

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

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

**Tuesday, June 20, 2023**

At the call of the Chairman, the State Armory Board met Tuesday, June 20, 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  
BG Laura McHugh, Member  
BG Michael Regan, Member  
Mr. Robert Hepner, Secretary  
Ms. Patty Derry, Member  
CSM Jon Worley, Member

**Also Present:**

Mr. Marc Ferraro, Deputy Executive Secretary  
Mr. Aaron Keirn, BDPM  
Mr. John Fronko, BEM  
Mr. John Verscharen, R.E. Cor.  
Mr. Todd Reed, Energy  
Mr. Steve Smith, DIM  
COL Frank Montgomery, CFMO  
CPT Brian Puliafico, CFMO  
Ms. Bonnie Bollinger, CFMO  
Jeanette Rabuck, OBF  
Mr. Dusty Durand, PPL  
Mr. Jeff Wallitsch, OCC  
Mr. Ed Cherry, OCC  
Ms. Toni Schwalm  
COL Robert Jorgensen, JFHQ  
LTC John Lancaster, 28ID  
COL Kevin Potts, Garrison  
COL Mark Jackson, USPFO  
LTC Michael Siriani, ACOS-Army  
LTC Joe Martinkis, 56<sup>th</sup> SBCT  
LTC Cliff Morales, 55<sup>th</sup> MEB  
MAJ Nick O'Brien, 2<sup>nd</sup> IBCT

- Mr. Hepner requested the Board Members review the Minutes dated 24 January 2023.
- On motion made by Robert Hepner, the Board approved the Minutes dated 24 January 2023.

