

State Armory Board of the State of Pennsylvania

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

Tuesday, December 12, 2023

At the call of the Chairman, the State Armory Board met Tuesday, December 12, 2023, at 1000 hrs. at the Department of Military and Veterans Affairs, Ft. Indiantown Gap, Annville, PA.

The Chairman called the meeting to order at 1000hrs.

Members Present:

MG Mark Schindler, Chairperson was represented by Marc Ferraro
Marc Ferraro, Executive Deputy Secretary
BG Laura McHugh, Member was represented by Ken Weiland
BG Michael Regan, Member
MG Mark McCormack, Member used Teams
Mr. Robert Hepner, Secretary
Ms. Patty Derry, Member
COL Keith Graham, Member was represented by LTC Michael Siriani
COL Donald O'Shell, Member
CSM Shawn Phillips, Member

Also Present:

LTC Adam Love
Eric Zimmerman, OFE
Mr. John Verscharen, R.E. Cor.
Mr. Todd Reed, Energy
Mr. Dusty Durand
Mr. Todd Eakin, BEM
Mr. John Fronko, BEM
Mr. Aaron Keirn, BDPM
COL Kevin Potts
COL Frank Montgomery, CFMO
Mr. Richard Taylor, CFMO
Mr. Frank DiMartini, OFE
COL James Cassarella
Jenny Brown, OFE

- Mr. Hepner requested the Board Members review the Minutes dated 20June 2023.
- On motion made by BG Michael Regan, and seconded by CSM Shawn Phillips the Board approved the Minutes dated 20June 2023.

Environmental Update – John Fronko

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

Background: The NGB has contracted for studies (testing) for the levels of PFAS at ARNG facilities across the country that have had PFAS releases over the years. Governor Wolf has established a PFAS Action Team to address the issue within the state, BG Regan is the DMVA representative. The EPA drinking water action level for PFAS is 71 parts-per-trillion (ppt). On December 3, 2022, the PA DEP established a new state maximum contaminant level of 18 ppt for PFOS and 14 ppt for PFOA.

Next Step: FTIG (Muir Airfield): A Remedial Investigation is underway with sampling to occur the spring of 2024 to further investigate areas around the airfield.
PFAS possible impact notification letters to agricultural property owners near Cantonment will be sent soon by NGB.

Johnstown (AASF#2): The Site Investigation field work has been completed and the final report received. Future responsibilities for investigation and or remediation were transferred to the Army Reserve.

Statewide Sampling: NGB has funded the sampling of the drinking water at all readiness centers (RC) for PFAS. All our RCs are supplied by public water suppliers, except New Milford and Williamstown. All Statewide facilities have been sampled with no PFAS results above the regulatory standard. No further actions planned.

Issue/Event: Environmental Program Assessment Survey (EPAS).

Background: Every three years NGB contracts with a third party to inspect PAARNG facilities across the state for their compliance with environmental programs.

Next Step: Internal pre-audits are performed by BEM staff will occur over the spring and summer of 2024, in preparation of the external inspection.

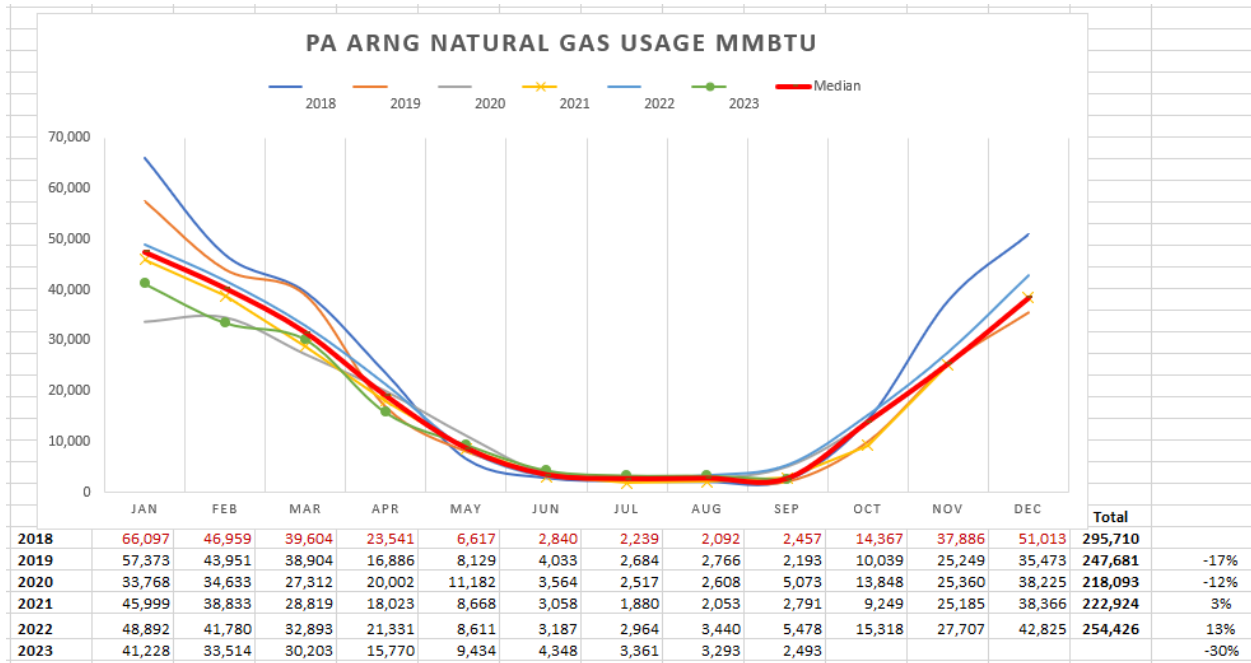
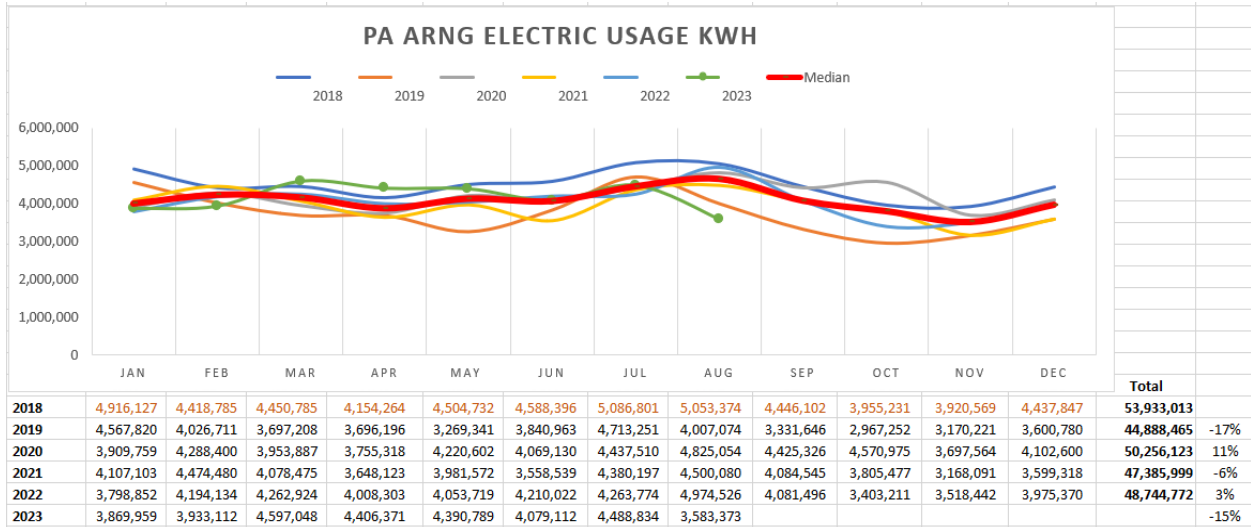
The external EPAS inspection will take place the week of September 23, 2024.

