State Armory Board of the State of Pennsylvania

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

Wednesday, June 8, 2022

At the call of the Chairman, the State Armory Board met Wednesday, June 8, 2022, 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
MG Mark McCormack, Member
Mr. Kevin Ferner, Secretary
Ms. Patty Derry, Member
COL Rob Jorgensen, Member
COL Donald O'Shell, Member
CSM Jon Worley, Member

Also Present:

Ms. Cheryl Reigle, CFMO
Mr. Todd Reed, Energy
Mr. Steve Smith, DIM
Mr. George Moebius, OFE
Mr. Lisle Wilke, OFE
MAJ Adam Love, DPW
Ms. Bonnie Bollinger, CFMO
Mr. Ty Wagner, DFM
Ms. Kristen Boyle, CFMO
CPT Kate Ryan, 55MEB
Ms. Cathy Hummel, OBF
Mr. John Fronko, BEM
Mr. John Verscharen, R.E. Cor.
Mr. George Moebius, OFE
Mr. Marc Ferraro, Deputy Executive Secretary
COL James Cassarella
CPT Brian Puliafico, CFMO
LTC Stephanik, 111ATKW
Mr. Leonard Cowitch
COL Keith Graham
Ms. Elizabeth Pettis
Mr. Dusty Durand
Ms. Toni Schwalm

- Mr. Ferner requested the Board Members review the Minutes dated 10December 2021.
- On motion made by Kevin Ferner, the Board approved the Minutes dated 10December 2021.

Environmental Update – John Fronko

Issue/Event: Unit Armory Historical Collection Management and Assistance for PAARNG (Guidance/Support Memorandum)
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.
Next Step: Issue signed memorandum from TAG to all PANG units/Readiness Centers.

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).
Next Step: FTIG (Muir Airfield): Site Investigation completed and accepted by DEP. Waiting funding from NGB to proceed with a Remedial Investigation to further investigate three areas around the airfield. A planning meeting with NGB for the next study phase is 7 June 2022.

Johnstown (AASF #2): A work plan for a Site Investigation has been contracted by NGB. They are to install monitoring wells and take both water and soil samples in July 2022.

Issue/Event: Spotted Lanternfly (SLF) in Pennsylvania.
Background: The SLF is native to Asia, came to Berks county PA in a shipment of landscaping stone from China five years ago. It is considered an invasive pest and impacts crops and trees. The Governor has quarantined 13 counties in PA and has asked all agencies and citizens to act to control these pests.
Next Step: SLF management and survey work continues at FTIG and at Readiness Centers impacted. We just completed a grant from the PA Dept of Agriculture for supplies and contracted spraying to help control SLF at facilities across the state. We are not sure if any new

funding will be made available this year from PA Dept of Ag. Please report any SLF sightings to the email address RA-MVMV001@pa.gov (MV, DMVA-BADBUG) with sighting information.

Energy Update – Todd Reed

Issue/Event: GOV E.O. 2019-01-Energy Conservation & Sustainable Governance
Background: Commonwealth Energy Initiative for buildings, renewables, efficiency, monitoring and tracking utilities.

6 JAN 22 Green Building Specs and Lease Meeting

- •Covered more details about checklist for state leases over 20,000 sq ft.
- •Follow up in regard to DMVA Facilities about the checklist. Not required but suggested it would help.

18 FEB 22 Green Gov EV Working Group

- •DCNR wrote into policy to provide free charging at state parks.
- •DEPT of Correction had issues with hybrids due to slow moving roving patrol cars.

6 APR 22 Construction and Leasing Specs

- •Further discussion of checklist for both lease and new construction.
- •Copies of LEED checklists, nothing mandatory at this time.

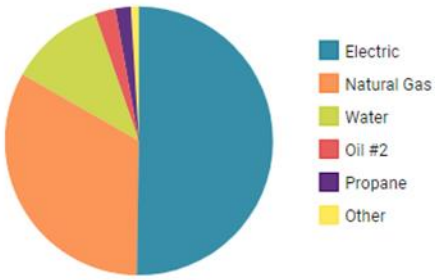
27 APR 22 EV Working Group

- •Request Agency's to update charging station location spreadsheet for tracking.

6 MAY 22 All Agency Meeting

- •Discussed Quarterly reports, updates from Secretary Topper.

Army Guard 1 Year Commodity Cost



PA Minus Electric

Philadelphia Southampton Rd RC	985,192 kWh
Williamsport AFRC	513,047 kWh
Willow Grove RC	491,393 kWh
Elizabethtown RC	406,416 kWh
Lewistown RC	361,136 kWh
Cambridge Springs RC	336,695 kWh
Easton RC/FMS	312,433 kWh
Philadelphia Lancaster Ave Fitness Center & RC	282,551 kWh

FTIG Electric

FIG 19-101 Aircraft Maintenance Hangar	1,210,298 kWh
FIG 11-089 Cold Storage Inst	1,036,276 kWh
FIG 19-177 Aircraft Maint Instructional Building	993,749 kWh
FIG 08-080 Military Education Center	975,757 kWh
FIG 19-109 UOQ Military	903,474 kWh
FIG 05-005 MSTF Simulations Center	807,331 kWh
FIG 10-104 Readiness Center	737,571 kWh
FIG 12-140 UTES Vehicle Maintenance Shop	624,741 kWh

PA Minus Water

Wilkes-Barre/Kingston RC	511 Kgal
Allentown RC	328 Kgal
Harrisburg RC Bldg 9	269 Kgal
Elizabethtown RC	232 Kgal
Johnstown Airport RD RC	197 Kgal
Willow Grove RC	161 Kgal
Cambridge Springs RC	134 Kgal
Plymouth Meeting FMS	122 Kgal

FTIG Water

FIG 00-047 JFHQ DMVA RC	13,765 Kgal
FIG 19-126 EAATS Simulator Building Motion Based	5,555 Kgal
FIG 11-089 Cold Storage Inst	4,906 Kgal
FIG 10-104 Readiness Center	2,230 Kgal
FIG 19-109 UOQ Military	588 Kgal
FIG 19-101 Aircraft Maintenance Hangar	529 Kgal
FIG 08-073 Barracks Mil Ed Center	489 Kgal
FIG 08-072 Barracks Mil Ed Center	252 Kgal

