

**State Armory Board of the State of Pennsylvania**

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

**Wednesday, 19 June 2019**

At the call of the Chairman, the State Armory Board met Wednesday, 19 June 2019, 1100hrs at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1100hrs in the Hartranft Conference Room of Building 0-47.

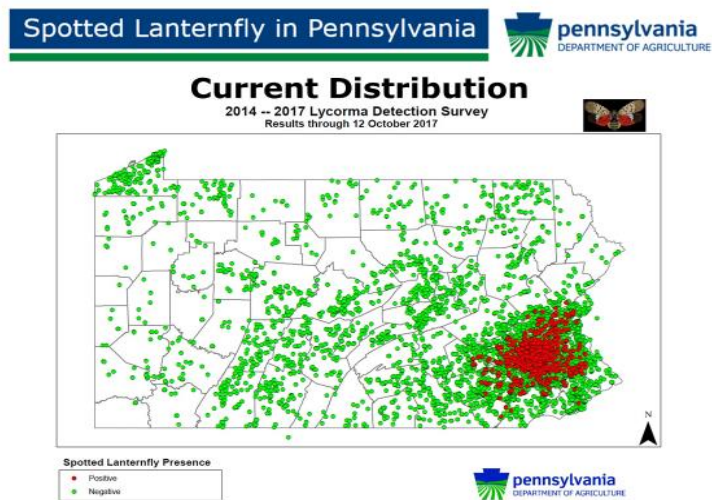
**Members Present:** Maj Gen Anthony Carrelli, Chairperson  
BG Mark Schindler, Advisor  
BG Michael Regan, Advisor  
Mr. Marc Ferraro, Secretary  
COL Laura McHugh, Advisor  
CSM Harry Buchanan, Advisor  
BG Tim Hilty, Advisor  
COL Eric Zimmerman, Member  
MAJ Calvin Brown, Member  
MAJ James Elliot, Advisor  
Mr. Michael Barrett, Advisor  
Mr. Leonard Cowitch, Advisor

**Also Present:** COL Jeffrey Butler, Deputy USPFPO  
LTC Michael Siriani, 213<sup>th</sup> RSG  
LTC Daneen Hutton, CFMO  
CPT David Colna, 201 RHS  
CPT Eric Clever, DPW  
CMS Tim Sevison, PAANG  
MSG Arnold Berger, 213<sup>th</sup> RSG  
Ms. Dee McPherson, Deputy, OA  
Ms. Amy Wert, Director, Budget  
Ms. Bonnie Bollinger, Master Planner  
Mr. John Saufley, Design CFMO-PA  
Mr. John Fronko, BEM  
Mr. Mark Guida, Dir. BPOM  
Mr. Bob Edwards, OFE  
Ms. Cathy Hummel, Budget  
Mr. John Verscharen, R.E. Cor.  
Mr. William Cypher, Guest Speaker

- Mr. Ferraro requested the Board Members review the Minutes dated 13 December 2018.
- On motion made by Marc Ferraro, seconded by BG Mike Regan, the Board approved the Minutes, dated 13 December 2018.

- **Environmental Update – Mr. Fronko**

- Issue/Event: Internal Environmental Performance Assessment System (EPAS) inspections.
- Background: Every year BEM conducts EPAS audits on a percentage of PAARNG facilities to identify environmental compliance issues that require correction.
- Next Step: We have inspected 56 PAARNG facilities for FY 2019 YTD, with four more to complete this summer at Clearfield, State College, Pitt-Crane and New Milford. Environmental Officer/NCO training class will be held at FTIG August 14.
  
- 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 four 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.
- Next Step: We are continuing to educate and provide awareness training for all employees and have set-up of a Department email account to track new sightings. 10 DMVA facilities are positive for the pest. We continue to monitor and actively apply control measures at locations where the bug has been found.



**Spotted Lanternfly in Pennsylvania**

It is very important to know the life cycle of the insect and when you will see them. Adults and egg masses are the largest threat for hitch hiking. Those seeing the 1<sup>st</sup> instar compare them to ticks. They are small as a tick, but move much more quickly. The Fourth Instars are very good hoppers. They can hop several feet and will land on people and take a ride as they walk. Always check yourself before getting back into your vehicle. Remove any insects you might find.

**Adults:** July - December

**Egg Laying:** September - November

**Eggs:** October - June

**Fourth Instar:** July - September

**Hatch and 1<sup>st</sup> Instar:** May - June

**Third Instar:** June - July    **Second Instar:** June - July

**One Generation Per Year**

- **Real Estate Update** – John Verscharen

- Issue/Event: Acquisition of the Ostronic In-holding Property
- Background: The agreement of sale has been signed by the owners and is circulating for the remaining commonwealth signatures.
- Next Step: Once the AOS is fully executed we begin the ‘due diligence’ phase of the agreement and DGS will order a Phase I environmental assessment of the property.
  
- Issue/Event: Acquisition of four Rehrer Estate Properties Totaling 81.76 Acres
- Background: An additional parcel has been added to the transaction and DGS is revising the proposed agreement of sale for the estates attorney to review.
- Next Step: Once the AOS is presented to owners and signed. We begin the due diligence process and have a Phase I Environmental assessment completed on the properties.
  
- Issue/Event: Acquisition of New Castle Property for Future FMS & RC in Lawrence County.
- Background: Due to the property having once been owned by an oil company, DGS has ordered a Phase I environmental assessment prior to committing to ordering an appraisal to determine market value.
- Next Step: DGS will review environmental results and determine if the commonwealth should continue with the acquisition of the property.
  
- Issue/Event: Consideration of the “Via” FTIG bordering property for acquisition.
- Background: The commercial property appraiser has inspected the site and is working on completing the appraisal to determine market value.
- Next Step: Once the appraisal is completed, a review will be made by senior leadership to determine if the property is suitable for acquisition.
  
- Issue/Event: Consideration of the “Thomasco” FTIG bordering property for acquisition.
- Background: The property appraiser is working on scheduling the inspection of the site. A member of Forestry has agreed to escort the appraiser to the site.
- Next Step: Once the inspection and appraisal are complete, a review will be made by senior leadership to determine if the property is suitable for acquisition.

<b>COMMONWEALTH FTIG PROPERTY ACQUISITIONS - COMPLETED</b>						
#	Property or Mailing Address	Owner(s)	Total Acreage	Acquisition Date	Acquisition Cost	Notes / Comments
1	185 Fisher Avenue, Jonestown PA 17038	William Funkhouser	32.30	3-Dec-2014	\$655,000.00	Now designated as future Jonestown RC
2	98 Tomstown Road, Jonestown, Pennsylvania, 17038	Dennis & Kathleen Tshudy	1.38	21-Dec-2015	\$262,600.00	Now used as DVQ 3
3	East Side Neuins Lane	Knapp Estate	1.81	10-Aug-2016	\$50,000.00	Unimproved - Site to be integrated into training area
4	Corner of PA Route 443 and Harrison School Road	Reichert Estate	0.78	28-Apr-2017	\$10,200.00	Vacant unimproved lot
5	Bayshore Boy Scout Camp, Jonestown PA 17038	Lancaster Lebanon Boy Scouts of America	17.07	5-Dec-2017	\$120,589.00	Parcel - C - EPR Round Property
6	58 Whitetail Lane, Jonestown PA 17038	Robert & Linda Edris (ETAL)	9.11	19-May-2017	\$35,000.00	Parcel - D - EPR Round Property
7	Lot - Church Lane, Jonestown, PA 17038	Blue Mountain Hunters C/O Russell Steiner	0.11	19-May-2017	\$1,000.00	Parcel - E - EPR Round Property
8	92 Church Lane, Jonestown PA 17038	Michael & Dolores Stewart	0.34	2-Nov-2017	\$4,500.00	Parcel - F - EPR Round Property
9	84 Church Lane, Jonestown PA 17038	Frederick & Kathryn Otto	2.34	19-May-2017	\$21,857.00	Parcel - G - EPR Round Property
10	74 Church Lane, Jonestown PA 17038	Alfred & Deborah Reiner	2.52	16-Feb-2018	\$95,744.00	Parcel - H - EPR Round Property
11	67 Church Lane, Jonestown PA 17038	David Ray Shearer	2.10	13-Oct-2017	\$71,000.00	Parcel - I - EPR Round Property
12	78 Church Lane, Jonestown PA 17038	Carlton & Megan Geesaman	4.11	23-Aug-2017	\$51,500.00	Parcel - J - EPR Round Property
13	66 CHURCH LANE, Jonestown PA 17038	Jeffrey & Jane Melchior	3.13	2-Nov-2017	\$30,000.00	Parcel - K - EPR Round Property
14	Lot - Church Lane, Jonestown PA 17038	William & Myra Swonger	17.61	22-Sep-2017	\$86,220.00	Parcel - O - EPR Round Property
15	107 Tomstown Road, Jonestown, Pennsylvania, 17038-8159,	Kyle Arnold	2.15	21-Nov-2018	\$185,000.00	Inholding - Vacant Modular ranch style home to be demolished – Site to be integrated into training area.
To date as of: 03 JUN 2019 - JY			<b>Total Acreage &gt;&gt;&gt;</b>	<b>96.86</b>	<b>\$1,680,210.00</b>	<b>&lt;&lt;&lt; Total Acquisition Costs</b>

- **Facility Disposals:**

- Issue/Event: Plains Township Readiness Center (Wilkes-Barre Highway 315 RC)
- Update: Due to changing needs the former USAR facility was deemed to be no longer needed. However, there is a reversionary interest to the federal government (GSA). Currently working with GSA personnel to dispose of facility.
- Next Step: GSA needs to determine if there is another organization approved to take over ownership of the facility or if it will be sold through the open bidding process. DMVA must retain ownership until its final disposition is determined.
  
- Issue/Event: East Stroudsburg WET Site
- Update: Legislation has been approved and DGS is in the process of scheduling the final settlement.
- Next Step: Settlement with Monroe County Municipal Authority. Transfer of approx. \$45,000 to STAF.
  
- Issue/Event: Coraopolis / CSMS West
- Update: Facility 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. Environment Analysis and Appraisal to be completed in July/August.
- Next Step: GSRE-45 Form completed and presented to DGS formally declaring the facility to be surplus and requesting disposal.

