

State Armory Board of the State of Pennsylvania

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

Wednesday, June 17, 2020

At the call of the Chairman, the State Armory Board met Wednesday, June 17, 2020, 1530hrs at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1530hrs 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 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 16 January 2020.
- On motion made by LTC Zembower, the Board approved the Minutes dated 16 January 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: Because of COVID-19 NGB cancelled our scheduled June 2020 audit this year. It has been rescheduled for March 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).

Next Step: 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 future.

- **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 continue this summer at FTIG and at Readiness Centers in impacted counties. DMVA received another grant (\$100k) from the PA Department of Agriculture to address SLF at DMVA facilities. 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.



- MajGen Carrelli asked how prevalent SLF was at FTIG.

- Mr. Fronko stated there are sightings here at but not to the point where it is causing any issues. He discussed the remediation plan and did say the bug is spreading west but that the Dept of Ag has not expanded the quarantine.

Energy Update – Todd Reed

- **Issue/Event:** EnergyCap

Background: State Utility Monitoring Database

PA-ARNG section of the DMVA complete and used for FY 20 QTR 2 AEWRS reporting

Next Step:

- ✓ Training for PA-ANG and VA Homes to occur June 2020
- ✓ QA/QC of historic accounts
- ✓ Refinement of reports, accounts, and dashboard for intranet homepage

- **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 moved to 28-30 July (tentative)
 - 19 AUG- Pre-final draft due to PA ARNG
 - 10 SEP- End pre-final draft review period
 - 16 SEP- Teleconference meeting to review final draft report
 - 21 SEP- Submit final IEWP report to Command for Signature
 - 30 SEP- Final IEWP reproduction and transmittal

- **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:

- ✓ Revised submission received and reviewed. Awaiting revised schedule from USACE
- ✓ Separate issue: Server Upgrade and Service Contract POs issued.

- **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)
 - Execute as a single prime DGS DB Contract
 - Updated map details and cost proposal were provided that did not require line sizing study. Next meeting scheduled for 03 JUN 20.

- Mr. Ferraro explained the water modeling study that they are going to contract, to determine what the requirements are for proper sizing of water lines are for FTIG.

- ✓ TISA Solar-Geothermal:
 - FY20 Project approved to move forward per LTC Mire during conference call.
 - PA-ARNG will execute under USPFO
 - Awaiting DA Memo from NGB

- **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.
 - DOC noted that the limit in the amount of land that can be leased by law restricts their ability to have large solar farms.
 - PUC noted that based on PA ARNG's mission exemptions to the law are a definite possibility. Still must be done through legislation.
 - GreenGov will consolidate issues, agencies to discuss with their legislative representatives. Reconvene later to discuss next steps
 - Meeting resulted in no definitive answer or path forward to resolving the issue.

Next Step:

- ✓ Mr. Ferraro discussed with Dusty Durand – DMVA will move forward with the process without waiting for the GreenGov Council to convene again. Dusty will reach out to PUC to work on legislation exempting DMVA (FTIG) the energy limit based on its emergency management support functions and national security.
- ✓ Mr. Ferraro explained the steps we need to take to move forward with getting an exception to the rule. It will require legislation. It will require coordination with committee's from the legislature.
- ✓ Mr. Durand explained that this will have to be separate legislation because there were no bills that we could attach a rider too.

Real Estate Update – John Verscharen

Commonwealth Real Estate Acquisitions in Progress:

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

Background: Two adjacent properties were originally identified for acquisition; however, after some negotiation difficulties; it has been agreed that DMVA would seek to acquire only one of the properties at the current time.

Next Step: Once DGS reinitiates acquisition actions; they will have the 10.05-acre property appraised by their approved vendor in order to develop a reasonable offer to acquire and present it to the homeowner.

- **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. DMVA on behalf of the commonwealth has offered to purchase the property for \$890,000; the offer was accepted by the owner. However, during the property title review, DGS identified several issues that will need to be resolved prior to any acquisition by the commonwealth:

- There were inconsistencies in the legal descriptions of the properties between several different documents and a survey, in part due to a past PennDOT taking.
 - The names on the most recent trust documents do not match the names on the lease to the US Army Reserve executed through the USACE. This will result in the owners having to re-execute the documents with the correct lease participants.
 - Before the owners would execute new lease documents, they required DGS them with an official LOI, Letter of Interest. This was completed on 01/24/2020.
 - Upon completion of the above items, the Owners/Trust will file a new quitclaim deed that includes the fixes.
- ✓ This action is currently on hold by DGS until normal commonwealth operations have resumed; however, on 05/11/2020: DGS updated that the title issues continue to be worked between the attorneys. They have received the draft copies of deeds for legal review.

