

State Armory Board of the State of Pennsylvania

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

Wednesday, December 2, 2020

At the call of the Chairman, the State Armory Board met Wednesday, December 2, 2020, 1000hrs at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1000hrs.

Members Present:

Maj Gen Anthony Carrelli, Chairperson
BG Mark Schindler, Advisor
BG Michael Regan, Advisor
Mr. Marc Ferraro, Secretary
COL Laura McHugh, Advisor
CSM Harry Buchanan, Advisor
BG Tim Hilty, Advisor
CSM Jon Worley, Member
Ms. Patty Derry, Advisor

Also Present:

Ms. Amy Wert, Director, Budget
Ms. Bonnie Bollinger, Master Planner
Mr. Todd Reed, Energy
Mr. Jared Sekellick, CFMO
Mr. Lisle Wilke, OFE
Mr. Ty Wagner, DFM
Mr. Robert Hepner, BFM
Mr. Aaron Hall
Maj Lantz
Mr. David Weisnicht
COL Andrew Inch, 28ID
Mr. John Saufley, Design CFMO-PA
Mr. John Fronko, BEM
Mr. Aaron Keirn, Dir. BPOM
Mr. John Verscharen, R.E. Cor.
Mr. George Moebius, OFE

- Mr. Ferraro requested the Board Members review the Minutes dated 17 June 2020.
- On motion made by Marc Ferraro, the Board approved the Minutes dated 17 June 2020.

Environmental Update – John Fronko

- **Issue/Event:** External Environmental Performance Assessment System (EPAS) inspections.

Background: Every three years NGB conducts an external EPAS audits on a percentage of PAARNG facilities to identify environmental compliance issues that require correction.

Next Step: EPAS audit is rescheduled March 8-12, 2021. BEM will be completing pre-audit visits in the preceding months to ready them for inspection.

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

Background: The NGB has contracted for studies (testing) for the levels of PFOS at ARNG facilities across the country that have had PFOS releases over the years. Governor Wolf has established a PFOS Action Team to address the issue within the State. BG Regan is the DMVA representative. The EPA drinking water action level for PFOS is 70 ppt (parts-per-trillion). FTIG: PFOS was historically used. Field work (soil and ground water sampling) was conducted the summer of 2019. The final report has been received, sent to DEP, identifying two sites: one around the airfield and the other by the fire station where further site investigation will be conducted in the future.

Next Step: New sampling of drinking water wells for PFOS was conducted the summer of 2020 at FTIG, New Milford and Williamstown. All results were below the EPA drinking water action levels.

- **Issue/Event:** Spotted Lanternfly (SLF) in Pennsylvania.

Background: The SLF is native to Asia, came to Berks county PA in a shipment of landscaping stone from China five years ago. It is considered an invasive pest and impacts crops and trees. The Governor has quarantined 13 counties in PA and has asked all agencies and citizens to act to control these pests.

Please report any SLF sightings to the Invertebrate Section on the second floor of 26-151. Phone# is 2949. You can also email MV, DMVA-BADBUG (RA-MVMV001@pa.gov) with sighting information.

Next Step: SLF is increasing in numbers and range. Management (spraying/trapping) and survey work continued this summer at FTIG and at Readiness Centers in the impacted counties. DMVA received another grant (\$100k) from the PA Department of Agricultural to address SLF at DMVA facilities.



TAG asked about mitigation plans for the future and how these nests with surrounding areas. Mr. Fronko responded that we are doing what we can do but if surrounding communities don't it will impact what we see at FTIG regardless of our mitigation efforts.

Energy Update – Todd Reed

- **Issue/Event:** EnergyCap

Background: State Utility Monitoring Database

- ✓ PAARNG, PAANG, & VA Homes have completed training and are using the database to track utilities.
- ✓ Phase II of EnergyCap support with state will not occur due to budget constraints.
- ✓ Support will be provided by PSFIE and customer service tickets in EnergyCap.
- ✓ PAARNG historic accounts and data from November 2012 uploaded and checked.
- ✓ 95% of DMVA's meters certified.

Next Step:

- ✓ Monitor accounts and continue QA/QC of database.
- ✓ Coordinate with PAANG and VA homes to establish standard dashboards and reports.

- **Issue/Event:** Installation Energy and Water Plan

Background: PA received funding to partner with USACE to conduct IEWP to determine what State needs to meet resiliency requirements for energy, water & infrastructure.

