

State Armory Board Meeting

24 January 2023



Voting Members

Name	Title	Position
MG Mark Schindler	The Adjutant General	Chair
BG Laura McHugh	DAG – Army	Member
BG Mike Regan	DAG - Air	Member
COL Jon Farr	DCG-28 th ID	Member
Mr. Robert Hepner	Deputy, F&E	Secretary
Ms. Patty Derry	Deputy, OA	Member
COL Keith Graham	Chief of Staff, JFHQ	Member
COL 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 Dave Fittipoldi	28 th ID
Mr. Jeffrey Wallitsch	Acting Chief Counsel
Ms. Joan Nissley	Press Secretary
Mr. Dusty Durand	LLO
COL Montgomery	CFMO

Name	Title
CPT John Carmelo	J34
LTC Teresa Ruotolo	213 th RSG, AO
LTC Joe Martinkis	56 th SBCT, AO
LTC Frank Junkin	2 nd IBCT, AO
LTC Cliff Morales	55 th MEB, AO
CPT Mueller	Public Affairs Officer
MAJ Adam Love	FTIG, DPW





Agenda

- ✓ Review Minutes (Bob Hepner)
 - Motion/Approval of Minutes – Exhibit A
- ✓ Environmental Update (John Fronko)
- ✓ Energy Update (Todd Reed)
- ✓ Real Property (CPT Brian Puliafico)
- ✓ Real Estate Update (John Verscharen)
- ✓ Armory/KCC Rentals (Frank DiMartini)
- ✓ STAF Balance & Commitment Report (Frank DiMartini)
- ✓ State Armory Board and Rental SOP Update (Bob Hepner)
- ✓ New Business (Bob Hepner)
- ✓ Mtg. Schedule: TBD (June 2023)
- ✓ Closing Comments



Exhibit A

Review/Approval

08 June 2022

Meeting Minutes




Environmental Update

Mr. John Fronko




Environmental

Issues/Events	Status
<p>Issue/Event: Unit Armory Historical Collection Management and Assistance for PAARNG (Guidance/Support Memorandum)</p> <p>Background: IAW AR870-20 and NGR870-20, this memorandum is intended to direct available resources, by and through the Bureau of Environmental Management and Cultural Resources Manager, to help preserve and maintain items that detail the heritage and legacy of the units of the Pennsylvania National Guard.</p> <p>Next Step: Staffing to get memorandum signed by TAG and then sent to all PANG units/Readiness Centers.</p>	<p style="text-align: center;"></p>



Environmental

Issues/Events	Status
<p>Issue/Event: Perfluoro-octane Sulfonate (PFAS) or fire fighting foam study.</p> <p>Background: The NGB has contracted for studies (testing) for the levels of PFAS at ARNG facilities across the country that have had PFAS releases over the years. Governor Wolf has established a PFAS Action Team to address the issue within the state, BG Regan is the DMVA representative. The EPA drinking water action level for PFAS is 70 parts-per-trillion (ppt). On December 3, the PA DEP established a new state maximum contaminant level of 18ppt for PFOS and 14 ppt for PFOA.</p> <p>Next Step: <u>FTIG (Muir Airfield): A Remedial Investigation is underway with sampling to occur the summer of 2023 to further investigate areas around the airfield.</u></p> <p><u>Johnstown (AASF#2): The Site Investigation field work has been completed and we are waiting the results and written report sometime the summer of 2023.</u></p> <p><u>Statewide Sampling:</u> 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. We have completed 80% of our RCs none have had PFAS detected in their water above the new PA DEP standard.</p>	<p style="text-align: center;"></p>