- **Real Property** – Jeremy Warner/Briefed by Bonnie Bollinger

- Issue/Event: Horsham AGS Acquisition of Excess Buildings for Readiness Center Utilization
- Background: Planning & Programming site visit to meet with Horsham Real Property & Facilities Management to inspect excess Horsham buildings for possible acquisition of 242, 243, 244, 307. Horsham buildings previously reviewed: 216, 237, 350, 351, 606
- Next Step: Horsham REAP to acquire 216, 237, 350, 351 still waiting for Horsham BAR & PAARNG Environmental documentation updates; 18-month review period no longer applicable, NGB will concur upon receipt of BAR & NEPA/ECOP concurrence.
  
- Issue/Event: 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: Transfer action between ARNG & ANG has stalled, meeting to be scheduled to resuscitate the land transfer discussion; REAP to acquire land and facilities for utilization by ARNG
  
- Issue/Event: Oil City (William E. Copley) Readiness Center Site Disposal
- Background: Environmental documents completed March 2018. Report of Availability is in production for processing with NGB. REAP awaiting NGB-IER approval.
- Next Step: REAP awaiting NGB-IER approval. USACE transfer approval pending.

- Issue/Event: 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.
- Next Step: USACE to process environmental findings for transfer of property. Brief command and re-address with USACE. Resubmit to USACE.
  
- Issue/Event: Ft Mifflin License
- Background: REAP returned by NGB for State corrections. Stationing decision to move HHC, 103rd EN BN back to newly renovated Phil-Lancaster Ave Readiness Center leaves B/103rd EN BN and E, 328th BSB (FSC-BEB) at Phil Ft Mifflin.
- Next Step: Planning & Programming site visit to Phil Ft Mifflin to review/select building for conversion to Readiness Center; REAP/License renewal
  
- Issue/Event: Tobyhanna - Wherry Housing Land Parcel Acquisition
- Background: PAARNG discussion with COL Monahan to gain understanding of where our Readiness Center project is in the POM cycle in order to plan forward motion.
- Next Step: Report of Availability forthcoming from Tobyhanna, REAP to acquire Wherry Housing parcel for utilization of future new construction project, Readiness Center; REAP to follow

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

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	25	\$17,247	21	\$25,566	11	\$39,311	12	\$20,388	69	\$102,512
KCC Paid	10	\$12,780	8	\$18,376	2	\$8,990	12	\$7,575	32	\$47,721
KCC Military	7		8		8		5		28	
KCC State	4		10		12		8		34	
KCC Exp		\$24,625		\$16,487		\$54,038		\$20,848		\$115,998

Organization	Type Lease	Term	Remarks
Liberty USO	No Cost	Month to Month	Southampton RC
William Funkhouser	No Cost	5 yr – 12/2019	FTIG
Wilkes University	Revenue	5 yr – 11/2019	Wilkes-Barre RC

**State Treasury Armory Fund Update**

As of 31 May 2019

State Treasury Armory Fund Update														
As of 31 May 2019														
Revenue														
Beginning Balance	2018 - 2019							2017 - 2018						
	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	
2,355,360	1,975,502	2,355,360	1,802,368	1,464,495	2,355,360			3,372,000	3,132,517	3,372,000	2,587,584	2,618,549	3,372,000	
Quarters	30,029	29,382	59,411	35,991	18,026	113,428	134,000	33,868	36,104	69,972	33,745	30,807	134,524	
Armory Rental	17,247	25,566	42,813	39,311	20,388	102,512	109,000	38,926	6,389	45,315	9,076	61,212	115,603	
KCC	12,780	18,376	31,156	8,990	7,575	47,721	60,000			0	10,260	3,545	13,805	
Mineral Rights	0	1,166	1,166	25	0	1,191	1,200			0		8,596	8,596	
Timber/Firewood sales	0	33,675	33,675	17,247	12,075	62,997	75,000		2,128	13,749	45,557	14,611	73,917	
Sale of Armories and Land	27,500	122,935	150,435	103,391	0	253,826	298,826	126,369		126,369	207,547	248,691	582,607	
Miscellaneous	1,784	3,534	5,318	2,620	975	8,913	10,000	16,863	2,759	19,622	2,092	2,031	23,745	
Interest	12,438	11,120	23,558	11,270	6,436	41,264	48,000	10,300	9,348	19,648	8,591	11,494	39,733	
<b>Total Revenue</b>	<b>\$ 101,778</b>	<b>\$ 245,754</b>	<b>\$ 347,532</b>	<b>\$ 218,845</b>	<b>\$ 65,475</b>	<b>\$ 631,852</b>	<b>\$ 736,026</b>	<b>\$ 237,947</b>	<b>\$ 56,728</b>	<b>\$ 294,675</b>	<b>\$ 316,868</b>	<b>\$ 380,987</b>	<b>\$ 992,530</b>	
Expense														
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	123,190	4,935	128,125	5,361	385	133,871	140,000	457	122,607	123,064	(4)	666	123,726
510 Armories	184,402	337,493	521,895	436,716	85,923	1,044,534	1,452,200	370,228	351,065	721,293	139,209	338,663	1,199,165	
520 BRM	117,686	44,095	161,781	52,198	2,973	216,952	304,435	29,877	70,037	99,914	89,871	(10,264)	179,521	
Quarters	31,733	15,878	47,611	8,405	24,953	80,969	150,000	64,071	32,640	96,711	23,822	44,852	165,385	
KCC	24,625	16,487	41,112	54,038	20,848	115,998	122,400	12,797	25,312	38,109	33,005	19,512	90,626	
			0			0				0				
<b>Total Expenses</b>	<b>\$ 481,636</b>	<b>\$ 418,888</b>	<b>\$ 900,524</b>	<b>\$ 556,718</b>	<b>\$ 135,082</b>	<b>\$ 1,592,324</b>	<b>\$ 2,169,035</b>	<b>\$ 477,430</b>	<b>\$ 601,661</b>	<b>\$ 1,079,091</b>	<b>\$ 285,903</b>	<b>\$ 393,429</b>	<b>\$ 1,758,423</b>	
<b>Funds Commitments</b>						1,295,967							250,747	
<b>Balance</b>	<b>\$1,975,502</b>	<b>\$1,802,368</b>	<b>\$1,802,368</b>	<b>\$1,464,495</b>	<b>\$1,394,888</b>	<b>\$98,921</b>	<b>\$ 922,351</b>	<b>\$3,132,517</b>	<b>\$2,587,584</b>	<b>\$2,587,584</b>	<b>\$2,618,549</b>	<b>\$2,606,107</b>	<b>\$2,355,360</b>	
KCC Revenue - Prior to 2018 - 2019 KCC Revenue was recorded as Amory Rental and not recorded separately.													OFE Wilke 23882	

- **LTC Deneen Hutton reviews Naming Committee results.**
  - Naming Committee recommended renaming of Horsham Air Guard to Biddle National Air National Guard Base.
    - Board voted to approve recommendation, TAG concurred. BrigGen Regan stated that the Air Guard would handle working this action with the Department of the Air Force
  - Naming Committee recommended against renaming EEATS dispensary to Dust Off Troop dispensary.
    - Board voted to approve recommendation, TAG concurred
  - TAG staff to follow up on follow-through for Biddle National Air Guard Base naming and contacting Traver’s family regarding recommended disapproval of renaming EEATS dispensary.

**NEW BUSINESS**

- Exhibit A – State Armory Board Meeting Minutes
- Exhibit B – Naming of Horsham Air Guard Station
- Exhibit C – Naming of Troop Medical Clinic or EAATS Medical Dispensary.

The meeting was adjourned at 1147hrs.

**ATTEST**

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**Marc Ferraro  
Secretary,  
State Armory Board**



**DEPARTMENT OF THE ARMY**  
PENNSYLVANIA ARMY NATIONAL GUARD  
CONSTRUCTION AND FACILITIES MANAGEMENT OFFICE  
BLDG 0-13 FORT INDIANTOWN GAP  
ANNVILLE, PENNSYLVANIA 17003-5002

CFMO

6 December 2019

MEMORANDUM FOR State Armory Board

SUBJECT: Memorial Plaques Request – EAATS Medical Dispensary

1. References:

a. Army Regulation 1-33, The Army Memorial Program, 25 Oct 18

b. TAGPA Guideline – Memorial Programs (Naming of Pennsylvania National Guard Facilities)

2. On 26 Nov 19, an email vote request was presented to Memorial Programs Board members. *Friends of Vietnam Dustoff* requested approval to place plaques in the EAATS Aeromedical facility honoring CW5 John Michael Travers and WO1 John Stephen Chrin for their service as Vietnam War DUSTOFF pilots.

3. TAGPA Guideline, Paragraph d.3.c.ii. states that personnel should be closely associated with the activities, unit and or facilities that will be named for them. A memorial placed at the EAATS Medical Dispensary is befitting considering its aviation training mission and CW5 Travers lengthy service at EAATS.

4. Five board members-LTC Daneen Hutton, Lt Col Donald O'Shell, LTC Michael Siriani, MAJ Nathaniel Lantz, and MAJ Guy Smith voted unanimously to approve this request. It is the Board's recommendation that the State Armory Board approve this request.

HUTTON.DANEE     Digitally signed by  
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DANEEN R. HUTTON  
LTC, EN, PAARNG  
President, Memorialization  
Board

*William D. Sypher*  
56 Lincoln School Road, Jonestown, PA 17038-8302  
717-865-5982 [Sypher1@comcast.net](mailto:Sypher1@comcast.net)  
**FRIENDS OF VIETNAM DUSTOFF**

12 November 2019

Anthony J. Carrelli  
Major General, Pennsylvania Air National Guard  
The Adjutant General

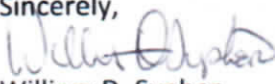
Ref: Your letter 20 June 2019.

Sir,

Thank you for your consideration of naming a building at Fort Indiantown Gap in honor of WO1 John S. Chrin and CW5 John M. Travers, and for the SAB recommendation "that such a memorial action be considered for the EAATS Medical Dispensary.....A memorial wall or similar dedication effort could be justified and appropriate given the historical connection of both personnel and activities."

We have met with Major Martella and Command Sargent Major Dowling at EAATS and discussed placement of plaques honoring the above individuals' service to USA and to PA in EAATS Aeromedical Facility. EAATS permission is subject to TAG/SAB approval.