The list of facilities to be inspected is provided by NGB 120 days before audit.

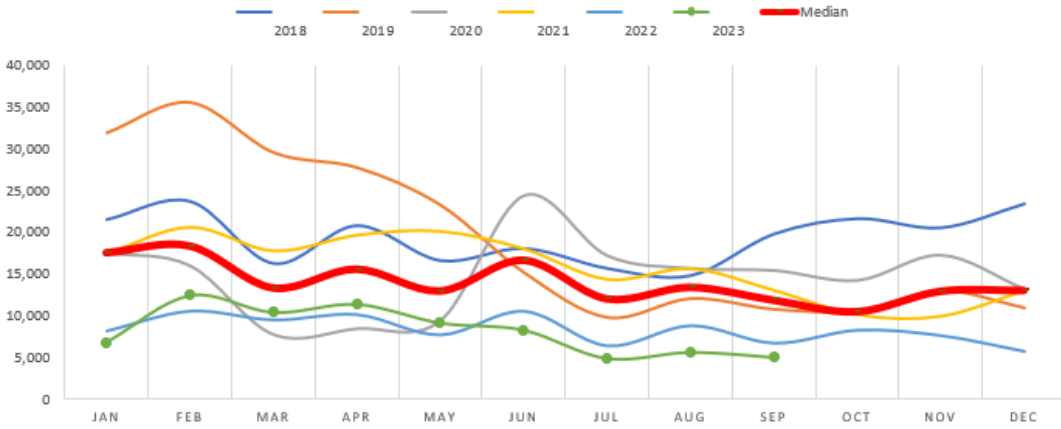
We are estimating approximately SO facility will be inspected during the audit.

A FRAGO will be published through G3 once the list is received from NGB.