PA Minus Natural Gas

Wilkes-Barre/Kingston RC	6,926 MCF
Philadelphia 23rd Street RC	5,052 MCF
Philadelphia Southampton Rd RC	3,286 MCF
Plymouth Meeting FMS	2,444 MCF
Easton RC/FMS	2,380 MCF
Cambridge Springs RC	2,238 MCF
Johnstown Airport RD RC	2,093 MCF
Clearfield RC	1,879 MCF

FTIG Natural GaS

FIG 12-140 UTES Vehicle Maintenance Shop	4,572 MCF
FIG 19-101 Aircraft Maintenance Hangar	4,570 MCF
FIG 08-080 Military Education Center	4,320 MCF
FIG 10-102 CSMS East	4,214 MCF
FIG 19-177 Aircraft Maint Instructional Building	3,905 MCF
FIG 19-126 EAATS Simulator Building Motion Based	3,431 MCF
FIG 19-119 Readiness Center HHC Cab	2,874 MCF
FIG 11-089 Cold Storage Inst	2,547 MCF

Issue/Event: Installation Energy and Water Plan
Background: PA received funding to partner with USACE to conduct IEWP to determine what State needs to meet resiliency requirements for energy, water & infrastructure. Initial kickoff meeting conducted in December
Next Steps:

-Completed and Signed by TAG
-FEB 2021 Sent to NGB for review and final approval
-Waiting on NGB to finish review.
-Began nominating projects from the IEWP for ERCIP
•Electrical Sub-Station Upgrade – complete draft SOW by 15JUL21
•Area 5/6 Microgrid – complete draft SOW by 15JUL21
-MAR 2022 Administrative Task Coordination Meeting
-JUN 22 ERCIP Project Area 5, 6, & 19 Microgrid, working on NGB comments

Issue/Event: Army Metering Program, Meter Data Management System (MDMS)
Background: IAW EPAct2005: Energy Use Measurement and Accountability, install advanced meters with ability to communicate to a remote location.
Next Steps:

•Work is on-going. Planned completion 30JUN22.
•ALC server quarantined during Performance Verification Tests (PVTs) for PA-.
•Temporary exemption granted by NETCOM until June 3rd. Working with ALC and G6 for permanent solution.
•PVTs for FTIG scheduled to begin 06JUN22.

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.
Next Steps:

FTIG Water:
•NGB asked that PAARNG to get above 70% of scope of the 1390/91 (25K LF)
•CD-2 review meeting held 04MAY22.
•DEP deficiency letter forward to contractor on 11MAY22.
•No additional response.

TISA Solar-Geothermal:
•FY20 Project approved to move forward per LTC Mire during conference call.
•PA-ARNG will execute under USPFO
•RFP package to be delivered to USPFO within the next two weeks.

Issue/Event: 3 MW Renewable Energy Limit
Background: Met-Ed has limit of 3 MW and FTIG has almost a 7 MW capability.

- ✓ OCT 20 Language part of legislation passed
- ✓ MAY 21 PUC votes to pass amended language.
- ✓ 06MAY21 PUC issued the Act 114 Final Implementation Order.

"Section 10. Section 1728-E of the act is amended to read: Section 1728-E. Department of Military and Veterans Affairs [(Reserved)].
The definition of "customer-generator" in section 2 of the act of November 30, 2004 (P.L.1672, No.213), known as the Alternative Energy Portfolio Standards Act, shall include net-metered distributed generation systems owned, operated or supporting the Department of Military and Veterans Affairs on property owned or leased and operated by the department with a nameplate capacity not to exceed the department's annual electric needs to support the department's facilities on its property."
Next Steps:

- ✓ Complete Interconnection Agreements for 05-239 and 16-204.

