

State Armory Board Meeting

10 December 2021



Voting Members

Name	Title	Position
MG Mark Schindler	The Adjutant General	Chair
COL Laura McHugh	DAG – Army	Member
Brig Gen Mike Regan	DAG - Air	Member
MG Mark McCormack	DCG-28 th ID	Member
Mr. Kevin Ferner	Deputy, F&E	Secretary
Ms. Patty Derry	Deputy, OA	Member
COL Keith Graham	Chief of Staff, JFHQ	Member
LTC Donald O'Shell	Director of Staff, Air	Member
CSM Jon Worley	Senior Enlisted Advisor	Member



Advisory Members

Name	Title
COL Jim Cassarella	USPFO-PA
MAJ Paolo Sica	28 th ID
Ms. Elizabeth Pettis	Chief Counsel
Ms. Joan Nissley	Press Secretary
Mr. Dusty Durand	LLO
LTC Daneen Hutton	CFMO

Name	Title
LTC James Elliot	J34
MAJ Teresa Ruotolo	213 th RSG, AO
COL Jon Farr	56 th SBCT, AO
LTC Frank Junkin	2 nd IBCT, AO
LTC Cliff Morales	55 th MEB, AO
CPT Mueller	Public Affairs Officer
MAJ Nate Lantz	FTIG, DPW





Agenda

- ✓ Review Minutes (Kevin Ferner)
 - Motion/Approval of Minutes – Exhibit A
- ✓ Environmental Update (John Fronko)
- ✓ Energy Update (Todd Reed)
- ✓ Real Estate Update (John Verscharen)
- ✓ Real Property (CPT Brian Puliafico)
- ✓ Armory/KCC Rentals (Lisle Wilke)
- ✓ STAF Balance & Commitment Report (Lisle Wilke)
- ✓ New Business (Kevin Ferner)
- ✓ Mtg. Schedule: TBD (June 2022)
- ✓ Closing Comments




Environmental Update

Mr. John Fronko



Environmental

Issues/Events	Status
<p>Issue/Event: DMVA Facilities that required review for National Registry for Historic Eligibility.</p> <p>Background: DMVA facilities that are over 50 years old are required to be evaluated for historic eligibility. A form is completed and submitted to the SHPO for evaluation.</p> <p>Next Step: A contract will be let this spring to have a contractor complete the eligibility form. We will coordinate with facility managers when visits are planned.</p>	



Environmental

Armories 50 Years or Older That Need to be Surveyed (as of 12/1/2021)

Carlisle Readiness Center – 62 Years (Jan. 1, 1959)

Coraopolis CSMS-West – 65 Years (Jan. 1, 1956)

Gettysburg Readiness Center – 59 Years (Jul. 1, 1962)

Greensburg Readiness Center – 49 Years (Jan. 1, 1972)

Hamburg Readiness Center – 53 Years (Jan. 1, 1968)

Harrisburg Military Post BLDG 7 - 70 Years (Jan. 1, 1951)

Hiller Readiness Center – 58 Years, (Jul. 1, 1963)

Johnstown Walters Ave Readiness Center– 60 Years (Jan. 1, 1961)

Lehighon Readiness Center – 58 Years (Jan. 1, 1963)

Phoenixville Readiness Center – 56 Years (Jan. 1, 1965)

Punxsutawney Readiness Center – 71 Years (Jan. 1, 1950)

Tobyhanna Readiness Center – 63 Years (Jul. 1, 1958)


Wilkes Barre Readiness Center – 98 Years (Jan. 1, 1923)

William E Copley Readiness Center, Oil City – 61 Years (Jul. 1, 1960)

Williamsport AFRC/FMS 28– 94 Years (Jan. 1, 1927)




Environmental

Issues/Events	Status
<p>Issue/Event: Perfluoro-octane Sulfonate (PFOS) or fire fighting foam study.</p> <p>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).</p> <p>Next Step: <u>FTIG</u>: Site Investigation completed and accepted by DEP. Waiting funding from NGB to proceed with a Remedial Investigation (est. Summer 2022) to further investigate three areas around the airfield. <u>Johnstown: A work plan for a Site Investigation has been completed and wells will be installed this winter for sampling.</u> <u>Statewide: Per new guidance from NGB, BEM will start sampling all Readiness Centers/FMSs water supplies for PFOS, on a three year cycle.</u></p>	<p style="text-align: center;"></p>



Environmental

Issues/Events	Status
<p>Issue/Event: Spotted Lanternfly (SLF) in Pennsylvania.</p> <p>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.</p> <p>Next Step: SLF management and survey work has been on-going at FTIG and at Readiness Centers in the impacted counties. We have received another \$100K grant from the PA Dept. of Ag to help control SLF at our facilities impacted and will be executed by our Natural Resource Division.</p>	<p style="text-align: center;"></p>



Spotted Lanternfly

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



**Fourth Instar:
July - September**

One Generation Per Year



Third Instar: June - July



Second Instar: June - July



**Hatch and 1st
Instar:
May - June**




Energy Update

Todd Reed




Energy/Infrastructure

Issues/Events	Status
<p>Issue/Event: EnergyCap Background: State Utility Monitoring Database</p> <ul style="list-style-type: none"> ✓ EnergyCap access and training provided to DIM, FCMMs, and Design & Project Management. Training and access to DMVA agencies is available as needed. ✓ PAANG completed training and will have Buildings, Meters, and Accounts set up by mid December. ✓ Meter read process to be completed with the use of tablets. Reduces manual input errors and reduces steps needed to input data into the database. <p>Next Steps:</p> <ul style="list-style-type: none"> ✓ Use database to monitor meters for problems and identify facilities with high energy consumption. ✓ Continue to ensure facility information is consistent with other databases, refine data, and make corrections were needed. 	