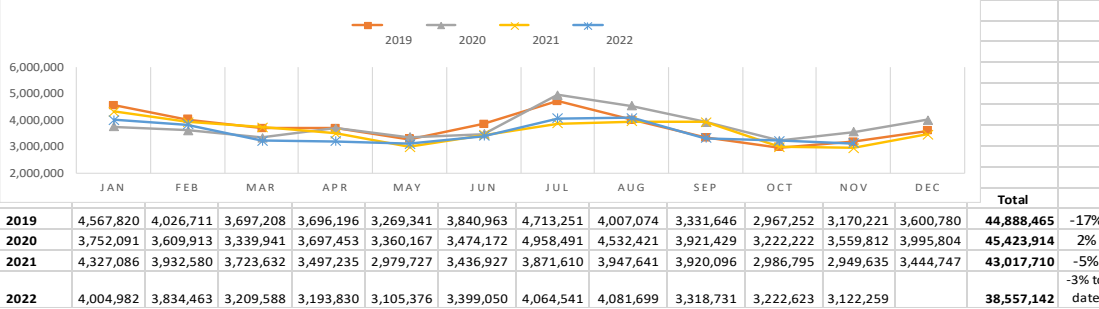
Energy Update

Todd Reed



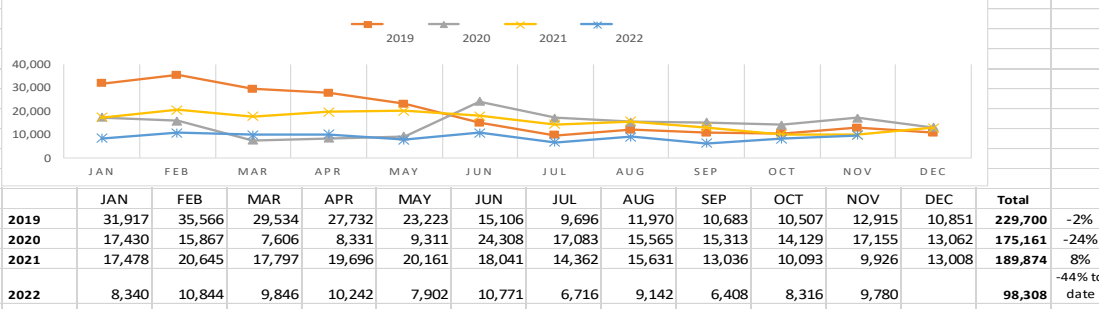
Utility Trending

PA ARNG ELECTRIC USAGE KWH



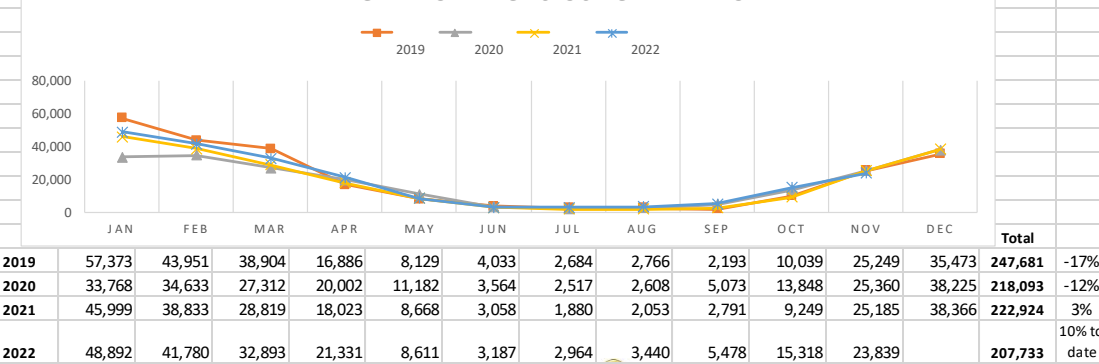
- ✓ 3.4 Megawatts of solar installed with 600 kw in a planning phase.
- ✓ 90% of the PA ARNG electric use will be provide by solar by 2024 because of PA PULSE contract.
- ✓ 35% reduction in overall energy demand since 2009

PA ARNG WATER USE KGAL



- ✓ Replacement of cemetery meters resulted in over 1/3 less water usage at FTIG
- ✓ Water study completed and replacement of water mains to begin in 2023.
- ✓ 43% reduction in overall water consumption since 2009

PA ARNG NATURAL GAS USAGE MMBTU



- ✓ Installation of high efficiency condensing boilers and tankless hot water heaters.
- ✓ No fuel oil consumed on FTIG and only 9 facilities in PA(-) use it.
- ✓ Gas Reheat for dehumidification causes high usage in cooling months.



Initiatives

- ✓ **FTIG Water Line Study**
 - Additional leak detection to be completed within the next two weeks.
 - Final report will be used for FTIG water line replacement project and future design.

- ✓ **Electric Vehicle Charging Stations**
 - State Mandate being met with installation of stations for state fleet vehicles.
 - Federal Mandate (GSA) 25JAN23 Working meeting to discuss plan.
 - POV Charging Stations 25JAN23 Options to be discussed at meeting.

- ✓ **Army Advance Metering Program**
 - 99% of meters installed. NAG meters (6) to be replaced under warranty.
 - Working with G6 and JCI about connectivity issues. Server upgrade needed.

- ✓ **LED Lighting Upgrades**
 - Connellsville, Lewistown, 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.

- ✓ **PJM Demand Response Program**
 - Continued participation as much as training schedules allow.





Real Property Update

CPT Brian Puliafico





Real Property (1 of 5)

Issues/Events	Status/ Priority
<p>Site: Area 2 FTIG Reconcile (Disposal)</p> <p>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.</p> <p>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 ✓ 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 	
<p>Site: Biddle AGS Excess Buildings for Readiness Center Use (Acquisition)</p> <p>Background: Previously submitted REAP for buildings 216, 237,350 & 351 is pending final NGB approval</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. ✓ 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 	





Real Property (2 of 5)

Issues/Events	Status/ Priority
<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. 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 	
<p>Site: New Castle (Acquisition)</p> <p>Background: Replace New Castle FMS and subsequent MILCON construction of RC to replace New Castle RC (Frank Ave)</p> <p>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 ✓ 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 	





Real Property (3 of 5)

Issues/Events	Status/ Priority
<p>Site: Biddle AGS Excess Building for Readiness Center Use (Acquisition)</p> <p>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.</p> <p>Next Step:</p> <ul style="list-style-type: none"> ✓ 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 	
<p>Site: FTIG Inholdings (Acquisition)</p> <p>Background: Land purchased by the commonwealth must have a REAP submitted to incorporate in FTIG boundaries and receive sustainment funding.</p> <p>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 ✓ 20220121: EBS contract under review; MAR22 ✓ 20220516: EBS complete ✓ 20220621: Awaiting NGB approval ✓ 20230109: Follow up with NGB-G9; awaiting results 	





Real Property (4 of 5)

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 ✓ 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 	
<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 ✓ 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 	



Real Property (5 of 5)

Issues/Events	Status / Priority
<p>Site: York Eden Road RC (Disposal)</p> <p>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.</p> <p>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 ✓ 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 	
<p>Site: Oil City (William E. Copley) Readiness Center Site (Disposal)</p> <p>Background: Local legislature wishes for Public Benefit Conveyance to Venango County. REAP awaiting NGB-IER approval, pending corrections to Disposal Report.</p> <p>Next Step:</p> <ul style="list-style-type: none"> ✓ 20201119: Submitted to USFPO 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. 	



