALS

Issue/Event: Hollidaysburg Veterans Home Excess Land Subdivision and Sale.

Background: In compliance with the governor's office instructions to identify and dispose of excess property no longer needed for state operations; DMVA identified two separate tracts at the Hollidaysburg Veterans Home that were no longer needed for current or future operations. The two tracts; one totaling 111.36-acres appraised at \$1,500,000 and the other totaling 13.63-acres appraised at \$280,000 were professionally surveyed and subdivided into separate parcels. **The parcels were advertised and released for closed bidding on DGS's eMarketplace. On December 19, 2022, both parcels were conveyed to a private investor/developer.**

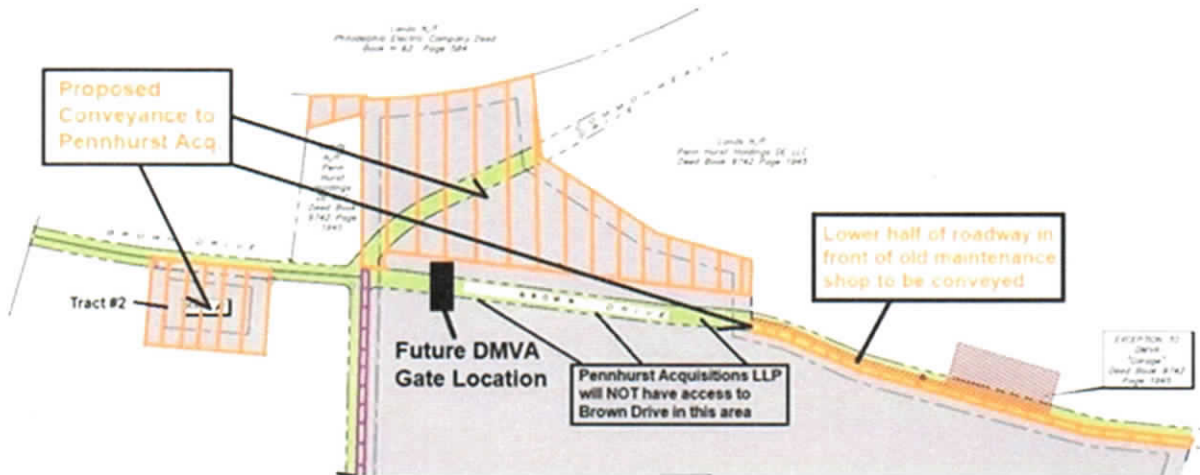
Next Step: **None. Action complete.**



Issue/Event: Southeast Veterans Center Subdivision and Excess Land Sale.

Background: Pennhurst Holdings L.P, an adjoining property owner, reached out to members of the governor’s office and successfully petitioned to request that DMVA sell the private road and some bordering land so that it could be used as a public entrance to their planned business park. Also, by and through the conveyance deed dated February 14, 2008, the Commonwealth of PA sold the former Pennhurst lower campus to Pennhurst Acquisition L.P. However, a clause in the deed retained the rights for the commonwealth’s continued use of the old “maintenance garage”. The BVH has since completed a new maintenance facility on SEVC grounds so that control of the old garage can now be relinquished. **The legislation authorizing the conveyances and relinquishing control of the garage has been passed.**

Next Step: DGS is drafting the formal agreement of sale and working towards completing this direct conveyance transaction.



Rentals, Leases, STAF Funding and New Business – Robert Hepner/Frank DiMartini

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	1	\$4,436	6	\$0					7	\$4,436
KCC Paid									0	\$0
KCC Military	11		9						20	\$0
KCC State	6		1						7	\$0
KCC Exp		\$1,386		\$92,278						\$93,664