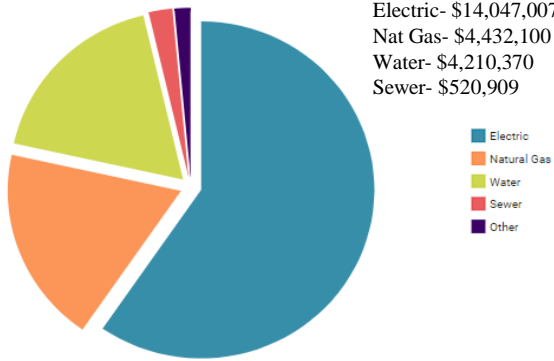
Energy/Infrastructure

Issues/Events	Status
<p>Issue/Event: GOV E.O. 2019-01-Energy Conservation & Sustainable Governance Background: Commonwealth Energy Initiative for buildings, renewables, efficiency, monitoring and tracking utilities.</p> <ul style="list-style-type: none"> ✓ GreenGov Agency Certification Checklist <ul style="list-style-type: none"> ✓ 120 out of 168 points available for 71% rating in 2021. 68% rating in 2020. ✓ DMVA personnel attend Focus Group Meetings for Utility Management, Electric Vehicles & Charging, and Construction & Leasing Specs. ✓ Meeting and Exceeding all requirements of E.O. 2019-01 except for electric vehicles. <ul style="list-style-type: none"> • Delay with approving monitoring software for charging stations. 	



Energy/Infrastructure

DMVA 1 Year Commodity Cost



DMVA Commodity Performance Comparison

Commodity	Cost	Use	Unit Cost
Total	\$ 23,691,051 ▲ 4 %	▲ 17 %	
Electric	\$ 14,163,643 ▲ 4 %	▲ 17 %	\$ 0.067 /kWh
Natural Gas	\$ 4,430,497 ▲ 13 %	▲ 18 %	\$ 7.645 /MCF
Water	\$ 4,220,358 ▼ 4 %	▲ 365 %	\$ 0.687 /Kgal
Sewer	\$ 515,893 ▲ 10 %	▲ 1,025 %	\$ 0.136 /Kgal
Oil #2	\$ 197,595 ▲ 12 %	▲ 16 %	\$ 2.115 /Gal
Propane	\$ 111,100 ▲ 11 %	▼ 47 %	\$ 1.885 /Gal
Water #2	\$ 27,420 ▲ 10 %	▲ 85 %	\$ 7.081 /Kgal

Legend: ■ September 2019-August 2020 ■ September 2020-August 2021

Army Guard PA Minus Utility Cost/Day

Philadelphia Southampton Rd RC	\$363.09/day
Wilkes-Barre/Kingston RC	\$249.60/day
Philadelphia 23rd Street RC	\$196.34/day
Willow Grove RC	\$195.12/day
Philadelphia Lancaster Ave Fitness Center & RC	\$167.29/day
New Milford RC	\$159.49/day
Somerset/Friedens RC	\$150.96/day
Graterford FMS	\$149.22/day

Army Guard FTIG Utility Cost/Day

FIG 04	\$1,537.87/day
FIG 08	\$1,371.82/day
FIG 11	\$1,246.86/day
FIG 19	\$1,178.01/day
FIG 05	\$1,164.59/day
FIG 13	\$940.61/day
FIG 12	\$769.99/day
FIG 14	\$678.03/day

Air Guard Utility Cost/Day

Horsham Airbase Bldg 320	\$1,464.81/day
Harrisburg Airbase_TBP	\$1,156.56/day
Johnstown Airbase	\$163.50/day
State College Airbase	\$141.59/day
Johnstown Control Tower	\$49.07/day
Pittsburgh Airbase	\$46.67/day
FIG 01-15010 TROOP CAMP	\$42.02/day
FTIG Airbase	\$13.80/day
FIG 01-15001 Vehicle Wash Deck	\$4.00/day

Veterans Home Utility Cost/Day

Holidaysburg Veterans Home	\$2,221.81/day
Southeastern Veterans Center	\$1,626.97/day
Southwestern Veterans Center	\$1,167.60/day
Delaware Valley Veterans Home	\$906.06/day
PA Soldiers & Sailors Home - Erie	\$750.89/day
Gino J Merli Veterans Center	\$679.78/day




Energy/Infrastructure

Solar Production and Estimated savings

- ✓ **Ft. Indiantown Gap**
 - 3 MW solar farm
 - From 1 AUG 20 to 30 AUG 21 Total 5,352,031 kw generated and \$419,474 cost at \$0.077 kwh.
- ✓ **05-239 TASC**
 - 270 kw system
 - From 1 AUG 20 to 30 AUG 21 Total 293,236 kw generated and \$20,526 saved using \$0.077 kwh
- ✓ **16-204 TUAV Hangar**
 - 23 kw system.
 - From 1 APR 20 to 30 MAY 21 Total 41,636 kW generated and \$3,206 saved using \$0.077 kwh
- ✓ **Plymouth RC**
 - 16 kw system. Operational and monitoring.
 - From 1 AUG 20 to 30 AUG 21 Total 19,477 kw generated and \$1,363 saved using \$0.077 kwh
- ✓ **York Stoverstown Road RC**
 - 67 kw system. Operational and monitoring. Waiting on install contractor to complete online tracking page to connect system to internet.
 - From 1 Oct 20 to 30 AUG 21 Total 56,619 kw generated and \$3,963 saved using \$0.077 kwh
- ✓ **Carlisle FMS 30 kw and Collegeville FMS 30 kw soon to be online and producing.**





Energy/Infrastructure

Issues/Events	Status
<p>Issue/Event: Installation Energy and Water Plan</p> <p>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</p> <p>Next Steps:</p> <ul style="list-style-type: none"> ✓ Completed and Signed by TAG ✓ FEB 2021 Sent to NGB for review and final approval ✓ Began nominating projects from the IEWP for ERCIP <ul style="list-style-type: none"> • Area 5/6 Microgrid – complete draft SOW by 15FEB22 • Area 19 Microgrid – complete draft SOW by 15FEB22 ✓ IEWP Administration Task Meeting to occur in the next 30 days. 	




Energy/Infrastructure

Issues/Events	Status
<p>Issue/Event: Army Metering Program, Meter Data Management System (MDMS) Background: IAW EPAAct2005: Energy Use Measurement and Accountability, install advanced meters with ability to communicate to a remote location.</p> <ul style="list-style-type: none"> ✓ Met with the G6 team on 03JUN21 to discuss accreditation of the Building Automated Systems (Metasys/JCI at FTIG and ALC for PA-). <p>Next Steps:</p> <ul style="list-style-type: none"> ✓ Weekly meetings are held with G6 and the MDMS team. The MDMS team is currently testing connectivity to the server and will provide a report in the next few days. ✓ Current estimated project completion is by the end of January 2022. 	
<p>Issue/Event: ERCIP Projects Background: ARNG Monthly ERCIP Update – Conf. Call Status 2nd TUE of the month to track project execution of state ERCIP Projects.</p> <p>Next Steps:</p> <ul style="list-style-type: none"> ✓ FTIG Water: <ul style="list-style-type: none"> • NGB asked that PAARNG to get above 70% of scope of the 1390/91 (25K LF) • Execute as a single prime DGS DB Contract • Orientation/IJC was held on 25JUN21. Design phase is at 70% with 65% design submission expected within the next two weeks. ✓ TISA Solar-Geothermal: <ul style="list-style-type: none"> • PA-ARNG will execute under USPFO • DA Memo received from NGB. Working on RFP package. • NGB to review package with USPFO Advertisement by the end of December. 	



