

**Horsham Township Authority for NAS-JRB
Willow Grove
Local Redevelopment Authority (LRA)**

BRAC 05 LRA OUTREACH PROCESS

December 16, 2010

Mike McGee – HLRA Executive Director

NAS JRB WILLOW GROVE



892 acres of
Surplus Property

Local Redevelopment Authority

- *Board Membership: Horsham Township, Horsham ICDA, Montgomery County, Bucks County, Hatboro Horsham School District, MCIDC, Business Community, Residents*
- *On April 27, 2006, recognized by DOD/OEA, in the Federal Register, as the single entity responsible for identifying local redevelopment needs and preparing a redevelopment plan for the Navy to consider in their disposal of the surplus property.*
- *The LRA provides leadership and works on behalf of the affected communities to determine the best reuse of the surplus property and to reach consensus on a preferred redevelopment plan*
 - ✓ ***The LRA is the “One Voice” for the affected communities***

Public Outreach

- *The LRA is required to conduct public outreach, as part of the planning process, to representatives of the homeless and others interested in public use of the surplus property*
- *The LRA will consider all interest in the property and will balance these interests with economic and other community needs.*
- *Timeline for public Notices of Interest (NOIs):*
 - ***LRA published notice on October 15, 2010***
 - ***NOIs due NLT March 22, 2011***
 - ***Redevelopment Plan and Homeless Assistance Submission is due to HUD by December 16, 2011 (270 days from NOI due date)***
- *Public Outreach Workshop/Site tour:*
December 16, 2010

What is a Redevelopment Plan?

- Community's vision, goals, & objectives for redeveloping the surplus property
- Primary instrument to ensure land use compatibility between surrounding community & former Federal property
 - Proposed land uses & zoning
 - Supporting infrastructure
 - Property conveyance/redevelopment schedule
 - Capital improvement program

Redevelopment Plan

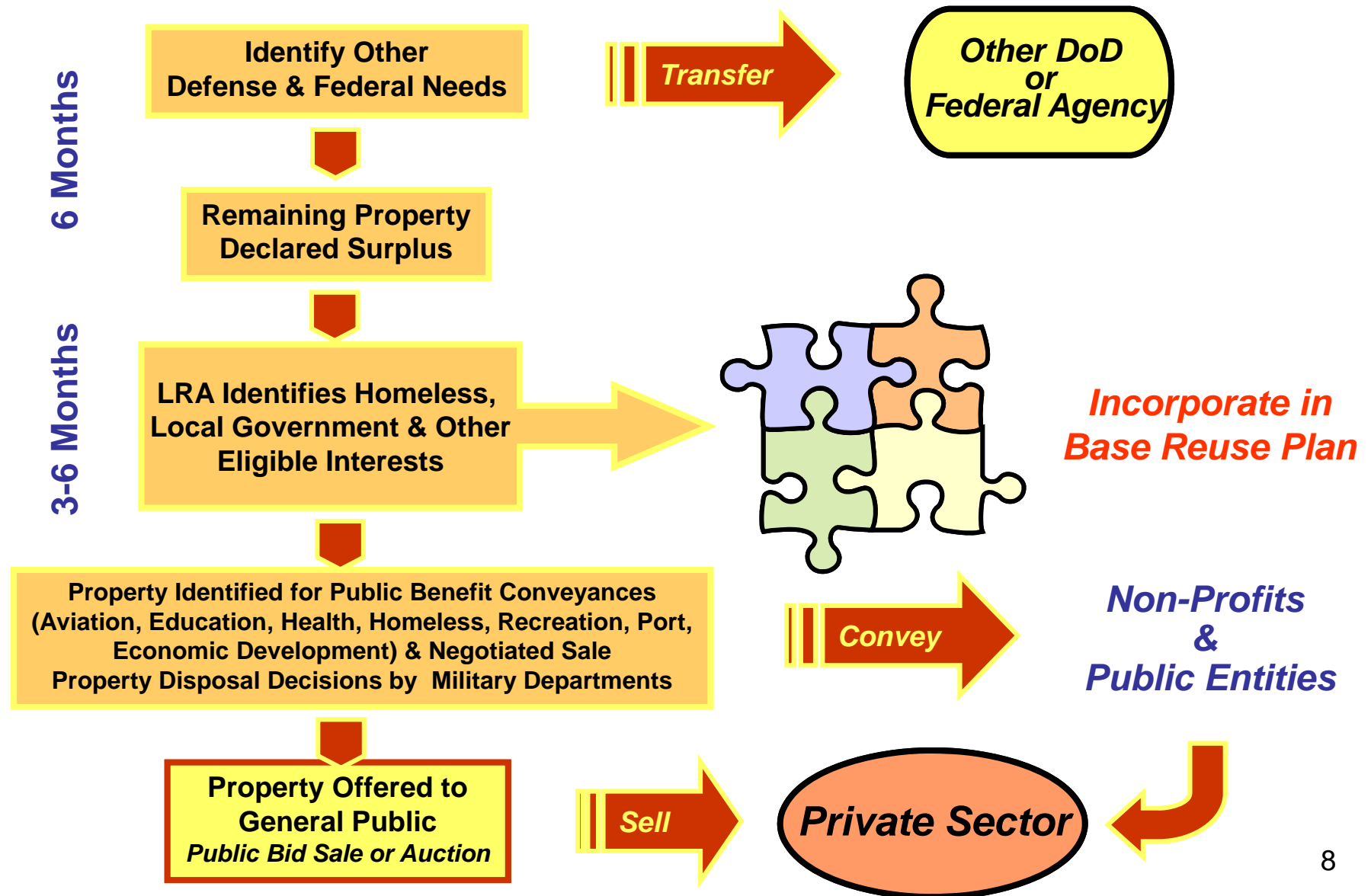
- The Redevelopment Plan serves the following purposes:
 - ***Reflects community consensus for civilian reuse***
 - ***Documents the balance between economic redevelopment & other community development needs with needs of the homeless community***
 - ***Guides the Navy's environmental analysis***
 - ***Used by the Navy in their property Disposal Plan***