Initial kickoff meeting conducted in December

Next Step:

- ✓ Received 50% draft, reviewing for comments with stakeholders
 - Workshop #2 28-30 July
 - 30 SEP – Pre-Final reports submitted to PAARNG
 - 20 OCT – TAG IEWP Brief
 - 05 NOV – Pre-Final Comments submitted to USACE
 - 07 DEC – Teleconference Page-Turn Review of Draft Final
 - 27 DEC – Submit Draft Final IEWP Report for IC signature
 - 10 JAN – End of 14 day review period for Draft Final
 - 11 JAN – Submit Final IEWP report with IC Signature

- **Issue/Event:** Army Metering Program, Meter Data Management System (MDMS)

Background: IAW EPAAct2005: Energy Use Measurement and Accountability, install advanced meters with ability to communicate to a remote location

Next Step:

- ✓ Installation of sub-meters (electric, water, and natural gas) is on-going for PA- and FTIG.
- ✓ Weekly updated installation schedules will continue to be submitted out on PKO and state email once received from the contractor.
- ✓ Coordination is on-going for power outages.

- **Issue/Event:** ERCIP Projects

Background: ARNG Monthly ERCIP Update – Conf. Call Status 2nd TUE of the month to track

project execution of state ERCIP Projects.

Next Step:

- ✓ FTIG Water:
 - NGB asked that PAARNG to get above 70% of scope of the 1390/91 (25K LF)
 - RFP went out on 28AUG2020, bids are due 23NOV2020.
 - Working on 86R with NGB for Federal funds. MAJ Hunsaker is requesting a copy of the NEPA before funds can be requested. NEPA is currently under review with NGB.
- ✓ TISA Solar-Geothermal:
 - FY20 Project approved to move forward per LTC Mire during conference call.
 - PA-ARNG will execute under USPFO
 - DA Memo received from NGB. Working on draft MCCA and USPFO RFP Document.

• **Issue/Event:** 3 MW Renewable Energy Limit

Background: Met-Ed has limit of 3 MW and FTIG has almost a 7 MW capability.

- ✓ 9 APR 20 discussed issue during GreenGov Utility Management Focus group call. Council noted that they recognize the issue and will be following up with departments to determine which ones have or will have with the mandate.
- ✓ 18 MAY 20- DMVA had a call with the GreenGov Council, PUC, Dept of Corrections, DGS, and PSEIF presenting concerns and issues with limit & to determine what other agencies have or will have issues with the limit.
- ✓ 10 JUN 20 Communications between Joseph Sherrick, Dusty Durand, Marc Ferraro, and Todd Reed occurred, establishing the steps that can be taken to allow the PA ARNG to get an exemption from the limit.
- ✓ 13 JUL 20 Second Solar Barrier meeting with GreenGov council, DOC, PSFEI, PUC, and other agencies.
- ✓ 13 AUG 20 Proposed AEPS amendment language sent to Dusty Durand.
- ✓ 2 SEP 20 Presented language to PSFEI for review and input.
- ✓ 4 SEP 20 Revised language reviewed by DMVA staff and PSFEI

Next Step: Solar language was included on Senate Bill No. 1350. Awaiting final approval by Gov Wolf.

Mr. Ferraro briefed that the language was signed into law by the Governor when he approved the budget. DMVA can no exceed the cap and can proceed with bringing all systems on line and plan for future project.

Real Estate Update – John Verscharen

Commonwealth Real Estate Acquisitions – Project approved and in Progress:

• **Issue/Event:** Acquisition of New Castle Property for Future FMS & RC in Lawrence County.

Background: DMVA – OFE is working to acquire a 26-acre tract (approx..) with an existing USAR maintenance repair facility in New Castle PA to eventually replace the existing FMS and RC in the area. The Phase I ESA, Phase II ESA and appraisal have been completed. The commonwealth has offered to purchase the property for \$890,000 and the offer was accepted by the owner. The Agreement of sale was fully executed on 10/19/2020; DMVA has 120 days (Until approx. 02/19/2021) to complete any due diligence inspections.

Next Step: Mr. Ferraro plans to have the existing lease agreement with the USAR terminated and replaced with a sharing MOA that delegates the various rights and fiscal responsibilities at the site. The sit is to have an ASC of SCS in PRIDE (100% fed) and DMVA will receive sustainment. Need to work out the logistics and details of how and when the agreement is to be terminated with USACE, USAR and DGS.