### **Environmental Update – John Fronko**

**Issue/Event:** Perfluoro-octane Sulfonate (PFAS) or fire-fighting foam study.

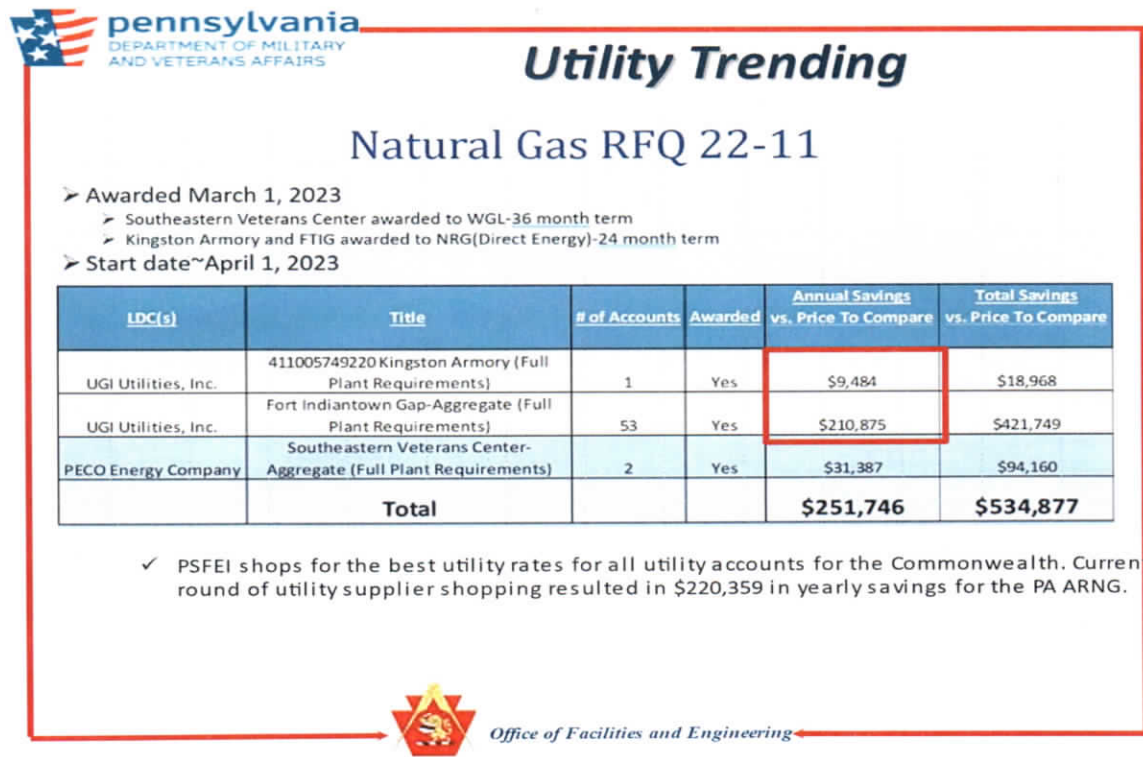
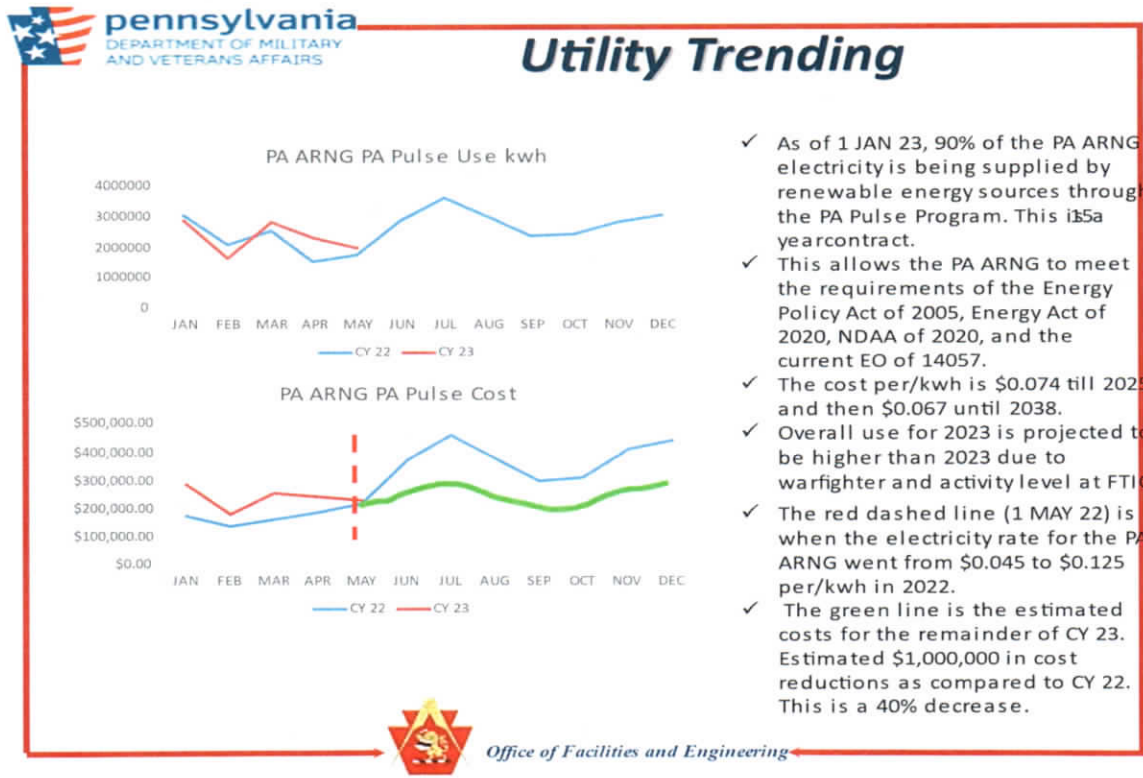
**Background:** The NGB has contracted for studies (testing) for the levels of PFAS at ARNG facilities across the country that have had PFAS releases over the years. Governor Wolf has established a PFAS Action Team to address the issue within the state, BG Regan is the DMVA representative. The EPA drinking water action level for PFOS is 70 ppt (parts-per-trillion). On December 3, the PA DEP established a new state maximum contaminant level of 18ppt for PFOS and 14 ppt for PFOA.

**Next Step:** FTIG (Muir Airfield): A Remedial Investigation is underway with sampling to occur the summer of 2023 to further investigate areas around the airfield.

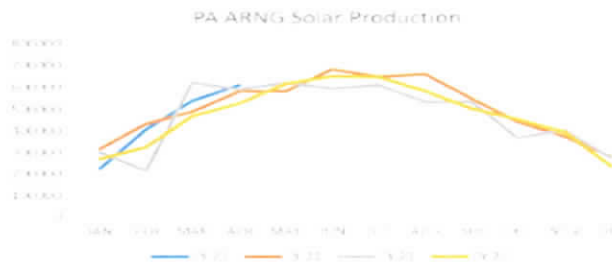
**Johnstown (AASF #2):** The Site Investigation field work has been completed and the results and a draft report have been received. Internal Army review completed. Draft report with the state regulator (PA DEP) for their review. Results are high enough for this location to move onto the next phase in clean-up: Remedial Investigation which determines extent of the contamination, will be driven by 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.