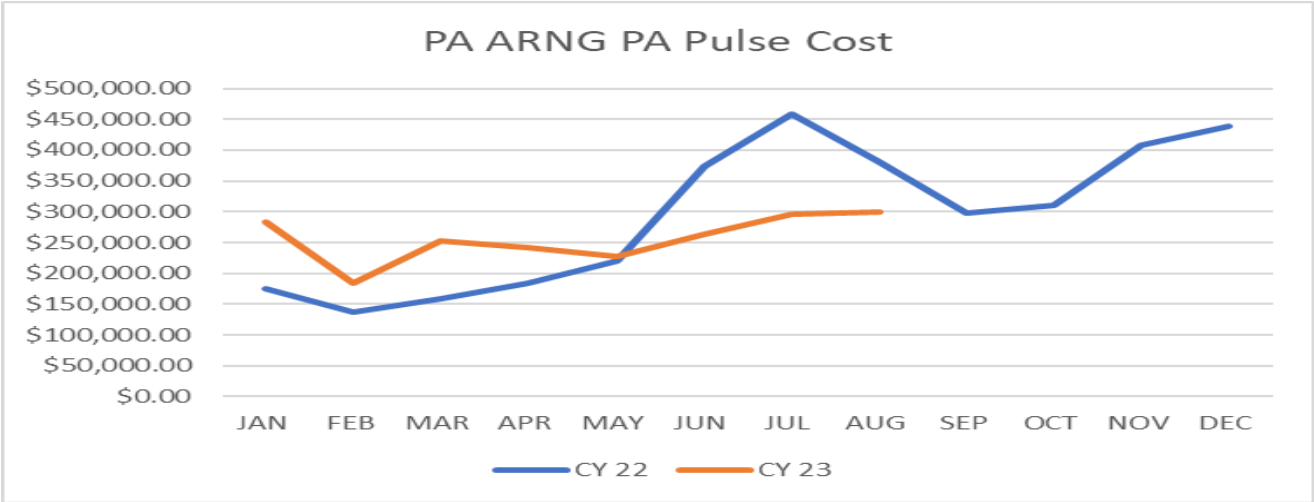
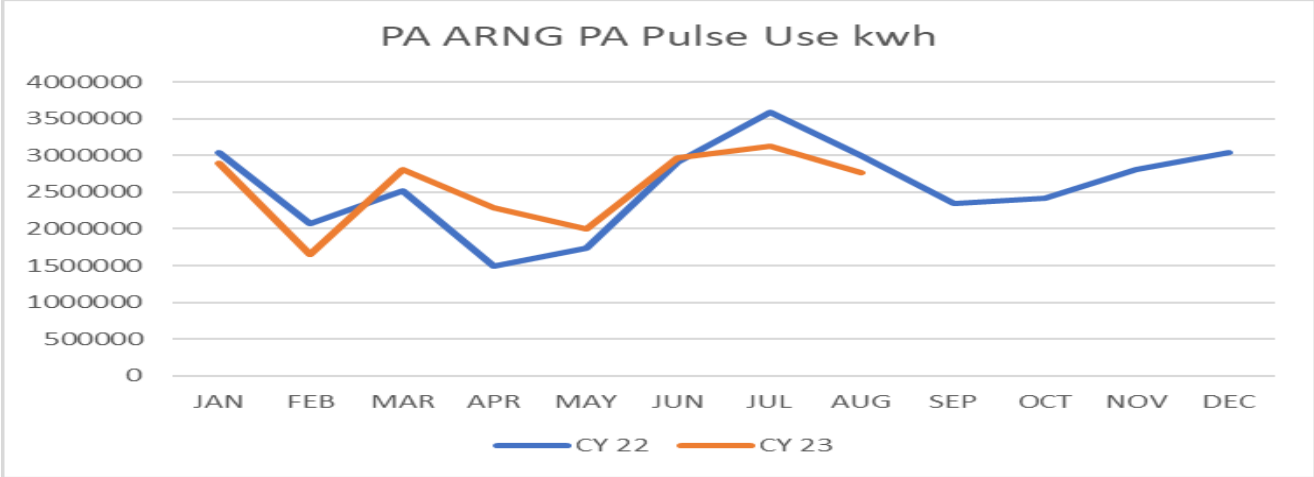
Energy Update – Todd Reed



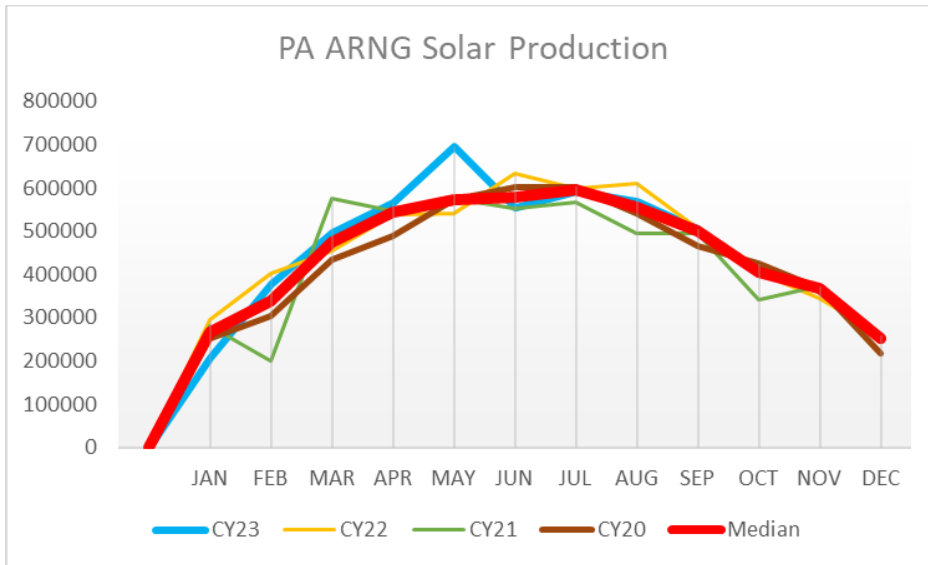
PA ARNG WATER USE KGAL



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total	
2018	21,538	23,716	16,243	20,804	16,589	18,050	15,649	14,791	19,810	21,647	20,547	23,430	232,812	
2019	31,917	35,566	29,534	27,732	23,223	15,106	9,696	11,970	10,683	10,507	12,915	10,851	229,700	-2%
2020	17,430	15,867	7,606	8,331	9,311	24,308	17,083	15,565	15,313	14,129	17,155	13,062	175,161	-24%
2021	17,478	20,645	17,797	19,696	20,161	18,041	14,362	15,631	13,036	10,093	9,926	13,008	189,874	8%
2022	8,092	10,542	9,459	10,111	7,617	10,524	6,267	8,749	6,597	8,199	7,529	5,584	99,271	-48%
2023	6,795	12,417	10,370	11,352	9,097	8,236	4,808	5,554	4,940					-6%