Real Estate Update – John Verscharen

Commonwealth Real Estate Acquisitions – Approved and In Progress

MARGIOTTI PROPERTY

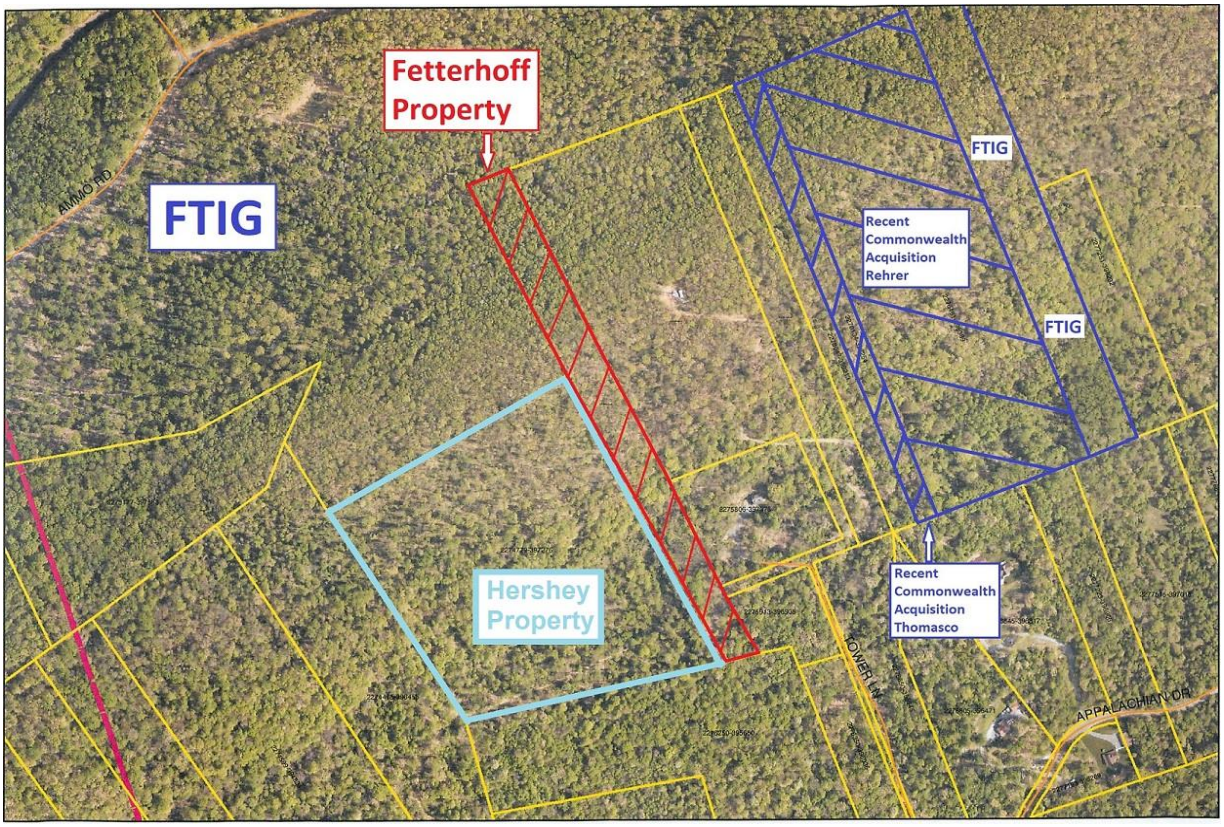
Issue/Event: Acceptance of the "Margiotti" FTIG inholding property as a donation to the commonwealth from the Ward Burton Wildlife Foundation (WBWF).
Background: The 12.66-acre wooded parcel with a 1388 sq.ft. single family dwelling was acquired using federal ACUB funding; However, the Ward Burton Wildlife 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.
Current: On 05/16/2022 Tom Inge of WBWF forwarded the draft notice to proceed (NTP) and draft deed. DMVA OCC, Jeff Wallitsch, has reviewed the proposed documents and found them acceptable; However, of note: there is now a reversionary clause contained within the deed that states if the property is ever declared surplus by the commonwealth, then ownership will revert to the federal government at no cost.
Next Step: Once all NGB documents are fully approved, DMVA OFE will draft a proposed agreement of sale utilizing the template provided by DGS legal and forward to DMVA OCC for final review and alteration prior to presentation to WBWF for their review.

FETTERHOFF PROPERTY

Issue/Event: Possible acquisition of the "Fetterhoff" parcel from the current owners.
Background: 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. DGS / BRE has received approval to proceed in eBuilder. AOS fully executed on 03/31/2022. The Phase I ESA did not contain any REC's; however, it did cite the existence of a deteriorating metal camper that has degraded to a pile of metal and assorted junk.
Current: The owners have agreed to remove some of the additional small piles of junk revealed by the Phase I ESA on the site and DMVA DIM has agreed to remove the larger sections of the old metal camper after acquisition. The sale is now proceeding.
Next Step: The AOS states that settlement is to occur within 60 days of the completion of all elected due diligence items listed (title search, environmental assessment, etc.).

HERSHEY PROPERTY

Issue/Event: Possible acquisition of the "Hershey" parcel from the current owners.
Background: 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. The appraisal was completed with an estimated value of $90,000 for the 30-acre tract. The owners counteroffered at $150,000; which was denied. They eventually agreed to the original $90K offer. DGS has confirmed receipt of the project within the eBuilder system.
Current: The formal agreement of sale (AOS) has been drafted, signed by TAG and forwarded back to DGS to obtain the remaining commonwealth signatures.
Next Step: Once the AOS is fully executed, DGS will proceed to the due diligence phase and initiate obtaining the Phase I ESA and title search.



