



Barton

Department of Community Development
Planning Division
(940) 761-7451

July 24, 2008

Mr. William Huie
Federal Lands to Parks Program Manager
U.S. Department of the Interior
National Park Service
Southeast Regional Office
100 Alabama Street, S.W.
Atlanta, GA 30303-8701

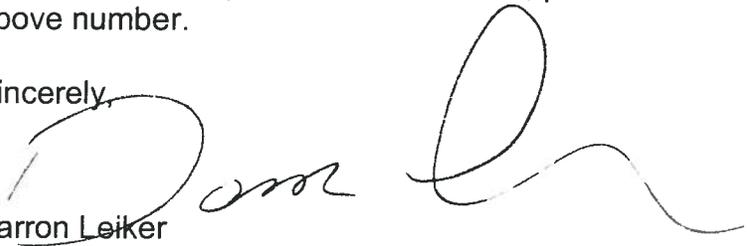
Dear Mr. Huie:

RE: Addendum - Wichita Falls Local Redevelopment Authority's Redevelopment Plan & Homeless Assistance Submission – USARC 3315 9th St. Wichita Falls, TX

Please find enclosed the City of Wichita Falls Addendum to the Redevelopment Plan and Homeless Assistance Submission for reuse of the U.S. Army Reserve Center located at 3315 9th Street under the U.S. Department of the Interior – National Park Service's Federal Lands to Parks Program. After conducting a secondary publicly advertised homeless outreach we did not receive any public comments or notices of interest.

The redevelopment of the Army facility would allow consolidation of the City's existing parks maintenance, cemetery, horticulture, boulevards and special projects. In conjunction, the site will also be utilized for neighborhood park uses (eg. picnics, meetings rooms, etc.) and potential recreational activities (eg. playground facility, etc.) If you have any questions regarding the City of Wichita Falls' enclosed Addendum to the original Redevelopment Plan submittal, please don't hesitate contacting me at the above number.

Sincerely,


Darron Leiker
City Manager

c.c. Patrick O'Brien, Executive Director, Office of Economic Adjustment(OEA)
Linda Charest, BRAC Coordinator, Department of Housing & Urban Dev't
Stephen Eberlein, Program Manager, Office of Community Planning &
Development, Department of Housing & Urban Dev't (HUD)
Roger Manaugh, Base Transition Coordinator, 90th Reg. Readiness Command

Fax: (940) 761-7419



**ADDENDUM to the
HOMELESS ASSISTANCE REPORT and REDEVELOPMENT
PLAN RECOMMENDATIONS
OF THE
LOCAL REDEVELOPMENT AUTHORITY FOR THE
U.S. ARMY RESERVE CENTER
3315 9th STREET, WICHITA FALLS, TX 76309**



**Wichita Falls – Local Redevelopment Authority
City of Wichita Falls**

**November 2007
Revision – July 2008**



**Federal Lands to Parks Program
U.S. Army Reserve Center
Wichita Falls, Texas
2007
- Addendum Revised July 2008 -**

Overview

Community Base Redevelopment & Homeless Needs Outreach

City of Wichita Falls Local Redevelopment Authority

The City of Wichita Falls submitted a letter to the Office of Economic Adjustment (OEA) dated April 17, 2006 (Exhibit 'A') requesting to formulate a Local Redevelopment Authority. The Wichita Falls Local Redevelopment Authority (WFLRA) is the official entity responsible for the Defense Diversification Planning Project and developing a recommended re-use plan for the U.S. Army Reserve Center. The WFLRA encompasses only the City of Wichita Falls municipal jurisdiction.

The City Council members are the acting Local Redevelopment Authority Board of Directors and Mr. David A. Clark, Director of Community Development is the point of contact for the WFLRA. Members of the WFLRA include: Mayor Lanham Lyne, Council member-at-large Glenn Barham, Council District 1 Michael Smith, Council District 2 Dorothy Roberts-Burns, Council District 3 Rick Hatcher, Council District 4 Jim Ginnings, Council District 5 Charles Elmore.

The City of Wichita Falls – Local Redevelopment Authority received notification from Joseph W. Whitaker, Deputy Assistant Secretary, Department of the Army in a letter dated May 24, 2006 (Exhibit 'B') declaring the U.S. Army Reserve Center to be surplus federal property and requesting the City to begin the planning process to expedite redevelopment of the site. A copy of the notice as it appeared in the Federal Register, Volume 71, No. 89 (May 9, 2006) is attached as Exhibit 'C'. The notice outlines the U.S. Army Reserve Center as surplus property and the point of contact being the City of Wichita Falls.

Homeless Outreach Component

Initial Homeless Outreach Efforts:

The WFLRA conducted a facility tour and a public outreach workshop for Homeless providers in the greater Wichita Falls area in June 2006 in conjunction with staff at the U.S. Army Reserve Center. The workshop was advertised (refer to Exhibit 'D', 'E', and 'F') in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area on June 8, 2006. City planning staff also specifically contacted via phone conversation the known homeless providers in the Wichita Falls community. These providers included (refer to Exhibit 'G'): Faith Mission, Interfaith Ministries, Salvation Army, First Step, Special Needs Academy and the Wichita Falls Housing

Authority and Homeless Coalition to discuss the upcoming public workshop and personally invite their organization. The minutes from the public workshop are included as Exhibit 'H'.

After the public outreach workshop, the homeless providers who had participated did not believe the U.S. Army Reserve Center was feasible for their non-profits to acquire at the time nor was it a centrally located geographic site for the services frequented and/or needed by the homeless population. The Reserve Center is situated in an established, older single-family residential neighborhood and is setup for commercial offices, storage and large vehicle maintenance. The buildings and site do not lend themselves to conversion for homeless services without significant expense to retrofit.

The homeless providers we contacted didn't have sufficient funds or the ability to redevelop the site for their services. The deadline for homeless providers to submit a 'Notice of Interest' was at close of business on December 1, 2006 – the Wichita Falls LRA to date has not received any Notices of Interest from area homeless providers or any other interested agency to acquire the site. One agency even formally confirmed their non-interest with a letter stating they were not interested in acquiring the Reserve site (refer to Exhibit 'I').

The interest from the City of Wichita Falls to redevelop the site and facilities for a Park & Recreation Department Maintenance Facility and passive recreation area was presented and discussed at an advertised, public City Council meeting televised on the City's local community cable channel on August 7, 2007 and again on November 20, 2007. There were no public comments regarding the reuse of the U.S. Army Reserve Center for park and recreational use at the August meeting (Exhibit 'J'). During the interim, between August and November, the draft report materials were available for public viewing.

The November 20, 2007 meeting consisted of a public hearing to receive comments on the draft Redevelopment Plan and Homeless Assistance Submission and was held in conjunction with a City Council meeting. The public hearing was advertised (refer to Exhibit 'K') in the Times Record News - a newspaper publication with general circulation in the Wichita Falls area on November 13, 2007. An article (refer to Exhibit 'L') regarding the proposed public hearing also appeared in the Times Record News on November 18, 2007. Notices for the public hearing (refer to Exhibit 'M') were mailed to property owners within 200ft of the U.S. Army Reserve Center site at 3315 9th Street for their awareness regarding potential changes at the subject site. An excerpt from the City of Wichita Falls City Council minutes outlining comments from the public hearing are in Exhibit 'N'.

Secondary Homeless Outreach Efforts:

The Wichita Falls Local Redevelopment Authority conducted a secondary homeless assistance outreach and request for 'Notices of Interest' in the U.S. Army Reserve Center based on a misinterpretation of the guidelines which resulted in a timing error with the first notification process.

The Wichita Falls Local Redevelopment Authority re-advertised (Appendix A-1) for the availability of surplus federal property to state and local eligible parties including homeless service providers in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area - on January 10, 2008.