Energy/Infrastructure

Issues/Events	Status
<p>Issue/Event: 3 MW Renewable Energy Limit Background: Met-Ed has limit of 3 MW and FTIG has almost a 7 MW capability.</p> <ul style="list-style-type: none">✓ OCT 20 Language part of legislation passed✓ MAY 21 PUC votes to pass amended language.✓ 06MAY21 PUC issued the Act 114 Final Implementation Order. <p>Next Steps:</p> <ul style="list-style-type: none">✓ Working with Met-Ed regarding Interconnection Applications/Agreements for Buildings 05-239 and 16-204.	




Real Estate Update

Mr. John Verscharen



Commonwealth Real Estate Acquisitions – Approved and In Progress

MARGIOTTI PROPERTY

Issues/Events	Status
<p><u>Issue/Event:</u> <u>Acceptance of the “Margiotti” FTIG inholding property as a donation to the commonwealth from the Ward Burton Wildlife Foundation (WBWF).</u></p> <p><u>Background:</u> 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.</p> <p><u>Current:</u> DMVA Chief Counsel has completed necessary adjustments to the formal compatible use agreement which lays out the legal framework of how the property can be conveyed to the commonwealth as well as the duties and responsibilities of all parties. Waiting for WBWF legal review and concurrence.</p> <p><u>Next Step:</u> Once the agreement has been approved by WBWF and sent to NGB for their final approval, the property can be legally conveyed to the commonwealth.</p>	




For Official Use Only

Office of Facilities and Engineering

Commonwealth Real Estate Acquisitions – Approved and In Progress

FETTERHOFF PROPERTY

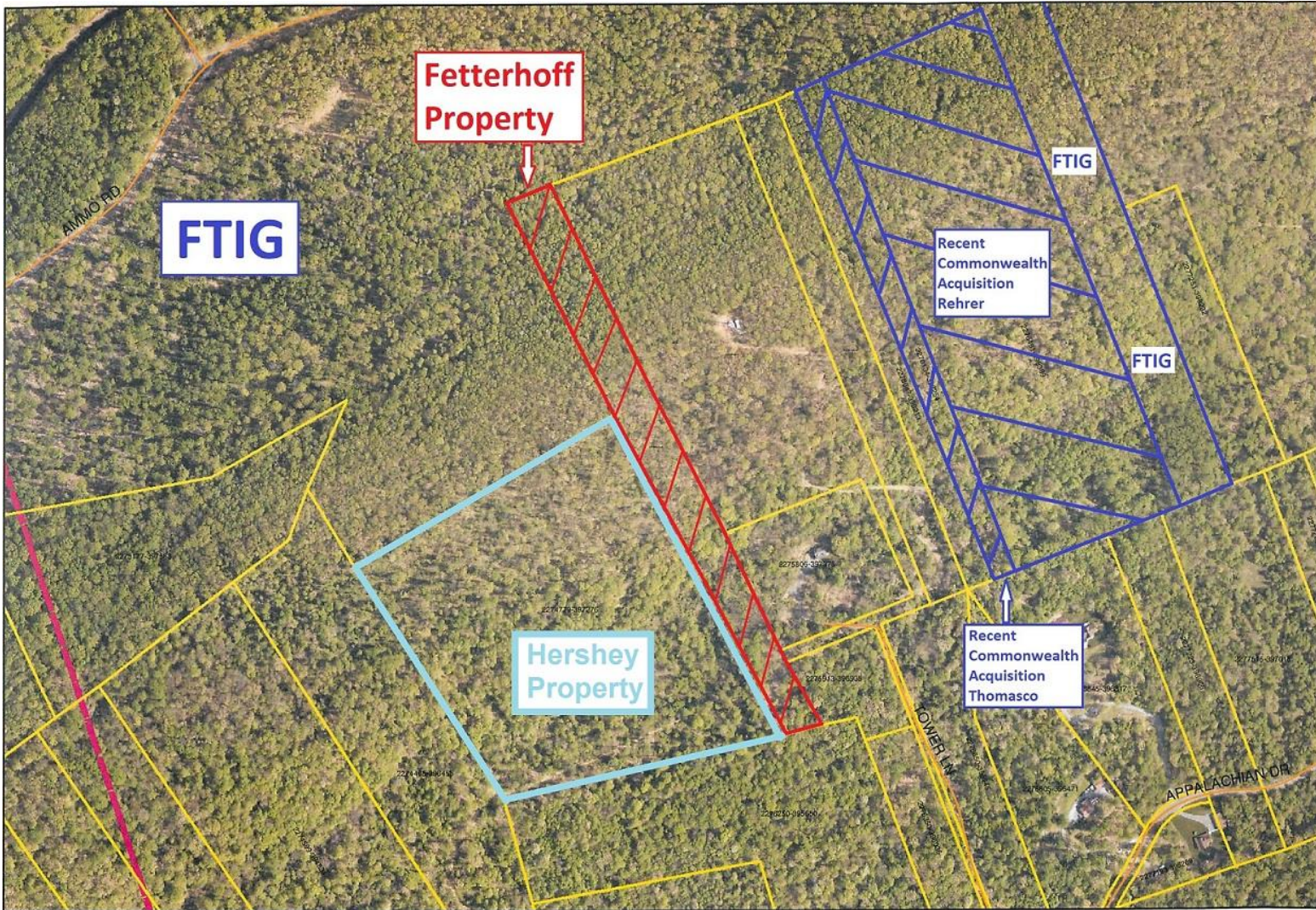
Issues/Events	Status
<p><u>Issue/Event:</u> Possible acquisition of the “Fetterhoff” parcel from the current owners.</p> <p><u>Background:</u> We have a potential commonwealth acquisition along the southern boundary of the training corridor of a 6.78-acre parcel that borders FTIG, in close proximity to the previously acquired Thomasco and Rehrer properties. An appraisal was completed on July 02, 2021 with the resulting indicated market value determined to be \$68,000. DMVA leadership approved of presenting the owners with a tentative offer to acquire for the appraised value and they have accepted; pending allocation of capital funding and DGS concurrence.</p> <p><u>Current:</u> The acquisition has been incorporated into DMVA’s capital plan and entered into eBuilder as a project by Ms. Bonnie Sowers of Public Works. We’re just waiting confirmation that it has been activated in eBuilder.</p> <p><u>Next Step:</u> Once we have confirmation, DGS/BRE can begin drafting the formal agreement of sale to convey the property.</p>	