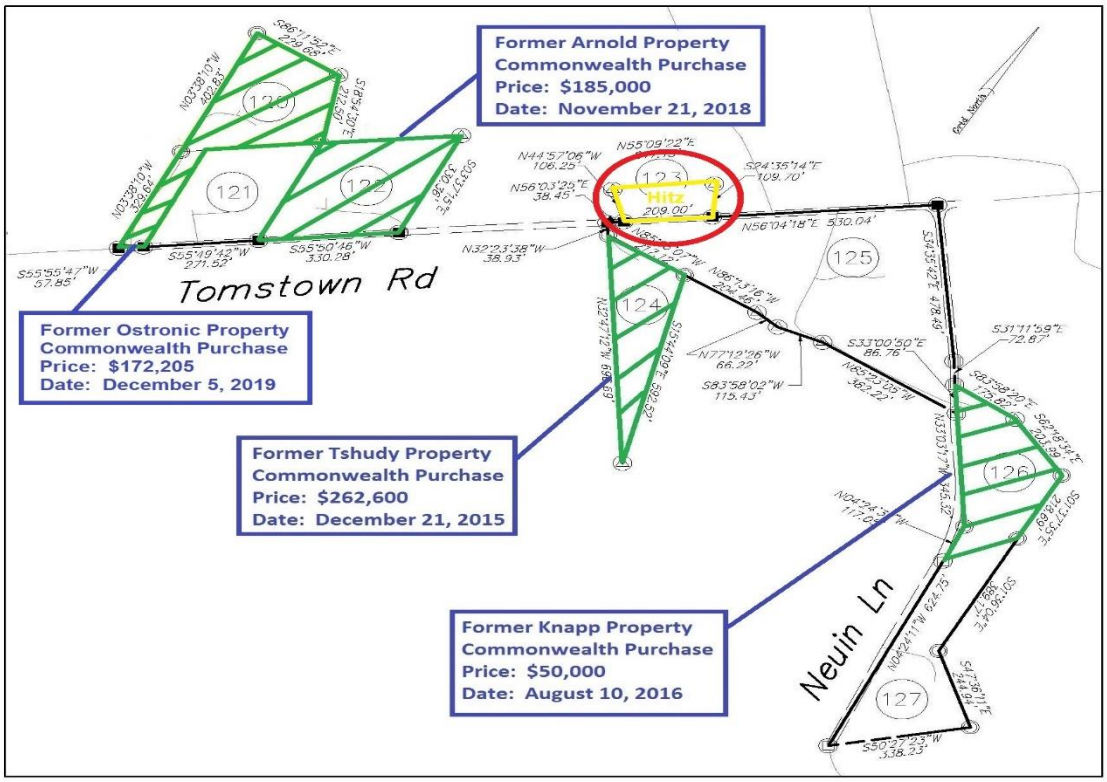
HITZ PROPERTY

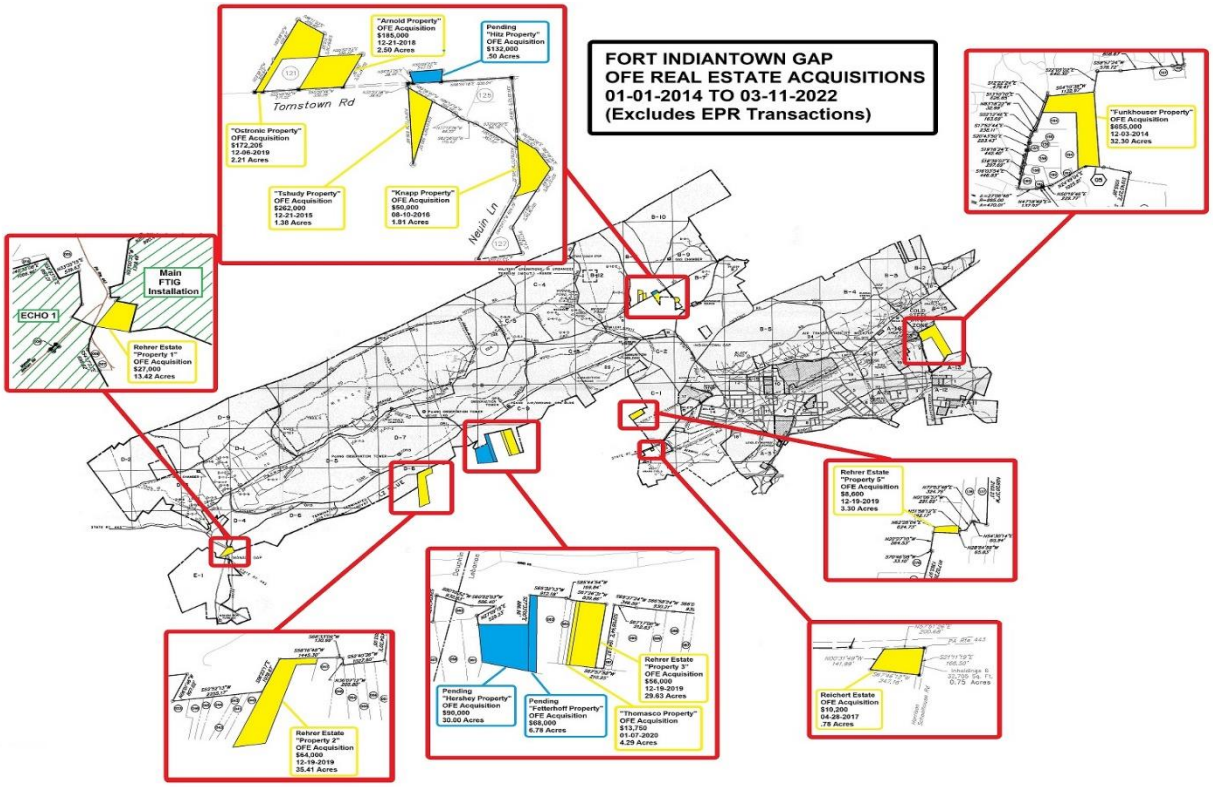
Issue/Event: Possible acquisition of the "Hitz" Parcel from the current owners.

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. The property appraisal came back with an estimated value of $125,000. After some back and forth with the owner and DGS; a conditional agreement to acquire was reached with all parties for $132,000.

Current: The formal agreement of sale (AOS) was fully executed on 04/27/2022. On 04/29/2022 DGS notified us that they had just ordered the title search as a part of the necessary due diligence process.

Next Step: DGS's Lisa Kettering stated that if/when the title cert comes back with no issues, she will then contact us at that time to request that our internal environmental staff complete an external site inspection to determine any obvious environmental issues that would cause concern for a DMVA/commonwealth acquisition.