City WFLRA staff worked with the City's Neighborhood Resources staff to re-identify and contact the homeless service provider organizations discussed in the City's Consolidated Housing Plan to obtain the name of their current director and corresponding email address. Staff initially contacted the identified homeless service providers via a telephone conversation. Staff explained the reason for contacting the particular agency, noting the importance of attending an upcoming workshop and public hearing arranged for January 29th at the U.S. Army Reserve Center located at 3315 9th Street in Wichita Falls, Texas. The following email correspondence (also included in Appendix A-2) was sent on January 10, 2008 to the following agencies: Children's Aid Society of West Texas; Interfaith Ministries; Faith Mission; First Step; Helen Farabee Center; Wichita Falls Housing Authority & Homeward Bound Coalition; Special Needs Academy; City of Wichita Falls Section 8 office; and Neighborhood Resources office. The Salvation Army contacts did not provide an email address but the same notice, as outlined below and in Appendix A-2 was faxed to the Salvation Army Captain (Appendix A-3) with a follow-up message on their answering machine.

From: Karen.Montgomery@cwftx.net

To: firststeprc@yahoo.com ; director@faithmissionwf.org ; jpayne@wf.net ; domnap@wfha.com ; Atkinsr@helenfarabee.org ; caswf@nts-online.net ; bob.hampton@co.wichita.tx.us

Cc: stephen.l.eberlein@hud.gov ; Linda.R.Charest@hud.gov ; Susan.White@cwftx.net ; Michael.Uriniak@cwftx.net ; Pamela.Ibarra@cwftx.net ; Dave.Clark@cwftx.net ; Jack.Murphy@cwftx.net

Sent: Thursday, January 10, 2008 3:51 PM

Subject: FYI - Workshop - Jan. 29th

Good Afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451.

A copy of the notice as it appeared in the newspaper is attached for your information and it provides additional details regarding the Notice of Interest process.

sincerely,

Karen Montgomery-Gagné

CWF - Ping. Division

(940) 761-7447

Both the regional HUD liaison (Mr. Stephen Eberlein) and the HUD BRAC coordinator (Ms. Linda Charest) were informed and copied on email communications with the identified homeless service providers along with receiving updates of telephone conversations (Appendix A-4) with the homeless service providers.

Prior to the public hearing, staff made an additional attempt to notify homeless service providers and discuss their potential interest in the Army Reserve Center by contacting each agency via telephone on January 25th, 2008 reminding them of the hearing and BRAC workshop date. The WFLRA staff (Mr. David A. Clark and Ms. Karen Montgomery-Gagné) conducted a public hearing on January 29th, 2008 in conjunction with staff at the U.S. Army Reserve Center. Both the public hearing and workshop were advertised (refer to Appendix A-5, and A-6) in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area. WFLRA staff provided a detailed presentation for public hearing attendees. The attendees consisted of two WFLRA staff and four U.S. Army Reserve staff members as noted on the sign-in sheet (Appendix A-5). The public hearing minutes and BRAC workshop overview (Appendix A-6) reflect there were no public comments received at the advertised public hearing.

The comments received from various homeless service providers during telephone discussions echoed their organization's original feedback noted in the WFLRA's Initial Homeless Outreach Effort conducted in 2006-2007. The majority of homeless service providers in Wichita Falls did not find the U.S. Army Reserve Center as a feasible option for their non-profits to acquire nor is it a centrally located geographic site for services frequented and/or needed by the homeless population. To this end, we are resubmitting the letter from Ms. Donna Piper, Wichita Falls Housing Authority/Homeward Bound President included in the original report (November 2007) formally confirming their non-interest in the U.S. Army Reserve site. A second letter was also received from Ms. Pamela Ibarra, City of Wichita Falls Housing Administrator formally indicating the City's Housing Division did not have an interest in the Army Reserve Center property. (Appendix A-7)

The deadline for homeless service providers, state and local governments and all other interested parties to submit a 'Notice of Interest' was at close of business on April 14, 2008 – the Wichita Falls LRA to date has not received any Notices of Interest from area homeless service providers or any other interested agency to acquire the site.

There is interest from the City of Wichita Falls to redevelop the Army Reserve site and facilities as noted in the WFLRA's original Redevelopment Plan submittal in November 2007. The proposal to re-use the Army Reserve site for a Park & Recreation Department Maintenance Facility and passive recreation area for the neighborhood was presented and discussed at an advertised, public City Council meeting televised on the City's local community cable channel on April 15, 2008 (Appendix A-8) and posted in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area. There were no public comments received regarding the potential reuse of the U.S. Army Reserve Center for park and recreational use at the City Council public hearing held in April. During the interim, between the WFLRA public hearing in January and City Council in April, the draft report materials were available for public viewing.

The April 15, 2008 meeting consisted of a public hearing to facilitate and receive comments on the draft Homeless Assistance Submission and the City's Redevelopment Plan. This public hearing was held in conjunction with a City Council meeting (Appendix A-9) and a copy of the agenda item is included as Appendix A-10. A certified excerpt from the City of Wichita Falls City Council minutes outlining the discussion and commentary from the public hearing is included as Appendix A-11.

Consolidated Plan 2000-2005

The 2000-2005 Consolidated Plan addressed homelessness in Part IV noting that Wichita Falls was not an entitlement city for any federal homeless programs, noting the City worked with area not-for-profit organizations to utilize State of Texas pass through funds to provide limited homeless shelters and services. According to the 1990 Census, there were 92 persons classified as homeless. Only 6 were visible on the streets. The City and agencies that provide homeless facilities felt there were a sufficient number of beds in the emergency shelters now and into the foreseeable future to meet the needs of the City's homeless population.

A survey was conducted as part of the City's 2000-2005 Consolidated Plan where respondents reported a minimal rating (44.1%) when characterizing the capacity of non-profit housing organizations in the community to handle the homeless problem. Staff believed this evaluation was based more on the need for homeless facilities not necessarily the existing programs or agency abilities. Such an analysis is based on the overwhelming response from the community survey for the need for homeless facilities, and that homeless was a problem. The data from homeless providers is contrary to this view; they stated they are at full-capacity only once or twice a year. Those responding

to the question of physical condition of short-term facilities stated they range from 'good' to 'fair' (70.9%), with good being the best, and fair being second best.

Transitional Housing/Family Needs

There is an increasing need for shelters to provide homeless families a safe and secure environment. During the 1999-2000 program year, the City provided funds to First Step, Inc. a shelter for abused persons and their families. The renovation of their kitchen and dining area will make it possible to better serve the growing number of families. The City lacks services, in particular, for transitional housing, and the resources to provide permanent housing for the homeless families. Survey questions regarding transitional housing for the most part were answered 'unsure.' Transitional housing is not an easily understood term outside the Planning, Social Services and Housing circles. Staff interpreted the 'unsure' response as an appropriate response to the question. There is a need but not well defined.

Major Sources of Homeless

The City is the location of both a State hospital and State correctional facility (Allred Unit). The housing of persons or families headed by persons who have recently been released from the Wichita Falls State Hospital or the Allred Prison facility of the Texas Department of Corrections. The hospital provides in-patient treatment of mental health and other health problems but are required to release patients when they are no longer a danger to themselves or others. Many of these patients are fine when they are in controlled conditions and take their medicine but once out on their own these persons either revert to their old drug habits or stop taking the medicine and suffer a relapse. Many of the released patients are originally from this area or will stay in the area to be close to care facilities. The State hospital also can provide a source of housing to those patients that have relapses but only if the patient agrees to be recommitted, or recommit themselves. Any problems from the prison were too new to be gauged at the time of preparing the 2000 Consolidated Plan.

In 2000, the report indicated the City would continue to encourage local non-profits to apply for the State of Texas Emergency Shelter Grant program to provide homeless shelters and transitional housing facilities under the McKinney Act Emergency Shelter Grant Programs for activities which improve the lives and safety of the homeless.

A group of persons not listed as homeless, but could be, are the 'hidden homeless' those who live with a friend or relative. This group can be asked to leave at almost any moment because of a change in their housing provider. The Census Bureau looked at Census Tracts for this research and noticed a strange pattern for overcrowding, in Tracts having a large number of apartment complexes. The Census Bureau's method for claiming overcrowded impacts apartment complexes much more than single-family units.