*Energy Update – Todd Reed*



## Utility Trending



- ✓ 3.3 megawatts of photovoltaic systems with another 300 watts to come online in the next 3 year.
- ✓ 17,761,805 kwh generated since 1 JAN 2020.
- ✓ \$1,396,952 saved in energy purchasing since 1 JAN 2020
- ✓ 12, 587 metric tons of CO2 diverted from the atmosphere if electricity produced from fossil fuel powered generation plant.
- ✓ Generated electricity equals 1,495 homes electric use for one year.



### Electric Vehicle Charging Stations

- State Mandate being met with installation of stations for state fleet vehicles. EV charging stations at 00-047 operational.
- POV Charging Stations: AAFES required to provide POV charging stations on all federally leased property.
- Federal Mandate (GSA) FTIG working group planning meeting mid July.

### Army Advance Metering Program

- 99% of meters installed. NAG meters (6) to be replaced under warranty.
- JCI server upgrade is complete. Working with MDMS to confirm meter reads.

### LED Lighting Upgrades

- Connellsville, Lewistown, FTIG Stadium, Hershey, and Waynesburg projects in process.

### Photovoltaic System Installations

- Graterford and Carlisle FMS-Installation complete, commissioning and connectivity issues.
- Johnstown and Elizabethtown- Preliminary Design Stage.

### ERCIP

- FTIG Feeders 103 and 104 Micro-Grid-IEWP project, Engineering revising SOW based on NGB comments.

## *Real Property – CPT Brian Puliafico*

### **Site: Area 2 FTIG Reconcile (Disposal)**

**Background:** ARNG and ANG 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:**

- ✓ 20210318: Per NGB, MOA not valid. ANG working with RP to send required documents; EBS required. REAP submitted once ENBOSS operational. EBS projected to begin 3Q21
- ✓ 20210419: Environmental Scope of Work under review
- ✓ 20210519: Awaiting final plan for NEPA/ECOP, est DEC21 completion // request guidance for final plan to complete REAP ICW EBS
- ✓ 20211216: Site Visit with DPW for occupancy // Review of DIM support
- ✓ 20220222: Confirmation of plan with ANG and 228 Trans. Awaiting final confirmation of dates
- ✓ 20220621: 228 movement plan in place // continued work with USACE for land transfer
- ✓ 20220812: Movement plan for 228 on hold; currently occupy 3x facilities in Area 9 and 10
- ✓ 20221104: USACE Site Visit for discussion with Bryan Gordy to work current extractions. Working with 193SOW to synchronize efforts of unit departure
- ✓ 20221216: Meeting with 193SOW CE Team on 17NOV for synchronization and 09JAN23

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

**Background:** Previously submitted REAP for buildings 216, 237,350 & 351 is pending final NGB approval

#### **Next Step:**

- ✓ 20210218: Updated EBS required, to be completed 3Q21 by ENV. The persons handling the BAR are 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 and convince them that the Phase II work is not needed at this time. ANG states funding likely available for EBS FY22.
- ✓ 20210519: PHII work at 350; once complete incorporated into EBS and submitted to BANGB for generation of BAR.
- ✓ 20211013: Updated Biddle MOA submitted; awaiting input from 111ATKW
- ✓ 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 (05AUG) // No SA Update; follow-up on 14SEP
- ✓ 20221014: BAR at AFCEC // site visit 27OCT for walkthrough & siting
- ✓ 20221110: Site visit at BANGB with confirmation of facilities. Permit approved by AFCEC and awaiting USACE signature
- ✓ 20221216: No change

### **Site: Carlisle Legacy Site (Acquisition)**

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

#### **Next Step:**

- ✓ 20210318: Lease approved and in signature status; awaiting TAG signature for stationing
- ✓ 20210506: Lease being processed for signatures. REAP required for barn & FMS; awaiting TAG stationing approval
- ✓ 20210527: Stationing action approved. EBS to projected to begin 2Q22. Design estimated TY22, REAP to begin 4Q21

- ✓ 20210716: Meeting establishing requirements for timing of construction & project dates. REAP 4Q21
- ✓ 20210823: Act funding acquisition JUN22. REAP & EBS 1/2Q22
- ✓ 20210920: EBS to be completed 2Q22
- ✓ 20220523: REAP to begin JUN22 with updated scope
- ✓ 20220707: REAP not required // scoping document required for submission
- ✓ 20220816: No change
- ✓ 20230612: REAP to begin 4Q23