For Official Use Only


Office of Facilities and Engineering

FETTERHOFF & HERSHEY PROPERTIES LOCATION – FTIG



Commonwealth Real Estate Acquisitions – Approved and In Progress

HERSHEY PROPERTY

Issues/Events	Status
<p><u>Issue/Event:</u> Possible acquisition of the “Hershey” parcel from the current owners.</p> <p><u>Background:</u> The owners of another potential commonwealth acquisition along the southern boundary of the training corridor, adjacent to the Fetterhoff Property, approached us about the possibility of acquiring their 30-acre parcel that also borders FTIG. However, this parcel has no clear formal access easement for entry; they would need the owners of the adjacent Fetterhoff property to grant an easement to make it a viable building lot (and worth significantly more).</p> <p><u>Current:</u> The appraisal was completed with an estimated value of \$90,000 for the 30-acre tract. Mr. Ferner has approved presenting the owner with an offer to acquire the property for the appraised value.</p> <p><u>Next Step:</u> If the owner accepts our offer, we will need to incorporate this proposed acquisition into our capital plan as a project to begin the purchase process.</p>	




For Official Use Only

Office of Facilities and Engineering

Commonwealth Real Estate Acquisitions – Approved and In Progress

HITZ PROPERTY

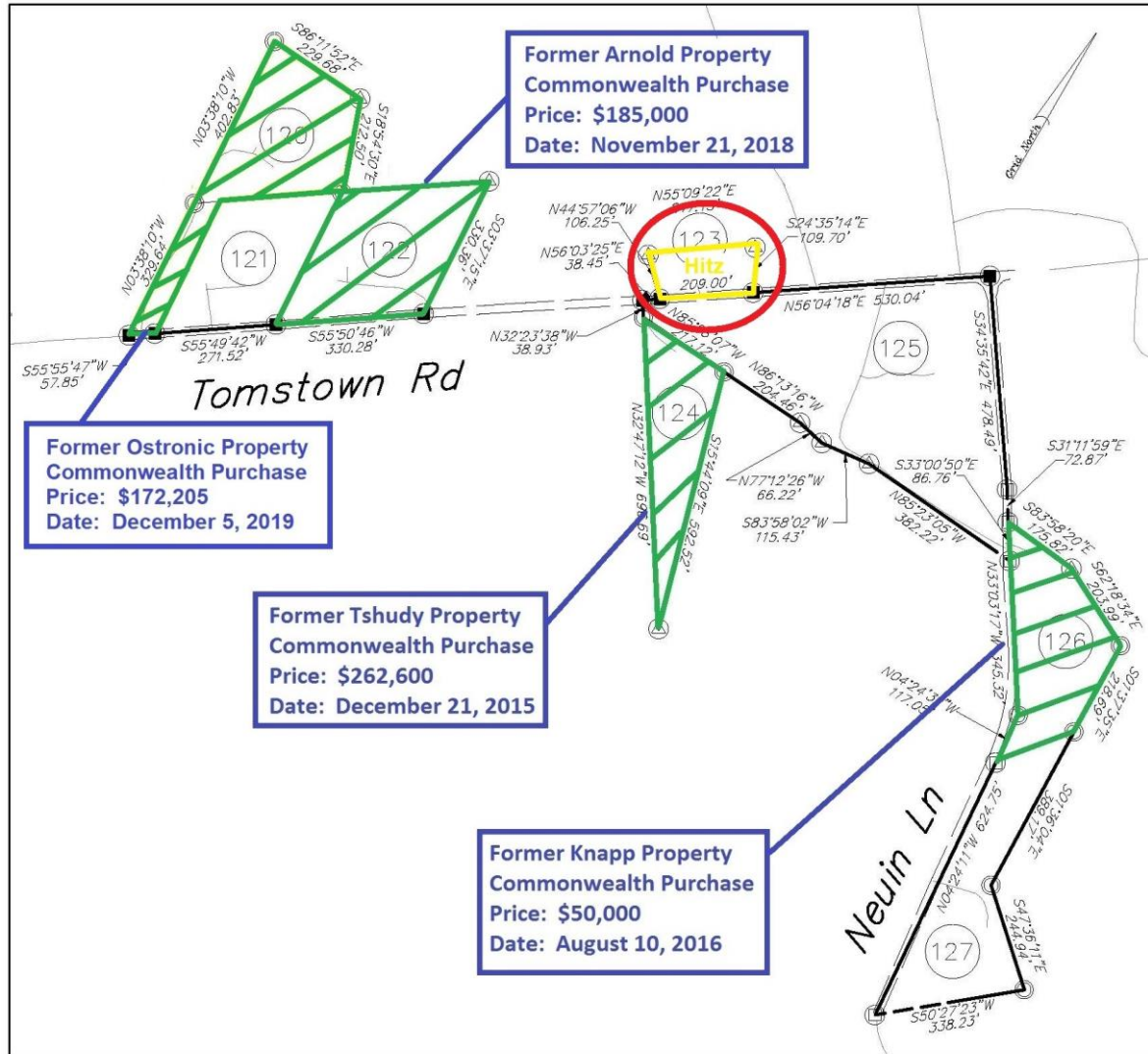
Issues/Events	Status
<p>Issue/Event: <u>Possible acquisition of the “Hitz” Parcel from the current owners.</u></p> <p>Background: The owners of another potential commonwealth acquisition, part of the Tomstown Road Inholding area has approached us about the possibility of acquiring their single-family dwelling.</p> <p>Current: The property appraisal came back with an estimated value of \$125,000. After some negotiations back and forth with the owner and DGS; a conditional agreement to acquire the property was reached with all parties for \$132,000.</p> <p>Next Step: Once we have confirmation that the acquisition action project has been successfully entered into eBuilder by Bonnie Sowers, DGS will have authorization to begin drafting the formal Agreement of Sale for presentation to all parties.</p>	