Mr Ferraro stated he is still waiting on a decision from the USAR. If they don't agree to cost sharing than the lease will be implemented and the USAR will continue to pay for use of the facility.

Commonwealth Real Estate Acquisitions – Under consideration and review:

- **Issue/Event:** Consideration of accepting 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. They have forwarded a request for legal guidance/instructions/evaluation to the attorneys at NGB but have not received any feedback. Mr. Weisnicht has forwarded a copy of the federal law that his ACUB partners feel addresses some of their concerns. DMVA Chief Counsel has completed and forwarded a memo that lays out the specific land acquisition authority for the commonwealth so that it can be provided to NGB for them to determine its adequacy. Tom Inge responded that the commonwealth would still be needed to have another separate entity “hold” the easement.

Next Step: NGB legal council is reviewing the memo that states the commonwealth's acquisition authority to determine its acceptability under the provisions of the ACUB program.

- **Issue/Event:** Acquisition of the Cramer FTIG inholding properties for acquisition.

Background: DMVA – OFE is working to acquire two adjacent parcels totaling 21.34-acres; one with an existing single-family residence, the other is vacant timberland. The original total appraised value of \$530,00 was agreed upon financially; however the sellers are currently having their attorney review the other terms of the draft legal sales agreement and have not executed.

Next Step: Once the AOS is fully executed, the commonwealth will have 120 days to execute any due-diligence items that we deem necessary and appropriate (survey/Phase I ESA). Settlement will then take place within 90 days from completion or waiver of due diligence items.

DMVA – OFE - Facility Disposals:

- **Issue/Event:** Plains Township Readiness Center- Wilkes-Barre Highway 315 RC (Federal Facility)

Background: The USAR facility was deemed to be no longer needed. However, there is a reversionary interest to the federal government (GSA). The IU 18 school and the Department of Education, through the GSA have completed the sales transaction and the main facility is no longer under DMVA jurisdiction.

Next Step: The separate .40-acre lot placed was out for private sector bidding and we were informed that a successful bid was received. No further action is needed by DMVA, GSA will notify us when the conveyance deeds are full executed, and the sit is no longer on our books.

- **Issue/Event:** Coraopolis / CSMS West Disposal

Background: Facility pending disposal due to replacement facility construction. Due to the lengthy disposal/legislative process, preparation is now underway to 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 completed.

Next Step: Legislation has been approved to dispose of the facility through DGS's eMarketplace competitive bidding process.

- **Issue/Event:** West Pittston Reversion to DMVA and Disposal

Background: 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 has informed DGS that we request the immediate disposition of the facility through the competitive bidding process. The property appraisal was returned with an indicated value of \$180,000 and the Phase I ESA has now been completed. The GSRE-45 that formally requests disposal through DGS has been completed.

Next Step: Legislation has been approved to dispose of the facility through DGS's eMarketplace competitive bidding process.

DMVA – Veteran's 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 are 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 have been professionally surveyed and subdivided into separate parcels ready to be sold. Income derived from this sale will be returned to the PA general fund; however, DMVA – OVA will be reimbursed for the expenses relating to preparing these parcels for sale.

Next Step: The legislation has approving these parcels for disposal through DGS's eMarketplace competitive bidding process has been approved and now just awaits the governor's final approval. Upon final approval they will be placed out for bid and sold to the highest responsible bidder.

Real Property – CPT Brian Puliafico

- **Site:** Horsham AGS Acquisition of Excess Buildings for Readiness Center Utilization

Background: Previously submitted REAP for buildings 216, 237,350 & 351 is on hold pending amendment to add/subtract facilities pending stationing decisions. Recent Site visit identified additional building 320 for consideration.

Next Step:

- ✓ Documents submitted to Horsham for BAR. Once BAR received REAP can be updated for approval
- ✓ PAARNG stationing goal to increase footprint at HAGS
- ✓ BAR pending recertification of 2015 EBS (08 OCT)
- ✓ Final Stationing Plan required
- ✓ Sync with FIRO and CFMO to assist in finalizing plan and BLDGs for updated REAP (03DEC20)

- **Site:** Area 2 FTIG Land Transfer

Background: ARNG and ANG met to discuss past actions and processes 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:

- ✓ Schedule meeting with ANG to develop COAs to resolve discrepancies in legal agreements and boundaries
- ✓ Meeting provided way ahead for real estate to develop acceptable lease agreement

- ✓ Updated MOA received from PA ANG last week. Being reviewed before submission for signatures
- ✓ MOA signed by CMFO/OFE (20NOV20)

