

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 Rehrrer Estate Properties Totaling 81.76 Acres

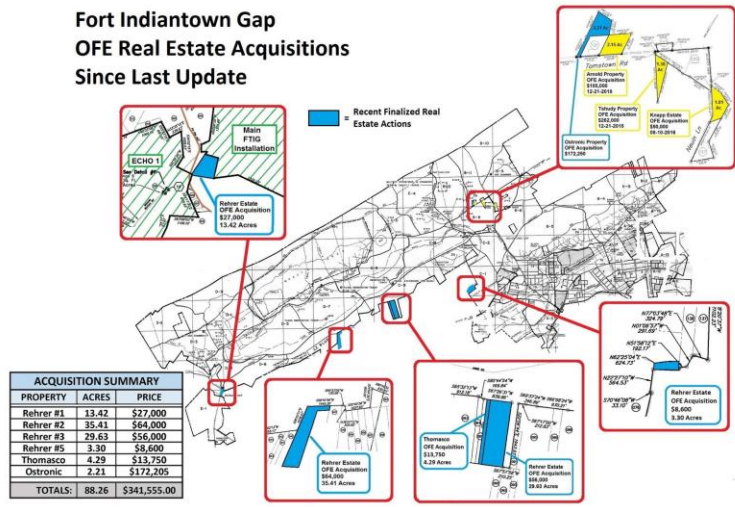
Background: The agreement of sale was fully executed on 10/24/2019.

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
Total Revenue	\$ 478,200	\$ 116,484	\$ 64,561	\$ 181,045	\$ -	\$ -	\$ 181,045	\$ 355,200	\$ 101,778	\$ 245,754	\$ 347,532	\$ 218,845	\$ 84,807	\$ 651,184		
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
Total Expenses	\$ 1,979,465	\$ 715,352	\$ 344,363	\$ 1,059,715	\$ -	\$ -	\$ 1,059,715	\$ 1,966,302	\$ 481,636	\$ 418,888	\$ 900,524	\$ 548,314	\$ 142,253	\$ 1,591,091		
Funds Commitments							886,090									157,518
Balance		\$659,067	\$533,013	\$379,265	\$0	\$0	(\$506,825)	(\$353,167)	\$1,975,502	\$1,802,368	\$1,802,368	\$1,472,899	\$1,415,453	\$1,257,935		
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									
Total							886,090									

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



Marc Ferraro
Secretary,
State Armory Board

02/24/2020