For Official Use Only


Office of Facilities and Engineering

HITZ PROPERTY LOCATION – FTIG – TOMSTOWN ROAD AREA



Commonwealth Real Estate Acquisitions – Approved and In Progress

FUTURE ERIE RC LOCATION – FAIRVIEW BUSINESS PARK

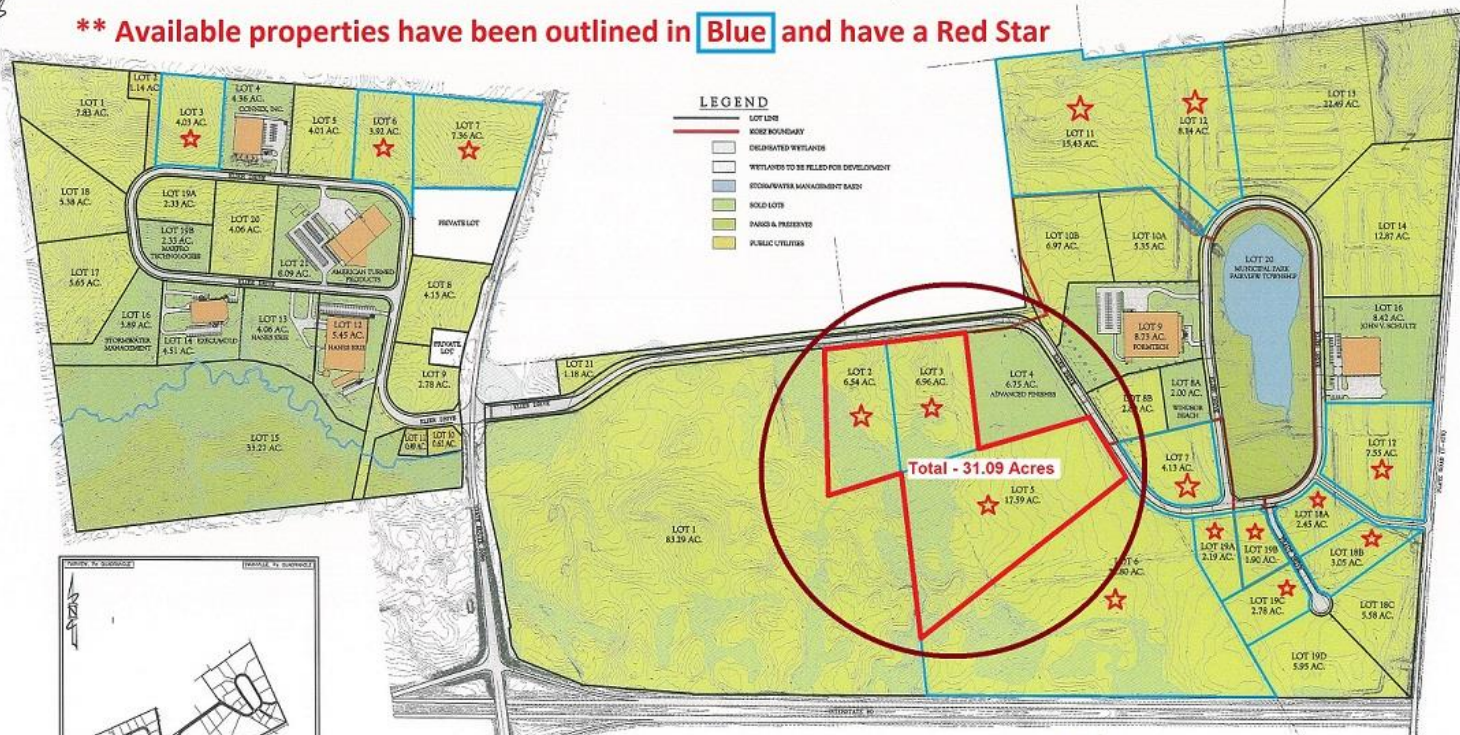
Issues/Events	Status
<p><u>Issue/Event:</u> Possible acquisition of Lots 2, 3, & 5 of the Fairview Business Park, Erie.</p> <p><u>Background:</u> After a scouting trip to view possible future RC sites in the Erie area and presentation of COA's to TAG, he has approved proceeding with seeking the acquisition of lots 2, 3, and 5 within the Fairview Business Park for the eventual construction of a readiness center.</p> <p><u>Current:</u> The property owners have agreed to the commonwealth's offer to acquire the indicated lots for the appraised value of \$870,000.</p> <p><u>Next Step:</u> Once we have confirmation that the acquisition action project has been successfully entered into eBuilder by Bonnie Sowers, DGS will have authorization to begin drafting the formal Agreement of Sale for presentation to all parties.</p>	



FUTURE ERIE RC LOCATION – FAIRVIEW BUSINESS PARK

GREATER ERIE INDUSTRIAL DEVELOPMENT CORPORATION FAIRVIEW BUSINESS PARK FAIRVIEW TOWNSHIP, ERIE COUNTY, PENNSYLVANIA

**** Available properties have been outlined in Blue and have a Red Star**



SITE PLAN
SCALE: 1"=2000'

NOTE: THE PROPERTY BOUNDARY INFORMATION (A.S. DISTANCES AND BEARINGS), EXISTING PRE-DEVELOPMENT OUTLINES (PRIOR TO 1982), AND PHYSICAL FEATURES SHOWN ON THIS DRAWING WERE INTRODUCED FROM A TOPOGRAPHIC SURVEY PROVIDED BY SHAWNEE & ASSOCIATES, INC., DATED 11 OF 11, SHEET 2-18-12. NO PROPERTY BOUNDARY SURVEY WAS PERFORMED BY PORTER CONSULTING ENGINEERS, P.C.