- **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:

- ✓ PA waiting for ARNG-IER to provide list of Disposal Report errors for correction.
- ✓ USACE has MIPR to action disposal request
- ✓ Daryl Valley completed environmental site visit on 16 JUL to complete updates
- ✓ Environmental Update in progress // projected completed 23OCT20
- ✓ Submitted to USPFO for review and signature (19NOV20)

- **Site:** York Eden Road 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:

- ✓ USACE has MIPR to action disposal request.
- ✓ USACE states property in 30 review by GSA to end on 6 AUG. Once complete property will be turned over to GSA or new owner.
- ✓ Under new review at GSA (30SEP20)

- **Site:** Ft Mifflin

Background: USACE License expired December 2018. Need a 25 year license IOT use state capital funding.

Next Step:

- ✓ REAP must be developed including conversion request from repair bay to readiness center, 420 project development, environmental requirements, etc.
- ✓ License from USACE has been signed by TAG.
- ✓ Stationing Decision and utilization data for Lancaster Ave received. REAP must be updated for submission.
- ✓ REAP potentially not required // awaiting input from NGB (19NOV20)
- ✓ RMAG from Tobyhanna // working with 21BCT / FIRO for movement of C/1-109 (16OCT)
- ✓ C/1-109 in Easton (19NOV20) // awaiting disposition of ARMAG and next siting location (FMPA?)

- **Site:** Tobyhanna -Wherry Housing Land Parcel Acquisition **POTENTIAL CANCELLATION**

Background: 15-acre parcel identified for future Readiness Center, need approved REAP to finalize ownership requirement.

Next Step:

- ✓ Correspondence on 5 Feb 2020 from TYAD states that the process will take at least another 6 months
- ✓ Direction given to go forward with ROA. CFMO sending RFIs to TAD for update

- ✓ Stationing decision made to move C-/ 109th from TYAD. No change to future project. No update from TYAD on parcel approval.
- ✓ Preparation to abandon Tobyhanna in favor of Easton RC (15OCT20)

- **Site:** Youth Challenge Area 7 Conversion Request

Background: A conversion request needs to be submitted to change Area 7 assets from current use to Youth Challenge.

Next Step:

- ✓ 1354 and request document have been drafted
- ✓ Request on hold due to cost being over budget
- ✓ 1354 being updated and reviewed (23NOV20)

- **Site:** FTIG EPR Round

Background: 56 Acres acquired for EPR SDZ area.

Next Step:

- ✓ Environmental ECOP must be completed prior to REAP submission
- ✓ EBS scheduled for 2021; will begin REAP at that time

- **Site:** FTIG FOB Conversion Request

Background: TA-A-16 and A-17 FOB buildings were coded as barracks and admin facilities.

Next Step:

- ✓ Submitted Conversion Request to ARNG on 13 April making facilities “Hutments” for more accurate training purposes
- ✓ ARNG did not action since April. Resubmitted to Tom Gerard specifically for action
- ✓ Signed 1354 conversion request submitted to NGB (23NOV20)

- **Site:** FTIG Inholding REAP

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

Next Step:

- ✓ REAP submitted to ARNG on 12MAR20 for approval
- ✓ ARNG acknowledged receipt; Tom Gerard questioned need to add property to federal lease; we confirmed the intent; in process with ARNG RP
- ✓ Potential to add Cramer lot to Inholding REAP depending on status of original REAP
- ✓ Awaiting ARNG response for current disposition (19NOV20)

Rentals, Leases, STAF Funding and New Business – Marc Ferraro/Lisle Wilke

Rentals: 1 July 2020- 31 December 2020

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	1	-\$2,317	4						5	-\$2,317
KCC Paid	2	-\$1,873	1	\$1,430					3	-\$443
KCC Military	7		5						12	
KCC State	2								2	
KCC Exp		\$7,917		\$3,852						\$11,769