**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 ENBOSS 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
- ✓ 20220314: No change
- ✓ 20220915: Meeting with G4 (23SEP) for requirements
- ✓ 20221014: New Castle FMS & New Castle RC as #1 selections for LRCP FY23
- ✓ 20221110: No change
- ✓ 20230109: B&D Funds allocated in FY23 Ominbus (\$2.3M) // working to begin process with BDPM
- ✓ 20230612: REAP to begin 4Q23

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

**Background:** B320 has been identified for stationing 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 email submitted; 111ATKW working
- ✓ 20230612: Working with 111ATKW for FUB slides and RoA

**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; awaiting results

**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; awaiting results

**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 ENBOSS for study; will not be actioned until SEP21
- ✓ 20210702: ENBOSS operational SEP21; to be actioned 1Q22
- ✓ 20211021: No change
- ✓ 20221216: Master Planning forwarded requirements to BDPM for site plan to acquire without ENBOSS
- ✓ 20220109: Awaiting survey data from BDPM and Real Estate transfer from DOC to DMVA
- ✓ 20230612: 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 October 2013.

**Next Step:**

- ✓ 20210121: Conditional acceptance at GSA
- ✓ 20210218: awaiting ROE conditional acceptance from GSA (05FEB21) // 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
- ✓ 20221216: Follow-up with GSA; they are attempting to circumvent the preservation covenant to speed the process
- ✓ 20230105: Meeting with USACE and GSA for disposition. Disposal process waiting on PA SHPO for movement
- ✓ 20230612: Site visit with DGS to discuss way forward

**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.



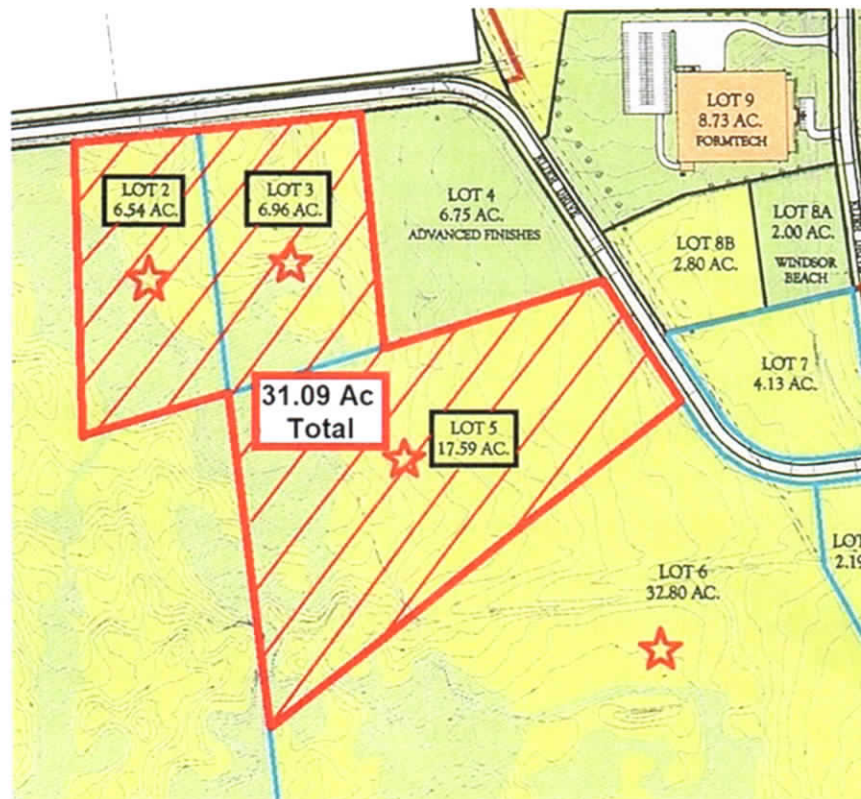
## Real Estate Update – John Verscharen

### Commonwealth Real Estate Acquisitions – Completed Since Last Meeting

**Issue/Event:** Acquisition of Lots 2, 3, & 5 of the Fairview Business Park, Erie.

**Background:** After a scouting trip to view possible future RC sites in the Erie area and presentation of COA's to TAG, he has approved proceeding with seeking the acquisition of lots 2, 3, and 5 within the Fairview Business Park. The property owners have agreed to the commonwealth's offer to acquire the indicated lots for the appraised value of \$870,000. DGS/BRE has received approval to proceed in eBuilder. The title search has revealed some issues; namely, the non-conforming zoning use as well as a deed requirement that an eventual caretaker association be created for all owners within the business park. Entry into this association would violate commonwealth statutes. However, DGS attorneys have a way to proceed with the sale utilizing an "amicable condemnation" process. This method of acquisition would legally afford us the opportunity to strip these requirements from the title chain during the process, since the commonwealth's power of condemnation will supersede these existing encumbrances. All environmental, zoning and geotech work is complete. The local zoning board re-wrote the zoning to allow for governmental use.