Porter Consulting Engineers, P.C.
Developing Engineering Solutions To Meet Your Project Needs

1304 Ohio Street
Erie, Pennsylvania 16508
Phone: (814) 854-6200
Fax: (814) 454-6020
Carter Place, S. 44th Drive, 7th
Erie, Pennsylvania 16508
Date: December 11, 2010
Drawing No.: 1010-001-001


814 South Main Street
Erie, Pennsylvania 16503
Phone: (814) 321-4444
Fax: (814) 321-1100



For Official Use Only
Office of Facilities and Engineering

DMVA - OFE - FACILITY DISPOSALS	Status
<p>Issue/Event: <u>West Pittston Reversion to DMVA and Disposal</u></p> <p>Update: 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 14th. 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 has been approved to dispose of the facility. DMVA has 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. 07/13/2021: Mr. Ferner has negotiated with the borough and have come to an agreement for them to pay a nominal fee of \$35,000 for the property to compensate DMVA for the accumulated carrying costs. 11/10/2021: Dusty has confirmed the legislation language.</p> <p>Next Step: Legislation needs to be introduced and enacted to approve the direct conveyance transaction to the borough of West Pittston.</p>	
<p>Issue/Event: <u>Connellsville FMS Disposal</u></p> <p>Update: The planned relocation of the FMS activities preformed at this location to the new CSMS West site has resulted in a preliminary determination of it being surplus to the needs of the military; pending disposal. The middle portion of the site is currently occupied by PennDOT. Mr. Ferraro has reached out to PennDOT to determine their interest in accepting the transfer of the remainder of the site currently occupied by DMVA. PennDOT leadership has agreed to the future transfer.</p> <p>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.</p>	



DMVA - OFE - FACILITY DISPOSALS (Cont)	Status
<p>Issue/Event: <u>Coraopolis / CSMS West Disposal</u></p> <p>Update: 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 now 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. Mr. Durand has updated that Senate Bill 274 has been prepared and is currently working its way through the Pennsylvania legislature for its eventual passing.</p> <p>Next Step: Once legislation is passed and the new CSMS West facility at the airport is fully constructed, DGS will proceed with the disposal through the on-line competitive bidding process. Upon a successful conveyance, the proceeds from the sale will be deposited into STAF.</p>	



DMVA - VETERANS AFFAIRS - FACILITY DISPOSALS

Status

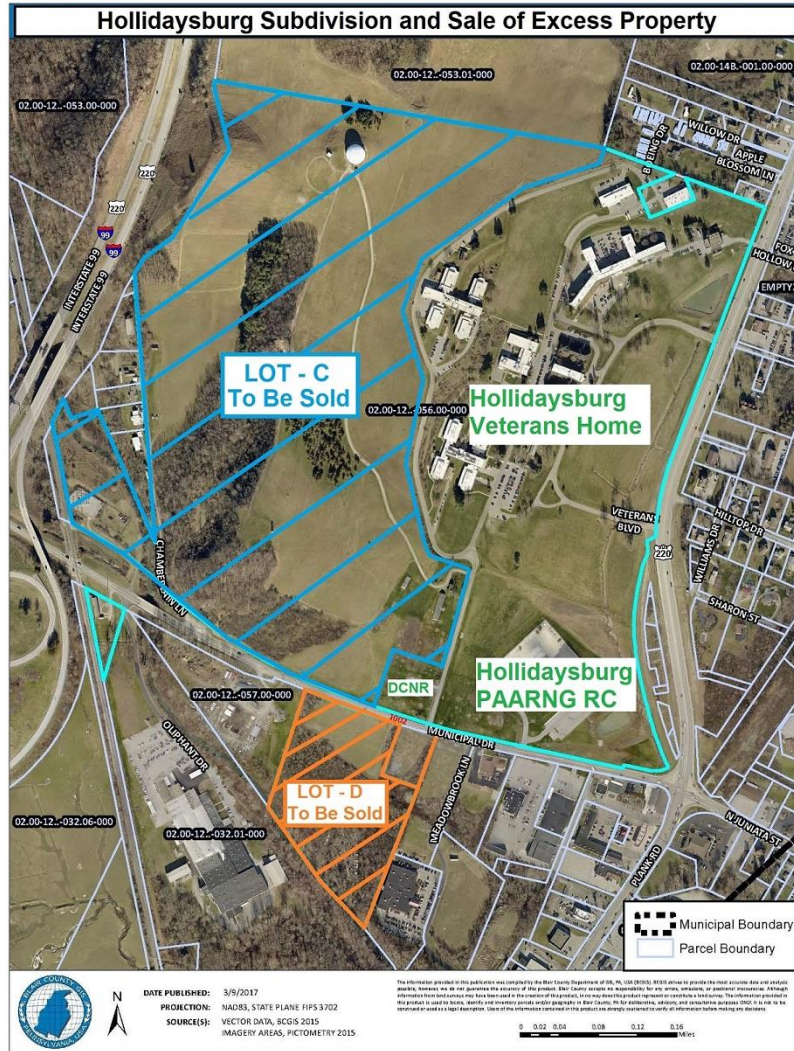
Issue/Event: Hollidaysburg Veterans Home Excess Land Subdivision and Sale.

Background: In compliance with the governor's office instructions to identify and dispose of excess property no longer needed for state operations; DMVA identified two separate tracts at the Hollidaysburg Veterans Home that are no longer needed for current or future operations. The two tracts; one totaling 111.36-acres appraised at \$1,500,000 and the other totaling 13.63-acres appraised at \$280,000 have been professionally surveyed and subdivided into separate parcels, ready to be sold. Income derived from this sale will be returned to the PA general fund; however, DMVA / OVA will be reimbursed for the expenses relating to preparing these parcels for sale. The legislation approving these parcels for disposal through DGS's eMarketplace competitive bidding process has been approved. However, while preparing the final invitation to bid, DGS realized the need to address an expired DGS lease of the electrical sub-station on the property to be conveyed prior to release. They have elected to grant a formal easement in the new deed instead of renewing the previous lease agreement. Additional survey work has been completed to detail a new legal description and the agreement has been presented to First Energy for review. **On 11/012021, after months of waiting for their review, DGS sent an ultimatum to First Energy that if they didn't respond by December 1st, DGS was going to proceed with releasing the ITB and then First Energy would have to re-negotiate for their occupancy with whoever successfully acquired the property through the bidding process. As of 12/03/2021 they have not responded to DGS's request, so DGS is now proceeding with releasing the bid offering.**

Next Step: **Once DGS releases the Invitation to Bid to the general public, respondents will have a specific period of time to submit their bids. After that period, if a viable bid is received, DGS will begin the conveyance process. If no viable bid is received, the minimum bid price will be lowered and a new ITB released until a successful bid is received.**



