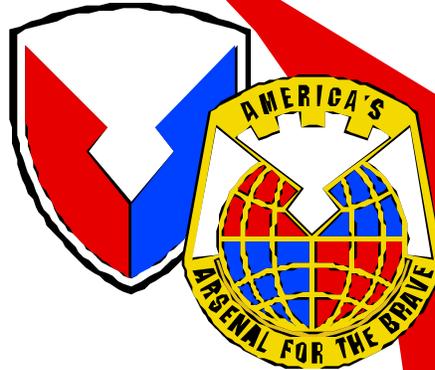


Presented by:
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NON-BRAC DISPOSALS
5 August 99



AMC – Relevant, Responsive & Ready!



GSA DISPOSAL OF REAL PROPERTY

- GSA is the federal agency responsible for property disposals**
- Two Exceptions:**
 - ❖ **BRAC Statute granted to DoD**
 - ❖ **Special Legislation**
 - ✘ **Cornhusker AAP, Indiana AAP**
 - ✘ **Joliet AAP, Volunteer AAP**



AMC EXCESS INSTALLATIONS

AMCOM

Charles Melvin Price SC
St. Louis AAP
Tarheels Missile Plant

SBCCOM

Deseret Chemical Depot
Pueblo Chemical Depot
Rocky Mountain Arsenal
Umatilla Chemical Depot
Newport Chemical Depot

TECOM

Washington Courts Housing

IOC

Alabama AAP
Badger AAP
Cornhusker AAP
Indiana AAP
Joliet AAP
Kansas AAP
Longhorn AAP
Ravenna AAP
Sunflower AAP
Twin Cities AAP
Volunteer AAP

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EXCESSING PROCESS

- MSC determines whether there is a mission or operational requirement**
- If not, initiate Report of Excess process**
 - ❖ Environmental factors
 - ❖ Economic analysis of disposal
- MACOM/HQDA/DoD determines whether excess to any other Defense needs**
 - ❖ Possible retention for remediation
- GSA screens for other Federal uses**

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RETENTION PRIOR TO DISPOSAL

- Management prior to GSA Disposal
- Army responsibilities
 - ❖ Identifying Enviro/Safety concerns to GSA
 - ❖ Responsible for remediation
 - ❖ Leasing authority if “non-excess”
 - ❖ Care and custody for 5 quarters after ROE
 - ❖ Obtaining funding for these responsibilities
- AMC Discussing with Corp of Engineers to assume restoration and management of some installations

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NEPA DOCUMENTATION

- Reporting property excess to GSA
 - ❖ Categorical Exclusion A-24
 - ❖ Merely an administrative transfer between Federal agencies - no environmental effect
- NEPA Compliance for Disposal
 - ❖ GSA responsibility
 - ❖ Advantages of Army named as Cooperating Agency
 - ❖ Must look at indirect, reasonable anticipated direct and indirect effects of disposal
 - ❖ Native American & Cultural Issues

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ENVIRONMENTAL BASELINE SURVEY

- Army required to provide EBS to GSA sufficient for them to dispose of property
 - ❖ List of hazardous substances
 - ❖ Environmental/Safety condition of property
 - ❖ Status of remediation
- Two Step Procedure
 - ❖ Characterization based on records
 - ❖ Sampling or other effort to better define unknown areas and fully characterize
- Suspected contaminated areas cleared by Army's remediation & safety programs

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SUITABILITY TO TRANSFER

- FOST not required for GSA Disposals
 - ❖ No statutory requirement for FOST
 - ❖ DoD created document for BRAC
 - ❖ Army must provide sufficient info to GSA to indicate remediation has been completed
- Army Suitability Documents
 - ❖ FOSET for Early Transfer/Deferred Covenant
 - ❖ Operating Properly and Successful demonstration where remedy installed, but remediation has not been achieved

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REPORT OF EXCESS ITEMS

- Report of Excess should document
 - ❖ Hazardous substances storage and releases
 - ❖ UST presence & compliance
 - ❖ Asbestos containing materials
 - ❖ Lead-based paint
 - ❖ PCB
 - ❖ Cultural & Natural Resource Information
- GSA Environmental Guidebook for Realty Specialists--July 1998

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BUILDING DEMOLITION

- Apply basic Army policy
 - ❖ Army will not demolish buildings to improve property
 - ❖ Exceptions:
 - ✘ Explosive or unacceptable risk
 - ✘ Structurally create present hazard
 - ✘ Cheaper to tear down than maintain
- Explosive Hazard Risk
 - ❖ Who decides what is acceptable
 - ❖ What standards--USASACS, DDESB

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GSA RESPONSIBILITIES

- Mc Kinney Homeless Act Screening**
 - ❖ Army responsibility for leases
 - ❖ Center for Public Works Guidance
- Endangered Species Act coordination**
- Historical Preservation Act coordination**
- Coastal Zone Management Determinations**
- Marketing of Property**
- Negotiation of Sale Agreement**
- Deed Preparation**

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SOME UNRESOLVED ISSUES

- Parcelization-avoiding cherry picking**
 - ❖ Obtaining sale receipt early for clean parcels
 - ❖ Funds could be used to fund restoration
 - ❖ Avoid being left with only dirty, unmarketable parcels--may decrease value of remainder
- Level of Environmental Restoration Less than Unrestricted, Residential**
 - ❖ Selected thru Restoration Program
 - ❖ Agreement with Purchaser
 - ❖ Restrictions set forth in Deed
- Role of States at Non-NPL Sites**

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