State Treasury Armory Fund Update																						
As of 15 November 2020																						
2020 - 2021										2019 - 2020												
Revenue	1,274,648		1,037,273		1,274,648		994,389		1,274,648		1,257,935		812,815		1,257,935		533,658		254,217		1,257,935	
Beginning Balance	Budget	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total	Projection	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total		
Quarters	115,200	21,355	22,273	43,628	0	0	43,628	115,200	24,642	34,405	59,047	30,503	34,552	124,102	11,828	12,087	23,915	37,725	(533)	61,107		
Armory Rental	10,200	(2,317)	0	(2,317)	0	0	(2,317)	10,200	11,828	12,087	23,915	37,725	(533)	61,107	13,354	10,038	23,392	11,375	(6,685)	28,082		
KCC	0	(1,873)	1,430	(443)	0	0	(443)	0	13,354	10,038	23,392	11,375	(6,685)	28,082	1,200	0	1,441	2,388	0	3,829		
Mineral Rights	1,200	0	0	0	0	0	0	1,200	11,110	2,813	13,923	665	0	14,588	10,000	0	10,000	0	0	10,000		
Timber/Firewood sales	10,000	0	1,360	1,360	0	0	1,360	10,000	44,980	0	44,980	0	1,000,000	1,044,980	2,500	1,026	232	1,258	0	2,500		
Sale of Armories and Land	0	0	0	0	0	0	0	0	2,847	3,102	5,949	916	0	6,865	6,000	818	239	1,057	0	6,000		
Miscellaneous	2,500	1,026	232	1,258	0	0	1,258	2,500	7,723	4,116	11,839	2,235	764	14,838	6,000	818	239	1,057	0	6,000		
Interest	6,000	818	239	1,057	0	0	1,057	6,000														
Total Revenue	\$ 145,100	\$ 19,009	\$ 25,534	\$ 44,543	\$ -	\$ -	\$ 44,543	\$ 145,100	\$ 116,484	\$ 68,002	\$ 184,486	\$ 85,807	\$ 1,028,098	\$ 1,298,391								
Expense	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total										
OF&E	197,000	134,388	0	134,388	0	0	134,388	197,000	125,440	15,197	140,637	102,397	(71)	242,963								
Environmental	15,000	0	0	0	0	0	15,000	0	0	0	0	0	0									
510 Armories (POs)	125,000	23,477	41,366	64,843	0	0	64,843	125,000	69,244	(48,383)	20,861	37,915	63,221	121,997								
Funds Commitments	150,000	45,645	0	45,645	0	0	45,645	150,000	483,716	182,203	665,919	203,348	2,727	871,994								
JOC	62,000	26,889	13,015	39,904	0	0	39,904	62,000	0	0	0	0	0									
520 BRM (Demo)	60,000	18,068	10,185	28,253	0	0	28,253	60,000	7,108	18,579	25,687	7,107	5,151	37,945								
Quarters	40,000	7,917	3,852	11,769	0	0	11,769	40,000	29,844	25,815	55,659	14,481	2,300	72,440								
KCC																						
Total Expenses	\$ 649,000	\$ 256,384	\$ 68,418	\$ 324,802	\$ -	\$ -	\$ 324,802	\$ 649,000	\$ 715,352	\$ 193,411	\$ 908,763	\$ 365,248	\$ 73,328	\$ 1,347,339								
Funds Commitments							\$ 2,172,119							\$ 56,280								
Balance		\$1,037,273	\$994,389	\$994,389	\$994,389	\$0	(\$1,177,730)	\$770,748	\$659,067	\$687,406	\$533,658	\$254,217	\$1,208,987	\$1,152,707								
Breakdown of Commitments						Breakdown of Commitments																
On Call Funds Commitments						335,157						11,000										
JOC						1,836,962						45,280										
Total						2,172,119						56,280										

Organization	Type Lease	Term	Remarks
Carlisle Productions	Revenue	1 year	In Negotiations

NEW BUSINESS

- Exhibit A – State Armory Board Meeting Minutes – 17 June 20
 - Meeting minutes from the previous meeting were submitted, reviewed and approved by the Board.
- Exhibit B – Armory Rentals – Mr. Ferraro presented information on rentals and recommended that DMVA cease renting facilities for public use due to COVID, physical security and force protection issues and wear and tear on the facilities. It was recommended that DMVA continue to allow rentals for other governmental agencies, charitable and civic organizations that support the community only. This will be brought up for a vote at the next meeting.
- Exhibit C- New Legislation pertaining to State Armory Board – A copy of the draft legislation was provided for the board. At the direction of TAG the draft legislation updates the responsibilities of the Board and updates the definition of facilities.

The next meeting will be scheduled in June 2021. Meeting invites will be sent out once a date is scheduled with TAG.

On motion made by Marc Ferraro, the meeting was adjourned at 1056hrs.

ATTEST



12/16/2020

Marc Ferraro
Secretary,
State Armory Board