Consolidated Plan 2005-2010

The 2005-2010 Consolidated Plan re-addressed homelessness issues and had similar conclusions as the previous report for the Wichita Falls community.

For temporary or emergency housing assistance, the City of Wichita Falls has three homeless shelters: Salvation Army, Faith City Mission, and First Step (a domestic violence shelter). The Interfaith Ministries provides rent and utility assistance while the American Red Cross provides disaster related emergency assistance. At the time of preparing (June 2005) the current Consolidated Plan, there were no recent homeless counts completed for the City. The Homeward Bound Coalition was in the process of developing a Continuum of Care Plan that would cover Wichita County and 16 surrounding counties.

Table 1 illustrates the recorded number of homeless people in Wichita Falls as of the 2005 Consolidated Plan preparation. According to the Plan (Continuum of Care Homeless Population and Subpopulations Chart) the City had a count of 92 total homeless people including adults, homeless with children and transitional people. In the third portion (Homeless Needs – Individuals) of the table, there appears to be sufficient availability of beds for the homeless population in Wichita Falls utilizing the services at emergency shelters, transitional housing and permanent supportive housing and the same for Homeless Needs – Families.

In conversations with Ms. Donna Piper, President, Homeward Bound Coalition and the recently registered Wichita Falls Continuum of Care – Homeless Coalition (#TX64) noted a Continuum of Care grant was submitted for consideration in 2007 but they had not received approval for the grant. At the time of preparing this Addendum, the Wichita Falls Continuum of Care – Homeless Coalition was in the process of obtaining funds from area foundations and preparing to resubmit a Continuum of Care grant for September 2008. During their community research and grant preparation the Homeless Coalition identified the top three needs for homeless in the Wichita Falls area, those being:

- 1) need for transitional housing;
- 2) need for life-skills staff to help people transition into real world and;
- 3) MHMR and substance abuse needs.

The biggest needs include more ways to help people and funding to provide service programs not to acquire buildings that most homeless providers can't afford to maintain nor are built to suit homeless provider needs.

Table 1

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Transitional	Unsheltered	Total	City of Wichita Falls Data Quality	
	Emergency	Sheltered				(E) estimates	(E) estimates
1. Homeless Individuals	72	0	10	0	82		
2. Homeless Families with Children	3	0	0	0	3		
2a. Persons in Homeless with Children Families	10	0	0	0	10		
Total (lines 1 + 2a)	82	0	10	0	92		
Part 2: Homeless Subpopulations	Sheltered		Transitional	Unsheltered	Total	City of Wichita Falls Data Quality	
	Emergency	Sheltered				(E) estimates	(E) estimates
1. Chronically Homeless			16.4	0	16.4		
2. Severely Mentally Ill			31.16	0	31.16		
3. Chronic Substance Abuse			22.96	0	22.96		
4. Veterans			18.86	0	18.86		
5. Persons with HIV/AIDS			4.1	0	4.1		
6. Victims of Domestic Violence and Sexual			28.1	0	28.1		
7. Youth (under 18 years of age)			11.46	0	11.46		
Part 3: Homeless Needs Table: Individuals	5 Year Quantities					Total	
Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1-5	Fund Source
Emergency Shelter	0	0	0	0	0	0	CPMP
Transitional Housing	0	0	0	0	0	0	CPMP, HOME, FSG or Other
Permanent Supportive Housing	0	0	0	0	0	0	CPMP, HOME, FSG or Other
Total	0	0	0	0	0	0	CPMP, HOME, FSG or Other

Part 4: Homeless Needs Table: Families	Needs	Currently Available	Gap	5-Year Quantities										Total		Priority H.M.L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPEWA, ESG, or Other	
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual				% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Emergency Shelters		41	-41	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Transitional Housing			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Permanent Supportive Housing			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Beds				0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total		41	-41	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Homeless

In conjunction with the information provided by Homeward Bound Coalition, the Consolidated Plan 2005-2010, noted that *“There appears to be sufficient emergency shelters available for the needs of the homeless, however, the main emphasis now should be on providing transitional and permanent housing for the homeless. To accomplish this, the City of Wichita Falls will encourage local non-profit groups to apply for the State of Texas’ Emergency Shelter Grant (ESG) program and also to apply for transitional housing facilities grants under the McKinney Act. Local agencies will be encouraged to apply for programs that assist the homeless with an emphasis on transitional housing and the move to permanent housing. The Public Housing Authority gives preference to persons who are homeless.”*

During preparation of the Homeless Assistance Submission & Redevelopment Plan, The Faith Mission organization (Appendix A-12) had initiated the process of long-range planning to investigate the potential for acquiring Bonham Elementary School, a Wichita Falls Independent School District school facility that closed after completion of the 2007/08 school year in May 2008. In discussion with Faith Mission officials, their long-term goal is to obtain the former school site as an extension of the existing services offered by Faith Mission – particularly a 12-step program for women. Due to the size of the facility, it would have additional space for educational training and life-skills classes for people transitioning back into the community from the State Hospital, Allred Prison and other sources.

After conducting a secondary public outreach effort for state and local government, homeless service providers and other interested parties during 2008 and receiving no Notices of Interest from any homeless service providers, the City of Wichita Falls continues to have an interest in the U.S. Army Reserve Center.

It is the recommendation of the City of Wichita Falls as the Local Redevelopment Authority (WFLRA) that the identified surplus federal property (U.S. Army Reserve Center) located at 3315 9th Street be transferred to the U.S. Department of the Interior, National Park Service for subsequent transfer as a public benefit conveyance to the City of Wichita Falls via the Federal Lands to Parks Program for utilization as a Park & Recreation Department Maintenance Facility and a passive recreation area for the adjacent residential neighborhood.



Part B

- Addendum Revised July 2008 -

Justification for Acquiring the U.S. Army Reserve Center

1. Description of Property

a. Narrative

The U.S. Army Reserve Center occupies an entire block and is located at 3315 9th Street. With 9th St. on the north, the property is by 10th Street to the south, E. Wenonah to the east and W. Wenonah to the west. The property is zoned for Single-Family 2 development which allows single-family houses along with duplexes. Three exhibits are included (Exhibit 'O', 'P', and 'Q') to provide an overview of the site. Exhibit 'O' is a general location map outlining the Reserve Center's position within Wichita Falls. Exhibit 'P' is an aerial view of the site and facilities; Exhibit 'Q' provides interior/exterior photos taken during a building tour for City officials in September 2006.

The property consists of three structures, the primary building, a garage facility, and a truck washing structure that has a roof but no walls. The remainder of the property includes parking and loading areas, and a fence enclosed paved area. The site is within an urban setting and has a slight grade change downward from the south to the north.

b. Maps Refer to Appendices, Exhibits 'O' and 'R'

c. Legal Description Block 3, Westover Hills Subdivision, City of Wichita Falls, Wichita County, Texas an area approximately 475 ft x 257 ft (survey to be completed upon acceptance of application.)

d. Photographs Refer to Appendices, Exhibits 'P' and 'Q'

2. Program of Utilization

a. Narrative

The City of Wichita Falls is very interested in acquiring the U.S. Army Reserve Center at 3315 9th Street (Exhibit 'P') for the purpose of a Park & Recreation Department Maintenance Facility and passive recreation area. The space and existing structures are such that they present a nearly perfect opportunity to move in with minimal remodeling.

The facility would house five Departmental divisions including, the Park Division, Recreation Division, Cemetery Division, Vacant Lot Division, and MPEC/Business Park Division. There would be 44 full-time employees and 16 part-time employees assigned to this facility. All associated maintenance supplies, vehicles, and equipment would be housed as well.