Department of Defense (DoD)

Federal Partners

- **Office of Economic Adjustment (OEA):**
 - *Recognized the LRA per 32 CFR 176*
 - *Provides technical and financial planning assistance to help communities adjust to economic and other impacts of the BRAC decision.*
 - *Facilitates between community, installation, Federal Agencies, and PMO*
- **Navy BRAC Program Management Office (PMO)**
 - *Surplus property disposal agent (real and personal property)*
 - *Responsible for environmental analysis, cleanup, and property conveyance*
- **Federal Agencies:**
 - *Primary partners: HUD, DOL, SBA, EDA*
 - *Other partners as needed: DOEd, HHS, DOT, DOI, DOJ, etc*
 - *Federal agency sponsorship is required for PBCs*

REAL PROPERTY DISPOSAL PROCESS



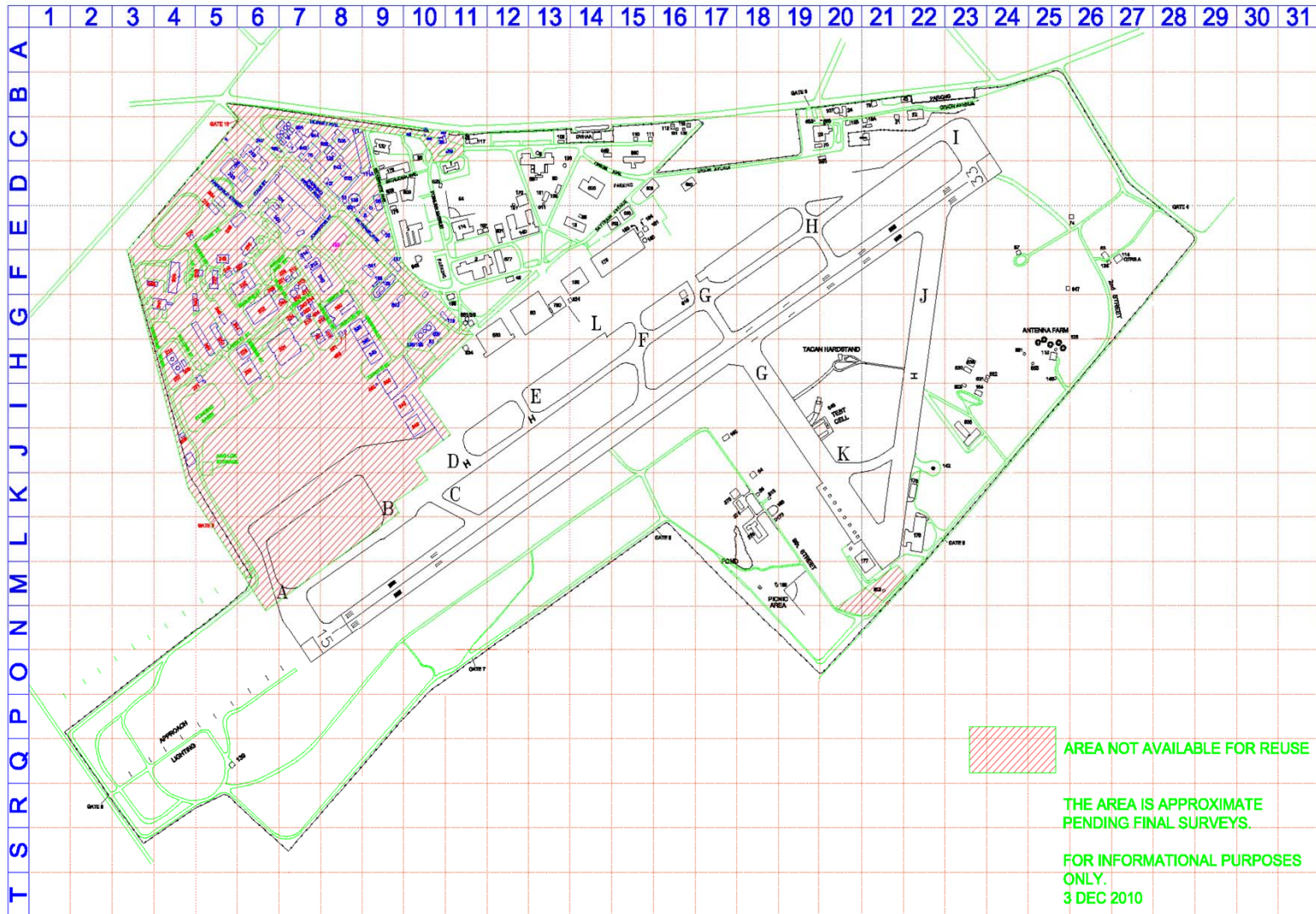
Public Benefit Conveyances (PBCs)