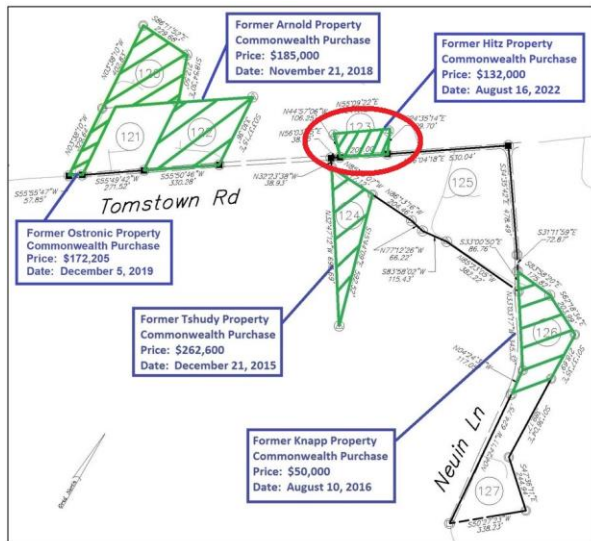
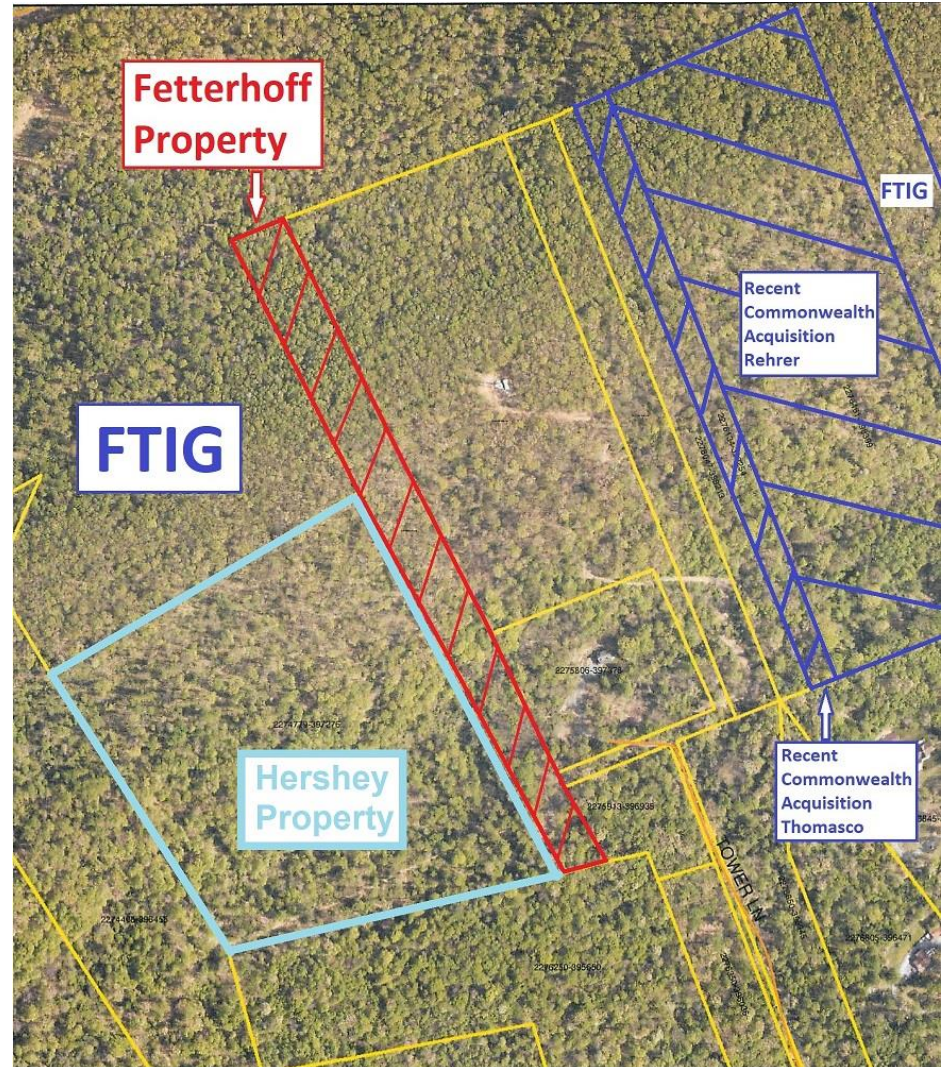
Real Estate Update

Mr. John Verscharen



Commonwealth Real Estate Acquisitions – Completed Since Last Meeting

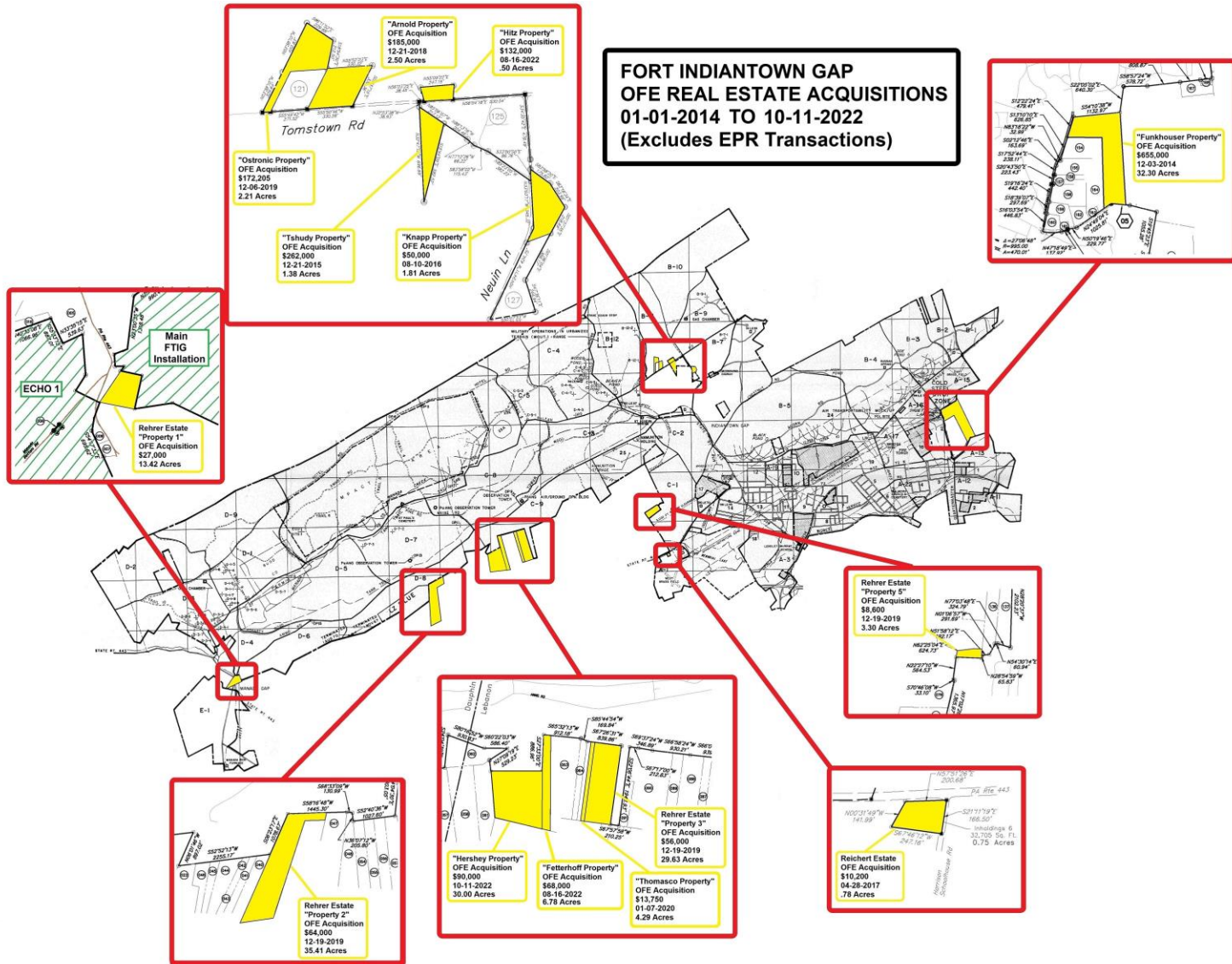
Former Owners	Acreage	Price	Date	Status
Michael & Justine Fetterhoff	6.78 Acres	\$68,000	08/16/2022	✓
Revocable Trust of Colin H. Hershey	30.00 Acres	\$90,000	10/11/2022	✓
George & Earla Hitz	0.50 Acres	\$132,000	08/16/2022	✓