HOLLIDAYSBURG VETERANS HOME SUBDIVISION AND SALE





For Official Use Only
Office of Facilities and Engineering

Real Property Update

CPT Brian Puliafico







Issues/Events	Status/ Priority
<p>Site: Biddle AGS Excess Buildings for Readiness Center Use (Acquisition)</p> <p>Background: Previously submitted REAP for buildings 216, 237,350 & 351 is on hold pending amendment to add/subtract facilities pending stationing decisions and BAR.</p> <p>Next Step:</p> <ul style="list-style-type: none"> ✓ 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. ✓ 20210712: EBS began 01JUL21; waiting on final stationing (252QM) and BANGB approval ✓ 20210823: B350 P2 submitted. Working COA DEV for B320 ✓ 20210920: BANGB COA brief to TAG 13SEP. Awaiting decision prior to submission of EBS ✓ 20211013: Updated Biddle MOA submitted; awaiting input from 111ATKW ✓ 20211117: BAR approved and submitted to USPFO for routing to NGB // currently working updates for the MOA 	
<p>Site: Carlisle Legacy Site (Acquisition)</p> <p>Background: Site required for stationing moves; currently occupied by Gobin Guard w/ yearly lease for Carlisle Productions.</p> <p>Next Step:</p> <ul style="list-style-type: none"> ✓ 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. No REAP & EBS 1/2Q22 ✓ 20210920: EBS to be completed 2Q22 	








Issues/Events	Status/ Priority
<p>Site: Johnstown // Walters Ave & AAF (Disposal & Acquisition) Background: Per TAG stationing decision, all PAARNG units at Walters Ave are to displace (permanently) to new sites: 252EN to Johnstown AAF / 28MPs to Everett (T). Next Step:</p> <ul style="list-style-type: none"> ✓ 20210527: Added to REAP tracker based on TAG stationing decision. No actions to be taken until final decision on Walters Ave from USAR and departure of PAARNG from Walters Ave. ✓ 20210702: USAR to review site for potential accommodations prior to taking ownership. ✓ 20210823: Site Visit 12AUG21 with USAR. Awaiting USAR site visit & reno requirements for Walters Ave ✓ 20211019: Email submitted to LTC Rubio for USAR intent; no response. Site review & FIF cleanup ongoing // EBS to be scheduled 2Q22 in the event that site is disposed ✓ 20211116: USAR still interested, no further action specified // 252EN vacating site MAR22 for Aviation Drive 	
<p>*PAARNG CURRENTLY POSSESSES 25YR LEASE. TO BE REMOVED DEC21* Site: Ft Mifflin (Acquisition) Background: USACE License expired December 2018. Need a 25 year license IOT use state capital funding. Next Step:</p> <ul style="list-style-type: none"> ✓ REAP must be developed including conversion request from repair bay to readiness center, 420 project development, environmental requirements, etc. ✓ License from USACE has been signed by TAG. ✓ Stationing Decision and utilization data for Lancaster Ave received. REAP must be updated for submission. ✓ 20210318: Require review CATCODEs at Mifflin, projected complete 3Q21 // updated NEPA/ECOP required // 420s for conversion to vault and RC // proposed RMAG emplacement in BLDG 58 v 53 // projected end of 3Q21 (ENBOSS dependent) ✓ 20210702: EBS to begin 4Q21; conversion request and REAP to accompany ✓ 20210823: Env Site Visit 13SEP. EBS completed 1Q22 ✓ 20211021: Awaiting contract PO line item to receive RMAG at PFO to BLDG 58; estimated DEC21. EBS expected DEC21 ✓ 20211118: Review of records confirms 25 year lease in place (no REAP) 	








Issues/Events	Status/ Priority
<p>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:</p> <ul style="list-style-type: none"> ✓ 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 ✓ 20211021: EBS to be completed JAN22 	
<p>Site: Mechanicsburg NSA (Acquisition) Background: TAG approved decision to convert 30K SQFT warehouse to RC for 228 TC & DET-1 121 TC, to be occupied FY25. Next Step:</p> <ul style="list-style-type: none"> ✓ 20210702: Request for Facilities MFR submitted to NSA ✓ 20210823: Submission of TAG Stationing Decision 04AUG21. Req RoA from CE team (22JUL) ✓ 20210920: Follow up for status with CE team ✓ 20211022: Per RP specialist, NSA needs permission from N5 and REG ENG. Working routing ✓ 20211118: Updated RoA submitted to OPNAV, suspense for decision 30JAN22 	
<p>Site: Elizabethtown RC (Acquisition) Background: Acquire acreage north of current RC parcel for new construction of ORG Parking and ORG Storage Next Step:</p> <ul style="list-style-type: none"> ✓ 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 	








Issues/Events	Status / Priority
<p>Site: FTIG EPR Round (Acquisition) Background: 56 Acres acquired for EPR SDZ area. Next Step:</p> <ul style="list-style-type: none"> ✓ 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 ✓ 20210920: EBS to be completed JAN22 	
<p>Site: New Castle (Acquisition) Background: Replace New Castle FMS and subsequent MILCON construction of RC to replace New Castle RC (Frank Ave) Next Step:</p> <ul style="list-style-type: none"> ✓ 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; significant wetlands areas identified 	
<p>Site: Area 2 FTIG Land Transfer (Acquisition) 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:</p> <ul style="list-style-type: none"> ✓ 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 ✓ 20210621: Require ANG Report of Availability and License to accompany REAP. REAP to begin 4Q21 ✓ 20210920: Follow up with Olmstead and Hall AUG & SEP. Awaiting RoA 	