- Education: Primary and secondary schools, vocational-technical schools, college or university campus
 - Fed Sponsor: Dept of Education – Discount up to 100% - min. 30 years
- Public Health: Hospital, clinic, health education, water or sewer utilities, sanitary landfill
 - Fed sponsor: HHS – Discount up to 100% - min. 30 years
- Public Park/Recreation: Golf course, athletic facility, nature trails, park, etc.
 - DOI/National Parks Service – Discount up to 100% – Perpetuity
- Correctional Facility: State prison, county jail, corrections activity
 - DOJ – Discount 100% - Perpetuity

Full list is located in the NOI booklet

Surplus Property Description

- Land: 892 acres of improved and unimproved fee simple land in Horsham Township
- Buildings: A summary of the buildings and other improvements located on the above-described land is in the NOI booklet
- Anticipated closure date: No later than September 2011



1	Administration	0-11
2	Ch M Data Library	0-12
3	Boiler House	0-13
4	Boiler House	0-14
5	Boiler House	0-15
6	Boiler House	0-16
7	Boiler House	0-17
8	Boiler House	0-18
9	Boiler House	0-19
10	Boiler House	0-20
11	Boiler House	0-21
12	Boiler House	0-22
13	Boiler House	0-23
14	Boiler House	0-24
15	Boiler House	0-25
16	Boiler House	0-26
17	Boiler House	0-27
18	Boiler House	0-28
19	Boiler House	0-29
20	Boiler House	0-30
21	Boiler House	0-31
22	Boiler House	0-32
23	Boiler House	0-33
24	Boiler House	0-34
25	Boiler House	0-35
26	Boiler House	0-36
27	Boiler House	0-37
28	Boiler House	0-38
29	Boiler House	0-39
30	Boiler House	0-40
31	Boiler House	0-41
T	Boiler House	0-42
S	Boiler House	0-43
R	Boiler House	0-44
Q	Boiler House	0-45
P	Boiler House	0-46
O	Boiler House	0-47
N	Boiler House	0-48
M	Boiler House	0-49
L	Boiler House	0-50
K	Boiler House	0-51
J	Boiler House	0-52
I	Boiler House	0-53
H	Boiler House	0-54
G	Boiler House	0-55
F	Boiler House	0-56
E	Boiler House	0-57
D	Boiler House	0-58
C	Boiler House	0-59
B	Boiler House	0-60
A	Boiler House	0-61

ENVIRONMENTAL CONCERNS

- Environmental Condition of Property Report: Dated 11 May 2006
- NAS JRB Willow Grove Administrative Record Available at the Horsham Township Library and online at <http://www.horshamlibrary.org/WillowGroveNASAdminRecord.html>

UTILITIES

- Water and Sewage Treatment for most Buildings are currently provided by the Navy and will no longer have service after June 2011
- Current Electricity is provided by Navy substation and may not be available

Questions?
Comments?
Redevelopment
Inputs?

NAS JRB WILLOW GROVE

