

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

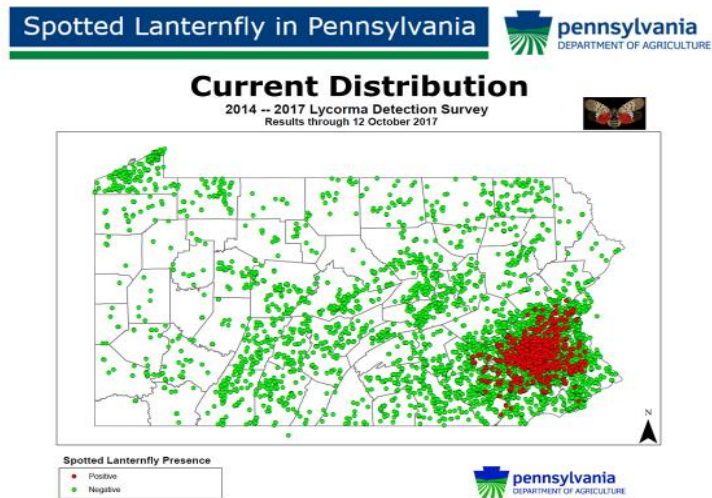
Also Present: COL Jeffrey Butler, Deputy USPFPO
LTC Michael Siriani, 213th RSG
LTC Daneen Hutton, CFMO
CPT David Colna, 201 RHS
CPT Eric Clever, DPW
CMS Tim Sevison, PAANG
MSG Arnold Berger, 213th RSG
Ms. Dee McPherson, Deputy, OA
Ms. Amy Wert, Director, Budget
Ms. Bonnie Bollinger, Master Planner
Mr. 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 1st 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

One Generation Per Year

Fourth Instar: July - September

Hatch and 1st Instar: May - June

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

- **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 Rehler 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.

COMMONWEALTH FTIG PROPERTY ACQUISITIONS - COMPLETED						
#	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			Total Acreage >>>	96.86	\$1,680,210.00	<<< Total Acquisition Costs

- **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	
Total Revenue	\$ 101,778	\$ 245,754	\$ 347,532	\$ 218,845	\$ 65,475	\$ 631,852	\$ 736,026	\$ 237,947	\$ 56,728	\$ 294,675	\$ 316,868	\$ 380,987	\$ 992,530	
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	
Total Expenses	\$ 481,636	\$ 418,888	\$ 900,524	\$ 556,718	\$ 135,082	\$ 1,592,324	\$ 2,169,035	\$ 477,430	\$ 601,661	\$ 1,079,091	\$ 285,903	\$ 393,429	\$ 1,758,423	
Funds Commitments						1,295,967							250,747	
Balance	\$1,975,502	\$1,802,368	\$1,802,368	\$1,464,495	\$1,394,888	\$98,921	\$ 922,351	\$3,132,517	\$2,587,584	\$2,587,584	\$2,618,549	\$2,606,107	\$2,355,360	
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

**Marc Ferraro
Secretary,
State Armory Board**