The grounds surrounding the facility would be landscaped and maintained in an attractive manner. This enhancement will fulfill a needed function as a small, neighborhood park. Passive activities will be the primary design including trees, shrubs, flowers, benches, walks, and ornamental structures as determined desirable.

b. Schedule of Development

After conveyance of the property to the City, there will be an approximately one month period for minor alterations before the City resources can be moved in and begin functioning at the facility. Alterations will include computer and telephone line and equipment installation, security lock installation, signage, electrical meter transfer, water & sewer meter transfer, office equipment transfer, fuel depot installation, and lighting adjustments. No building remodeling will be required to begin operations.

Landscape improvements will be completed within 12 months from beginning of operations. This will include winter planting of trees, shrubs, and flower bed(s). Irrigation will be installed to service these plantings prior to need. Benches, ornamental structures, and other passive park amenities will be installed over a two-year period. It will be desirable to obtain input on design from surrounding neighbors/residents that surround the site.

c. Site Plan

The proposed site plan for the redeveloped area is attached as Exhibit 'S'. The former Army Reserve Center and site will be retained in a similar setup as it was during use by the Department of the Army. The main office building will remain as an office and education space for classes offered by the Parks & Recreation Department, parks maintenance equipment will be stored in the garage portion of the building. Parking lot layout will be maintained with the exception of changing two access points on 9th and 10th Streets and the addition of a greenhouse. The perimeter of the site will be significantly different with the addition of a gazebo picnic shelter, playground equipment, benches and heavily landscaped areas lining the edge of the property.

d. Historic Preservation Plan

The statement and supporting documentation from the Texas State Historic Preservation Officer that shows the Program of Utilization meets the requirement of the National Historic Preservation Act of 1966 is herein attached as Exhibit 'T'. The Wichita Falls Local Redevelopment Authority contacted the Texas Historical

Commission on August 1, 2007 requesting a determination of historic status for the U.S. Army Reserve Center, 3315 9th Street. The Wichita Falls LRA received a detailed letter from the Texas Historical Commission dated August 21, 2007 (Exhibit 'T'). The Texas Historical Commission determined that the U.S. Army Reserve Center at 3315 9th Street is not eligible for listing in the National Register of Historic Places. The City of Wichita Falls maintains a local Historic Preservation Program carried out through the Planning Division and Council appointed Landmark Commission. Based on the City's requirements for consideration as an individual landmark – this site does not meet the minimum standards for the City's historic preservation program.

e. Environmental Site Overview

The U.S. Army Corps of Engineers (USACE) out of the Louisville District Engineering Division conducted a final Environmental Condition Report for the U.S. Army Reserve Center (TX077) property situated at 3315 9th Street. The report overview prepared in February 2007 is incorporated in the Appendices as Exhibit 'U'. The Executive Summary states *“Areas of potential environmental concern were reviewed and the TEJV (Terraine-EnSafe Joint Venture) found no significant concerns relating to the environmental condition of the Site.”*

3. Balance Determination and Need

The U.S. Army Reserve Center currently includes personnel from the 418th TTP and is manned with 35 reserve soldiers and 2 full-time technicians. In conversations with the Operations NCO/Facility Manager they noted the 2-355th is deactivating so there will be no loss of jobs or relocation of soldiers as a result of the slated BRAC closure. Wichita Falls Local Redevelopment Authority (WFLRA) staff view the economic loss to the community (pending closure of the U.S. Army Reserve Center) to be relatively minimal based on the personnel remaining at the facility but recognized the need for public homeless assistance outreach to the Continuum of Care – Homeless Coalition. No Notices of Interest were submitted by any homeless service providers or community agencies in the Wichita Falls area therefore the WRLRA has determined the Redevelopment Plan is balanced.

The City of Wichita Falls anticipates utilizing every building and structure on the Army Reserve Center property. Office space will be immediately used by division supervisors and staff. The assembly room will be utilized for employee morning gather, safety meetings, and educational presentations, and lunch breaks. The former firing range will be used for storage of recreation program equipment and supplies. The classroom will be utilized for cemetery record and other document storage. The maintenance bay will be utilized for maintenance and storage of large equipment, including but not limited to tractors, trailers, mowers, edgers, sprayers, four wheelers, and small equipment. As well, a secured storage room will be constructed in the Maintenance Bay. Employees and visitors will park in the

existing public parking lot. All vehicles and equipment will be stored or housed in the existing paved and fenced areas. The lubrication shelter will be modified to house chemicals as per federal EPA guidelines.

The Wichita Falls Local Redevelopment Authority needs the U.S. Army Reserve Center property because the City currently operates two park maintenance facilities. The efficiencies gained by having one central park maintenance facility is compelling. Present park facilities are overcrowded. Additional park maintenance equipment has been acquired, but, no additional space for storage and maintenance has been provided. Safety meetings and general presentations now require two separate events. The Kiwanis Park maintenance location is in a prominent location, in a well-utilized community park that could be better utilized for direct park and recreation experiences by converting it to a high demand park rental shelter.

- a. Current population of Wichita Falls is approximately 107,847 (according to City of Wichita Falls Planning Division 2006 Growth Trends Report – spring 2007) – growth is slight but the population is stable. Recreation patterns and relevant social and economic conditions are similar to same size cities in the north Texas and southern Oklahoma region. The population is somewhat older. High school and college education attainment are average. Income is average for the state.
- b. Westover Hills Park is within a $\frac{1}{4}$ mile south of the Army Reserve Center. It is approximately ten acres. It has plantings of trees with irrigation, a medium size shelter, signage, security lighting, benches, and playground equipment. Access to this park is hampered by narrow streets and $\frac{3}{4}$ of the park is enclosed by private, backyard fences. The nearest large park, Lucy Park, is approximately two miles east.
- c. The City has not developed any new neighborhood parks in over 30-years – as quality of life issues become more critical for cities in their ability to both retain and attract people to live and work in their communities – neighborhood parks will play a vital role. In an effort to address the need for additional neighborhood scale parks, the City's Five Year Capital Improvement Plan calls for acquisition of approximately 800 acres of new parkland. The acquisition of the Army Reserve Center will address the Capital Improvement Plan needs by providing critical infrastructure with which to maintain present and future park and recreation improvements while providing park amenities to the adjacent residential neighborhood.
- d. There will be approximately 1,000 citizens to physically visit the surrounding landscaped grounds. However, the principal recreational benefit is the enhanced visual improvement to the neighborhood.

4. Suitability

- a. The design of the Army Reserve Center is ready made for the Park and Recreation maintenance facility and the size is ideal. The building configuration is excellent for reuse by the City of Wichita Falls for park maintenance and for passive recreation. The topography is flat, thus, suitable for maximum utilization for buildings, structures, and vehicle and equipment parking. The surrounding buffer area lends itself to more landscaping to increase the aesthetic appeal of the property. There are no notable scenic, natural, or historic resources on the site.
- b. The Center is designed to house staff office and training functions as well as vehicle and equipment storage and maintenance functions. These same functions will equally apply to the Park and Recreation operation. The buildings and structures do not lend themselves to typical high traffic recreational use due to small sizes and proximity to residential housing on all sides.
- c. The Army Reserve Center is surrounded by residential housing on all sides. Any new use or proposed redevelopment of the Army Center site must be considered compatible with the current zoning designation and adjacent residential neighborhood.
- d. City residential streets exist on three sides of the property with a collector street, 9th Street, bordering the north side. No public transportation serves the Center. There is one public access parking lot on the west side. There are no bicycle trails to the property.

5. Capability

- a. The City of Wichita Falls has operated a Park and Recreation Department for over fifty years. A full range of maintenance functions and recreational programming have been routinely provided.
- b. The City will successfully operate the new maintenance facility because the City is currently operating two maintenance facilities. The current annual operating budget is approximately \$4 million. Future funding sources for maintaining the property will be the City of Wichita Falls General Fund. The City's Standard and Poors bond rating is AA and their November 2006 report is included as Exhibit 'V' in the Appendices.
- c. There are 44-full time park maintenance employees available to maintain the facility. All but approximately four are field workers ranging from equipment operators to park maintenance workers. All supervisors are assigned indoor and outdoor supervisory work. The organizational chart details the Park and

Recreation Department is lead by a Director of Park and Recreation. The Director reports to the City Manager. The City Manager reports to the City Council. No other City departments will be involved with the use of the property. An organizational chart is included as Exhibit 'W' with the Appendices.