Issues/Events	Status / Priority
<p>Site: Mechanicsburg NSA (Acquisition) Background: Initiative to create a regional railhead at Mechanicsburg NSA with eventual stationing of PAARNG Mvmt Control Team at this site Next Step:</p> <ul style="list-style-type: none"> ✓ 20210126: TAG approved stationing decision ✓ 20210621: Site to be REAP'd upon submission of Mechanicsburg RC REAP (Priority Action 6) ✓ 20210920: No change 	
<p>Site: Tobyhanna Enclave (Disposal) *ACTION COMPLETE, TO BE REMOVED DEC21* Background: All PAARNG units will be out of Tobyhanna 1Q22; current assets (BLDG 233, 230, 215) need to be divested back to USA Next Step:</p> <ul style="list-style-type: none"> ✓ 20211001: C/1-109 IN departed Tobyhanna for Easton RC ✓ 20210527: 213SC to depart for Scranton RC SEP21. No action until site is vacated ✓ 20210920: Final walkthrough 14SEP. Facilities turned over to garrison; lease to be dissolved 30SEP ✓ 20211019: Termination of lease received. Sent to USACE-Baltimore for processing. ✓ 20211117: MFR detailing disposal submitted to NGB. Sites removed from FISP/PRIDE 	
<p>Issue/Event: FTIG FOB Conversion Request (Disposal) *TO BE REMOVED ONCE ADDED TO TC PB* Background: TA-A-16 and A-17 FOB buildings were coded as barracks, admin facilities and d-fac. Next Step:</p> <ul style="list-style-type: none"> ✓ 20210215: HUTMENTS no longer authorized for ARNG use as of FEB21. ✓ 20210317: Proposed conversion to Equipment-in-Place and addition to TS PB. Awaiting final decision ✓ 20210325: Hutment conversion memo submitted to TC for implementation ✓ 20210521: Awaiting confirmation of addition to TC Property Book from DPW 	





Issues/Events	Status / Priority
<p>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:</p> <ul style="list-style-type: none"> ✓ 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 ✓ 20210412: REAP resubmitted with updated REC to NGB ✓ 20210429: Signed copy of NEPA/ECOP concurrence memo submitted to NGB 29APR21 ✓ 20210614: USACE beginning disposal process; short term lease for contractor use (exp. 30JUL21) // no action required ✓ 20210920: USACE in process of uploading site into GSA Excess. Estimate of conveyance DEC21 ✓ 20211116: SHPO letter in process; GSA planning site visit before Christmas; expected off books FY22 	
<p>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:</p> <ul style="list-style-type: none"> ✓ 20210121: Conditional acceptance at GSA ✓ 20210218: awaiting ROE conditional acceptance from GSA (05FEB21) // awaiting update from Jeremy Keels Daryl Valley to meeting with Keels & Stanaford on 26FEB21 ✓ 20210318: SHO has not made a final determination on historical status. USACE has pushed to GSA for further review. ENV & RP to follow up week of 22MAR ✓ 20210404: Resubmitted to GSA for review ✓ 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 ✓ 20211116: GSA awaiting final SHPO approval; expected off books FY22 	



Rentals, Leases, STAF Funding and New Business

Mr. Lisle Wilke
&
Mr. Kevin Ferner



Rentals

1 July 2020 – 30 November 2021

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory			4						4	\$0
KCC Paid									0	\$0
KCC Military	11		9						20	
KCC State	6		1						7	
KCC Exp		\$6,515		\$12,867						\$19,382

Local Election Board



Leases

Expiring within 6 months

Organization	Type Lease	Term	Remarks
NONE			



STAF Funding Update

As of 30 November 2021																
2021 - 2022										2019 - 2020						
Revenue	Beginning Balance	1,011,763	867,778	1,034,930	887,792	887,792	1,034,930			1,274,648	1,037,273	1,274,648	967,024	1,039,623	1,011,763	
	Budget	1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total	Projection		1st Qtr	2nd Qtr	Half Year Total	3rd Qtr	4th Qtr	Total	Projection
Quarters	137,550	28,521	36,979	65,500	0	0	65,500	137,550		21,355	34,630	55,985	36,547	33,470	126,002	115,200
Armory Rental	97,139	4,378	0	4,378	0	0	4,378	97,139		(2,317)	0	(2,317)	0	86,105	83,788	10,200
KCC	0	0	0	0	0	0	0	0		(1,873)	(1,750)	(3,623)	(3,100)	0	(6,723)	0
Mineral Rights	4,000	1,212	1,190	2,402	0	0	2,402	4,000		0	0	0	0	4,665	4,665	1,200
Timber/Firewood sales	0	856	785	1,641	0	0	1,641	0		0	1,360	1,360	605	0	1,965	10,000
Sale of Armories and Land	0	0	0	0	0	0	0	0		0	0	0	0	(3,957)	(3,957)	0
Miscellaneous	2,500	952	5,195	6,147	0	0	6,147	2,500		1,026	232	1,258	791	0	2,049	2,500
Interest	1,000	119	111	230	0	0	230	1,000		818	526	1,344	276	202	1,822	6,000
Total Revenue	\$ 242,189	\$ 36,038	\$ 44,260	\$ 80,298	\$ -	\$ -	\$ 80,298	\$ 242,189		19,009	34,998	54,007	35,119	120,485	209,611	145,100
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	172,000	86,447	0	86,447	0	0	86,447	172,000		134,388	(6)	134,382	91,897	0	226,279	197,000
Environmental	4,000	0		0	0	0	0	4,000		0		0	0	0	0	15,000
510 Armories (POs)																
Funds Commitments	125,000	49,327	17,373	66,700	0	0	66,700	125,000		23,477	53,053	76,530	(75,227)	37,267	38,570	125,000
JOC	200,000	25,497	0	25,497	0	0	25,497	200,000		45,176	0	45,176	(32,658)	(5,981)	6,537	150,000
520 BRM (Demo)	15,000	0	0	0	0	0	0	15,000		26,889	29,778	56,667	0	0	56,667	62,000
Quarters	42,000	12,237	17,173	29,410	0	0	29,410	42,000		18,068	16,142	34,210	43,927	32,033	110,170	60,000
KCC	24,000	6,515	12,867	19,382	0	0	19,382	24,000		7,917	6,749	14,666	7,367	9,780	31,813	40,000
Total Expenses	\$ 582,000	\$ 180,023	\$ 47,413	\$ 227,436	\$ -	\$ -	\$ 227,436	\$ 582,000		255,915	105,716	361,631	35,306	73,099	470,036	649,000
Funds Commitments							\$ 334,300									127,430
Balance		\$867,778	\$864,625	\$887,792	\$887,792	\$887,792	\$553,492	\$695,119		1,037,742	966,555	967,024	966,837	1,087,009	886,793	770,748
		Breakdown of Commitments								Breakdown of Commitments						
		On Call Funds Commitments			133,300					On Call Funds Commitments			86,430			
		JOC			201,000					JOC			41,000			
		Total			334,300					Total			127,430			



New Business

- ✓ SAB Legislation status



Closing Comments