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Office of Facilities and Engineering

FTIG OFE ACQUISITIONS SUMMARY - 2014 TO CURRENT



Commonwealth Real Estate Acquisitions – Approved and In Progress

MARGIOTTI PROPERTY

Issues/Events	Status
<p><u>Issue/Event:</u> Acceptance of the “Margiotti” FTIG inholding property as a donation to the commonwealth from the Ward Burton Wildlife Foundation (WBWF).</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. 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.</p> <p><u>Current:</u> 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.</p> <p><u>Next Step:</u> DGS/BRE will execute the necessary documents to convey the donated property to the Commonwealth.</p>	




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Commonwealth Real Estate Acquisitions – Approved and In Progress

FUTURE ERIE RC LOCATION – FAIRVIEW BUSINESS PARK

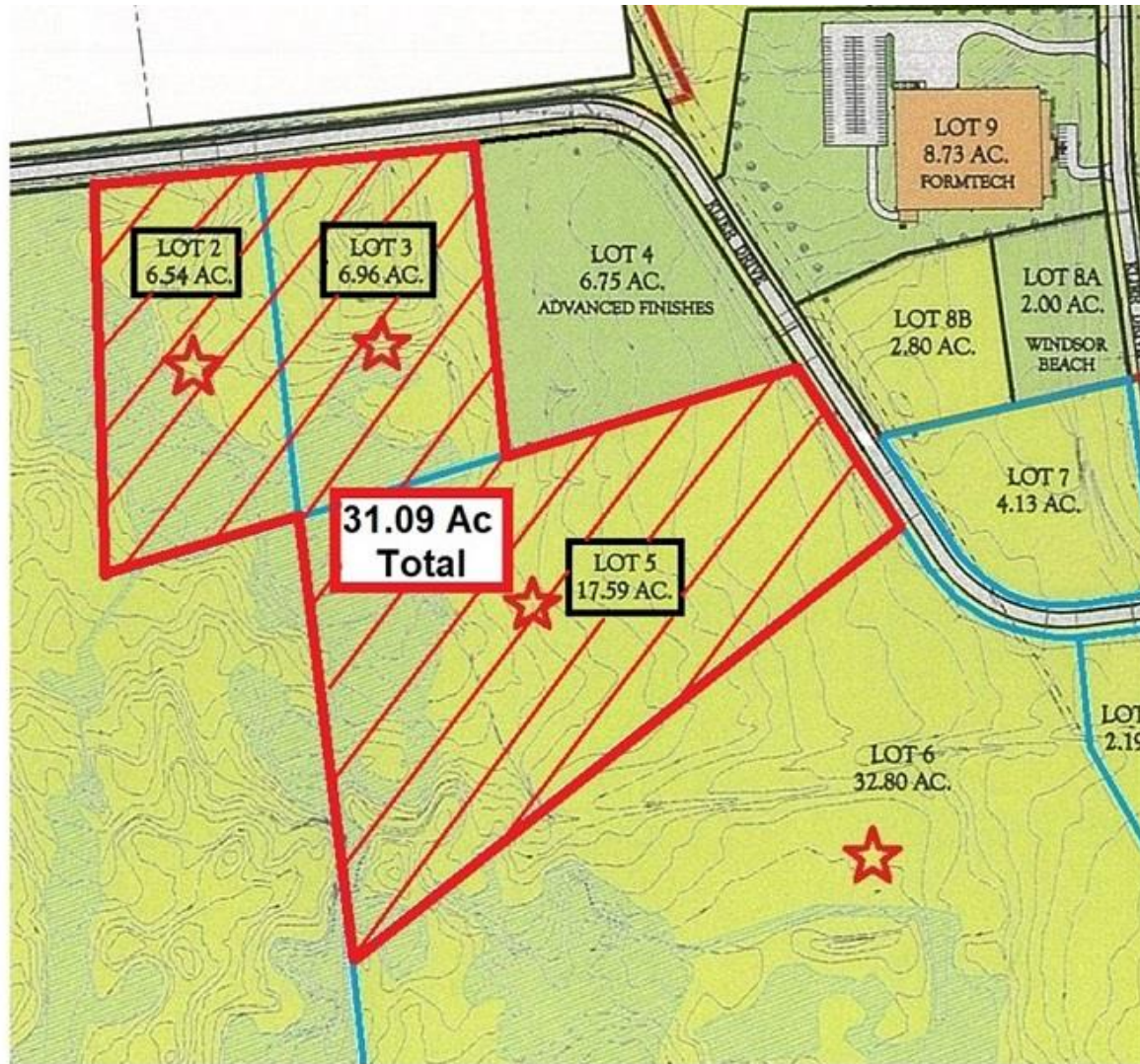
Issues/Events	Status
<p>Issue/Event: <u>Possible acquisition of Lots 2, 3, & 5 of the Fairview Business Park, Erie.</u></p> <p>Background: After a scouting trip to view possible future RC sites in the Erie area and presentation of COA's to TAG, he has approved proceeding with seeking the acquisition 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 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.</p> <p>Current: All environmental, zoning and geotech work is complete. DGS is now drafting the "Authorization to Condemn" for the Secretary of DGS's approval. Once approved, the official Declaration of Taking must be recorded at multiple public offices within Erie.</p> <p>Next Step: Once the Declaration of Taking is recorded, a settlement date will be scheduled for the official "taking".</p>	