**WICHITA FALLS – LOCAL REDEVELOPMENT AUTHORITY
- ADDENDUM APPENDICES -
SUMMARY OF REFERENCE DOCUMENTS**

- A-1 – Legal Notice for WFLRA Public Hearing and Workshop – January 10, 2008
Times Record News – Affidavit of Publication #205164
Times Record News – Advertising Invoice/Statement #137028
- A-2 – Database of Area Homeless Service Providers – January 2008
Email Correspondence Inviting Homeless Service Providers to Public Hearing
- A-3 – Fax Transmittal Letter to Salvation Army – January 10, 2008
- A-4 – Email Correspondence to HUD Liaisons for Public Hearing/Workshop – January 28, 2008
- A-5 - Public Hearing & BRAC Workshop sign-in sheet – January 29, 2008
- A-6 – Minutes from Public Workshop on January 29, 2008
- A-7 – Letters of “No Interest” from Area Homeless Service Providers
- A-8 – Legal Notice - Public Hearing To Receive Comments on Draft Redevelopment Plan – Times Record News – April 8, 2008
Times Record News – Affidavit of Publication #211014
Times Record News – Advertising Invoice/Statement #143897
- A-9 – Certified Copy - Notice of City Council Meeting – April 15, 2008
- A-10 - Staff Report to City Council for Public Hearing to Facilitate and Receive Public Comment on the City’s Application to Obtain the U.S. Army Reserve Center
- A-11 – Certified Copy – Excerpt of Minutes from City of Wichita Falls City Council Meeting – April 15, 2008
- A-12 – Times Record News – Article “District may donate facility – old elementary school could be converted to women’s shelter.” – September 19, 2007

**AVAILABILITY OF SURPLUS FEDERAL PROPERTY
TO STATE & LOCAL ELIGIBLE PARTIES
INCLUDING HOMELESS SERVICE PROVIDERS
CITY OF WICHITA FALLS-
LOCAL REDEVELOPMENT AUTHORITY**

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Wichita Falls-Local Redevelopment Authority (LRA) for the U.S. Army Reserve Post, Wichita Falls, Texas, is seeking Notices of Interest (NOI's) from State and local eligible parties, including homeless services providers, for real property determined by the Department of Defense to be surplus at 3315 Ninth Street, Wichita Falls, Texas.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than **5 p.m. on April 14, 2008**. A listing of surplus property at **3315 9th Street** was published by the Department of Defense, Department of the Army in the *Federal Register* on Tuesday, May 9, 2006 and in the *Wichita Falls Times Record News*, Legal Notices Section on Wednesday, May 24, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in the City of Wichita Falls, Texas.

A workshop will be held at the U.S. Army Reserve Post, Tuesday, January 29, 2008 10:00 a.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. **To register for this workshop, please call the LRA contact person identified below by January 22, 2008.** Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

Notices of Interest from homeless service providers must include:

- i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Army Reserve Post;
- ii) a description of the need for the program;
- iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the U.S. Army Reserve Post;
- iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Army Reserve Post that are necessary in order to carry out the program;
- v) a description of the financial plan, the organizational structure and capacity, prior experience and qualifications of the organization to carry out the program; and
- vi) an assessment of the time required to carry out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBC's include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for Self Help Programs; the Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

NOIs for PBCs must include:

- i) a description of the feasibility for the proposed transfer,
- ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use,
- iii) the frame for occupation, and
- iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact:

Mr. David A. Clark, Director
Community Development Department
City of Wichita Falls, PO Box 1431, Wichita Falls, TX 76307
(940) 761-7151

Address: 3315 9th Street, Wichita Falls, TX 76301

Legal Notice As It
Appeared in Times
Record News on
January 10, 2008.

T
th
ce
in
de
by
O

S
ol
th
H
F
(9
th
r
l
ar

Affidavit of Publication

JAN 11 2008

THE STATE OF TEXAS #205164
COUNTY OF WICHITA

On this 10th day of January 2008 A D...
personally appeared before me, the undersigned authority
Kathy Salan, Sales Assistant for the Times Publishing
Company of Wichita Falls, publishers of the Wichita Falls
Times/Record News, a newspaper published at Wichita Falls in
Wichita County, Texas, and upon being duly sworn by me, on
oath states that the attached advertisement is a true and
correct copy of advertising published in One (1) issues hereof
on the following date:

January 10, 2008

Kathy Salan

Sales Assistant for Times Publishing Company of Wichita Falls

Subscribed and sworn to before me this the day and year first above written:

Norine S. Lewis



AVAILABILITY OF SURPLUS FEDERAL PROPERTY TO STATE & LOCAL ELIGIBLE PARTIES INCLUDING HOMELESS SERVICE PROVIDERS CITY OF WICHITA FALLS LOCAL REDEVELOPMENT AUTHORITY

required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Wichita Falls-Local Redevelopment Authority (LRA) for the U.S. Army Reserve Post, Wichita Falls, Texas. Is seeking Notices of Interest (NOI's) from State and local eligible parties, including homeless services providers, for all property determined by the Department of Defense to be surplus to the needs of the U.S. Army Reserve Post, Wichita Falls, Texas.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on April 14, 2008. A listing of surplus property at 3315 9th Street was published by the Department of Defense, Department of the Army in the *Federal Register* on Tuesday, May 9, 2006 and in the *Wichita Falls Times Record News*, Legal Notices Section on Wednesday, May 24, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in the City of Wichita Falls, Texas.

A workshop will be held at the U.S. Army Reserve Post, Tuesday, January 29, 2008 10:00 a.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the application process. To register for this workshop, please call the LRA contact person identified below by January 22, 2008. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs of interest from homeless service providers must include: a description of the homeless assistance program that the homeless service provider proposes to carry out at the Army Reserve Post; a description of the need for the program; a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the U.S. Army Reserve Post; information about the physical requirements necessary to carry out the program, including a description of the buildings and property to be used; and a description of the organizational structure and capacity, prior experience and qualifications of the organization to carry out the program; and an assessment of the time required to carry out the program.

Parties interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the potential for qualifying for a conveyance of property. Federal agencies sponsoring PBCs include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; Department of Health and Human Services for public health uses; Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for -Help Programs; the Department of Transportation for airports/seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

NOIs must include: a description of the eligibility for the proposed transfer; the proposed use of the property, including a description of the findings and property necessary to carry out such proposed use, the time frame for occupation, and the benefit to the community from such proposed use, including the number of jobs the use would generate.

Additional information or to register for the workshop, contact:
Mr. David A. Clark, Director
Community Development Department
City of Wichita Falls, PO Box 1431, Wichita Falls, TX 76307.
(940) 761-7451
Delivery Address: 1300 Seventh Street, Wichita Falls, TX 76301

Times Record News

TimesRecordNews.com *Your Choice. Your Source.*
 1301 LAMAR ST. WICHITA FALLS, TX 76301-7032
 BILLING INQUIRIES (940) 720-3438 OR (940) 720-3440

ADVERTISING INVOICE and STATEMENT

BILLING PERIOD		ADVERTISER/CLIENT NAME	
01/01/2008 - 01/31/2008		PEGGY GAHAGAN, PURCHASING AGEN	
TOTAL AMOUNT DUE	*UNAPPLIED AMOUNT	TERMS OF PAYMENT	
\$5,007.06	\$0.00	Due Upon Receipt	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS
\$5,007.06	\$0.00	\$0.00	\$0.00

STATEMENT NUMBER	PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
137028	1	01/31/2008	20471	20471

BILLED ACCOUNT NAME AND ADDRESS

PEGGY GAHAGAN, PURCHASING AGEN
 C/O CITY OF WICHITA FALLS (TS)
 P O BOX 1431
 WICHITA FALLS, TX 76307

REMITTANCE ADDRESS

Wichita Falls Times Record News
 Dept 1024
 P O Box 121024
 Dallas, TX 75312-1024