Leases Expiring within 6 months

23rd Street Armory Philadelphia, PA

Expense Lease- 5-year lease with 1 year renewal

Extended lease until 30December 2022

- New lease pending signatures

State Treasury Armory Fund Update

As of 11/30/2022

State Treasury Armory Fund Update

Revenue	2022 - 2022								2021 - 2022							
	Budget	1st Qtr	2nd Qtr	HAT Year Total	3rd Qtr	4th Qtr	Total	Projection	1st Qtr	2nd Qtr	HAT Year Total	3rd Qtr	4th Qtr	Total	Projection	
Quotas	48,500	11,921	12,373	40,550	0	0	40,550	142,770	24,321	50,241	79,270	27,148	72,174	156,474	137,232	
Army's Share	67,400	11,922	26,164	40,550	0	0	40,550	89,999	1,378	6,111	4,966	11,132	19,161	121,188	67,139	
KCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Transfer In/Out	0	0	1,861	1,861	0	0	1,861	1,000	804	763	1,611	4,082	105	1,111	0	
State of PA Interest and Loan	34,000	0	0	0	0	0	0	34,000	0	0	0	0	0	0	0	
Maintenance	0	1,048	1,142	2,222	0	0	2,222	1,000	942	3,383	6,217	675	1,415	8,425	2,300	
Interest	0	2,880	3,513	6,393	0	0	6,393	1,000	114	133	253	139	139	1,140	1,000	
Total Revenue	\$ 248,904	\$ 62,422	\$ 60,116	\$ 142,541	\$ 0	\$ 0	\$ 142,541	\$ 268,184	\$ 26,638	\$ 58,745	\$ 94,822	\$ 112,046	\$ 92,627	\$ 299,555	\$ 172,149	
Expense																
CF&C	20,000	16,912	3,711	20,600	0	0	20,600	30,000	84,117	3,628	60,000	0	17,254	107,311	172,000	
Energy	0	0	0	0	0	0	0	1,000	0	0	0	0	0	0	0	
Food	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fuel	0	62,218	35,900	117,418	0	0	117,418	0	19,227	21,818	71,110	0	0	162,942	125,000	
Utilities	0	0	0	0	0	0	0	0	25,147	0	25,147	0	0	57,150	200,000	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Quotas	32,000	27,222	27,138	78,212	0	0	78,212	32,000	72,227	21,446	24,935	0	0	24,270	42,000	
KCC	20,000	0	0	0	0	0	0	20,000	8,218	13,223	24,718	0	0	29,933	21,000	
Total Expenses	\$ 142,000	\$ 121,549	\$ 116,765	\$ 241,214	\$ 0	\$ 0	\$ 241,214	\$ 142,000	\$ 160,822	\$ 83,241	\$ 263,270	\$ 165,148	\$ 107,840	\$ 516,440	\$ 562,000	
Funds Commitments																
Balance	\$ 752,921	\$ 672,112	\$ 674,226	\$ 574,424	\$ 574,424	\$ 471,756	\$ 112,618	\$ 607,778	\$ 643,226	\$ 746,665	\$ 746,975	\$ 749,879	\$ 749,885	\$ 711,821	\$ 711,821	
Breakdown of Commitments																
CF&C																
Other																
Total																



Office of Facilities and Engineering

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State Armory Board and Rental SOP

- ✓ Incorporate updated Title 51 language
- ✓ Readiness Centers have State connectivity for MR2 to submit work orders through plant maintenance system
- ✓ Updated Rental prices
- ✓ Updated language to reflect no personal rentals
- ✓ Updated State Armory website

NEW BUSINESS

- ✓ Legislation Updates (Dusty Durand)
- ✓ Exhibit B ACP Update (Aaron Keirn)
- ✓ Exhibit C Hollidaysburg land donation (John Verscharen)
- ✓ Exhibit D Johnstown Walters Ave Readiness Center Sale (CPT Brian Puliafico/John Verscharen)

***Legislation Updates* Dusty Durand**

***Exhibit B* ACP Update**

Aaron Keirn

Main Access Control Point:

- Currently under construction (Contract awarded September 2021 - \$12,780,950 MILCON)
- Contract Completion Date: February 2023 pending time extension (Tentative Project Closeout in June 2023)
- Construction Overall Estimated 75 – 80% complete: Ongoing work includes Visitor's Center and Search Office; Gatehouse; Search Canopy; utility installations; site work

East Access Control Point / Perimeter Fence:

- Waiting signed Design Contract to begin design
- Budget: Construction - \$13,864,000; Design and Contingency - \$2,636,000 (100% State Capital Funded)
- Tentative Schedule (*Pending Revised Schedule Submission*):
 - Complete Design – December 2023
 - Open Construction Bids – February 2024
 - Award Construction Contracts – March 2024
 - Complete Construction – May 2025