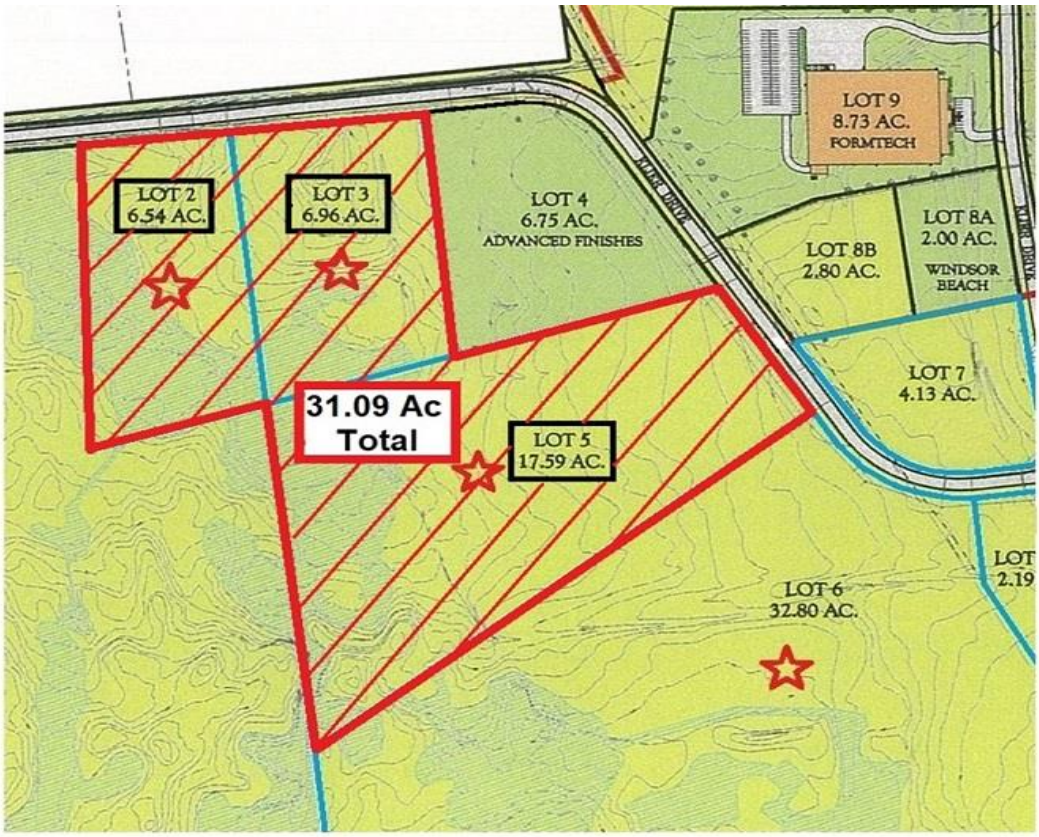

Former Arnold Property
Commonwealth Purchase
Price: $185,000
Date: November 21, 2018
Former Ostronic Property
Commonwealth Purchase
Price: $172,205
Date: December 5, 2019
Former Tshudy Property
Commonwealth Purchase
Price: $262,600
Date: December 21, 2015
Former Knapp Property
Commonwealth Purchase
Price: $50,000
Date: August 10, 2016
Tomstown Rd
Neuin Ln
Hitz
209.00'
120
121
122
123
124
125
126
127


FORT INDIANTOWN GAP
OFE REAL ESTATE ACQUISITIONS
01-01-2014 TO 03-11-2022
(Excludes EPR Transactions)
"Arnold Property"
OFE Acquisition
$185,000
12-21-2018
2.50 Acres
Pending
"Hitz Property"
OFE Acquisition
$132,000
.50 Acres
Tomstown Rd
"Ostronic Property"
OFE Acquisition
$172,205
12-06-2019
2.21 Acres
"Tshudy Property"
OFE Acquisition
$262,000
12-21-2015
1.38 Acres
"Knapp Property"
OFE Acquisition
$50,000
08-10-2016
1.51 Acres
Neuin Ln
Main
FTIG
Installation
ECHO 1
Rehrer Estate
"Property 1"
OFE Acquisition
$27,000
13.42 Acres
"Funkhouser Property"
OFE Acquisition
$655,000
12-03-2014
32.30 Acres
Rehrer Estate
"Property 5"
OFE Acquisition
$8,600
12-19-2019
3.30 Acres
Rehrer Estate
"Property 2"
OFE Acquisition
$64,000
12-19-2019
35.41 Acres
Pending
"Hershey Property"
OFE Acquisition
$90,000
30.00 Acres
Pending
"Fettehoff Property"
OFE Acquisition
$68,000
6.78 Acres
Rehrer Estate
"Property 3"
OFE Acquisition
$56,000
12-19-2019
29.63 Acres
"Thomasco Property"
OFE Acquisition
$13,750
01-07-2020
4.29 Acres
Reichert Estate
OFE Acquisition
$10,200
04-28-2017
.75 Acres

FUTURE ERIE RC LOCATION-FAIRVIEW BUSINESS PARK

Issue/Event: Possible 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 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; this would violate commonwealth statutes. However, DGS attorneys have a way to proceed with the sale utilizing an "amicable condemnation" process that will strip these requirements from the title chain.
Current: DMVA Environmental has completed the Phase I ESA on the property. The local zoning board has agreed to modify their zoning designation to include our governmental use to bring us into compliance. DMVA Engineering has provided a draft site usage plan so that Public Works can solicit the required pre-acquisition geotech work. Solicitations went out on 05/12/2022 and are due during the first half of June.

Next Step: Execution of all the necessary documents and processes currently being worked and then drafting/execution of the formal agreement of sale.



DMVA-OFE-FACILITY DISPOSALS

Issue/Event: West Pittston Reversion to DMVA and Disposal
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.
Next Step: Passage of legislative bill.

Issue/Event: Connellsville FMS Disposal
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.
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**.**