Therefore, we request the TAG/SAB approve the request to place plaques in the EAATS Aeromedical Facility to honor the above Vietnam War DUSTOFF pilots for their service and sacrifice to America and to Pennsylvania.

Sincerely,  
  
William D. Sypher

Never have so few,  
With so little,  
Saved so many.





THE ADJUTANT GENERAL OF PENNSYLVANIA  
DEPARTMENT OF MILITARY AND VETERANS AFFAIRS  
ANNVILLE, PENNSYLVANIA 17003-5002

June 20, 2019

Mr. William D. Sypher  
56 Lincoln School Road  
Jonestown, PA 17038

Dear Mr. Sypher,

Thank you for recognizing the dedicated and professional service of WO1 John Stephen Chrin and CW5 John Michael Travers.

We take the naming of facilities very seriously and we conduct a thorough analysis of the facts presented to the Board for consideration. We are also bound by Army Regulations that regulate the memorialization (naming) of our facilities. After careful consideration I regret to inform you that the Board voted not to name the Troop Medical Clinic, building 4-114 the "DUSTOFF Dispensary" and be dedicated to Vietnam Dustoff pilots, WO1 John Stephen Chrin and CW5 John Michael Travers. This was a difficult decision by the Board, as we recognize their dedicated and distinguished service to the Nation.

When we considered the request, we followed the criteria outlined in Army Regulation 1-33, The Army Memorial Program and the guidance within our policies in naming facilities. The Board felt that while their service was distinguished, it did not meet the criteria or intent of the regulation and guidance. In considering this request we conducted extensive research into the service records of each individual by requesting personnel files from the National Personnel Records Center and compared their service with other service members from Pennsylvania who were Medal of Honor recipients, killed in action and decorated for gallantry or soldiers not killed in action but displayed rare examples of conspicuous service. We also consider personnel who have rendered distinguished service in both peacetime and war with major enduring accomplishments that would compare favorably with other members based on the criteria listed above. Where possible, the personnel being considered should be closely associated with the activities, unit and or facilities that will be named for them. The Board felt that these criteria were not met.

This decision is not meant to diminish the service these two distinguished and brave soldiers displayed. This recommendation in no way detracts from the admirable and significant contributions and sacrifices of the DustOff units and personnel during their service in Vietnam. Conversely, this board would like to recommend that such a memorial action be considered for the EAATS Medical Dispensary, due to its aviation training mission and CW5 Travers lengthy service at EAATS. A memorial wall or similar dedication effort could be justified and appropriate given the historical connection of both personnel and activities.

If you would like to discuss this further, please feel free to contact my Deputy of Facilities and Engineering, Mr. Marc Ferraro at 717) 861-2915 or marc ferraro@pa.gov. Thank you for keeping the spirit of these two individuals alive and thank you for your service to our nation.

Respectfully,

A handwritten signature in black ink, appearing to read "A. Carrelli", written over a circular stamp.

Anthony J. Carrelli  
Major General, Pennsylvania  
Air National Guard  
The Adjutant General

## EXECUTIVE SUMMARY

### POTENTIAL COMMONWEALTH ACQUISITION PROPERTY SUMMARY

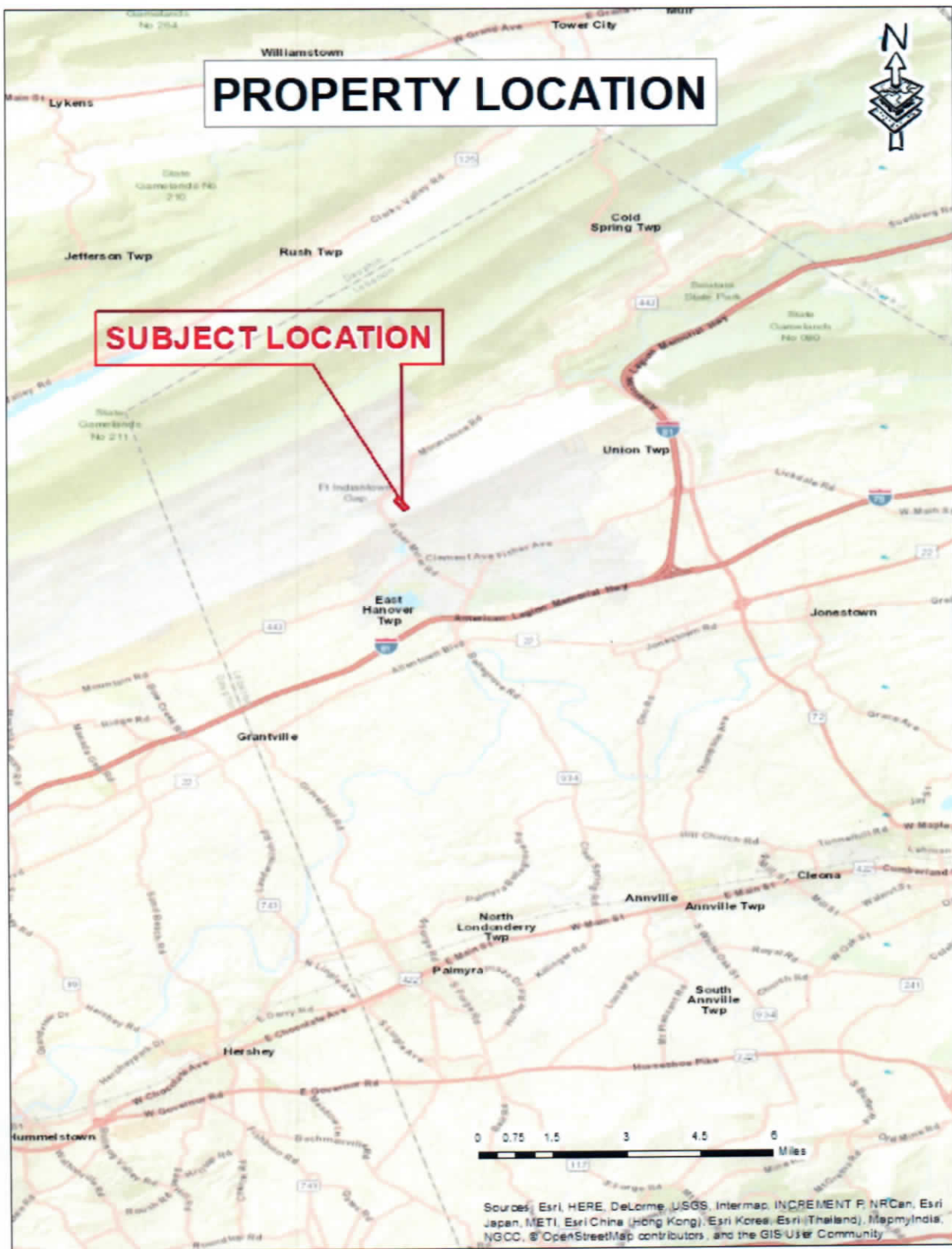
**Property Name (Identifier):** 32 Atlin Lane, Jonestown, PA. 17038



<b>Marketing Area:</b> Jonestown / FTIG	<b>Current Listing/Asking Price:</b> N/A – Donation Due diligence actions and closing costs only
<b>County:</b> Lebanon	<b>Tax Parcel ID(S):</b> 33-2289035-408516-0000
<b>Township:</b> Union Township	<b>Zoning:</b> Open Space – Timber Conservation <b>Comment:</b> The current residential use is in compliance with zoning regulations.
<b>Address of Public Record:</b> 32 Atlin Lane, Jonestown, PA.	
<b>Acreage:</b> Total of 12.66 Acres	<b>Age of Improvements:</b> Built in 1977. 42 years.
<b>Owner(s):</b> Ward Burton Wildlife Foundation	<b>Public Utilities Available:</b> Electric On-site well & Septic system (common to area)
<b>Improvements:</b> The property consists of a 12.66 acre mostly wooded parcel that contains a 1388 sq.ft. 1.5 story contemporary styled dwelling built in 1977 that appears to be of average quality. The above grade levels contains 4 total rooms, 2 bedrooms and two full baths. The basement has been partially finished into a recreation room. There is also a large detached 2-car garage with loft.	
<b>Additional Site Characteristics:</b> The subject property is in Union Township just off Route 443 / Moonshine Road near the Moonshine United Zion Church. It is part of a small enclave of privately-owned parcels that are completely surrounded by Commonwealth of PA owned Fort Indiantown Gap. The site is almost entirely made up of woodland with a small cleared homesite area. The deed references a 20' wide access right of way for the use of the two adjacent residential parcels; which coincidentally, are in the process of having a legal agreement of sale drafted with the intent of a DMVA/OFE/commonwealth purchase of the two parcels which total 21.34 acres.	

# PROPERTY LOCATION

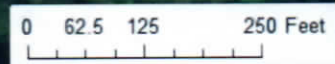
**SUBJECT LOCATION**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

# Aerial Map

**Red Polygon delineates  
approximate property boundary**



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**SUBJECT:** Proposed Land Acquisition, New Castle

1. **PURPOSE:** To provide TAG-PA with the information necessary to make a decision on whether the DMVA/Commonwealth of PA should acquire a 25.86 acre parcel with an existing 12,800 square foot maintenance building currently leased to the USAR in New Castle Pennsylvania.
2. **FACTS:**
  - a. The existing 9464 square foot (SF) FMS is co-located with the New Castle Readiness Center. Originally constructed in the 1956, the building has structural issues under investigation. These are likely due to improper structural fill and / or improper geotechnical analysis. The facility could be re-purposed as the unit's Maintenance Training Bay and later demolished.
  - b. DMVA received legislative approval through PA Act 52 of 2017 authorizing \$2,000,000 for the *"acquisition of land for a new readiness center in Lawrence County or Mercer County"*.
  - c. There is currently a property for sale in Lawrence County, New Castle Pennsylvania for an asking price of \$999,975 consisting of 25.86 acres that also includes a 12,800 SF vehicle maintenance building originally built for a car dealership.
  - d. The referenced property is currently owned by private non-governmental individuals, is on the open market and can be purchased by the first party that submits an acceptable viable offer.
  - e. The USAR currently leases the maintenance shop and approximately a two acre portion of the site on a year-to-year lease, renewed each January, through the USACE, Baltimore office.
  - f. The current owner of the property offered it to the USAR for acquisition, but USAR declined the purchase and chose to remain a tenant, paying approximately \$77,000 per year.
  - g. The Surface Maintenance Officer and members of his staff to include the current FMS Shop supervisor toured the USAR maintenance shop and affiliated property with OFE personnel on November 29, 2018 and collectively agreed acquisition nets a huge improvement from their current facility.
  - h. The maintenance shop is in good condition, has been well maintained and would immediately meet the needs of the PAARNG with nominal investment and expenditures (particularly G6).
  - i. The 25.86 acre parcel could be further developed to include a new readiness center to replace the current aging facility when MILCON or capital project funding becomes available.
3. **DMVA STAFF RECOMMENDATIONS SUMMARY:**
  - a. Design and Project Management:
    - i. Recommendation: Acquisition. See below for analysis.
  - b. Master Planning:
    - i. Recommendation: Acquisition. See below for analysis.
  - c. Real Estate:
    - i. Recommendation: Acquisition. See below for analysis.
  - d. Environmental:

- i. Recommendation: Acquisition. See below for analysis.