**Current:** The official conveyance of the facility occurred on 12/29/2022 for a total consideration of \$870,000.



**Issue/Event:** Disposal of West Pittston RC

**Background:** DGS & PFBC has informed us that their Board of Commissioners voted to return the facility back to DMVA on April 10, 2020. Physical hand-off occurred on May 14<sup>th</sup>. DMVA leadership then requested from DGS the immediate disposition of the facility through the competitive bidding process. The property appraisal was returned with an indicated value of \$ 180,000 and a Phase I ESA was completed. Legislation was then approved to dispose of the facility. DMVA was been approached by West Pittston Borough Council with a request for a \$1.00 direct conveyance of the facility to them for use in a local flood management project. On 02/23/2021 DMVA leadership notified the borough that a \$1.00 conveyance is not in compliance of PA statutes, and we cannot agree to their proposed terms. However, DMVA is willing to discuss appropriate compensation in order to support their flood mitigation efforts. Mr. Ferner negotiated with the borough and came to an agreement for them to pay a nominal fee of \$35,000 for the property to compensate DMVA for the accumulated carrying costs. Legislation was passed and the agreement of sale fully executed.

**Current:** Settlement occurred on 03/02/2023 formally conveying the property to West Pittston Borough for a total consideration of \$35,000.



## Commonwealth Real Estate Acquisitions – Approved and in progress

### **MARGIOTTI PROPERTY**

**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 they have replied with commentary. However, the DGS attorney is researching and working through several chain-of-title issues; specifically, how to legally/effectively remove the existing conservation easement and include the NGB required reversionary clause in a way that complies with all PA statutes.

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

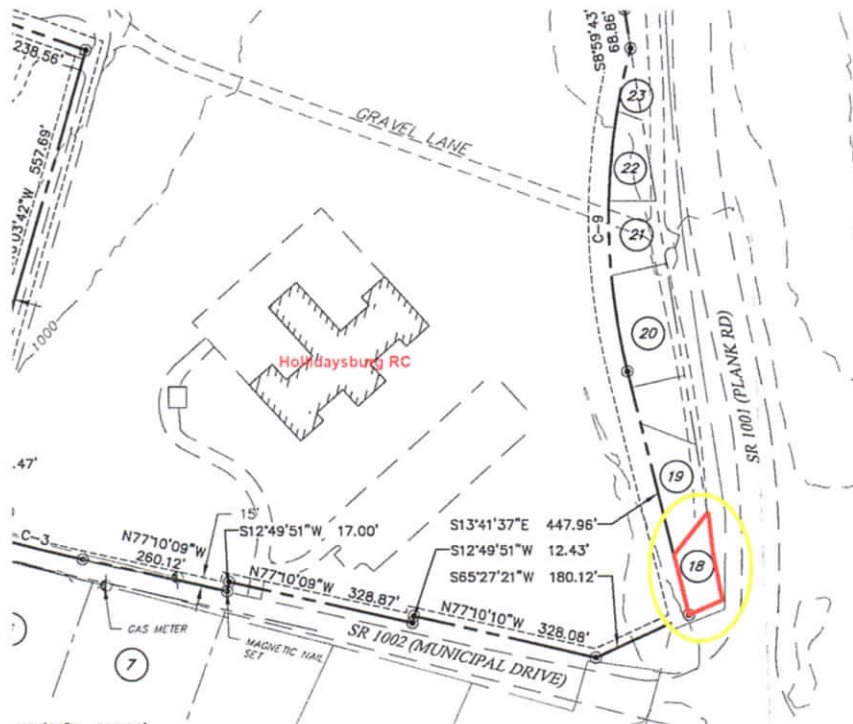
## Hollidaysburg RC

**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 conditionally approved proceeding on 01/24/2023.

**Current:** Keith Lloyd has done preliminary survey work on the site and is working on finalizing the report.

**Next Step:** We would need to then complete due diligence items to ensure there are no adverse conditions present that would preclude acceptance (environmental, survey & title search).



## ***East Hanover & Lickdale Elementary Schools***

**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:** DGS has drafted the agreements of sale, presented them to the district, received signed versions back and they are currently circulating for the remaining commonwealth signatures. The agreements are conditioned upon DMVA receiving approval from the local townships for a zoning change to our governmental usage. The district has also granted DMVA's request that all kitchen equipment remain in the East Hanover facility to assist in its planned conversion to a RC.