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:** 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 is currently owned by the foundation (WBWF). Any acquisition would carry a restriction prohibiting further development as well as ACUB restrictions against active military training. DMVA originally envisioned the transfer only requiring that the commonwealth take title with a deed restriction in place to ensure the property is utilized in accordance to ACUB requirements. However we have been informed that there may need to be a third-party involvement to hold title to the developmental rights. Currently, we need clarification from NGB whether we will need a third-party to hold the developmental rights and exactly who could take over that role and still meet NGB requirements. WBWF is researching the transfer process from the ACUB perspective.

Next Step: Draft an agreement of sale that lays out all of the conditions and requirements of the transaction for legal review and approval by all parties.

Facility Disposals:

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

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 local IU 18 school and the Department of Education are working together to complete and process their application for a Public Benefit Conveyance (PBC) to the school; they have been approved and the conveyance is now being processed. DMVA has completed the required GSA due diligence checklist and provided additional environmental information per their request.

Next Step: GSA needs to forward the revised draft of the proposed conveyance deed to DMVA Chief Counsel for legal review.

- **Issue/Event:** Coraopolis / CSMS West Disposal (State Owned Facility)

Update: Facility pending disposal due to the planned construction of a replacement facility. Due to the lengthy disposal/legislative process, preparation is now underway to disposal of this facility through DGS. The Phase I ESA and market value appraisal process are both underway. The environmental work is being completed by DMVA staff personnel, the appraisal has been contracted with a vendor and the expected completion date is NLT 01 July.

Next Step: Once the environmental appraisal work are completed, DMVA can formally request disposal and submit the required GSRE-45 Form requesting disposal and drafting of the conveyance legislation.

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

Update: The federally leased York-Eden Road RC was determined to be surplus to the needs of the PAARNG and the decision was made to dispose of the facility. The USACE lease expired several years ago and DMVA has been trying to dispose of the facility for the same period of time. However, due to some ground-water contamination from the adjacent neighboring Harley-Davidson Plant additional supporting documentation was required which has delayed the process significantly. All required information has been submitted to NGB.

Next Step: The NGB accepts disposal of the facility transferring control to GSA for final disposition.

- **Issue/Event:** West Pittston Readiness Center (State Owned Facility)

Update/Background: This facility had previously been declared surplus by DMVA; however, the PA Fish and Boat Commission had requested the transfer of facility to them for their use pending a capital project to renovate it for their purposes. However, on 04 May 2020 DGS informed us that the PFBC board of commissioners voted to return the facility to DMVA on April 10, 2020. The inspection and physical hand-off of the facility occurred on 14 June 2020. In an effort to dispose of the facility as quickly as possible due to the lengthy disposal/legislative process, preparation is now underway to disposal of this facility through DGS. The Phase I ESA and market value appraisal process are both underway. The environmental work is being completed by DMVA staff personnel, the appraisal has been contracted with a vendor and the expected completion date is NLT 01 July.

Next Step: Once the environmental and appraisal work are completed DMVA, can formally request disposal and submit the required GSRE-45 Form requesting disposal and drafting of the conveyance legislation.

Real Property – CPT Jed Vail

- **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. DIV stationing meeting on 26 FEB 2020 to continue COA development. Submitting BAR request for 237, 244, 320, 350, & 351
- ✓ DAG Brief for stationing decision 20 APR. 3 COAs presented: C/103d to Phil, 2-112 units to Erie, 109th units from TAD
- ✓ TAG Approved stationing COA for BLDG 237. Need to submit BAR for REAP

- **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
- ✓ Meeting provided way ahead for real estate to develop acceptable lease agreement
- ✓ No update to RP at this time

• **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.
- ✓ USACE has MIPR to action disposal request
- ✓ Edits being made to Disposal Report. Environmental updates being made.

• **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:

- ✓ USACE has MIPR to action disposal request.
- ✓ LTC Hutton conducting follow-up with USACE every two weeks. Response from USACE is “approval soon”.

• **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:

- ✓ 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.

• **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:

- ✓ 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.