#### 4. **DESIGN AND PROJECT MANAGEMENT ANALYSIS:**

Acquisition of the site appears to allow for construction of both an addition to the FMS or the construction of a new Readiness Center.

- a. For course of action comparison, at the shop's current authorization of 24,129 SF, construction cost for a new facility in FY 2025 is approximately \$9 million.
- b. An addition to the proposed acquisition to bring the FMS to its authorized size is roughly \$5 million.
- c. USGS Soil Survey shows the soil as being marginal throughout the site. However, enough buildable portions remain to make a FMS addition and a new Readiness Center viable options.
- d. The area to the north between the AMSA and Rt. 224 had a former structure on with piles of concrete masonry units (CMU) visible as well as the excavation of roughly 30' x 60' for a former structure. While the ground appears constructible, it does not allow for connection to the existing structure.
- e. The area to the west and north of the AMSA does allow for connection to the existing structure. Drainage becomes more marginal but still possible.
- f. The area to the west and south of the existing AMSA, roughly from the south edge of the building and to the creek to the south is too wet for construction.
- g. The southeastern corner of the property appears to have sufficient geotechnical bearing for a new roughly 49,000 SF Readiness Center to replace the existing New Castle facility. Due to the creek through the center of the property, a two-story facility would be necessary to properly accommodate force protection setbacks, POV and Military Equipment parking and the unit's authorized unheated storage.
- h. At current authorization levels, the 4700 excess SY in the AMSA parking lot can be used to reduce the amount of MEP constructed at the proposed Readiness Center site.
- i. Wilson Road serves the two neighbors to the south, which is a pyrotechnics manufacturer or distributor and the local high school. The road will easily accommodate military traffic, providing easy access to the adjacent interstate.
- j. The DD 1391 will include a fitness trail to connect the existing maintenance facility to the new Readiness Center. With proper permitting, a service road to connect the two facilities, if necessary, could be constructed in the future.
- k. Timber sale will bring roughly \$10,000 in current market to STAF.

#### 5. **MASTER PLANNING ANALYSIS:**

The acquisition of the West State Street parcel achieves The Adjutant General's vision, goals and objectives by providing improved efficiency and operational space to accommodate over-sized vehicles, adding capabilities and desperately needed administrative and supply space. At the proposed location, the USAR AMSA facility will meet the requirements of the functionally obsolescent FMS facility at New Castle, which suffers a 14,665 SF deficit.

- a. The Readiness Center Master Plan (July 2014) recommended replacement of the New Castle Readiness Center at a new location in the Lawrence/Mercer county area and named it as priority 6. In conjunction with the RCTMP determination, the PAARNG identified the additional need for the closure and replacement of New Castle FMS-9, ideally to be co-located as a shared site with the readiness center to be acquired.
- b. The FY19 MILCON LRCP Real Property Development Plan proposes state priority 5 as the Lawrence/Mercer FMS (new construction/new site) and priority 6 as the Lawrence/Mercer Readiness Center (new construction/new site), with the plan to co-locate these two facilities on the same site, as recommended by the Readiness Center Master Plan. The parcel located at 2313 West State Street in

New Castle, Union Township, Lawrence County will fulfill the land requirement for a MILCON readiness center project as well as a future MILCON addition/alteration project for its existing maintenance shop, currently in use as a USAR AMSA.

- c. 2016 ISR ratings for PAARNG's current New Castle FMS-9 were F4/49.06%; Q3/64% (Failing). The facility is scheduled to be ISR-inspected 15 April 2019. BUILDER ratings for this facility are not available, as it has not been inspected by PSFEI at this time, but is scheduled FY19.
- d. The utilization rate for the current New Castle FMS-9 facility is 255%. Overlaying the current shop authorizations against the proposed acquisition of the USAR AMSA, the utilization rate is 189%.

## 6. **REAL ESTATE ANALYSIS:**

From a real estate perspective, most of the sites attributes are very positive with very few items that detract from the overall appeal and usefulness as a replacement FMS and future readiness center location. In fact, I would recommend acquiring the site for its current asking price even if it only contained the existing maintenance building and several acres, since the acquisition of the land and the cost of constructing a maintenance facility of comparable functionality for use by the PAARNG would far exceed one million dollars. When combined with over 25 acres for a future RC and the availability of existing capital funding, the recommendation to acquire the site is extremely positive.

- a. Location: The subject property is located just east of one of the main commercial corridors for the area. The immediate surrounding area is made up of other commercial establishments of various sizes, the local school and interspersed with mostly single family residential neighborhoods.
- b. Access: The site is immediately adjacent to the on/off ramps to I-376 with excellent access to the surrounding highway system and local amenities. The public roadway at the entrance to the site is extra wide and turning into the site is easily accomplished.
- c. Conformity: The existing maintenance garage and planned RC conforms to other surrounding properties. The front of the site is zoned for commercial use with the rear of site zoned for multi-family residential. The exact demarcation line would need to be researched but since the commercial property immediately adjacent and behind the site is located in the multi-family zone it is very unlikely that local ordinances or the local planning commission would prohibit the construction of an RC.
- d. Topography: The site is mostly level to gently sloping; however, there are some low lying wetland areas, primarily in the center of the site, that would limit the placement of new construction; however, it appears that there is sufficient area to construct the necessary facilities needed for its intended purpose.
- e. See executive summary addendum below for additional detailed information.

## 7. **ENVIRONMENTAL ANALYSIS:**

Overall, the existing facility is in excellent shape from an environmental prospective. However, constructing a new facility on the undeveloped land surrounding the maintenance building may present some challenges due to the presence of wetlands, hydric soils and the overall hydrology of the site.

- a. Materials and Waste Management: The reserves maintenance operations is very well maintained with respect to POL, used and hazardous material handling and storage, in fact, many of the USAR methods for managing materials are beyond what PAARNG does. New and used materials are clearly marked and appear to be properly stored.
- b. Spill Prevention and Management: The reserves POC stated that a study was initiated to determine where all drains at facility go. Reserves personnel believe all drains are in compliance with all state and

federal regulations but currently have no written documentation to prove this claim. This study will provide the proper documentation.

- c. Storm Water Management: Storm water travels both onto and off the property. No significant storm water issues were observed.
- d. Air Quality: Personnel do not operate a paint booth on site. Only touch up painting using spray can is performed on site. Generator.
- e. Water Management: According to USAR personnel facility is on public water and sewer; however, no manhole covers were observed.
- f. Wetlands: A significant portion of the undeveloped area appears to be forested wetlands. Due snow cover and frozen conditions to actual amount could not be determined. Soils mapping supports the existence of large areas of wetlands on the property.

8. **EXHIBITS / PHOTO ADDENDUM / REFERENCE MATERIAL:**

- a. Real Estate Site Summary – New Castle
- b. GIS Property Overview with Templated New RC
- c. GIS Close-up of Templated New RC
- d. New Castle FMS Utilization Analysis

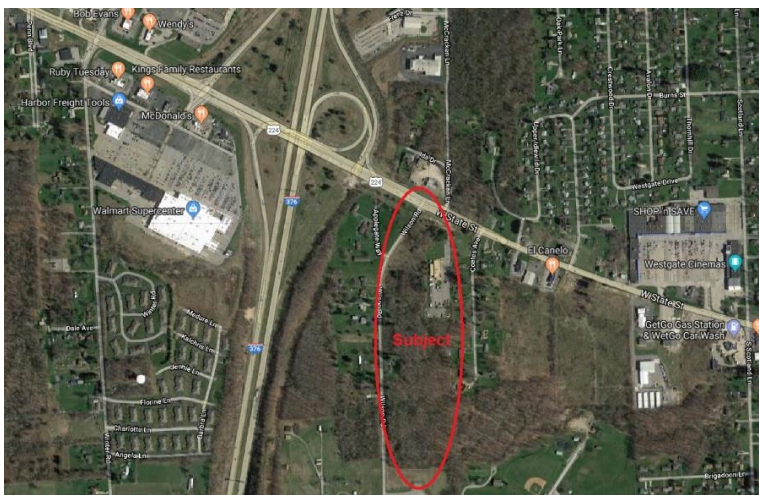


# EXECUTIVE SUMMARY

## POTENTIAL COMMONWEALTH ACQUISITION PROPERTY SUMMARY

Property Name (Identifier): **New Castle USAR Maintenance Shop & Surrounding Land**

<b>Marketing Area:</b> New Castle	<b>Current Listing/Asking Price:</b> \$999,975
<b>County:</b> Lawrence County	<b>Tax Parcel ID(S):</b> 34-358900 34-359100 34-359000
<b>Township:</b> Union Township	<b>Zoning:</b> CC – Central Commercial R3 – Multi-Family Residential <b>Comment:</b> The majority of the site is commercial, however, a portion of the rear of the site is zoned for multi-family use.
<b>Address:</b> State Street and Wilson Road, New Castle, PA 16101	<b>Improvements:</b> 12,800 Square foot garage/maintenance building with five offices/administrative space and nine garage doors of various sizes.
<b>Acreeage:</b> Total of 25.86 Acres	<b>Age of Improvements:</b> Built in 1974. 44 years.
<b>Owner(s):</b> Irrevocable Trust for Family of George R. and Constance J. Cambelli	<b>Public Utilities Available:</b> Water, Sewage, Gas, and Electric
<b>Broker/Realtor:</b> Ed Donofrio Contact Info: 724-971-8037 724-658-1098 <a href="mailto:eddonofrio@kw.com">eddonofrio@kw.com</a>	<b>Realtors Sub-agent:</b> Keri Thomas Contact Info: 724-971-8037 <a href="mailto:WPN@mlsmatrix.com">WPN@mlsmatrix.com</a>
<b>Additional Site Characteristics:</b> The subject property is located at the intersection of PA Route 224 and Wilson Road. The topography is mostly flat with no significant low lying or steeply sloping areas that would exclude them from further development. A 1.25 acre portion of the site is not contiguous to the main site and is located on the other side of Wilson Road. Also, a 1.88 acre portion of the main site contains a commercial type garage currently being leased to the US Army Reserves. A small portion of the site is subject to a “driveway easement” by a residential neighbor but it doesn’t appear that it would hinder development. The remainder of the site is unimproved and consists of scrub brush and trees.	