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

## ***Lickdale Elementary School***



*East Hanover Elementary School*



## *Commonwealth Real Estate Disposals – Pending*

### ***Coraopolis / CSMS West***

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**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.



## ***Connellsville FMS***

**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.





## ***Johnstown Walters Avenue RC***

### **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 they are currently working on completing a title search in preparation for drafting the necessary conveyance legislation to dispose of the facility through the commonwealth disposal process.

**Next Step:** Once legislation is approved and passed, the facility will be advertised for sale through the eMarketplace competitive bidding process



# *OVA Real Estate Conveyances*

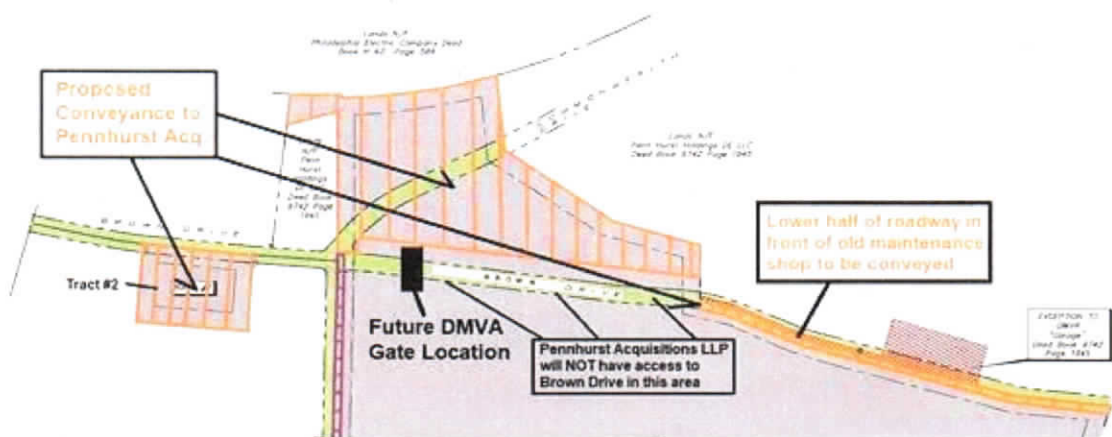
## **DMVA – OVA - FACILITY DISPOSALS - PENDING**

**Issue/Event:** Southeast Veterans Center Subdivision and Excess Land Sale.

**Background:** Pennhurst Holdings L.P, an adjoining property owner, reached out to members of the governor’s office and successfully petitioned to request that DMVA sell the private road and some bordering land so that it could be used as a public entrance to their planned business park. Also, by and through the conveyance deed dated February 14, 2008, the Commonwealth of PA sold the former Pennhurst lower campus to Pennhurst Acquisition L.P. However, a clause in the deed retained the rights for the commonwealth’s continued use of the old “maintenance garage”. The BVH has since completed a new maintenance facility on SEVC grounds so that control of the old garage can now be relinquished. The legislation authorizing the conveyances and relinquishing control of the garage has been passed.

**Current:** DGS is drafting the formal agreement of sale and working towards completing this direct conveyance transaction. DGS has approved a donation agreement that allows for the demolition of the former commandant’s quarters by the purchaser prior to the actual conveyance in order to comply with existing subdivision requirements. We are also in talks with the township to determine if they would be willing to accept the dedication of Penhurst Drive, thus relieving OVA/BVH from the burden of maintaining this roadway.

**Next Step:** Once the AOS is fully executed, the purchaser will complete their due diligence items and the formal settlement will be scheduled.



**Rentals, Leases, STAF Funding and New Business – Frank DiMartini/Robert Hepner**

**Rentals**

**1 June 2022 – 31 May 2023**

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	2	\$4,636	2	\$1,656	3	\$39,690	1	\$30,734	8	\$76,716
KCC Paid									0	\$0
KCC Military	11		9						20	\$0
KCC State	6		1						7	\$0
KCC Exp		\$1,386		\$23,010		\$12,860		\$13,310		\$50,566