- ✓ As of 1 JAN 23, 90% of the PA ARNG electricity is being supplied by renewable energy sources through the PA Pulse Program. This is a 15-year contract.
- ✓ The following are the electric accounts on PULSE; FTIG, Easton RC/FMS, Lancaster Ave RC, Southampton RC/FMS, Cambridge Springs RC/FMS, Carlisle RC, Elizabethtown RC, Harrisburg RC, State College RC/FMS/Warehouse.
- ✓ This allows the PA ARNG to meet the requirements of the Energy Policy Act of 2005, Energy Act of 2020, NDAA of 2020, and the current EO of 14057.
- ✓ The cost per/kwh is \$0.074 till 2025 and then \$0.067 until 2038.
- ✓ YTD savings as compared to same period in CY 22 is \$40,938.



FY 23 Geo-Thermal Energy Savings

Location	kwk saved	Cost savings
Bldg. 4-201	21,680	\$3,049.33
Bldg. 5-188	12,062	\$4,829.86
Bldg. 5-239	84,505	\$13,292.77
York RC	72,917	\$12,076.29
Total	191,164	\$33,248.25

- ✓ 3.3 megawatts of photovoltaic systems with another 300 watts to come online in the next 3 years.
- ✓ 200,678,088 kwk generated since 1 JAN 2020.
- ✓ \$109,781 saved in electricity purchasing since 1 JAN 2020.
(This is after the cost of purchasing electricity from the solar farm.)
- ✓ Recently completed geo-thermal energy model study completed by PSFEI using Bldgs. 4-201 shows 48% energy savings. This compared a geo-thermal system and a standard gas furnace system. The study and energy model can be used by the PA ARNG to better determine cost savings for future geo-thermal projects.

ENERGY Initiatives

- ✓ **Electric Vehicle Charging Stations**
 - 17 NOV 23 Received a memorandum with guidance for the Army National Guard regarding electric vehicle charging and related infrastructure. DMVA staff reviewing and will determine the next steps forward.
- ✓ **Army Advance Metering Program**
 - 78% of all meters reporting as of 1 DEC 23
 - Working with PA ARNG controls personnel, JCI, ALS, G6, and MOMS staff to get 100% of meters reporting.
- ✓ **LED Lighting Upgrades**
 - Connellsville, Lewistown, FTIG Airfield, Hershey, and Waynesburg projects in process.
- ✓ **Photovoltaic System Installations**
 - Graterford connectivity issues.
 - Carlisle FMS Reporting.
 - FTIG Police Station online in test mode, but single-phase inverters installed instead of 3 phase. Working to get an electrical contractor to install the correct inverters.
 - Johnstown and Elizabethtown- Preliminary Design Stage.
- ✓ **ERCIP**
 - Due to memorandum dated 29 MAR 23, "Electrification of Standard Building Operations11 the preliminary design of the micro-grid does not meet the requirement. More renewable energy and less fossil fuels, a ratio of 3:1 is the standard to meet approval. DMVA staff meeting to look at this issue and the possibility of purchasing FTIG's solar farm.

REAL Property Update – 1LT Richard Taylor

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

Background: Previously submitted REAP for buildings 216, 237,350 & 351 is pending BAR acceptance.

Next Step:

- ✓ 20210218: Updated EBS required, to be completed 3Q21 by ENV. The person handling the BAR is using an outdated EBS (5+ years old) as the basis for requiring this Phase II work. ENV will submit updated EBS for their use in approving the BAR with intent to convince them that the Phase II work is not needed at this time. ANG states funding likely available for EBS FY22.
- ✓ 20210519: PHli work at 350; once complete incorporated into EBS and submitted to BAN GB for generation of BAR.
- ✓ 20211013: Updated Biddle MOA submitted; awaiting input from IIIATKW
- ✓ 20211117: BAR approved and submitted to USPFO for routing to NGB
- ✓ 20220726: NGB General Council reviewing EBS for Biddle; potential MOA required// SA no update

- ✓ 20220915: REAP at AFCEC Legal review {05 AUG) // No SA Update; follow-up on 14 SEP
- ✓ 20221014: BAR at AFCEC // site visit 27 OCT for walkthrough & siting
- ✓ 20221110: Site visit at BANGS with confirmation of facilities. Permit approved by AFCEC and awaiting USACE signature.
- ✓ 20230425: REAP currently at NGB-ENV for final approval
- ✓ 20230915: Follow up with NGB-G-9; IER response being drafted
- ✓ 20231005: Follow up with NGB REAP Action Officer (No response)
- ✓ [20231109: Follow up with NGB Real Property Action Officer \(CPT Miller\) - Awaiting response](#)

Site: Carlisle Legacy Site (Acquisition)

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

Next Step:

- ✓ 20230210: REAP & 1390/91 required for federal support
- ✓ 20230612: REAP for RC to begin 4Q23
- ✓ 20230913: DRAFT REAP created// Need Environmental/ NEPA Documentation
- ✓ 20231109: Documentation still being worked: Title// DD1390/91 // DD 1354 // Environmental
- ✓ [20231204: Environmental Baseline Survey received](#)

Site: Middletown Hanger (Lease Correction)

Background: Temporary lease of a hangar facility located in Middletown, PA to house C26 Metro-Liner

Next Step:

- ✓ 20230919: Middletown Hangar moved up on REAP priority list
- ✓ 20231019: Meeting with Avflight Corporation Financial Analyst
- ✓ [20231120: Site visit at Avflight facility in Middletown with CFMO Staff, SAAO, Pilots, and General Manager](#)