**USAR Site Lease:** A 1.88 portion of the site is currently leased to the US Army Reserve (DACA-31-5-15-234). The lease is managed for the federal government by USACE Baltimore. The property has been leased to them for the past 30 years. The current term is set to expire on January 8, 2019. The realtor indicated that the current owner has stipulated that the most current lease term be on a year-to-year basis.

I requested information from the USACE on the lease and spoke to Ms. Cheryl Janiszewski; she stated that she has spoken the current owner of the property and that she is aware that the property was up for sale. She said the owner had approached the USAR and

offered to sell the shop and surrounding land to them, but they declined and indicated that they just wanted to continue the lease. They are currently preparing the renewal agreement for an additional year.

# Property Survey

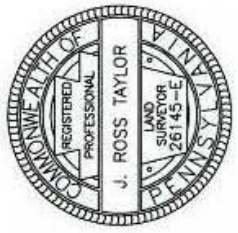
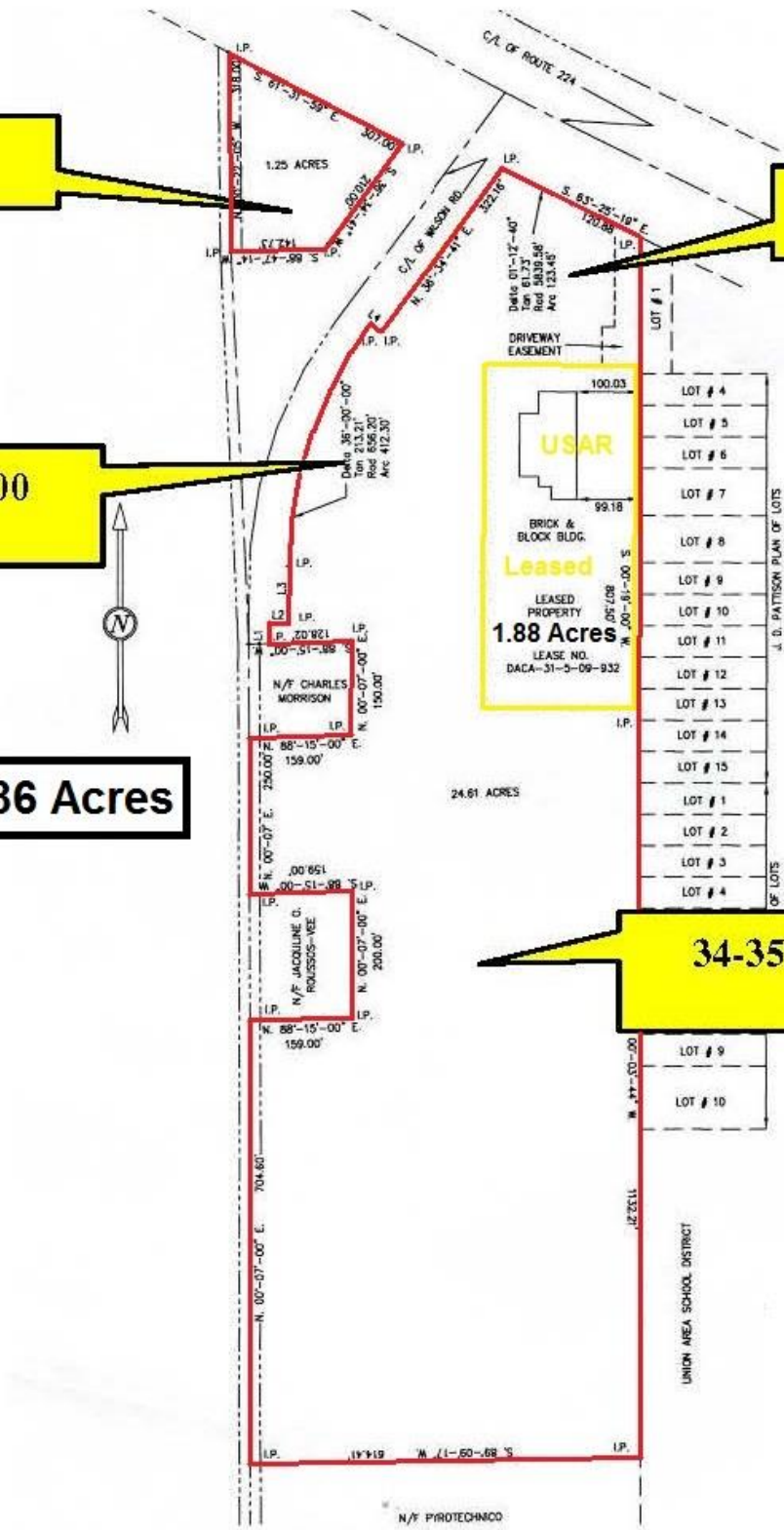
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34-359100