041001370280005007063

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION - OTHER COMMENTS / CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	GROSS AMOUNT	NET AMOUNT
12/31		Previous Balance				2,821.87
01/15		Payment - THANK YOU (395698)				-2,821.87
01/10	Order #204756 ✓	Sealed bids addressed to Purchasing Agent, Classified	1 x 35 L 35 L	4 5.86	100-2530	205.10 ✓
01/13	Order #204822 ✓	SECTION B- NOTICE TO BIDDERS Sealed Classified	1 x 102 L 102 L	4 5.88941	110-8210	600.72
13	Order #204827 ✓	SECTION B- NOTICE TO BIDDERS Sealed Classified	1 x 106 L 106 L	4 5.8883	550-8115	624.16
01/13	Order #204829 ✓	SECTION B- NOTICE TO BIDDERS Sealed Classified	1 x 98 L 98 L	4 5.89061	550-8115	577.28
01/13	Order #205153 ✓	Notice The City of Wichita Falls hereby Classified	1 x 43 L 43 L	2 2.93	510-7052	125.99
01/10	Order #205164 ✓	AVAILABILITY OF SURPLUS FEDERAL Classified	3 x 7.5 I 22.5 I	2 29.48356	100-6110	663.38
01/11	Order #205220 ✓	NOTICE OF PUBLIC MEETING (224-7225) Tr Classified	2 x 5 I 10 I	2 29.65	224-7225	296.50
01/21	Order #205430 ✓	NOTICE OF PUBLIC HEARING (100-6110) Classified	1 x 22 L 22 L	2 2.93	100-6110	64.46
01/21	Order #205451 ✓	Sealed bids addressed to Purchasing Agent, Classified	1 x 34 L 34 L	4 5.86	100-2530	199.24 ✓
01/22	Order #205512 ✓	Sealed bids addressed to Purchasing Agent, Classified	1 x 34 L 34 L	4 5.86	100-2530	199.24 ✓
01/27	Order #205717 ✓	SECTION B- NOTICE TO BIDDERS Sealed Classified	1 x 104 L 104 L	4 5.88885	550-8115	612.44

STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
\$5,007.06	\$0.00	\$0.00	\$0.00	\$0.00	\$5,007.06

Times Record News

rdnews.com *Your Choice. Your Source.*
 1301 LAMAR ST. WICHITA FALLS, TX 76301-7032
 BILLING INQUIRIES (940) 720-3438 OR (940) 720-3440

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

STATEMENT NUMBER	ADVERTISER INFORMATION			
	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
137028	01/01/2008 - 01/31/2008	20471	20471	PEGGY GAHAGAN,

Wichita Falls U.S. Army Reserve Center - Public Hearing and Workshop Contact Listing
Area Homeless Service Providers
January 2008

First Name	Last Name	Position	Agency	Address1	Address2	ZIP	Phone	Agency Use
Sheila	Catron	Exec. Dir.	Children's Aid Society West TX	1101 30th St		76302	322-3141	Assist children & teens with temp shelter
Jeanne	Halter	Director	Interfaith Ministries	1006 11th St		76301	264-2123	Assist low income individuals
John	Welter	Exec. Dir.	Faith Mission	1300 Travis St	fax 322-9512	76301	723-5663	Homeless shelter/center
Captain	Schaffer		Salvation Army	403 7th St	fax 322-6258	76301	322-6713	Homeless shelter/soup kitchen
Rebecca	Cavazos	Exec. Dir.	First Step	PO Box 4085	fax 723-1132	76308	723-7799	Domestic violence/shelter
Roddy	Atkins	Exec. Dir.	Helen Farabee Center	500 Broad St		76301	397-3100	Provide mental health services
Donna	Piper	President	W.F. Housing Authority	501 Webster St	fax 723-1680	76307	723-8389	Assist low income individuals
Linda	Gorley		Homeward Bound Coalition					
Pamela	Ibarra	Admin.	Special Needs Academy				855-5979	Special needs education-adults 18yrs+
Susan	White	GrantsAdmin	CWF Section 8 Housing	1300 7th St	fax 761-7999	76301	761-7454	Assist low income with housing vouchers
			CWF Neighborhood Resources	1300 7th St	fax 761-6845	76301	761-7465	Assist low-mod income CDBG programs

Email Contact Listing:

firststeprvc@yahoo.com
director@faithmissionwfw.org
ipayne@wf.net
donnap@wfhfa.com
Atkinsr@helenfarabee.org
caswf@nts-online.net
pamela.ibarra@cwftx.net
susan.white@cwftx.net
 salvation army - no email contact info

Outreach to Providers:

Email message and/or fax sent to above listed providers on January 10, 2008 at 3:51pm
 Phone conversation/voice message to follow-up regarding workshop scheduled for Jan. 29th conducted on January 25, 2008.
 Legal Notice as it appeared in Times Record Newspaper on January 10, 2008 attached to email and fax sent to providers



Karen Montgomery/CWF

01/10/2008 03:51 PM

To firststeprc@yahoo.com, director@faithmissionwf.org,
jpayne@wf.net, donnap@wfha.com,
Atkinsr@helenfarabee.org, caswf@nts-online.net,
cc stephen.l.eberlein@hud.gov, Linda.R.Charest@hud.gov,
Susan White/CWF@CWF, Michael Uriniak/CWF@CWF,
Pamela Ibarra/CWF@CWF, Dave Clark/CWF@CWF, Jack
bcc

Subject FYI - Workshop - Jan. 29th

Good Afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451.

A copy of the notice as it appeared in the newspaper is attached for your information and it provides additional details regarding the Notice of Interest process.

sincerely,

Karen Montgomery-Gagné

CWF - Plng. Division

(940) 761-7447



NOTICE AVAILABILITY SURPLUS FEDERAL PROPERTY-01-08.doc



Department of Community Development

Planning Division

1300 7th Street, PO Box 1431

Wichita Falls, TX 76307

Phone (940) 761-7451

Fax (940) 761-7419

FAX TRANSMITTAL

To: Captain Schaffer

From: Karen Montgomery-Gagné
Planner III

Agency: Salvation Army

Pages: 3 pgs

Fax: (940) 322-6258

Date: 1/10/2008

Re: FYI – Workshop Jan. 29th, 2008

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Good afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451.

Please find enclosed a copy of the notice as it appeared in the newspaper for your information and it provides additional details regarding the Notice of Interest process.

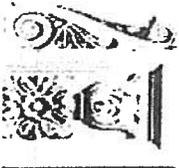
Sincerely,

Karen

TRANSMISSION VERIFICATION REPORT

TIME : 01/10/2008 16:59

DATE, TIME	01/10 16:57
FAX NO./NAME	93226258
DURATION	00:01:26
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM



Karen Montgomery/CWF

01/28/2008 04:26 PM

To stephen.l.eberlein@hud.gov, Linda.R.Charest@hud.gov

cc Dave Clark/CWF@CWF

bcc

Subject BRAC Workshop - Public Hearing - Jan. 29th

Hello Stephen and Linda,

I called each agency on our distribution list on Friday to remind them of the BRAC Workshop scheduled for Tuesday, January 29th 2008 at 10:00 am in Wichita Falls at the U.S. Army Reserve Center at 3315 9th Street.

I've also attached a list of the agency distribution, email addresses and contact information.

We look forward to seeing you tomorrow.

thanks

Karen

CWF - PIng. Div.

940-761-7447



ArmyReserve_AgencyInterestDatabase_01-08.xls

**Workshop and Public Hearing
Regarding Availability of Surplus Federal Property**

**U.S. Army Reserve Post – Wichita Falls, Texas
3315 9th Street**

MINUTES and PUBLIC HEARING OVERVIEW

JANUARY 29, 2008

LRA Attendees:

David A. Clark, Director, Community Development, City of Wichita Falls
Karen Gagné, Planner III, City of Wichita Falls

Agency Attendees:

No attendees

Army Reserve Staff:

Lt. Col. Shawn Powell, Battalion Commander
Maj. Don Ellison Jr., Executive Officer & Facilities Manager, 2nd BN 355th Regt.
Kenneth Wheeler, Unit Administrator
SFC Michele Robertson, Personnel NCO

Overview:

The public hearing portion of the meeting was recorded for official record.