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Office of Facilities and Engineering

FUTURE ERIE RC LOCATION – FAIRVIEW BUSINESS PARK



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 has 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. Legislation has been passed and the agreement of sale is fully executed.</p> <p>Next Step: The AOS was fully executed on November 28, 2022; since the agreement stipulates that the settlement shall occur within ninety (90) days of execution, settlement should occur before the end of February.</p>	
<p>Issue/Event: <u>Connellsville FMS Disposal</u></p> <p>Update: The planned relocation of the FMS activities performed 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. Legislation authorizing the sale of this facility through the competitive bidding process has been passed.</p> <p>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 on-line competitive bidding process. Upon a successful conveyance, the proceeds from the sale will be deposited into STAF.</p>	





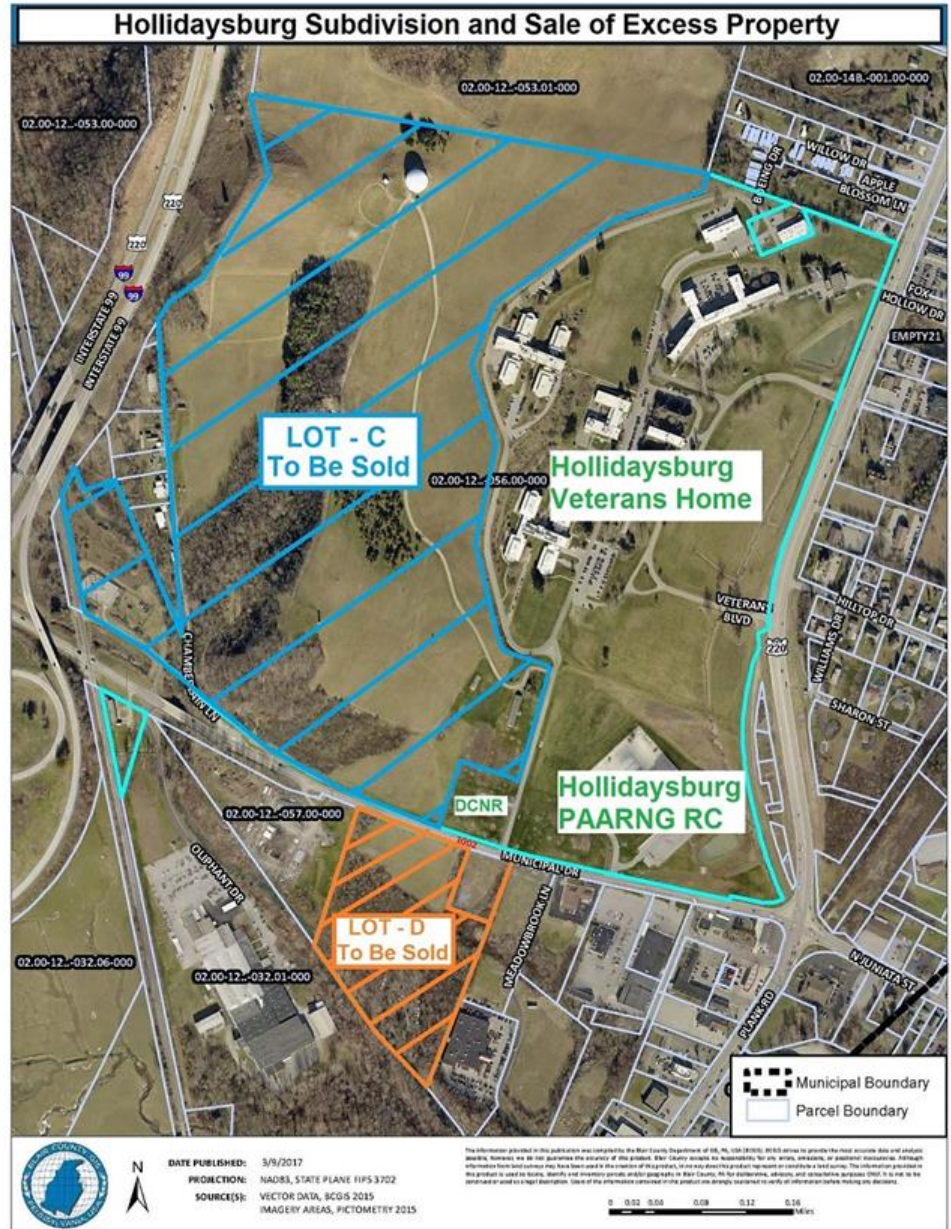
DMVA - VETERANS AFFAIRS - FACILITY DISPOSALS

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 were 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 were professionally surveyed and subdivided into separate parcels.

The parcels were advertised and released for closed bidding on DGS's eMarketplace. On December 19, 2022, both parcels were conveyed to a private investor/developer.

Next Step: None. Action complete.