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

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

Next Step:

- ✓ 20221110: REAP to begin 2Q23. Working with 111ATKW and BEM for EBS requirements.
- ✓ 20221209: RoA request submitted to 111ATKW, sample submitted to CE team for their SA
- ✓ 20230109: Follow-up with 111ATKW; memo to be delivered by EOM
- ✓ 20230210: follow up with 111ATKW
- ✓ 20230510: Follow up with 111ATKW
- ✓ 20230612: Follow up with 111ATKW CE team for FUB slides and RoA for 8320
- ✓ 20230926: Follow up with 111ATKW CE team; (Deputy BCE has been replaced)
- ✓ 20230927: Follow up with new 111ATKW CE team; requested Facility Board minutes and RoA
- ✓ 20231031: Meeting with 111ATKW CE team and CFMO team
- ✓ [20231106: Request for space memo signed, Beddown memo being worked// 111ATKW preparing Basing Action Request {BAR} and updated Memorandum of Agreement.](#)

Site: FTIG Inholdings (Acquisition)

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

Next Step:

- ✓ 20200312: REAP submitted to ARNG for approval
- ✓ 20210218: In-holdings not on FISP; EBS needed for these sites. Funding requested from NGB in conjunction with EPR Round request. Daryl Valley to follow up 22FEB21; initial estimate is completion by 3Q22.
- ✓ 20210318: EBS required for addition to FISP, funded internally; estimated completion of REAP 1Q22
- ✓ 20210618: Awaiting final pricing from contractor; estimated JUL21 start
- ✓ 20210702: EBS contract to be finalized AUG21
- ✓ 20220121: EBS contract under review; MAR22
- ✓ 20220516: EBS complete
- ✓ 20220621: Awaiting NGB approval
- ✓ 20230109: Follow up with NGB-G9; under final environmental review
- ✓ 20230915: Follow up with NGB-G-9; environmental be processed
- ✓ 20231005: Follow up with NGB REAP Action Officer (No response)
- ✓ 20231109: [Follow up with NGB Real Property Action Officer \(CPT Miller\) - Awaiting response](#)

Site: FTIG EPR Round (Acquisition) Background: 56 Acres acquired for EPR SDZ area.

Next Step:

- ✓ 20201123: EBS scheduled for 2Q21; will begin REAP at that time
- ✓ 20210218: Environmental POC at NGB retired - initial estimate for funding is 3Q21. Daryl to follow up NLT 01MAR21.
- ✓ 20210318: EBS to be funded in-house, begin 3Q21 with intent to submit 4Q21
- ✓ 20210420: Environmental Scope of Work completed; preparing for contracting
- ✓ 20210519: Awaiting final plan for NEPA/ECOP; estimated complete DEC21
- ✓ 20220121: EBS to be complete MAR22
- ✓ 20220517: EBS complete
- ✓ 20220621: Updating REAP with 1354s. Submission JUL22
- ✓ 20220726: REAP submitted 07JUL; working through EBS typo with NGB
- ✓ 20220816: No change
- ✓ 20230109: Follow up with NGB-G9; under final environmental review
- ✓ 20231109: [Follow up with NGB Real Property Action Officer \(CPT Miller\) – Awaiting response](#)

Site: Elizabethtown RC (Acquisition)

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

Next Step:

- ✓ 20210121: Project submitted and accepted at WIB
- ✓ 20210506: Awaiting EN BOSS for study; will not be actioned until SEP21
- ✓ 20210702: EN BOSS operational SEP21; to be actioned 1Q22
- ✓ 20211021: No change
- ✓ 20221216: Master Planning forwarded requirements to BDPM for site plan to acquire without EN BOSS
- ✓ 20220109: Awaiting survey data from BDPM and Real Estate transfer from DOC to DMVA
- ✓ 20230912: No change

Site: York Eden Road RC (Disposal)

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

Next Step:

- ✓ 20210121: Conditional acceptance at GSA
- ✓ 20210218: awaiting ROE conditional acceptance from GSA (0SFEB21) // awaiting update from Jeremy Keels
- ✓ 20210506: All documents with GSA (Mr. Keels); awaiting response. Site visit 26MAY21 with GSA & PAARNG
- ✓ 20210920: At GSA -Need current letter from SHPO for final disposal to public
- ✓ 20211210: USACE received SHPO letter stating site is eligible for preservation at state level.
- ✓ 20220610: At GSA; working with outside groups for historical preservation requirements prior to disposal
- ✓ 20220706: GSA working with stakeholders for historical requirements. Follow-up sent 24JUL.
- ✓ 20230105: Meeting with USACE and GSA for disposition. Disposal process waiting on PA SHPO for movement.
- ✓ 20230126: GSA historical submission under review & awaiting concurrence by PA SHPO
- ✓ 20230329: HHS Identified as expressing interest in homeless use; application due 12JUN23
- ✓ 20230612: Site visit with DGS to discuss way forward
- ✓ 20231024: Meeting with GSA (Mr. Keels); York Eden Road RC has been conditionally accepted
- ✓ [20231108: GSA drafting MOA; Plan is to take York to public sale](#)

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

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

Next Step:

- ✓ 20201119: Submitted to USPFO for review and signature
- ✓ 20210121: Completed REAP submitted to NGB Real Property Team 18DEC20
- ✓ 20210318: ENV working with NGB for concurrence memo, once complete REAP resubmitted
- ✓ 20210429: Signed copy of NEPA/ECOP concurrence memo submitted to NGB 29APR21
- ✓ 20210920: USACE in process of uploading site into GSA Excess. Estimate of conveyance DEC21
- ✓ 20211210: USACE awaiting letter from SHPO re: historical status. Awaiting disposition CY21
- ✓ 20220523: Follow up to USACE and GSA for disposition
- ✓ 20220610: At USACE; budget likely to be requested for disposal. Awaiting update week of 27JUN
- ✓ 20230105: Meeting with USACE and GSA for disposition. GSA requires Report of Excess from USACE, then process thru PA SHPO.
- ✓ 20231024: Meeting with GSA (Mr. Keels); Oil City RC has not been accepted; expected to be easy to move forward
- ✓ 20231128: [GSA stated that Venango County has expressed interest in purchasing the property](#)

Site: New Castle (Acquisition)

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

Next Step:

- ✓ 20210429: Deed/Title received by John V. documents; EBS required. REAP submitted once EN BOSS operational. EBS projected to begin 3Q21
- ✓ 20210527: EBS and REAP not required until closer to usage/construction (TY25). Additional wetlands survey requested for this site.
- ✓ 20210702: New Castle RC, RG-40, Area 4 EBS conducted AUG21
- ✓ 20211025: Wetlands survey returned from ENV
- ✓ 20220915: Meeting with G4 (23SEP) for requirements
- ✓ 20221014: New Castle FMS & New Castle RC as #1 selections for LRCP FY23
- ✓ 20230109: B&D Funds programmed in FY23 Omnibus (\$2.3M) // working to begin process with BDPM // #1 MAJOR MILCON FY23 20230310: P&D funds expected 4Q23
- ✓ 20230910: REAP for FMS to begin 1Q24

Real Estate Update – John Verscharen


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

Background: The 12.66-acre wooded parcel with a 1388 sq.ft. single family dwelling was acquired using federal ACUB funding; However, the Ward Burton Wildlife Foundation have presented the offer to donate the property to the Commonwealth of PA. The SAB has approved conditional acceptance of the property.

DMVA Chief Counsel has completed and forwarded a memo to NGB that lays out the specific land acquisition authority for the commonwealth for them to determine its adequacy. DMVA Office of Chief Counsel has reviewed the action and consulted with DGS Bureau of Real Estate and determined that DGS does have the legislative authority to acquire; however, DMVA will need to pay the administrative and closing costs to action the transfer.

Current: DGS has drafted the formal Agreement of Sale, presented it to WBWF for review, and the two organizations have been going back and forth with requested revisions. However, because the property was originally purchased with federal ACUB funding, it appears that NGB has requested language be included that the DGS attorney finds unacceptable for commonwealth acceptance.

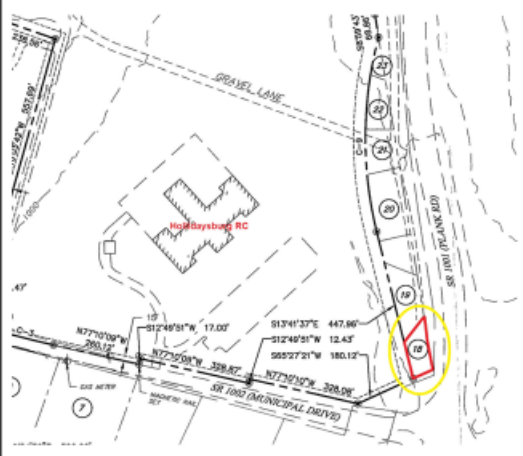
Next Step: After the AOS is fully executed, settlement will occur after the allocated due diligence period.

 **pennsylvania**
DEPARTMENT OF MILITARY AND VETERANS AFFAIRS

Commonwealth Real Estate Acquisitions – Approved and in progress

Hollidaysburg RC

Issues/Events
Issue/Event: Possible donation acquisition of a very small parcel adjacent to the Hollidaysburg RC.
Background: After a PennDOT project that adjusted the placement of Plank Road, a strip of several very small separate parcels were created that are currently tied to the property owners on the other side of the street. Since these slivers of property have no real viable legal use, one of the owners has reached out to the commonwealth to see if we would accept the 0.09-acre parcel as a donation. SAB approved proceeding on 01/24/2023.
Current: Keith Lloyd has completed the survey on the adjacent site and is finalizing the formal plan and legal description.
Next Step: We will need to engage the services of a local title services firm to issue title insurance, complete settlement and record the new deed.



For Official Use Only
Office of Facilities and Engineering

As of: 5 DEC 23 23

Issue/Event: Acquisition of the current East Hanover and Lickdale Elementary Schools.

Background: In 2022 we were notified about the possibility of the Northern Lebanon School District closing all their current elementary schools due to a planned consolidation into a single facility adjacent to the existing high school. After confirming the proposed closure with the school district, members of DMVA senior staff met with the district to discuss the possibility of a commonwealth acquisition.

Multiple DMVA professional staff members then toured the two facilities, inspecting them for overall viability and provided their individual opinions, observations, and recommendations with overall positive results. Real Estate appraisals were then initiated and completed. The resulting valuation reports indicated the current market value for the Lickdale Elementary School to be \$2,300,000 and the East Hanover Elementary School valuation to be \$2,100,000; for a total indicated value of \$4,400,000. DMVA/OFE informed the school district of the values, made a tentative offer to acquire and it was accepted by the school district. Legislation was already in place for acquisitions surrounding FTIG and the proposed acquisitions were referred to DGS for completion.