City of Wichita Falls Local Redevelopment Authority staff representative called the workshop/public hearing to order at 10:10 a.m. on January 29, 2008 at the U.S. Army Reserve Center located on 3315 9th Street, Wichita Falls. Mr. Clark, Director of Community Development and also the appointed Local Redevelopment Authority staff representative for the City of Wichita Falls hosted a public hearing for the potential reuse of the U.S. Army Center facilities. Mr. Clark explained that through the Base Realignment and Closure (BRAC) process various military installations around the country were identified as either surplus, in need of consolidation or would end up receiving additional staff/buildings. In the case of Wichita Falls the U.S. Army Reserve Post was slated for closure & the site was considered surplus federal property.

The City of Wichita Falls is the Local Redevelopment Authority as recognized through the Federal Office of Economic Adjustment (OEA) and is going through the processes of seeking a potential reuse. In accordance with the federal rules, the first offering is to be to agencies or organizations that deal with homeless persons. The City notified those homeless assistance organizations in the area of this hearing both through email and telephone conversations. This was the second public hearing/workshop for the process. Mr. Clark stated he believed the Local Redevelopment Authority had covered the bases and were present at the morning public hearing to provide information to those interested in the BRAC Redevelopment process and tour the Army Reserve facility.

Mr. Clark stated for the record, staff was in attendance from the U.S. Army Reserve Center. There were no attendees from the community or the homeless assistance/service providers at

the public hearing/workshop. Staff had prepared information materials for attendees which included:

- 1) a copy of the legal notice as it appeared in the newspaper;
- 2) proposal requirements to submit a notice of interest for the U.S. Army Reserve Center (3315 9th Street), along with;
- 3) building/site plans of the facility;
- 4) zoning and aerial maps of the site and surroundings.

Lt. Col. Shawn Powell, Battalion Commander, spoke on behalf of his staff in attendance at the public hearing: Maj. Don Ellison, Jr., Executive Officer and Facilities Manager; Kenneth Wheeler, Unit Administrator; and SFC Michele Robertson, Personnel NCO.

Lt. Col. Powell wanted to ensure everyone in attendance understood from a military perspective that as of the public hearing date the Army projected being out of the facility in April 2009. He wanted to ensure there was a clear understanding so no problems arise. Mr. Clark commented the City was under the same impression regarding timing of facility closure being 2009. In conjunction, Mr. Clark stated one of the actions taken by the Wichita Falls City Council was passing a resolution expressing interest in the building (U.S. Army Reserve Center facility) for use as a Parks Maintenance Facility. The timing of when the Army leaves and when this potential could come up gives the City time to develop a potential operating budget and address any other related expenses. Mr. Clark commented that the building is really a good fit for that (Parks Maintenance facility) use because it has gated areas, fenced in portions and maintenance/drive bays. It would allow the City to combine and consolidate its Parks Maintenance operations that are now in two separate locations. To that regard, the City also actively notified the neighborhood about that (City's proposed Parks Maintenance facility use) in November 2007 and the neighborhood responded positively that they thought this would be a compatible use for them.

Lt. Col. Powell raised a question – does the City put in a bid for the property or does the City actually purchase the property or just acquire it? Mr. Clark responded that communications as we understand them, interested parties would deal with different parts of the Federal government depending on the reuse of the building. As the City's chosen to try and pursue the Parks & Parks Maintenance facility, we've dealt with the Department of the Interior and were informed the City may be able to obtain the buildings at no cost. However, we are not sure of that and of course the final say (report) comes on that, that will make a difference whether we (Wichita Falls LRA) pursue it or not. Lt. Col. Powell was curious how the process worked with the Department of the Interior. Mr. Clark stated from his understanding it was a little unique, some other functions people may look at are viewed by the Federal government quite differently. Ms. Gagné commented the City of Wichita Falls pursued a public benefit conveyance via the Department of Interior to obtain the U.S. Army Reserve facility. Mr. Clark stated for the record that he was sad to see the U.S. Army Post leave the Wichita Falls community but did believe the building/facility would be an asset for the City – however we'd still prefer to have the Army Post and its employees in our community.

Mr. Clark stated, there being no public comments received at the public hearing, it was officially closed at 10:16 a.m.



**City of Wichita Falls Housing Division
1300 7th Street Wichita Falls, TX 76307**

February 7, 2008

**To: City of Wichita Falls Community Development
Director David A. Clark**

Dear Sir:

The City of Wichita Falls Housing Division at this time will have no use for the U.S. Army Reserve Center located at 3315 9th Street for any reason in the foreseeable future. The city provides the Housing Division with meeting rooms at our current location. It would not be cost effective to the Housing Division to conduct our meetings at another location.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Ibarra".

**Pamela Ibarra
Housing Administrator**

FEB - 8 2008

EXHIBIT 'I'

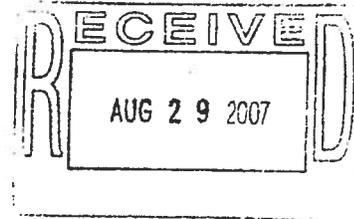


WICHITA FALLS HOUSING AUTHORITY

501 Webster Street • P.O. Box 544
Wichita Falls, Texas 76307
(940) 723-8389 • Fax (940) 723-1680

Donna Piper, Executive Director

August 28, 2007



Dear Karen Gagne:

The Homeward Bound Homeless Coalition attended the public meeting on June 26, 2006 at the Army Reserve Post, 3315 9th street, Wichita Falls, Texas 76307. At this time we do not feel we will be able to use the building to address the needs of the Homeless in our area. Our coalition is new and the continuum of care grant we wrote this year will be using vouchers, if approved. We are still organizing and do not feel that we are ready to take on the responsibilities of a building and staff.

Thank you
Donna Piper
Homeward Bound President

A handwritten signature in cursive script that reads "Donna Piper".



April 4, 2008 (sent via fax @ 767-5201)

**Classified Department – Public Notice Division
Times Record News**

P.O. Box 120
Wichita Falls, TX 76307

Attention: Kathy - Classifieds

The following *Notice of Public Hearing* should be published on **Tuesday, April 8th, 2008** in the 'Legal Notices' column. Please print using the most economical format.

If you have any questions regarding this matter, please contact Karen at the City Planning office at (940) 761-7447.

**NOTICE OF PUBLIC HEARING (100-6110)
TO RECEIVE COMMENTS ON
CITY of WICHITA FALLS
DRAFT REDEVELOPMENT PLAN
FOR SURPLUS FEDERAL PROPERTY at
3315 9th STREET**

The City of Wichita Falls - Local Redevelopment Authority (LRA) will conduct a public hearing in conjunction with the regularly scheduled City Council meeting on **Tuesday, April 15, 2008** at 8:30 a.m. in the City Council Chambers, Memorial Auditorium Building, 1300 Seventh Street, Wichita Falls, Texas. The public hearing is to receive public input/comment on the City of Wichita Falls Draft Redevelopment Plan to acquire the U.S. Army Reserve Center, 3315 9th Street, Wichita Falls, Texas for a consolidated parks & recreation maintenance facility and neighborhood park area through the National Park Service's Federal Lands to Parks Program. The Department of Defense, during the 2005 Base Realignment and Closure Act (BRAC), determined 3315 9th Street to be surplus federal property.