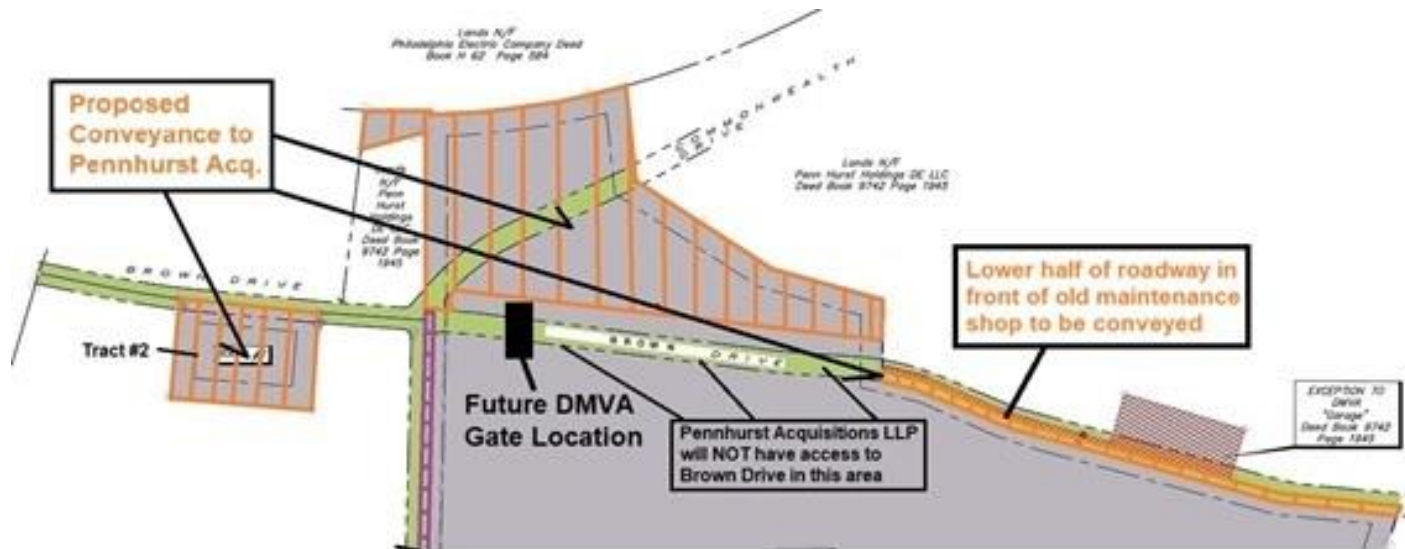
DMVA - VETERANS AFFAIRS - FACILITY DISPOSALS

Status

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.**

Next Step: DGS is drafting the formal agreement of sale and working towards completing this direct conveyance transaction.



Rentals, Leases, STAF Funding and New Business

Mr. Frank DiMartini

&

Mr. Bob Hepner



Rentals

1 June 2022 – 31 December 2022

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory	1	\$4,436	6	\$0					7	\$4,436
KCC Paid									0	\$0
KCC Military	11		9						20	\$0
KCC State	6		1						7	\$0
KCC Exp		\$1,386		\$92,278						\$93,664



Leases

Expiring within 6 months

Organization	Type Lease	Term	Remarks
23 rd Street Armory Philadelphia PA	Expense	5-year lease with 1 year renewal	Extended lease until 30 December 2022. New lease pending signatures



State Treasury Armory Fund Update

As of 17 May 2022

Revenue	2021 - 2022								2020 - 2021						
	Beginning Balance	1,011,763	867,778	1,034,930	796,065	810,292	1,011,763	Projection	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	50,691	79,212	37,491	20,463	137,166	137,550	21,355	34,630	55,985	36,547	33,470	126,002	115,200
Armory Rental	97,139	4,378	611	4,989	71,735	40,677	117,401	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	2,065	405	4,111	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	5,385	6,337	673	1,677	8,687	2,500	1,026	232	1,258	791	0	2,049	2,500
Interest	1,000	119	133	252	131	301	684	1,000	818	526	1,344	276	202	1,822	6,000
Total Revenue	\$ 242,189	\$ 36,038	\$ 58,795	\$ 94,833	\$ 112,095	\$ 63,523	\$ 270,451	\$ 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	3,608	90,055	0	0	90,055	172,000	134,388	(6)	134,382	91,897	0	226,279	197,000
Environmental	4,000	0	0	0	0	0	0	4,000	0	0	0	0	0	0	15,000
510 Armories (POs)															
Funds Commitments	125,000	49,327	21,818	71,145	67,806	37,630	176,581	125,000	23,477	53,053	76,530	(75,227)	37,267	38,570	125,000
JOC	200,000	25,497	0	25,497	31,653	0	57,150	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	24,698	36,935	(5,039)	16,470	48,366	42,000	18,068	16,142	34,210	43,927	32,033	110,170	60,000
KCC	24,000	6,515	33,223	39,738	50,765	16,665	107,168	24,000	7,917	6,749	14,666	7,367	9,780	31,813	40,000
Total Expenses	\$ 582,000	\$ 180,023	\$ 83,347	\$ 263,370	\$ 145,185	\$ 70,765	\$ 479,320	\$ 582,000	255,915	105,716	361,631	35,306	73,099	470,036	649,000
Funds Commitments							\$ 221,419							127,430	
Balance		\$867,778	\$843,226	\$796,065	\$762,975	\$803,050	\$581,475	\$671,952	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			23,419				On Call Funds Commitments			86,430			
		JOC			198,000				JOC			41,000			
		Total			221,419				Total			127,430			



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



New Business

- ✓ Legislation Updates (Dusty Durand)
- ✓ Exhibit B ACP Update (Aaron Keirn)
- ✓ Exhibit C Hollidaysburg land donation (John Verscharen)
- ✓ Exhibit D Johnstown Walters Ave Readiness Center Sale
(CPT Brian Puliafico/John Verscharen)



Legislation Updates

Dusty Durand



Exhibit B

ACP Update

Aaron Keirn



FTIG Access Control Points

Main Access Control Point:

- Currently under construction (Contract awarded September 2021 - \$12,780,950 MILCON)
- Contract Completion Date: February 2023 pending time extension (Tentative Project Closeout in June 2023)
- Construction Overall Estimated 75 – 80% complete: Ongoing work includes Visitor’s Center and Search Office; Gatehouse; Search Canopy; utility installations; site work

East Access Control Point / Perimeter Fence:

- Waiting signed Design Contract to begin design
- Budget: Construction - \$13,864,000; Design and Contingency - \$2,636,000 (100% State Capital Funded)
- Tentative Schedule (*Pending Revised Schedule Submission*):
 - Complete Design – December 2023
 - Open Construction Bids – February 2024
 - Award Construction Contracts – March 2024
 - Complete Construction – May 2025



Exhibit C

Hollidaysburg Land Donation
John Verscharen



Proposed Acquisition – SAB Approval Needed To Proceed

Hollidaysburg RC

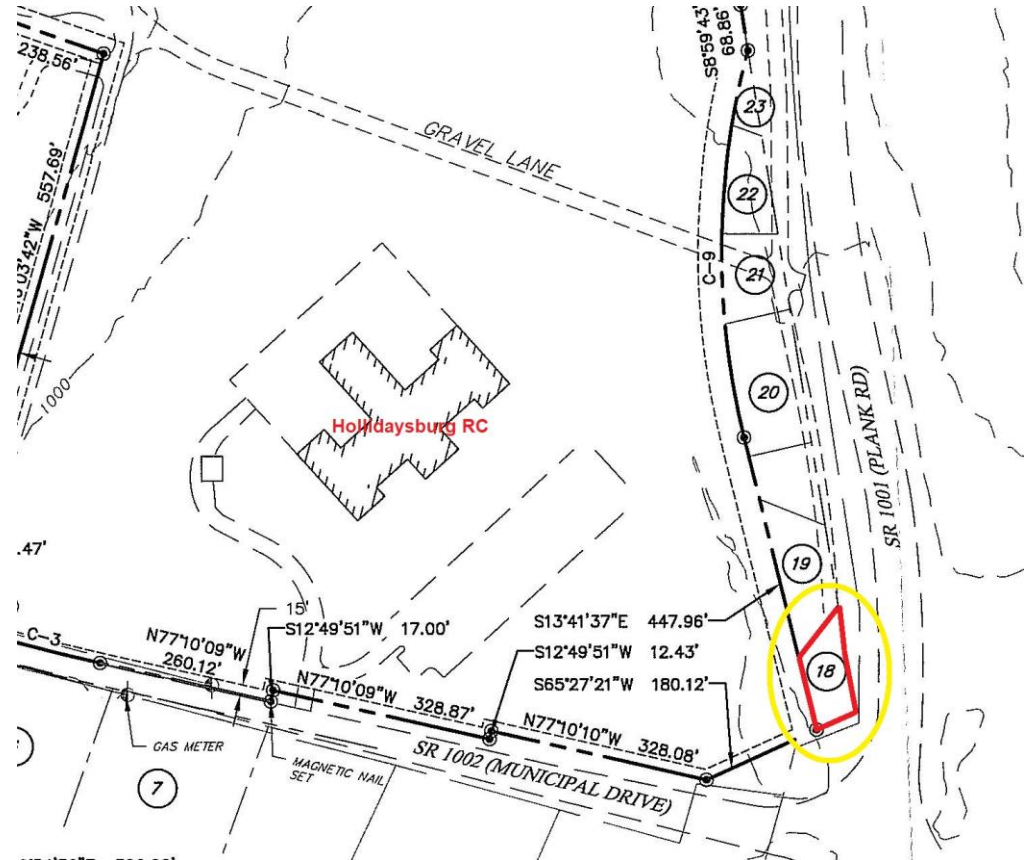
Issues/Events

Issue/Event: Possible donation acquisition of a very small parcel adjacent to the Hollidaysburg RC.

Background: After a PennDOT project that adjusted the placement of Plank Road, a strip of several very small separate parcels were created that are currently tied to the property owners on the other side of the street. Since these slivers of property have no real viable legal use, one of the owners has reached out to the commonwealth to see if we would accept the 0.09-acre parcel as a donation.

Current: Need SAB approval to acquire.

Next Step: If approval is granted, DMVA would need to complete due diligence items to ensure there are no adverse conditions present that would preclude acceptance (environmental, survey & title search).



For Official Use Only

Office of Facilities and Engineering

Proposed Acquisition – SAB Approval Needed To Proceed

Hollidaysburg RC

NW Corner of
Plank Road and
Municipal Drive



Exhibit D

Johnstown Walters Ave RC Sale

CPT Brian Puliafico

John Verscharen



FACILITY INFORMATION

- **Address:** 656 Walters Ave, Johnstown PA
- **Construction Date:** 28JUN61
- **CATCODE:** 17180 (Readiness Center)
- **Size:** 45,871 SQFT (Total) // 35,035 SQFT (RC only)
- **Previously Occupying Units:** 252EN (HORZ) / 28MP
 - **Auth Pax:** 153 / 108 // **MEP is occupied by 252EN**

BACKGROUND

Per TAG stationing decision 2020-009, all PAARNG units at Walters Ave are to displace (permanently) to new sites: 252EN to Johnstown AAF / 28MPs to Everett (Temporary). This supports the 1:1 sqft requirement for new MILCON and consolidates Johnstown units into one area. Critically, it allows for space in AASF 2 for all of AVN located in B218. USAR was unable to get required authorization for this plan and the facility will be divested through DGS.