Current: **As of 29 NOV 2023, DGS updated that the Comptroller is the only remaining needed signature on the agreements of sale. The agreements are conditioned upon DMVA receiving approval from the local townships for a zoning change to our governmental usage.**

We have already discussed with both township zoning officials the need for the commonwealth to receive official determinations that our intended uses of the facilities are in compliance with their current zoning designations.

East Hanover: **The Board of Commissioners have agreed to modify the permitted uses within Residential Low-Density areas to include Military uses; under the stipulation that no permanent tactical vehicles will be stored there, and no on-site firing ranges will be permitted. The proposed zoning amendments will be advertised and prior and voted on during the December 18th Board meeting.**

Union: **The zoning codes enforcement officer has issued a favorable “letter of opinion” stating that our planned uses meet the qualifications of the commercially zoned area. However, previous conversations had indicated that only an official “Determination of usage” could grant the guarantees that we need. DMVA/OFE will reach out again to them to confirm.**

Next Step: Upon full execution of the agreements, DMVA will have the legal authority to initiate official zoning requests and can begin the due-diligence process; including environmental inspections.

Lickdale Elementary School



East Hanover Elementary School



Potential Administrative Acquisition – Washington RC

Issues/Events

Issue/Event: Potential Administrative Acquisition of Small Parcel Adjacent to Washington RC.

Background: During a review inquiry by DGS regarding a gas well permit request of affected properties, it was revealed that there is a 1.8-acre parcel adjacent to our facility that is owned by the Commonwealth of PA but is apparently unclaimed by any particular agency. After review by DMVA personnel, including environmental; it was determined that while the parcel wouldn't add much in the way of buildable potential, it would add to our perimeter and act as an effective buffer from any additional encroachment. We have inquired with DGS Bureau of Real Estate as to the possibility of DMVA claiming the parcel.

Current: Need formally request that an interagency land transfer agreement be executed to transfer jurisdiction from DGS to DMVA of the indicated parcel.



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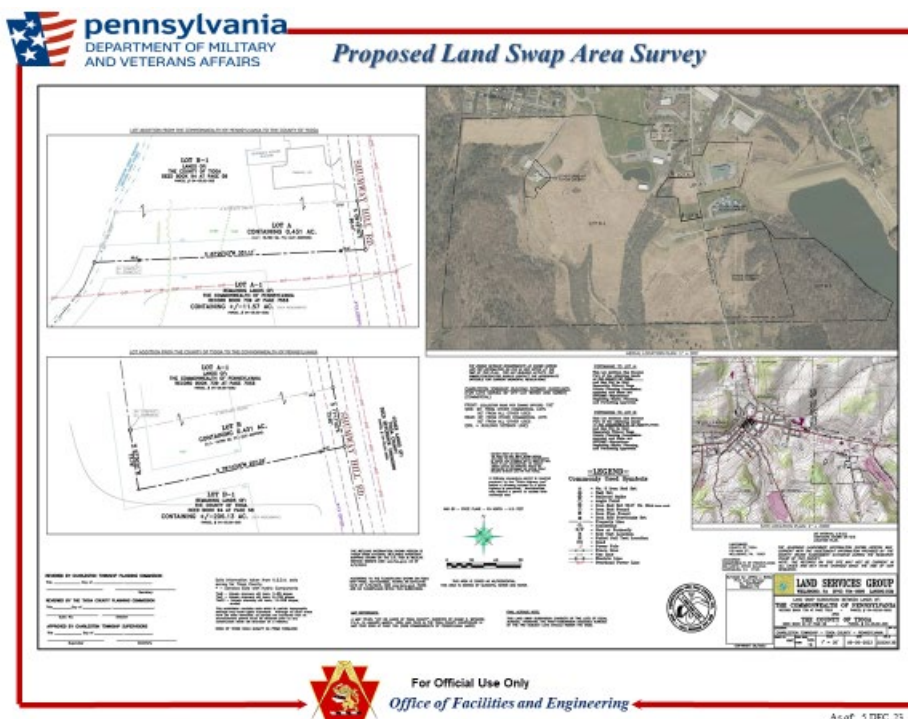
Office of Facilities and Engineering

Issue/Event: Tioga County Request for a Land Swap.

Background: Tioga County officials have requested a transfer of land from DMVA that would permit them to expand the parking lot of the adjacent County VA Center office onto land currently owned by the commonwealth. Since they also own all the land that surrounds this portion of our facility and originally conveyed the land for the construction of our readiness center; they have proposed to just trade us for an equal amount of land on the other side of our facility. The county will pay for and initiate the necessary survey, subdivision and approvals. The formal survey delineates the 0.431-acre areas. Conversations with DMVA department stakeholders were positive, under the condition of on-site military unit approval. We discussed the proposal with MAJ Sean Brown, 1-109 IN, Battalion XO/AO and they are in agreement; however, if possible, they would like the county to regrade/level the transferred area some to allow for a more suitable Blackhawk landing training area. SAB approved the proposed action on 06/20/2023.

Current: After consulting with DGS on what they would need to proceed, they stated that each parcel will need an appraisal to determine its current market value and Phase I ESA reports to ensure there are no environmental concerns. The county has agreed to contract with an independent appraiser vendor to have the appraisals completed and DMVA Environmental has agreed to complete the Phase I site assessments.

Next Step: Once DGS has the final appraisals and Environmental reports they will begin work on drafting the necessary legislation to convey the parcels.