**Leases Expiring within 6 months**

23<sup>rd</sup> Street Armory Philadelphia, PA

Expense Lease- 5-year with 1 year renewal

Extended lease until 30 December 2023. New lease pending signatures

# State Treasury Armory Fund Update

State Treasury Armory Fund Update															
As of 15 May 2023															
Revenue															
Beginning Balance	769,885	711,761	672,112	2022 - 2023				2021 - 2022							
				574,339	659,720	718,402	564,800	1,011,763	867,778	1,034,930	796,065	810,292	1,011,763		
Budget	1st Qtr	2nd Qtr	Half Year	3rd Qtr	4th Qtr	Total	Projection	1st Qtr	2nd Qtr	Half Year	3rd Qtr	4th Qtr	Total	Projection	
Quarters	169,740	47,931	42,373	90,304	37,743	21,028	149,075	169,740	28,521	50,691	79,212	37,491	42,116	158,819	137,550
Armory Rental	81,444	11,423	29,169	40,592	60,051	58,081	158,724	81,444	4,376	611	4,989	71,735	47,464	124,188	97,139
KCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mineral Rights	4,000	0	0	0	0	0	0	4,000	1,212	1,190	2,402	0	0	2,402	4,000
Timber/Firewood sales	1,000	0	1,884	1,884	0	0	1,884	1,000	856	785	1,641	2,065	405	4,111	0
Sale of Armones and Land	30,000	0	0	0	34,898	0	34,898	30,000	0	0	0	0	0	0	0
Miscellaneous	1,000	1,087	1,145	2,232	28,333	498	32,093	1,000	952	5,385	6,337	673	1,915	8,925	2,500
Interest	1,000	2,983	5,545	8,529	6,776	2,782	18,087	1,000	119	133	252	131	727	1,110	1,000
<b>Total Revenue</b>	<b>\$ 288,184</b>	<b>\$ 63,425</b>	<b>\$ 80,116</b>	<b>\$ 143,541</b>	<b>\$ 168,801</b>	<b>\$ 82,389</b>	<b>\$ 394,731</b>	<b>\$ 288,184</b>	<b>\$ 36,038</b>	<b>\$ 58,795</b>	<b>\$ 94,833</b>	<b>\$ 112,095</b>	<b>\$ 92,827</b>	<b>\$ 299,555</b>	<b>242,189</b>
Expense															
	1st Qtr	2nd Qtr	Half Year	3rd Qtr	4th Qtr	Total		1st Qtr	2nd Qtr	Half Year	3rd Qtr	4th Qtr	Total		
OF&E	50,000	16,943	3,717	20,660	12,535	6,980	40,175	50,000	86,447	3,608	90,055	0	17,259	107,314	172,000
Environmental	4,000	0	0	0	0	0	4,000	0	0	0	0	0	0	0	4,000
510 Armones (POs)	0	82,018	35,900	117,918	31,534	673	150,125	0	49,327	21,818	71,145	67,806	26,991	165,942	125,000
Funds Commitments	0	0	0	0	0	0	0	0	25,497	0	25,497	31,853	0	57,150	200,000
JCC	15,000	0	0	0	3,359	0	3,359	15,000	0	0	0	0	0	0	15,000
520 BRM (Demo)	52,000	21,202	57,138	78,340	23,132	2,744	104,216	52,000	12,237	24,698	36,935	(5,039)	24,270	56,166	42,000
Quarters	24,000	1,386	23,010	24,396	12,860	13,310	50,566	24,000	6,515	33,223	39,738	50,785	39,420	129,923	24,000
KCC															
<b>Total Expenses</b>	<b>\$ 145,000</b>	<b>\$ 121,549</b>	<b>\$ 119,765</b>	<b>\$ 241,314</b>	<b>\$ 83,420</b>	<b>\$ 23,707</b>	<b>\$ 348,441</b>	<b>\$ 145,000</b>	<b>\$ 180,023</b>	<b>\$ 83,347</b>	<b>\$ 263,370</b>	<b>\$ 145,185</b>	<b>\$ 107,940</b>	<b>\$ 516,495</b>	<b>582,000</b>

## State Armory Board and Rental SOP

- ✓ Incorporate updated Title 51 language
- ✓ Readiness Centers have State connectivity for MR2 to submit work orders through plant maintenance system
- ✓ Updated Rental prices
- ✓ Updated language to reflect no personal rentals
- ✓ Updated State Armory website
- ✓ Compile changes and route through DMVA Staff

## ***New Business***

- ✓ Legislation Updates (Dusty Durand)
- ✓ Exhibit B-ACP Update (Aaron Keirn)
- ✓ Exhibit C-Wellsboro RC/VA Site Land Swap (John Verscharen)

### *Legislation Update- Dusty Durand*

### *Exhibit B- FTIG Access Control Points*

#### **Main Access Control Point:**

- Currently under construction (Contract awarded September 2021 - \$12,780,950 MILCON)
- Contract Completion Date: Current Contract Completion date is 22 May 2023; Expected Construction Completion is 30 June 2023
- Construction Overall Estimated approx. 95% complete: Ongoing work includes building fixtures/finishes, generator installation, barriers, paving, stormwater ponds, punch list items