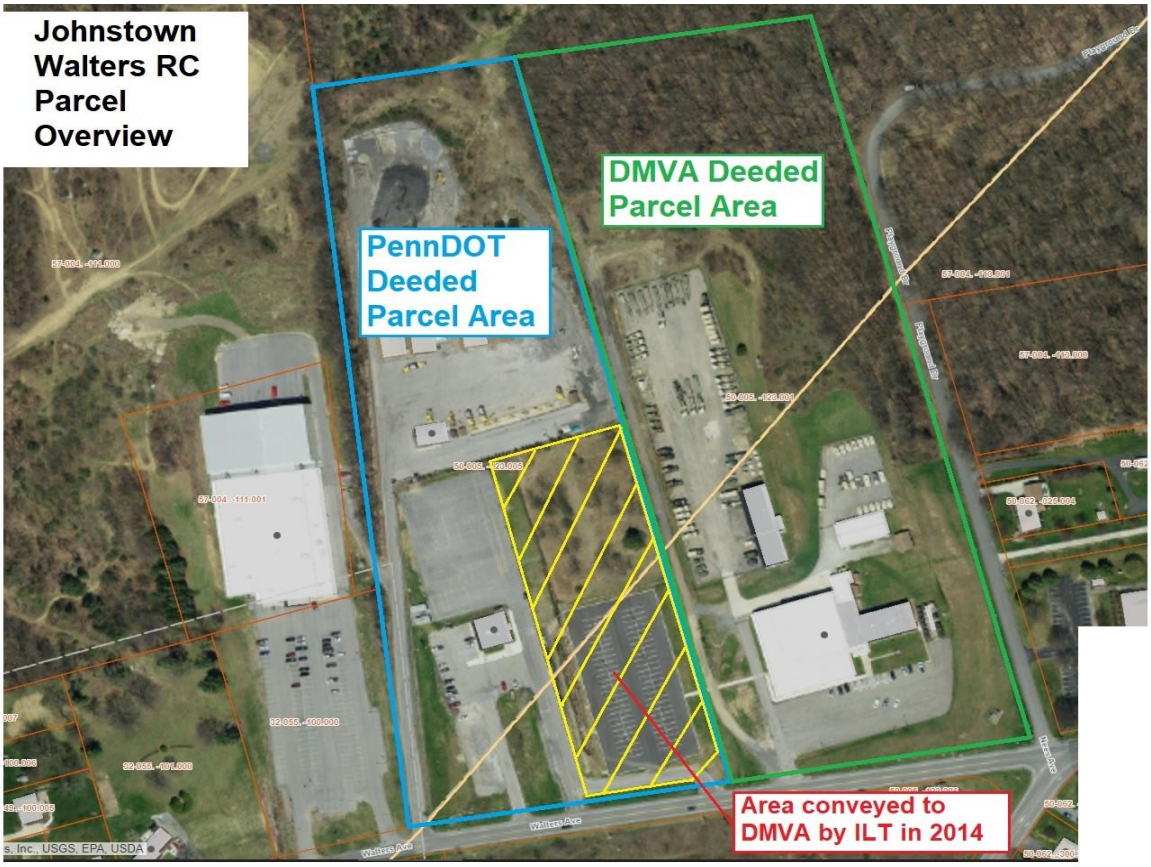
Issue/Event: Coraopolis / CSMS West Disposal
Update: The facility is currently pending disposal due to replacement facility construction. Due to the lengthy disposal / legislative process, preparation is now underway to request the disposal of this facility through DGS. The property appraisal was returned 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.

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.

Issue/Event: Johnstown Walters Avenue Disposal
Update: DMVA/OFE is currently researching the particulars of disposing of this facility. An initial analysis revealed that the original facility and infrastructure are located on one deed. However, a 2014 interagency land transfer MOU conveyed control of a portion of the adjacent PennDOT deeded parcel to DMVA for the construction of a POV expansion lot. The current disposal of all DMVA controlled infrastructure would require the formal subdivision of this conveyed area from the PennDOT deeded parcel.

Next Step: DMVA/OFE is in consultation with DGS/BRE to determine the appropriate course of action with regards to the proper disposal procedure in light of the current multi-deeded and controlled facility. Brad Swartz of DGS/BRE has contacted PennDOT's chief of facilities administration to ask if they want the previously transferred area returned to their jurisdiction. If so, we would just

dispose of the original facility. However, If PennDOT does not want the area returned, we will likely need to go through the formal sub-division process; which would require a survey and development of a subdivision plan approved by the local municipalities planning/zoning department prior to any disposal action.