Commonwealth Real Estate Disposals – Pending

Coraopolis / CSMS West

Issues/Events

Issue/Event: Coraopolis / CSMS West Disposal

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

Current: The disposal process has been placed on hold until the new replacement facility is closer to completion.

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



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Office of Facilities and Engineering

Commonwealth Real Estate Disposals – Pending

Connellsville FMS

Issues/Events

Issue/Event: Connellsville FMS Disposal

Background: The relocation of the FMS activities performed at this location to the new planned CSMS West site has resulted in a determination of the facility being declared surplus to the needs of the military. The center portion of the site is currently allocated to PennDOT. Mr. Ferraro has reached out to PennDOT to determine their interest in accepting the transfer of the remainder of the site/facilities currently occupied by DMVA. PennDOT leadership has agreed to the future transfer.

Current: The disposal process has been placed on hold until the new replacement facility is closer to completion.

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



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Office of Facilities and Engineering

Commonwealth Real Estate Disposals – Pending

Johnstown Walters Avenue RC

Issues/Events

Issue/Event: Johnstown Walters Avenue RC Disposal

Background: The Phase I Environmental Site Assessment has been completed and the property has been appraised for an estimated value of \$530,000. DMVA approved the declaration of surplus on 01/24/2023.

Update: The GSRE form was submitted to DGS formally requesting disposal and legislative language has been drafted. However, it is currently on hold pending further senior leadership analysis on other potential stationing courses of action.

Next Step: If allowed to proceed, once legislation is approved and passed, the facility will be advertised for sale through the eMarketplace competitive bidding process.



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*Rentals, Leases, STAF Funding and New Business
Mr. Eric Zimmerman & Mr. Bob Hepner*

**Rentals
State FY23 to date
(1 Jul – 31 Dec 2023)**

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	6		8						14	\$0
KCC Paid									0	\$0
KCC Military	5		6						11	\$0
KCC State	7		21						28	\$0
KCC Exp		\$8,575		\$7,376						\$15,951

Current Leases

Facility	Leasee	Lessor	Type	Amount	Term	Remarks
Future CSMS West	State Armory Board	Allegheny Co Airport Authority	Expense	\$17,335/yr	40 years; expires 12/31/2046	Rent due NLT 1/30/2024
23rd St. Armory	State Armory Board	First City Troop of Phila. City	Expense	\$40,000/yr	20 years; expires 12/31/2044	New lease agreement pending final review and signatures
New Castle FMS	99th RD, USAR	State Armory Board	Revenue	\$6,787/mo	expires 12/31/2025	Dec 2023 payment pending

State Treasury Armory Fund			As of 11/30/2023					
STAF Revenue/017			FFY	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23
			BP/SFY	01/2023	02/2023	03/2023	04/2023	05/2023
	Quarters		\$14,001	\$13,952	\$15,094	\$14,874	\$10,880	
	Armory Rental		\$6,787	\$6,787	\$6,787	\$6,787	\$6,787	\$6,787
	Miscellaneous		\$96	\$205	\$405	\$993	\$1,340	
	KCC							
	Sale of Armories/Land							
	Interest		\$3,342	\$3,290	\$3,093	\$2,827	\$2,879	
Total			\$24,226	\$24,234	\$25,379	\$25,481	\$21,886	
STAF Expends/50079*			FFY	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23
			BP/SFY	01/2023	02/2023	03/2023	04/2023	05/2023
Fund	Fund Center Level 3		Actual	Actual	Actual	Actual	Actual	Actual
5007900000	13506	Reservation Maint	(\$254)	\$39	\$18	\$24		
	13509	FTIG Army Install						\$2,108
5007900510	13501	Armories/Read Ctrs	(\$709)					
	13502	FMS	\$666	\$2,637	\$16,441	\$251	\$1,060	
	13509	FTIG Army Install			\$13	(\$106)		
5007900520	13506	Reservation Maint	\$30,880	\$8,593	\$1,657	\$6,251	\$7,378	
	13509	FTIG Army Install		\$2	\$8,969	\$319		
	13515	Keystone Conf Center	\$3,649	\$2,757	\$2,169	\$3,818	\$3,558	
Total			\$79,706	\$59,533	\$74,803	\$10,557	\$14,104	
Revenue minus Expenses			(\$55,480)	(\$35,299)	(\$49,424)	\$14,924	\$7,782	
Ending Balance			\$701,463	\$666,164	\$616,740	\$631,664	\$639,446	
SFY23 Begin Bal			\$756,943					

Notes:

1. As of 11/30/2023

State Armory Board and Rental SOP

- ❑ Draft distributed to SAB members on 10/26/2023
- ❑ Feedback received:
 - ❑ Frequency of SAB meetings is inconsistent (2 X year on page 6/3.d., quarterly on page 8/8.a.); **the correct frequency is 2 x year; document corrected**
 - ❑ Page 10-5/5.c. states “The rental of armories for overnight “sleep-overs” or boarding is not authorized”. However, Page 105/5.d.(2), indicating that all scouting activities are authorized reduced or no cost rentals, states “All scouting activities (i.e., Boys, Girls, Cubs, Weeblos, Brownies, etc.) such as: trips, **camp-outs**, jamborees where supervised by adult Scout leaders. Camp outs imply overnight use. **Are they an exception to the rule?**”
- ❑ **SOP requires approval by SAB prior to publication**



Office of Facilities and Engineering

36

Voted for SAB and Rental SOP on 12December 23. – All in Favor/Approved

Legislation Updates - Dusty Durand

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

ATTEST

Robert Hepner
Secretary,
State Armory Board