#### **East Access Control Point / Perimeter Fence:**

- Design Contract signed 2 March 2023; currently reviewing Interim Construction Document submission
- Budget: Construction - \$13,864,000; Design and Contingency - \$2,636,000 (100% State Capital Funded)
- Schedule (As of 12 June 2023):
  - Complete Design – November 2023
  - Open Construction Bids – February/March 2024
  - Award Construction Contracts – May 2024
  - Complete Construction – August 2025

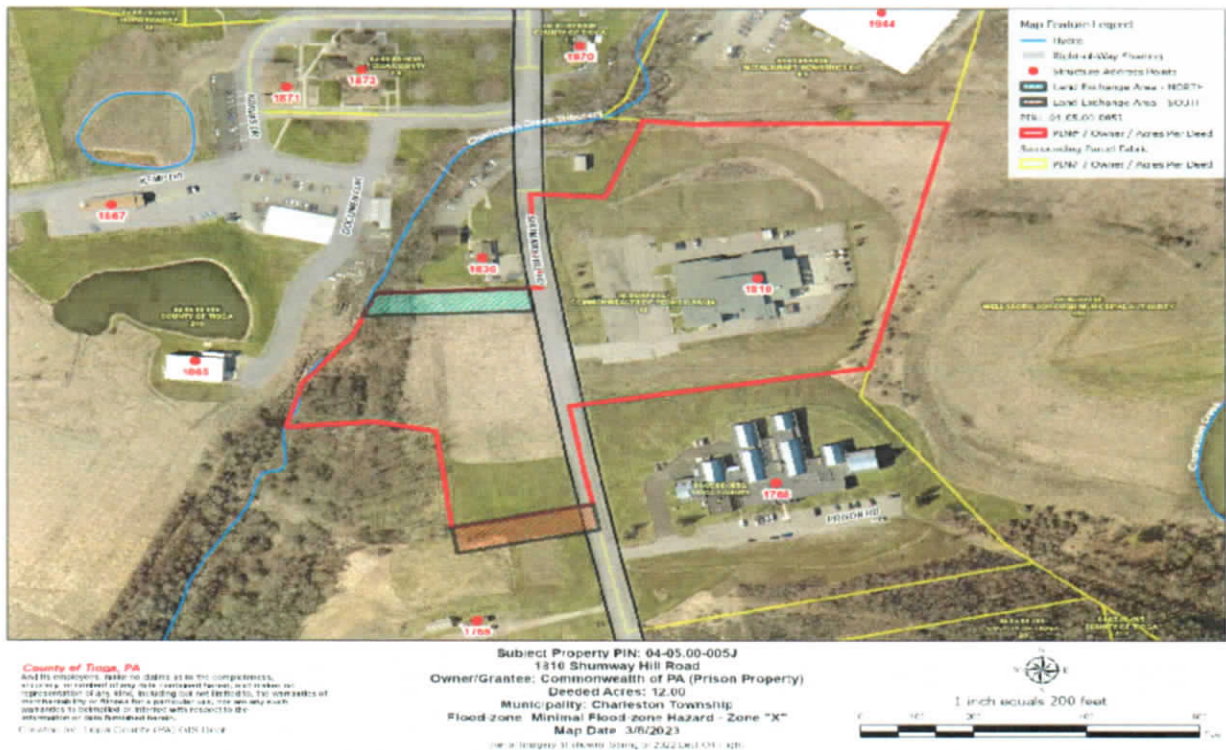
## *Exhibit C- Wellsboro RC/VA Site Land Swap*

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

**Background:** Tioga County has 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 donated 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 exact amount of land to be determined upon survey, but currently estimated to be less than 1-acre. 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 didn't have a problem with the proposal; 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.

**Current:** Need SAB approval and eventual legislation to convey the land; however, the overall action can be completed by DMVA under the Title 51 legislative authority since there is no project funding involved.

**Next Step:** If approval is granted, DMVA would need to complete some due diligence items to ensure there are no adverse conditions present that would preclude acceptance; such as environmental conditions. If there are conditions present that would make the conveyance unadvisable from the commonwealth's perspective, the transaction can be cancelled at any time up to settlement.



On motion made by BG Laura McHugh, land swap was approved.

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

ATTEST

  
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**Robert Hepner**  
 Secretary,  
 State Armory Board