TIMELINE

- 10MAY21: TAG Stationing Decision 2020-009 relocates DET 1/28 MP to Everett RC and 252 EN (HORZ) to Johnstown – Aviation Drive B218 from Johnstown Walters Ave RC
- 02JUL21: USAR reviews Walters Ave for potential accommodations prior to taking ownership
- 12AUG21: Site Visit to Johnstown AASF with CFMO to discuss transition plan with USAR. Agreed upon stationing actions moved 252EN to B218 and AVN from B218 to AASF2. USAR to move SMC to Walters Ave upon completion of identified renovation requirements. Site to remain on divestment plan for 1:1 SQFT MILCON requirement regardless of USAR decision
- 28JAN22: 28MP departs facility
- 21FEB22: 252EN departs facility
- 25MAR22: CFMO conducts final walk-thru of facilities
- 29MAR22: MG Faulk (USAR 99RD) conducts site visit of Johnstown Walters Ave and subsequently meets with TAG to discuss concerns with facility roof and boiler
- 27MAY22: Facility disposed to DGS
- 11AUG22: CFMO conducts Joint State Facilities Board - USAR is not present
- 10NOV22: Executed Interagency Land Transfer removes 3.3 ac parcel containing parking, lighting and fencing back to PENDOT
- 17NOV22: Johnstown Walters Ave RC is appraised for \$530k



Johnstown - Walters Ave RC



FORT INDIANTOWN GAP
 ANNVILLE, PENNSYLVANIA
 Coordinate System: WGS 1984 UTM Zone 17N
 Produced and printed by: JMD
 Comm: (717) 861-9558

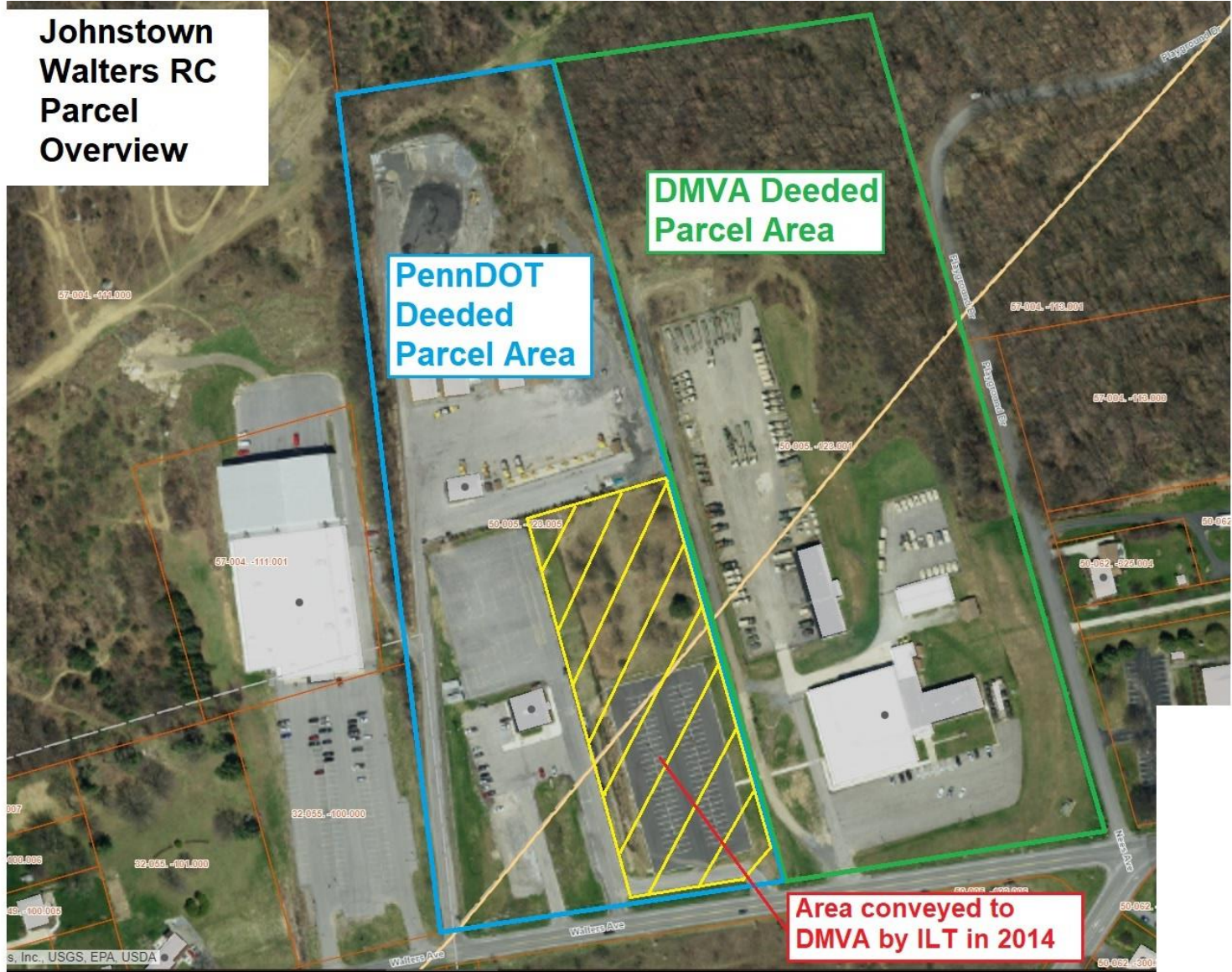
42C30 Johnstown Walters Avenue Readiness Center
 (15 Acres)



DRAFT: The information on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. The data on this map are based on the best available information existing at this time. This map is a "living document" intended to be updated as new data become available and are incorporated into the GIS database.

Date: 1/9/2023


**Johnstown
Walters RC
Parcel
Overview**



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Office of Facilities and Engineering

Proposed Disposal – SAB Approval Needed To Proceed

Johnstown Walters Ave RC

Issue/Events	Status
<p>Issue/Event: <u>Johnstown Walters Avenue Proposed Disposal</u></p> <p>Update: DMVA needs SAB approval to formally declare the facility surplus to the needs of the commonwealth and PAARNG. If approved, DMVA/DGS will seek the necessary conveyance legislation and dispose of the facility through the commonwealth disposal process. The Phase I Environmental Site Assessment has been completed and the property has been appraised for an estimated value of \$530,000, which will be deposited into STAF upon settlement.</p> <p>Next Step: If approved; the GSRE form will be submitted to DGS formally requesting legislation and disposal.</p>	



Closing Comments