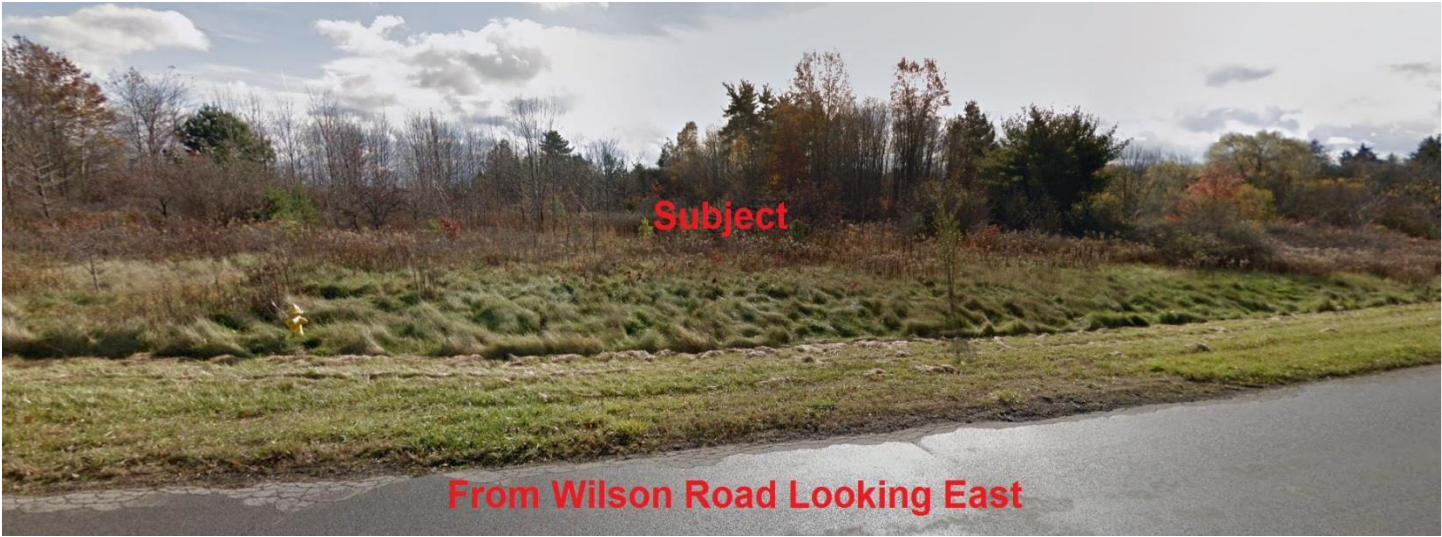
34-358900

Total: 25.86 Acres

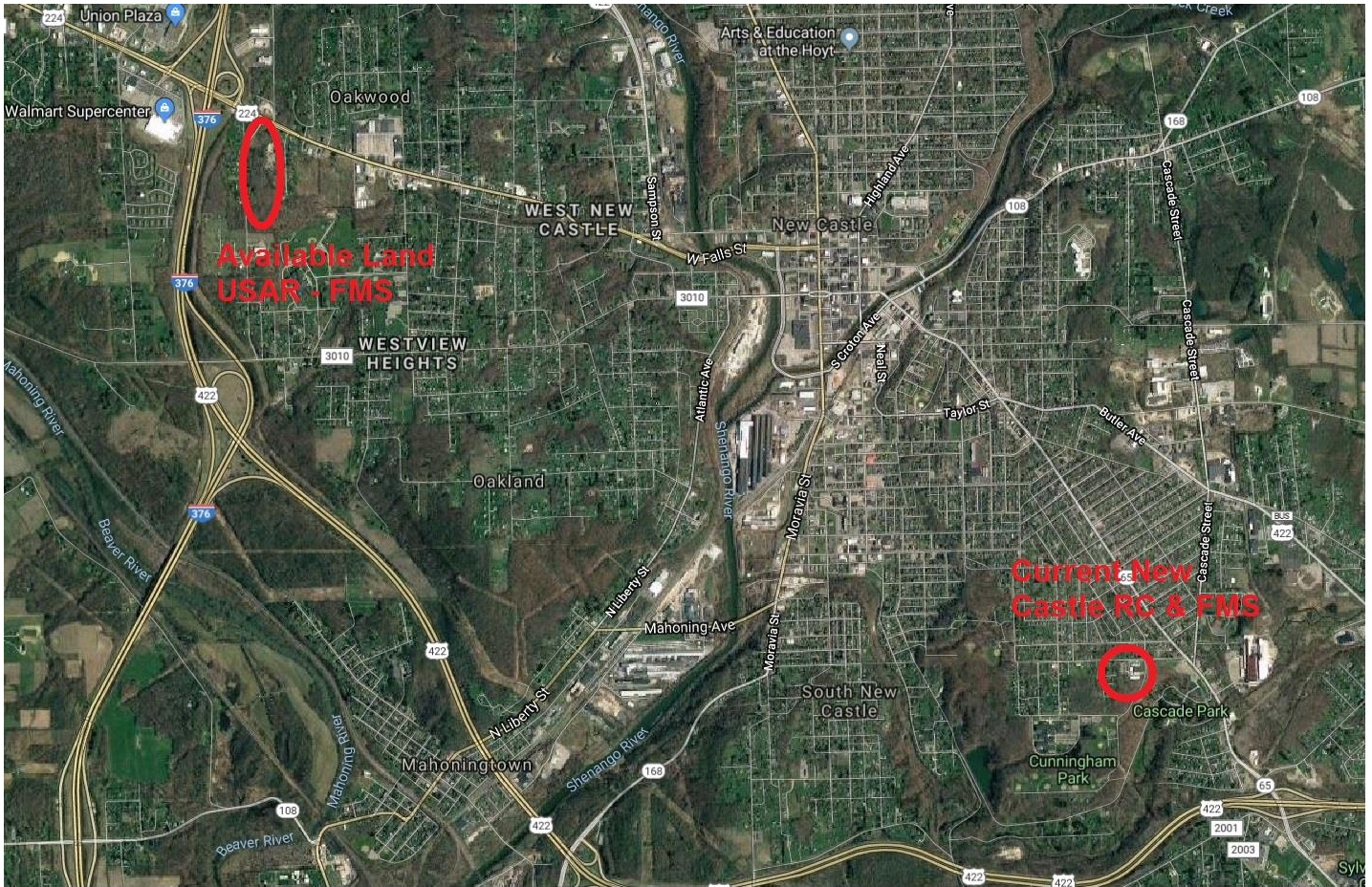
34-359000



MAP OF SURVEY  
FOR  
ZAMBELLI FAMILY PARTNERSHIP  
UNION TOWNSHIP, LAWRENCE CO. PA.  
SCALE: 1" = 200' DATE: JUNE 28, 2001  
FRANK B. TAYLOR ENGINEERING  
REVISED JANUARY 4, 2010



# Site Photos Extracted from On-line Data



# Proposed Site Acquisition

## 2313 West State Street, New Castle, PA 16101

### Union Township/Lawrence County



Front Entrance – POV Parking, Paved



Front Entrance to AMSA 110 Facility



Overhead Entrance to Maintenance Bays



Rear OH Entrance to Maintenance Bays



OH Door to Parts Supply Room



Apron & Roadway Looking North Toward Entrance Gate



Enclosed, Paved MEP (South of AMSA)  
View 1



Enclosed, Paved MEP (South of AMSA)  
View 2



Enclosed, Paved MEP (South of AMSA)  
View 3



Enclosed Gravel MEP Adjacent/South of  
Paved MEP



Fuel Point in Gravel MEP Enclosure



Overhead Protection used as Dining Shelter

# Proposed Site Acquisition

## 2313 West State Street, New Castle, PA 16101

### Union Township/Lawrence County



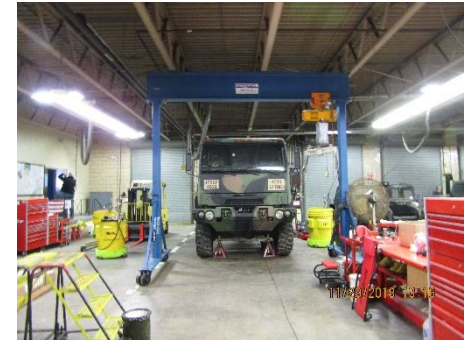
Maintenance Bays – view 1



Maintenance Bays – View 2



Overhead Entrance Interior of Maintenance Bays – View 4



Maintenance Bays – View 4



Interior Loading Area of Parts Supply Room



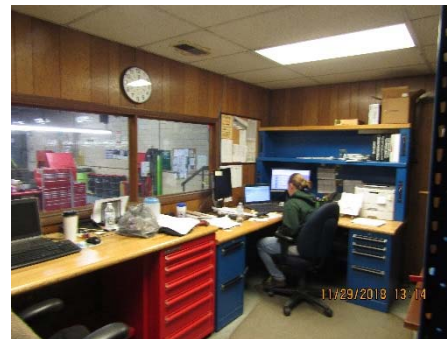
Parts Supply Room



Mezzanine Storage Area



Administrative



Administrative



Administrative



Break Room/Lockers

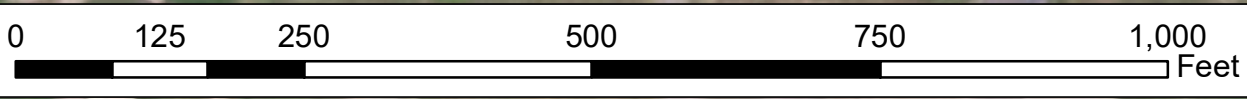


Physical Fitness Area of Break Room

N

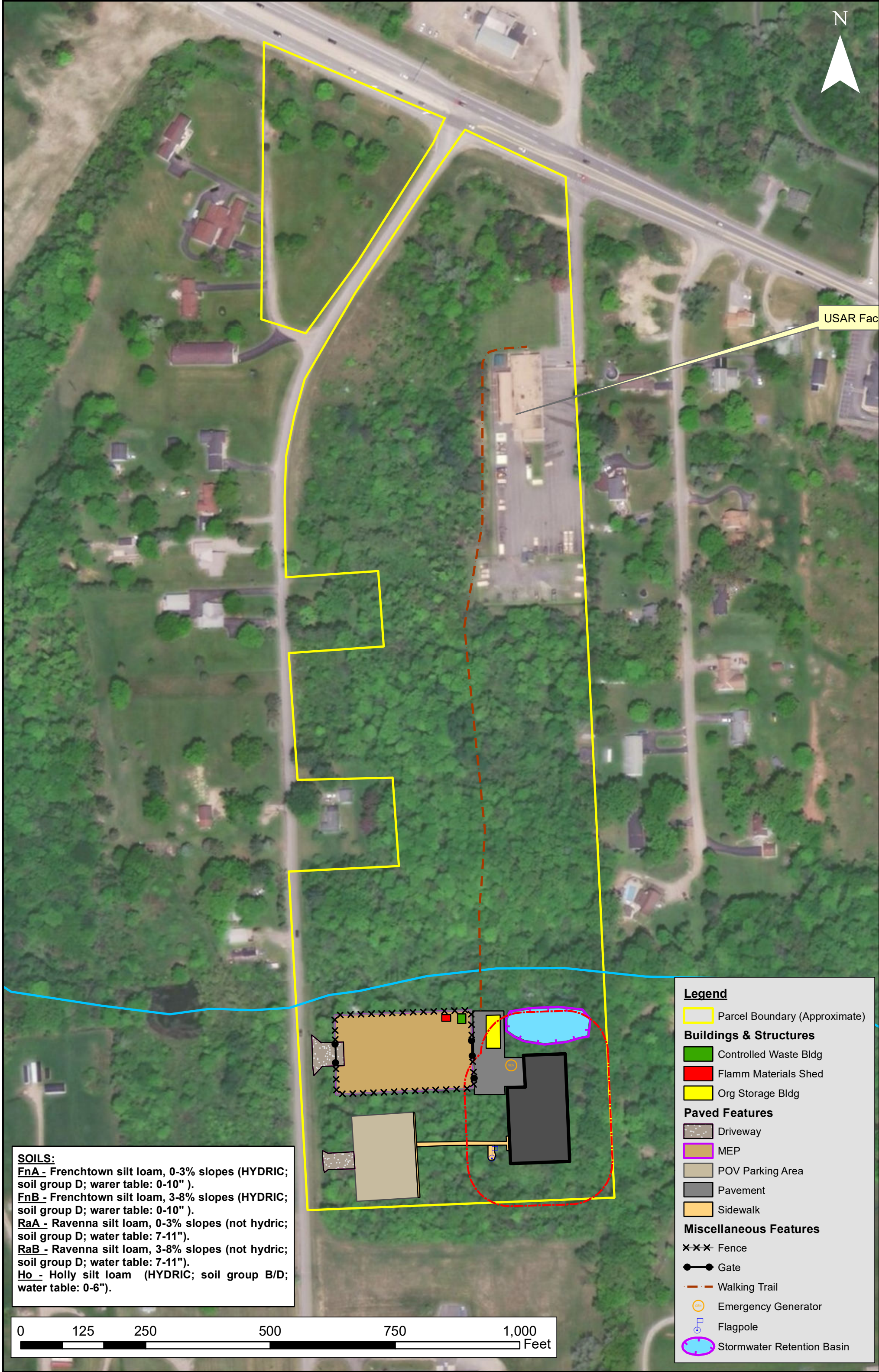
USAR Fac

**SOILS:**  
**FnA** - Frenchtown silt loam, 0-3% slopes (HYDRIC; soil group D; water table: 0-10" ).  
**FnB** - Frenchtown silt loam, 3-8% slopes (HYDRIC; soil group D; water table: 0-10" ).  
**RaA** - Ravenna silt loam, 0-3% slopes (not hydric; soil group D; water table: 7-11").  
**RaB** - Ravenna silt loam, 3-8% slopes (not hydric; soil group D; water table: 7-11").  
**Ho** - Holly silt loam (HYDRIC; soil group B/D; water table: 0-6").