Exhibit C Hollidaysburg Land Donation

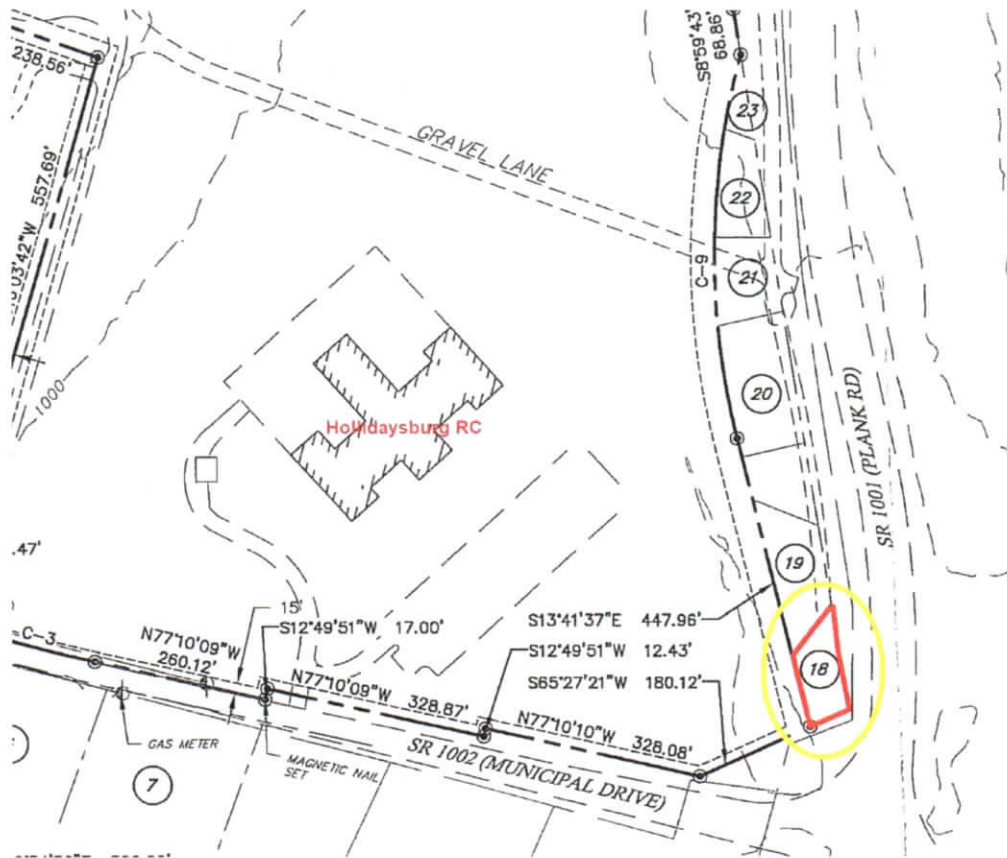
John Verscharen

Issue/Event: Possible donation acquisition of a very small parcel adjacent to the Hollidaysburg RC.

Background: After a PennDOT project that adjusted the placement of Plank Road, a strip of several very small separate parcels were created that are currently tied to the property owners on the other side of the street. Since these slivers of property have no real viable legal use, one of the owners has reached out to the commonwealth to see if we would accept the 0.09-acre parcel as a donation.

Current: Need SAB approval to acquire.

Next Step: If approval is granted, DMVA would need to complete due diligence items to ensure there are no adverse conditions present that would preclude acceptance (environmental, survey & title search).



Proposed Acquisition – SAB Approval Needed To Proceed

Hollidaysburg RC

NW Corner of
Plank Road and
Municipal Drive



For Official Use Only
Office of Facilities and Engineering

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Exhibit D Johnstown Walters Ave RC Sale

CPT Brian Puliafico

John Verscharen

FACILITY INFORMATION

- **Address: 656 Walters Ave, Johnstown PA**
- **Construction Date: 28JUN61**
- **CATCODE: 17180 (Readiness Center)**
- **Size: 45,871 SQFT (Total) // 35,035 SQFT (RC only)**
- **Previously Occupying Units: 252EN (HORZ) / 28MP**
- **Auth Pax: 153 / 108 // MEP is occupied by 252EN**