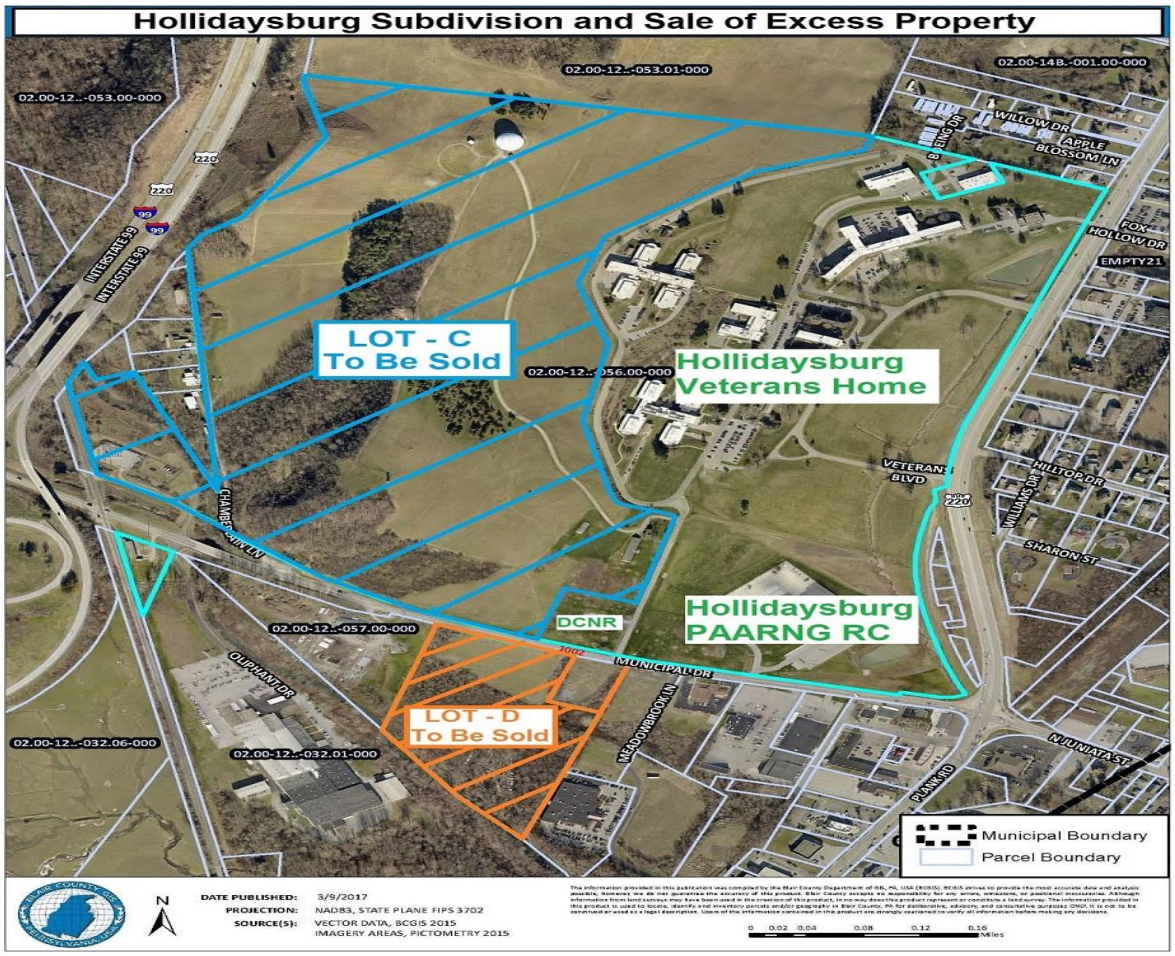


DMVA-VETERANS AFFAIRS-FACILITY DISPOSALS

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 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. Currently waiting for their legal review to proceed. 10/25/2021: Confirmed status with DGS that it is still under final legal review by their attorney. DGS has sent a strongly worded email questioning the hold-up and stating that their patience is "wearing thin". After not getting an answer from First Energy, DGS has decided to proceed with releasing the ITB without the executed sub-station lease and First Energy will just have to work with whoever acquires the property. DGS released the ITB on March 29, 2022, for a 120-day bidding period (4 months).

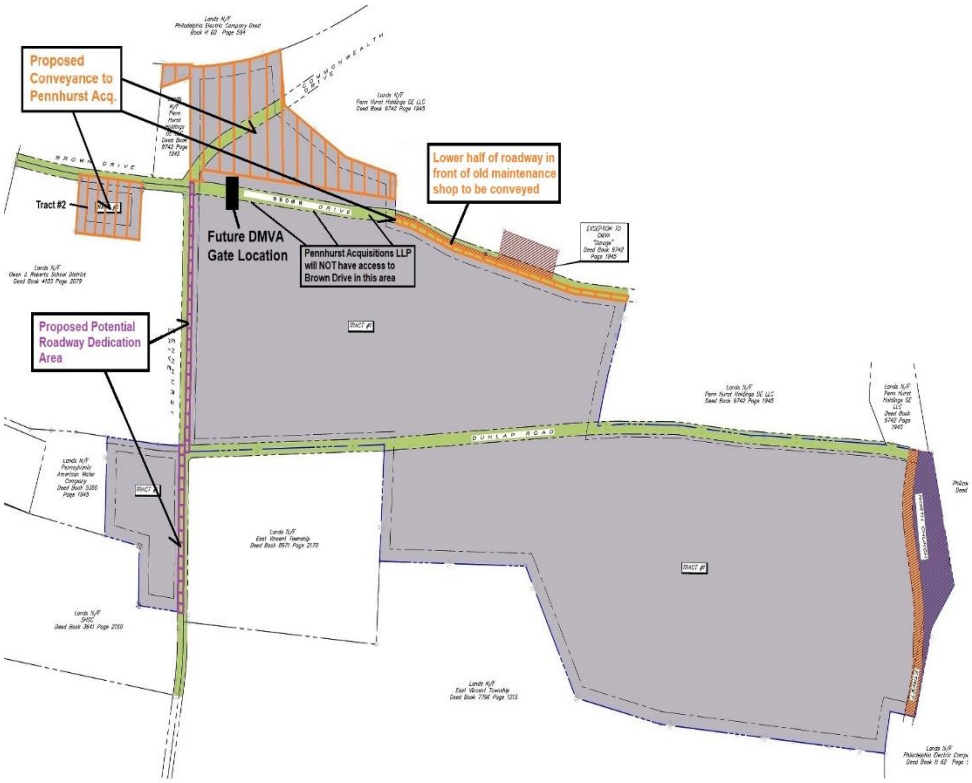
<u>Next Step:</u> DGS will hold all bids until the end of the bidding period. Upon opening, the highest viable bidder will be able to acquire the property. If no viable bids are received, a new bid package will be prepared after consultation with DMVA.



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 political contacts and successfully petitioned them to request that DMVA to sell the private road and some bordering land to them so that it can 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 SEVC lower campus to Pennhurst Acquisition L.P. However, a clause in the deed stipulated that the commonwealth has the right to use in perpetuity the "maintenance garage". The BVH has completed a new maintenance facility on SEVC grounds to replace the old garage so that DMVA can now relinquish our right to use the garage and transfer full control and maintenance responsibilities to Pennhurst Holdings. A careful analysis of the area to be transferred was initiated, with emphasis on preventing future disruption to SEVC operations and limiting any public access generated by future neighboring development. DMVA/BVH paid to have the resulting approved area surveyed, with the intention of including standard language in the legislative bill that exempts the commonwealth transaction from local subdivision ordinances. However, when approached regarding sponsoring the bill, Rep. Hennessey expressed concern as to how exempting the local municipality from the subdivision process could be viewed negatively at the local level.

Next Step: The legislative bill was rewritten to include the local municipalities subdivision process; however, one parcel, as currently surveyed, would violate local setback requirements due to the existing former commandant's quarters still existing prior to the sale. DMVA, DGS and Pennhurst Holdings L.P. are attempting to request that the local township approve the existing plot plans as originally laid out. However, if the township requires modifications to pass subdivision approval, the area will need to be resurveyed and paid for by Pennhurst Holdings L.P. with DMVA dictating where the new property lines will be located in order to ensure that future development does not negatively affect operations at the facility.



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

- ✓ 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
- ✓ 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
- ✓ 20220523**:** 228 moving into Areas 9 & 10. Still working USACE transfer

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

Background: Previously submitted REAP for buildings 216, 237,350 & 351 is pending BAR acceptance.

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.
- ✓ 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
- ✓ 20211123: REC & EBS submitted to NGB
- ✓ 20220222: Follow up with NGB and USPFO for current disposition
- ✓ 20220523: Follow up with NGB IEP-R for status

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
- ✓ 20220314: EBS complete
- ✓ 20220523: REAP to begin JUN22 with updated scope

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 (Temporary).