- **Issue/Event:** 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
- ✓ No update at this time

- **Issue/Event:** FTIG EPR Round REAP

Background: 56 Acres acquired for EPR SDZ area.

Next Step:

- ✓ Environmental ECOP must be completed prior to REAP submission
- ✓ No update at this time

- **Issue/Event:** 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
- ✓ No update at this time

- **Issue/Event:** 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 12 March for approval
- ✓ No update at this time

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

Rentals 1 July 2019- 30 June 2020

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	16	\$37,725		-\$298	34	\$61,342
KCC Paid	10	\$13,354	12	\$10,038	8	\$11,375		-\$5,985	30	\$28,782
KCC Military	13		15		15				43	
KCC State	5		7		8				20	
KCC Exp		\$29,844		\$25,815		\$14,481		\$1,452		\$71,592

*KCC rental amount includes future rental deposits

*No rentals March-June 2020 due to COVID-19

No Leases Expiring within 6 months

State Treasury Armory Fund Update															
As of 31 May 2020															
2019 - 2020										2018 - 2019					
Revenue	1,257,935		812,815	1,257,935	533,658	254,217	1,257,935			2,355,360	1,975,502	2,355,360	1,802,368	1,472,899	2,355,360
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
Quarters	150,000	24,642	34,405	59,047	30,503	23,056	112,606	150,000		30,029	29,382	59,411	35,991	24,678	120,080
Armory Rental	115,000	11,828	12,087	23,915	37,725	(298)	61,342	59,500		17,247	25,566	42,813	39,311	26,098	108,222
KCC	75,000	13,354	10,038	23,392	11,375	(5,985)	28,782	52,500		12,780	18,376	31,156	8,990	9,840	49,986
Mineral Rights	1,200		1,441	1,441	2,388	0	3,829	1,200		0	1,166	1,166	25	0	1,191
Timber/Firewood sales	75,000	11,110	2,813	13,923	665	0	14,588	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	0	950,000	994,980	45,000		27,500	122,935	150,435	103,391	0	253,826
Miscellaneous	5,000	2,847	3,102	5,949	916	0	6,865	5,000		1,784	3,534	5,318	2,620	1,835	9,773
Interest	12,000	7,723	4,116	11,839	2,235	627	14,701	12,000		12,438	11,120	23,558	11,270	9,281	44,109
Total Revenue	\$ 478,200	\$ 116,484	\$ 68,002	\$ 184,486	\$ 85,807	\$ 967,400	\$ 1,237,693	\$ 355,200		\$ 101,778	\$ 245,754	\$ 347,532	\$ 218,845	\$ 84,807	\$ 651,184
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	222,500	125,440	15,197	140,637	102,397	0	243,034	222,500		123,190	4,935	128,125	5,361	533	134,019
Environmental	15,000	0	0	0	0	0	0	15,000							
510 Armories (POs)	0	0	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	(48,383)	20,861	37,915	60,212	118,988	125,000							
JOC	1,454,965	483,716	182,203	665,919	203,348	2,727	871,994	1,441,802							
520 BRM	62,000	0	0	0	0	0	0	62,000		117,686	44,095	161,781	52,198	27,459	241,438
Quarters	60,000	7,108	18,579	25,687	7,107	3,523	36,317	60,000		31,733	15,878	47,611	8,405	(64,749)	(8,733)
KCC	40,000	29,844	25,815	55,659	14,481	1,452	71,592	40,000		24,625	16,487	41,112	45,634	26,285	113,031
Total Expenses	\$ 1,979,465	\$ 715,352	\$ 193,411	\$ 908,763	\$ 365,248	\$ 67,914	\$ 1,341,925	\$ 1,966,302		\$ 481,636	\$ 418,888	\$ 900,524	\$ 548,314	\$ 142,253	\$ 1,591,091
Funds Commitments							\$ 60,476								157,518
Balance		\$659,067	\$687,406	\$533,658	\$254,217	\$1,153,703	\$1,093,227	(\$353,167)		\$1,975,502	\$1,802,368	\$1,802,368	\$1,472,899	\$1,415,453	\$1,257,935
Breakdown of Commitments															
						14,000									
						46,476									
						60,476									

NEW BUSINESS

- Exhibit A – State Armory Board Meeting Minutes – 16 Jan 20
- The meeting was adjourned on motion from MG Schindler at 1605hrs.

ATTEST



07/01/2020

Marc Ferraro
Secretary,
State Armory Board