BACKGROUND

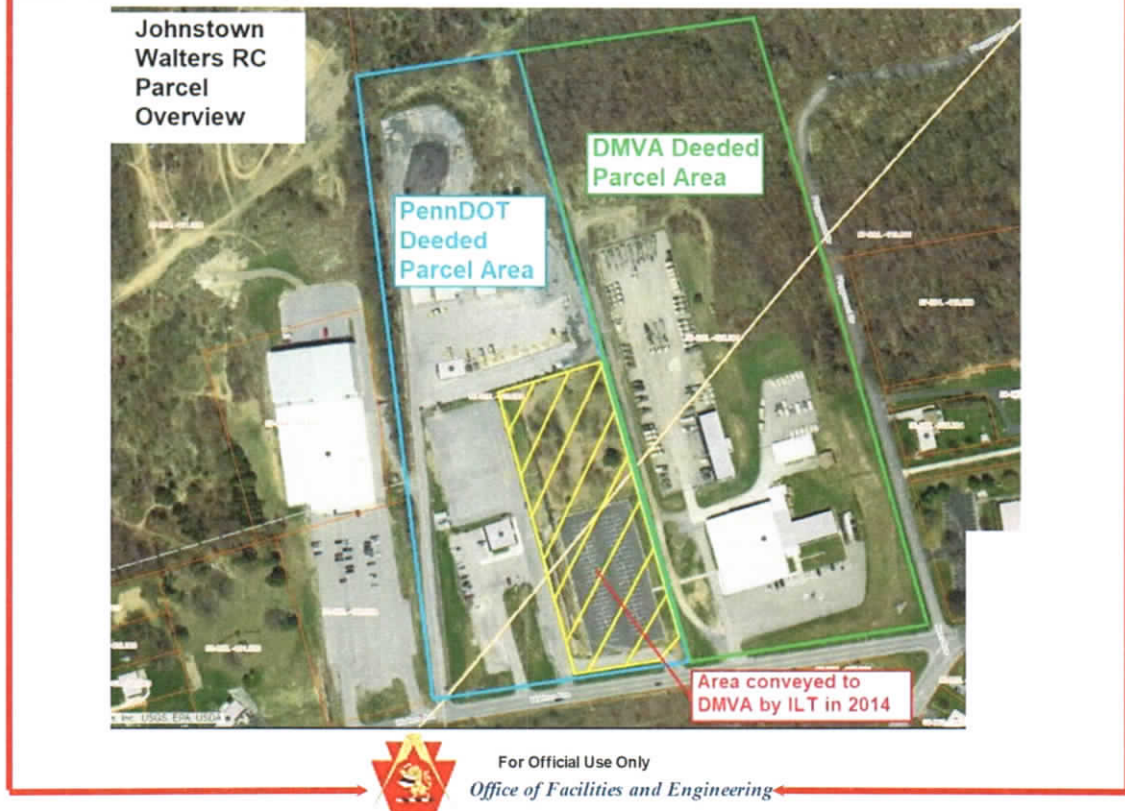
Per TAG stationing decision 2020-009, all PAARNG units at Walters Ave are to displace (permanently) to new sites: 252EN to Johnstown AAF / 28MPs to Everett (Temporary). This

supports the 1:1 sqft requirement for new MILCON and consolidates Johnstown units into one area. Critically, it allows for space in AASF 2 for all of AVN located in B218. USAR was unable to get required authorization for this plan and the facility will be divested through DGS.

TIMELINE

- 10MAY21: TAG Stationing Decision 2020-009 relocates DET 1/28 MP to Everett RC and 252 EN (HORZ) to Johnstown – Aviation Drive B218 from Johnstown Walters Ave RC
- 02JUL21: USAR reviews Walters Ave for potential accommodations prior to taking ownership
- 12AUG21: Site Visit to Johnstown AASF with CFMO to discuss transition plan with USAR. Agreed upon stationing actions moved 252EN to B218 and AVN from B218 to AASF2. USAR to move SMC to Walters Ave upon completion of identified renovation requirements. Site to remain on divestment plan for 1:1 SQFT MILCON requirement regardless of USAR decision
- 28JAN22: 28MP departs facility
- 21FEB22: 252EN departs facility
- 25MAR22: CFMO conducts final walk-thru of facilities
- 29MAR22: MG Faulk (USAR 99RD) conducts site visit of Johnstown Walters Ave and subsequently meets with TAG to discuss concerns with facility roof and boiler
- 27MAY22: Facility disposed to DGS
- 11AUG22: CFMO conducts Joint State Facilities Board - USAR is not present
- 10NOV22: Executed Interagency Land Transfer removes 3.3 ac parcel containing parking, lighting and fencing back to PENDOT
- 17NOV22: Johnstown Walters Ave RC is appraised for \$530k





Proposed Disposal – SAB Approval Needed To Proceed
Johnstown Walters Ave RC

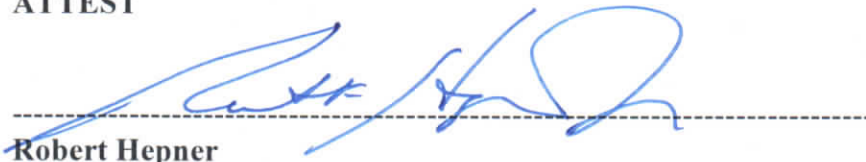
Issue/Event: Johnstown Walters Avenue Proposed Disposal

Update: DMVA needs SAB approval to formally declare the facility surplus to the needs of the commonwealth and PAARNG. If approved, DMVA/DGS will seek the necessary conveyance legislation and dispose of the facility through the commonwealth disposal process. The Phase I Environmental Site Assessment has been completed and the property has been appraised for an estimated value of \$530,000, which will be deposited into STAF upon settlement.

Next Step: If approved; the GSRE form will be submitted to DGS formally requesting legislation and disposal.

On motion made by Mr. Hepner, the meeting was adjourned at 1100hrs.

ATTEST

A handwritten signature in blue ink, appearing to read "Robert Hepner", is written over a horizontal dashed line.

Robert Hepner
Secretary,
State Armory Board