Next Step:

- ✓ 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
- ✓ 20211205: RP site visit to clean up FIF for transfer or disposal
- ✓ 20220121: No change; PAARNG to keep site thru 01OCT22 ICW DEMO plan
- ✓ 20220222: Coordination with USPFO to remove furniture; final walk-thru scheduled for MAR
- ✓ 20220321: Final walkthrough with Environmental 25MAR22; 99RD meeting with PAARNG 30MAR22
- ✓ 20220523: Facility to be disposed to DGS. Network servers to be removed (G6)

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, awaiting NGB acceptance

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:

- ✓ 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
- ✓ 20220222: HQDA support of request; email follow up to HQDA for next steps and timeline
- ✓ 20220517: OPNAV approval awaiting signature of N5 and routing to NSA-Mech

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

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, REAP to begin JUN22

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

Site: NSA-Mechanicsburg Railhead (Acquisition)
Background: Initiative to create a regional railhead at Mechanicsburg NSA with eventual stationing of PAARNG Mvmt Control Team at this site
Next Step:

- ✓20210126: TAG approved stationing decision
- ✓20210621: Site to be REAP'd upon submission of Mechanicsburg RC REAP (Priority Action 6)
- ✓20210920: No change
- ✓20220601: Request with NSA-Mech for process to acquire space with approval of 228 & 131 stationing

Issue/Event: FTIG FOB Conversion Request (Disposal)
Background: TA-A-16 and A-17 FOB buildings were coded as barracks, admin facilities and d-fac.
Next Step:

- ✓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
- ✓20211203: Conference with new DPW for status. Being worked by CW3 Nichols

✓20220314: No change
✓20220518: Hutments added to PB

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
✓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
✓20211210: USACE awaiting letter from SHPO re: historical status. Awaiting disposition CY21
✓20220112: Awaiting update from USACE
✓20220314: USACE working with GSA for disposition
✓20220523: Follow up to USACE for historical assessment

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

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
✓ 20211210: USACE received SHPO letter stating site is eligible for preservation at state level. Working thru process with GSA. Awaiting final confirmation before end of CY21.
✓ 20220112: Awaiting update from USACE
✓ 20220314: USACE working with GSA for disposition
✓ 20220601: Currently at GSA for historical disposition

Rentals, Leases, STAF Funding and New Business – Kevin Ferner/Lisle Wilke

Type	1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		Totals	
	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount	# Rentals	Amount
Armory			4		4		3	$20,613	11	$20,613
KCC Paid									0	$0
KCC Military	11		9		19		5		44	$0
KCC State	6		1		7		1		15	$0
KCC Exp		$6,515		$12,867		$16,485		$4,415		$40,282

Leases Expiring within 6 months

23rd Street Armory Philadelphia, PA

Expense Lease- 5-year with 1 year renewal

Extended lease until 30December 2022

- work details with DGS

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**		**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	4,000	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	15,000	26,889	29,778	56,667	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	
				Actual											
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			

Revenue	2022 - 2023
Beginning Balance	**564,800**
	Projection
Quarters	169,740
Armory Rental	81,444
KCC	0
Mineral Rights	4,000
Timber/Firewood sales	1,000
Sale of Armories and Land	30,000
Miscellaneous	1,000
Interest	1,000
Total Revenue	**$ 288,184**
Expense	
OF&E	172,000
Environmental	4,000
510 Armories (POs)	
Funds Commitments	0
JOC	0
520 BRM (Demo)	15,000
Quarters	52,000
KCC	24,000
Total Expenses	**$ 267,000**
Funds Commitments	**$ 5,000**
Balance	**$580,984**

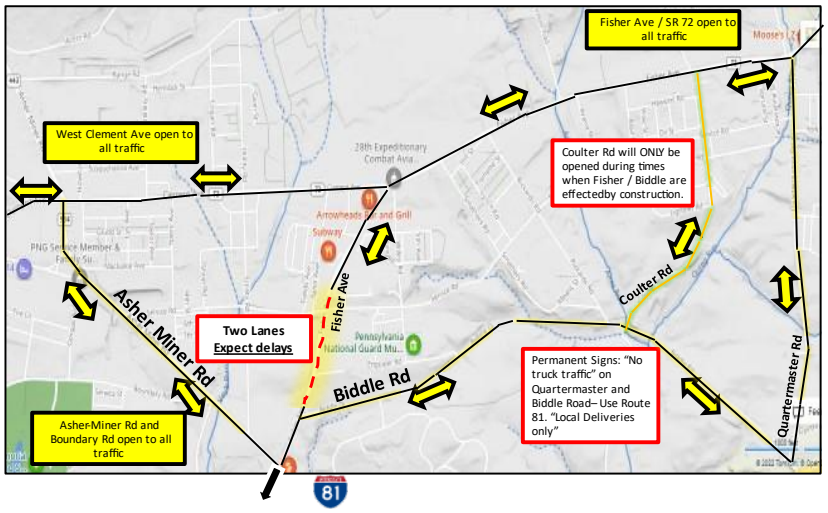
NEW BUSINESS

SAB Legislation Status -Dusty Durand
Exhibit B- Access Control Point Update

Fisher Ave (construction work for main gate)

- **Approved detours:**
- **West** – SR 934 to Asher-Miner Rd to Clement Ave / I-81 Exit 80 to SR 443
- **East** – SR 934 to Biddle Rd to Quartermaster Rd to Fisher Ave / I81 Exit 90 to Fisher Ave (SR 72).
- Coulter Rd will only be opened during times when Fisher / Biddle are affected by ACP construction.

Notifications to FTIG tenants will begin 2 weeks prior to disruption and updated closer to the start date.
- PKO
- State DMVA website
- Computer lock screen



POC: MAJ Adam Love/adam.t.love.mil@army.mil 7176396017

https://www.ftig.ng.mil/GateConstruction/

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On motion made by Mr. Ferner, the meeting was adjourned at 1100hrs.

ATTEST

Kevin L Ferner

Digitally signed by Kevin L Ferner
Date: 2022.06.13 14:33:54 -04'00'

Kevin Ferner
Secretary,
State Armory Board