**Legend**

- Parcel Boundary (Approximate)
- Buildings & Structures**
- Controlled Waste Bldg
- Flamm Materials Shed
- Org Storage Bldg
- Paved Features**
- Driveway
- MEP
- POV Parking Area
- Pavement
- Sidewalk
- Miscellaneous Features**
- Fence
- Gate
- Walking Trail
- Emergency Generator
- Flagpole
- Stormwater Retention Basin



N

RaB

RaB

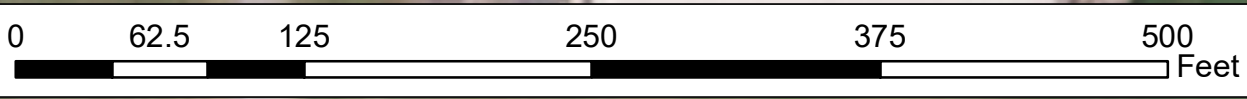
FnA

Ho

RaB

FnB

**SOILS:**  
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**Legend**

- Parcel Boundary (Approximate)
- Buildings & Structures**
- Controlled Waste Bldg
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- Paved Features**
- Driveway
- MEP
- POV Parking Area
- Pavement
- Sidewalk
- Miscellaneous Features**
- Fence
- Gate
- Walking Trail
- Emergency Generator
- Flagpole
- Soil Units
- Stormwater Retention Basin



# Proposed Site Acquisition Remaining Site for FMS Add or New Readiness Center



View north from AMSA toward Rt. 224



View west along Rt. 224; some construction rubble



Further west an old loading dock still visible

View from west of AMSA  
looking north ; terrain to west  
still usable



At south end of AMSA fence  
looking east toward adjacent  
residences; ground to south and  
west is too wet and poorly drained



View from southwest property  
corner along road; entrance to  
RC in this area.



Proposed SE corner of RC, looking SE  
toward Union Area School land



Proposed area of RC looking southwest toward Pyrotechnic property

<b>PROPOSED 2313 West State Street LOCATION - New Castle FMS 9 - W8SW06 - Utilization Analysis 20181227</b>						
FacNo/Facility/Category Code	ON HAND	1390/91 Analysis (NC18B2)	UM	Utilization Rate	Excess/(Deficit)	Remarks
Vehicle Maintenance Shop (CC21407)	12,800	24,129	SF	189%	(11,329)	
Flammable Materials Storage Building (CC44240)	200	583	SF	292%	(383)	Relocatable FlamMat sheds to be moved from current location
Organizational Parking, Paved (CC85210) Organizational Parking, Unpaved (CC85211)	6,200	1,525	SY	25%	4,675	
Non-Organizational Parking, Unpaved (CC85216)	600	1,425	SY	238%	(825)	

<b>CURRENT LOCATION - New Castle FMS 9 - W8SW06 - Utilization Analysis 20181227</b>						
FacNo/Facility/Category Code	PRIDE	1390/91 Analysis (NC18B2)	UM	Utilization Rate	Excess/(Deficit)	Remarks
(00002) Vehicle Maintenance Shop (CC21407)	9,464	24,129	SF	255%	(14,665)	
(00003) Flammable Materials Storage Building (CC44240)	200	583	SF	292%	(383)	
(00016) Organizational Parking, Paved (CC85210) (00004) Organizational Parking, Unpaved (CC85211)	906	1,525	SY	168%	(619)	Organizational Parking is shared by the RC & FMS
(XXXXX) Non-Organizational Parking, Unpaved (CC85216)	-	1,425	SY		(1,425)	Dedicated Non-Organizational (POV) Parking for the FMS does not exist at this site; Soldiers park along the front of the building or along the entrance road

<b>CURRENT LOCATION - New Castle Readiness Center - WPGNT0 HHB, 1/107th FA (264 PAX) - Utilization Analysis 20181227</b>						
FacNo/Facility/Category Code	PRIDE	1390/91 Analysis (NC18B1)	UM	Utilization Rate	Excess/(Deficit)	Remarks
(00001) Readiness Center (CC17180)	26,950	49,701	SF	184%	(22,751)	Strength reduction to 223 PAX at close of FY19, Readiness Center SF Requirement will decrease
(00008) Organizational Storage Building (CC44224)	3,200	1,776	SF	56%	1,424	
(00016) Organizational Parking, Paved (CC85210) (00004) Organizational Parking, Unpaved (CC85211)	3,031	4,950	SY		(1,919)	Organizational Parking is shared by the RC & FMS
(00005) Non-Organizational Parking, Paved (CC85215)	1,030	8,330	SY	809%	(7,300)	Strength reduction to 223 PAX at close of FY19, Parking SY Requirement will decrease

**State Armory Board of the State of Pennsylvania**

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

**Thursday, January 16, 2020**

At the call of the Chairman, the State Armory Board met Thursday, January 16, 2020, 1000hrs at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1000hrs in the Hartranft Conference Room of Building 0-47.

**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  
Maj Darren Zimmerman, Member  
Ms. Patty Derry, Advisor

**Also Present:** LTC Daneen Hutton, CFMO  
Ms. Amy Wert, Director, Budget  
Ms. Bonnie Bollinger, Master Planner  
Mr. Todd Reed, Energy  
Mr. Jared Sekellick, CFMO  
Mr. Lisle Wilke, OFE  
Mr. Steven Smith, DIM  
Mr. Ty Wagner, DFM  
Mr. Robert Hepner, BFM  
Mr. Aaron Hall  
MAJ Nate Lantz  
Mr. David Weisnicht  
COL Andrew Inch, 28ID  
Mr. John Saufley, Design CFMO-PA  
Mr. John Fronko, BEM  
Mr. Mark Guida, Dir. BPOM  
Mr. John Verscharen, R.E. Cor.  
Mr. George Moebius, OFE

- Mr. Ferraro requested the Board Members review the Minutes dated 19 June 2019.
- On motion made by Marc Ferraro, the Board approved the Minutes, dated 19 June 2019.

**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:** NGB has provided BEM with a list of PAARNG facilities (34 state-wide and 8 at FTIG) that they look to inspect in June 2020. BEM will be completed preaudit 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).

**Next Step:** FTIG: PFOS was historically used. Field work (soil and ground water sampling) was conducted the summer of 2019, the draft report has been received identifying two sites; one around the airfield and the other by the fire station where further site investigation is being recommended.

- **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.

**Next Step:** SLF management and survey work will begin again in April. Egg mass surveys will be conducted over the winter. For now, the quarantine will not expand. USDA and PDA feel the current efforts are containing the spread. 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.



## Energy Update – Todd Reed

- **Issue/Event:** EnergyCap

**Background:** Energy Cap will be the main database for the DMVA beginning 1 JAN 2020.

**Next Step:**

- ✓ Historical Data accounts established, QA/QC needed to link buildings
- ✓ FTIG Accounts reviewed and meter read issues addressed weekly to complete QA/AC.
- ✓ ANG/VA being brought on line
- ✓ Meets GOV EO and Federal reporting requirements

- **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:**

- ✓ Initial kickoff meeting conducted
- ✓ First site visit/workshop to occur week of 02 MAR 2020. Onsite 4-5 days at KCC
- ✓ RFI 60-70% complete.
- ✓ FTIG critical facility info 95% complete/PA minus critical facility info 90% complete

- **Issue/Event:** Army Metering Program (AMP)

**Background:** Additional electric, water, and natural gas meters to several FTIG and PA(-) facilities will be installed and connected to the existing Automated Logic PA(-) and Metasys (FTIG) building automation systems.

**Next Step:**

- ✓ Waiting on USACE to award contract to Williams Electric ---USACE will reject current submission. Contractor was missing costs. Estimated start of installation pushed back to Spring 2020.
- ✓ Coordinate w/ G6 to gain Read Only access to Metasys (FTIG) – Current CoN expired 18AUG2019. CW3 Rugh indicated that G6 does not have record of Change Advisory Board (CAB) every being completed for software. Requesting CAB packet be completed to renew CoN and allow access to JCI software. Packet forwarded to G6 Jul 19.

- **Renewable Energy Consumption**

**FTIG Solar PPA**

- SSI onsite 24-JUL to assess overheated circuits and 2 inverter string issues
- Have PSFEI develop monthly cost avoidance tracking Met-Ed/Supplier info.
- SSI still working on overheat issue.

**Other Facilities**

- York RC Stoverstown: Fully executed IX Agreement forwarded to Met-Ed on 23DEC2019. Awaiting ATO
- Plymouth RC – Solar PV
- TUAS Solar PV (currently operating; no IX w/ utility)
- FTIG BLDG 04-201 GSHP
- FTIG BLDG 05-188 GSHP
- FTIG Training Aid Center: NGB approval to add 170 KW to extend size to 230 KW

**Impact of FTIG exceeding 3.0 MW Limit.**

- 22 Nov 19, legal brief and call with the PUC.
  - 3 MW limit is a legislative issue. As the law is written, FTIG cannot remain as a Net Metered Customer and operate above 3 MW. Based on the PUC’s definition of a microgrid, FTIG does not qualify. FTIG cannot sustain operation without grid power.
- PUC offered alternatives. PSFEI to review and provide recommendations.
- Other routes to be explored are GreenGov Council and NGB actions based upon PSFEI findings.
- As of 20 DEC 19, legal to discuss legislative actions with Dusty. Waiting on meeting with Dusty. Last meeting request sent 16DEC2019. Will follow-up again.

**Real Estate Update** – John Verscharen

**Complete:**

- **Issue/Event:** Acquisition of the Ostronic In-holding Property

**Background:** The agreement of sale is fully executed. The Phase I ESA is complete and DGS is satisfied with the results.

**Next Step:** Settlement occurred on December 5th, 2019. The acquisition action is now complete.

- **Issue/Event:** Acquisition of four Rehrer Estate Properties Totaling 81.76 Acres

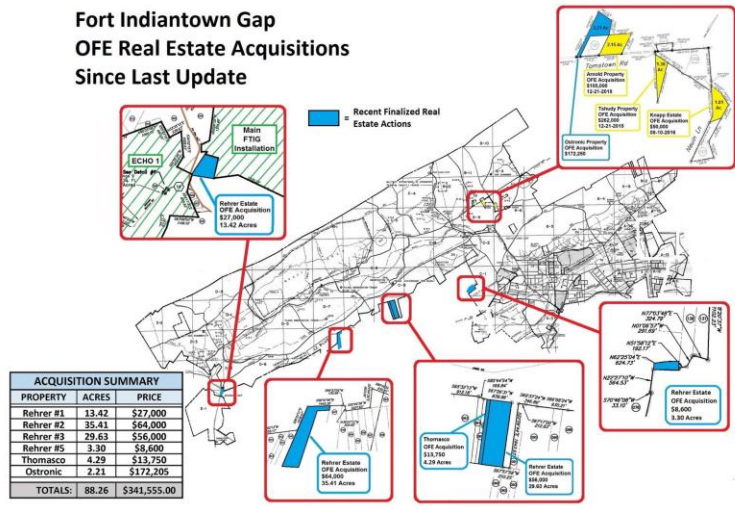
**Background:** The agreement of sale was fully executed on 10/24/2019.

**Next Step:** Settlement occurred on December 19th, 2019. The acquisition action is now complete.

- **Issue/Event:** Acquisition of the Thomasco FTIG bordering property.

**Background:** The agreement of sale was fully executed on 10/30/2019.

**Next Step:** DGS notified us that due to delays in getting Treasury to cut the settlement checks, settlement would be delayed until Tuesday January 7th, 2020 at 2:00 pm.



## Real Estate in Progress:

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

**Background:** 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. However, the DGS attorney discovered some title issues she is concerned about and is currently working with the seller's attorney to resolve the issues.

**Next Step:** The formal Agreement of Sale will be finalized, approved by all parties and once complete, circulated to all parties for signatures and execution. (60-90 day process).

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

**Background:** The appraisals on the two properties, 11.29 acres and 10.05 acres, totaling 21.34 acres returned with a combined total value of \$530,000. The owner tentatively agreed to the verbal offer at that purchase price and DGS has initiated the acquisition project in eBulider.

**Next Step:** DGS has assigned the project to a RE coordinator and we are providing them with all property information to assist in the drafting of the formal agreement of sale.

- **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 and if approved for acquisition will carry a deed restriction prohibiting further development as well as ACUB restrictions against active military training. WBWF is researching the transfer process from the ACUB perspective.

**Next Step:** Consideration by the SAB later as a part of the "New Business" portion of this meeting.

## Facility Disposals:

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

**Update:** The USAR facility was deemed to be no longer needed. However, there is a reversionary interest to the federal government (GSA). We are working with GSA personnel to dispose of facility. The IU 18 school and the Department of Education are working together to complete and process an application for a Public Benefit Conveyance (PBC) to the school. Dr. Grieco of IU 18 has confirmed that the DoED has received all required information and has submitted the packet for final approval.

**Next Step:** If the PBC is approved, GSA will authorize a direct conveyance from the commonwealth to the IU.

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

**Update:** Facility 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. Environmental Phase I inspection complete, DMVA environmental personnel currently working on report.

**Next Step:** A professional real estate appraisal will need to be completed prior to DGS accepting the GSRE-45 Form that formally requests disposal.

- **Issue/Event:** 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.

- **Issue/Event:** York Eden Road Readiness Center (Federal Facility)

**Update:** Facility determined to be surplus and no longer needed for military purposes. The USACE lease expired several years ago and DMVA has been working to dispose of the facility for the same period. However, there are some environmental ground-water contamination concerns from the adjacent Harley-Davidson Plant property and additional commentary was requested in the closing request. NGB has confirmed the disposal request from 2013.

Documentation has been forwarded back to USACE.

**Next Step:** USACE will need to complete the formal federal disposal process.

#### **Real Property** – CPT Jed Vail, briefed by Marc Ferraro

- **Issue/Event:** 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:** Waiting for stationing decisions. Validation of 252 QM Co (208 PAX) with Master Planner. After units to buildings identified, and Basing Action Request received, amended REAP will be processed.

- **Issue/Event:** 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. CFMO to call IER Chief if no action by 20 JAN.

- **Issue/Event:** 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:** Phone con to USACE-Baltimore to expedite disposal. NGB has confirmed the disposal request from 2013. Documentation has been forwarded back to USACE.

- **Issue/Event:** Ft Mifflin License



**Background:** USACE License expired December 2018. Need approved REAP prior to renewing license. Need a 25 year license IOT use state capital funding.

**Next Step:** CFMO Staff met USACE at Mifflin 8 Jan to discuss land boundaries. Permanent Order in process moving HHC 103 EN back to Lancaster Ave. REAP must be developed including conversion request from repair bay to readiness center, 420 project development, environmental requirements, etc.

- **Issue/Event:** Tobyhanna -Wherry Housing Land Parcel Acquisition

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

**Next Step:** Report of Availability package drafted by TYAD DPW. As of 3 Dec email, Need AMC to identify who will be approval/signatory. After approved ROA, REAP package to be completed and submitted to ARNG-IER for approval.

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

**Rentals 1 July- 31 Dec 2019** \*KCC rental amount includes future rental deposits

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	8	\$11,828	10	\$12,087					18	\$23,915
KCC Paid	10	\$13,354	12	\$10,038					22	\$23,392
KCC Military	13		15						28	
KCC State	5		7						12	
KCC Exp		\$29,844		\$24,840						\$54,684

**No Leases Expiring within 6 months**

\* Wilkes University did not renew their lease for the Wilkes Barre armory property. We are doing an inspection of the property within the next month to close out this lease.


As of 31 December 2019																
Revenue																
Beginning Balance																
2019 - 2020																
2018 - 2019																
Total																
Projection																
Total																
Total																
Quarters	150,000	24,642	31,261	55,903			55,903	150,000			30,029	29,382	59,411	35,991	24,678	120,080
Armory Rental	115,000	11,828	12,087	23,915			23,915	59,500			17,247	25,566	42,813	39,311	26,098	108,222
KCC	75,000	13,354	10,038	23,392			23,392	52,500			12,780	18,376	31,156	8,990	9,840	49,986
Mineral Rights	1,200		1,441	1,441			1,441	1,200			0	1,166	1,166	25	0	1,191
Timber/Firewood sales	75,000	11,110	2,813	13,923			13,923	30,000			0	33,675	33,675	17,247	13,075	63,997
Sale of Armories and Land	45,000	44,980	0	44,980			44,980	45,000			27,500	122,935	150,435	103,391	0	253,826
Miscellaneous	5,000	2,847	2,805	5,652			5,652	5,000			1,784	3,534	5,318	2,620	1,835	9,773
Interest	12,000	7,723	4,116	11,839			11,839	12,000			12,438	11,120	23,558	11,270	9,281	44,109
<b>Total Revenue</b>	<b>\$ 478,200</b>	<b>\$ 116,484</b>	<b>\$ 64,561</b>	<b>\$ 181,045</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 181,045</b>	<b>\$ 355,200</b>	<b>\$ 101,778</b>	<b>\$ 245,754</b>	<b>\$ 347,532</b>	<b>\$ 218,845</b>	<b>\$ 84,807</b>	<b>\$ 651,184</b>		
Expense																
OF&E	222,500	125,440	15,197	140,637			140,637	222,500			123,190	4,935	128,125	5,361	533	134,019
Environmental	15,000	0	0	0			0	15,000								
510 Armories (POs)	0	0	0	0			0	0			184,402	337,493	521,895	436,716	152,725	1,111,336
Funds Commitments	125,000	69,244	(51,443)	17,801			17,801	125,000								
JOC	1,454,965	483,716	337,220	820,936			820,936	1,441,802								
520 BRM	62,000	0	0	0			0	62,000			117,686	44,095	161,781	52,198	27,459	241,438
Quarters	60,000	7,108	18,549	25,657			25,657	60,000			31,733	15,878	47,611	8,405	(64,749)	(8,733)
KCC	40,000	29,844	24,840	54,684			54,684	40,000			24,625	16,487	41,112	45,634	26,285	113,031
<b>Total Expenses</b>	<b>\$ 1,979,465</b>	<b>\$ 715,352</b>	<b>\$ 344,363</b>	<b>\$ 1,059,715</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,059,715</b>	<b>\$ 1,966,302</b>	<b>\$ 481,636</b>	<b>\$ 418,888</b>	<b>\$ 900,524</b>	<b>\$ 548,314</b>	<b>\$ 142,253</b>	<b>\$ 1,591,091</b>		
<b>Funds Commitments</b>							<b>886,090</b>									<b>157,518</b>
<b>Balance</b>		<b>\$659,067</b>	<b>\$533,013</b>	<b>\$379,265</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$506,825)</b>	<b>(\$353,167)</b>	<b>\$1,975,502</b>	<b>\$1,802,368</b>	<b>\$1,802,368</b>	<b>\$1,472,899</b>	<b>\$1,415,453</b>	<b>\$1,257,935</b>		
Breakdown of Commitments																
On Call Funds Commitments							107,199									
JOC (details on separate tab)							681,492									
Supply (S/B GGO)							399									
KCC Work							0									
Truck							0									
Furniture							97,000									
<b>Total</b>							<b>886,090</b>									

## NEW BUSINESS

- Exhibit A – State Armory Board Meeting Minutes – 19 Jun 2019
  - Meeting minutes from the previous meeting were submitted, reviewed and approved by the Board.
- Exhibit B – Memorial Wall for EAATS Medical Clinic
  - Mr. Sypher submitted a request to place a memorial plaque in honor of WO1 John Stephen Chrin and CW5 John Michael Travers in the EAATS Aeromedical Facility. The Memorialization Committee considered the request and voted to recommend to the board to approve the action. The action was discussed, and a motion was brought to the table to approve and the action was approved by the Board. Deputy, OFE will work with Mr. Sypher and EAATS to discuss the next steps.
- Exhibit C – FTIG In-holding Land Donation
  - The Ward Burton Wildlife Foundation purchased an in-holding (Margiotti property) of FTIG under the ACUB program. Ward Burton would like to donate the property to DMVA under the provisions of Title 51. The property is a 12.66-acre wooded parcel with a 1388 sq.ft. single family dwelling. If approved for acquisition it will carry a deed restriction prohibiting further development as well as ACUB restrictions against active military training. WBWF is researching the transfer process from the ACUB perspective. The property will act as a buffer on encroachment. The action was discussed, and a motion was brought to the table to approve and the action was approved by the Board.
- Exhibit D – New Castle FMS
  - OFE is in the process of purchasing property in New Castle for a new FMS and Readiness Center. The property is currently being leased by the USAR and being used as a maintenance facility. Their lease is not due until 2025. Once purchased a decision will need to be made if we continue the lease or co-locate with the USAR. Further discussion is required with the USAR and a meeting is planned in February 2020 to discuss the issue. If they USAR does not want to co-locate the Board would have to vote to continue the lease. Further discussion will be required at future meetings once more information is obtained and the property is purchased.

The meeting was adjourned at 1047hrs.

ATTEST

  
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Marc Ferraro  
Secretary,  
State Armory Board

02/24/2020