For additional information and/or to review and comment on the Draft Redevelopment Plan and the Homeless Assistance Submission, please contact:

City of Wichita Falls Planning Division,
1300 Seventh Street, Wichita Falls, TX, 76301
(940) 761-7451

2 Homes for Sale

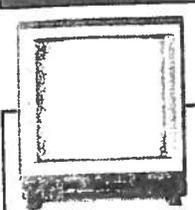
Owner finance
Iowa Park
brick central
hairs, fenced back-
d, great neighbor-
hd, \$575. monthly.
00 down.
1316 N 4th
817-219-5789

Owner will finance
in Electric!
805 W. Garrison
2 bedrooms, 2 living
rooms, 1 bath;
very nice!
REDUCED TO
\$38,000
easy terms
make cash offer
512-799-1003

Lots/Small Tracts

Great View, Lots for
manufactured homes,
owner financing, 1-2
Acre lots. Ask for Allen
580-917-9218

TimesRecordNews.com



The Classifieds
761-5151

Lots/Small Tracts

LAND AUCTION
SUNDAY, APRIL 13TH @
2:00 P.M. • HWY. 82/277
(Seymour Hwy.)
LOCATED 3 MILES W.
OF KAMAYY

Auction and Preview Will
Be Held on Lot #10 at
The Big Yellow House

FOUR 7.5 ACRE TRACTS
Lots #12, #13, #14, #15
in Sterling Stone Estates
Each tract has 200' of
Road Frontage on
Hwy. 277 (Seymour Hwy.)
Look for lot markers.
Restrictions include lots
to be used for single
family dwellings only.
Terms of payment are
cash with an option of
Owner financing at low
interest rate.
5% Buyers Premium
For more info, check our
Website or contact
Choate Auction Service
Bryan Choate #12976
940-691-3481
940-782-2037
www.choateauction.com

CHOATE AUCTION SERVICE

Manufactured Homes

#1 in TEXAS
Wholesale to the
Public!
Large inventory.
Used like new mobile
homes to the PUBLIC!
Great for RENTAL
INVESTMENTS!
817-925-9202, 817-523-2223

5 Great Homes for Lease/Sale.

Quick Move-In Event
Discover Smart Home-
Lease at [http://Riatta-
M H C . c o m](http://Riatta-MHC.com)
(940) 855-1661.

Real Estate Wanted

Need Cash?
I Buy Mobile
Homes, Real
Estate Notes,
Houses &
Land
940-704-0970

Contact the
Better Business
Bureau to check
the reliability
of a company.

Legal Notices

CODE ENFORCEMENT
DIVISION
P.O. BOX 1431
1300 7TH STREET
204-6400
WICHITA FALLS,
TEXAS 76307

PUBLIC NOTICES LEGAL NOTICES

THE FOLLOWING
DESCRIBED PROP-
ERTY HAS BEEN IN-
SPECTED AND
FOUND TO BE A DAN-
GEROUS BUILDING
OR STRUCTURE
WITHIN THE DEFINI-
TION OF CHAPTER 22,
ARTICLE VIII, SEC.
22-601 OF THE CODE
OF ORDINANCES OF
THE CITY OF WICHITA
FALLS. PLEASE
BE ADVISED THAT
THE BOARD OF
ALDEMAN, ACTING
AS BUILDING COM-
MISSION WILL
SCHEDULE A PUBLIC
HEARING, 8:30 A.M.,
ON MAY 6, 2008, IN
THE COUNCIL CHAM-
BERS OF THE CITY
OF WICHITA FALLS,
1300 7TH STREET, AT
WHICH TIME YOU
MAY APPEAR TO
SHOW CAUSE WHY
CORRECTIVE AC-
TIONS HAVE NOT
TAKEN PLACE.

- 221 E WICHITA, also known as: 5 AC ABST 307-J.A.
- 404 LEE, also known as: LOT 3 BLK 1300 ORIGINAL TOWN WF
- 506 MLK JR, also known as: LOT 4 LESS ROW BLK 136 ORIGINAL TOWN WF
- 1602 HAMPTON, also known as: 120'X120' OR .33 AC BLK 48 CHEROKEE CO. SL
- 2031 MCKINNEY, also known as: .40 TR 9 BLK 16 CHEROKEE CO. SL
- 1316 35TH ST, also known as: LOT 24 BLK 14 HILLCREST
- 1304 15TH ST, also known as: LOT 13 BLK 230 HENDERSON S/D ORIGINAL TOWN WF
- 1105 BURNETT, also known as: LOT 8 BLK 203 ORIGINAL TOWN WF
- 904 AUSTIN, also known as: LOT 3 BLK 187 ORIGINAL TOWN WF
- 902 AUSTIN, also known as: LOT BLK 187 ORIGINAL TOWN WF
- 1808 1TH ST, also known as: LOT 20 BLK 5 KEMP S/D BELLEVUE ADDITION
- 315 FILLMORE, also known as: LOT 4 BLK 51 FLORAL HEIGHTS
- 1053 PERSHING, also known as: LOT 22 BLK 2 WESTOVER HILLS
- 240 BUCHANAN, also known as: LOT 6 BLK 12A HIGHLAND
- 2612 BUCHANAN, also known as: LOT 7 BLK 20A HIGHLAND

Legal Notices

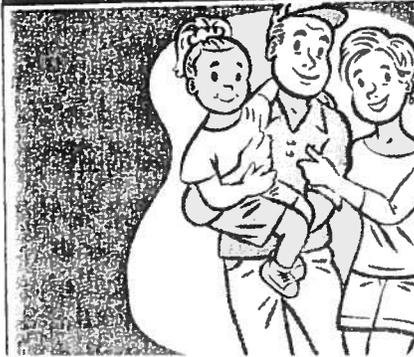
NOTICE OF PUBLIC
HEARING (100-6110)
TO RECEIVE
COMMENTS ON CITY
of WICHITA FALLS
DRAFT REDEVELOP-
MENT PLAN FOR
SURPLUS FEDERAL
PROPERTY at
3315 9th STREET

The City of Wichita Falls-Local Redevelopment Authority (LRA) will conduct a public hearing in conjunction with the regularly scheduled City Council meeting on Tuesday, April 15, 2008 at 8:30 a.m. in the City Council Chambers, Memorial Auditorium Building, 1300 Seventh Street, Wichita Falls, Texas. The public hearing is to receive public input/comment on the City of Wichita Falls Draft Redevelopment Plan to acquire the U.S. Army Reserve Center, 3315 9th Street, Wichita Falls, Texas for a consolidated parks and recreation maintenance facility and neighborhood park area through the National Park Service's Federal Lands to Parks Program. The Department of Defense, during the 2005 Base Realignment and Closure Act (BRAC), determined 3315 9th Street to be surplus federal property. For additional information and/or to review and comment on the Draft Redevelopment Plan and the Homeless Assistance Submission, please contact: City of Wichita Falls Planning Division, 1300 Seventh Street, Wichita Falls, TX 76301 (940)761-7451.

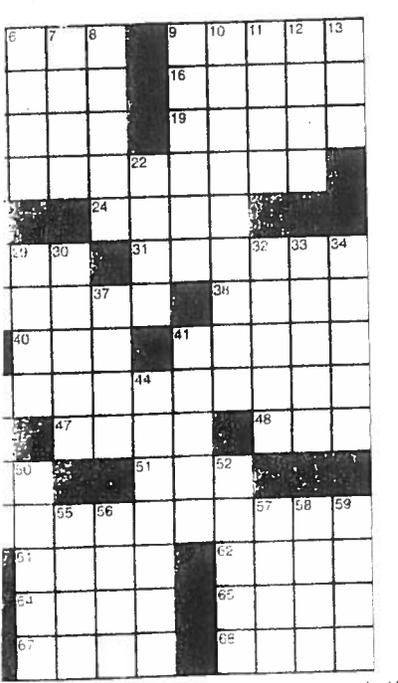
GET RID OF WHAT NEEDS TO GO RIGHT HERE

CLASSIFIEDS
YOU'LL BE **FOUND** ON
761-5151

NEED A NEW RENTAL?



Shortz No. 0226



- | | |
|-----------------------|----------------------|
| 1 Fowed items. | 55 Fuss |
| 2 melimes | 56 Adolescent |
| 3 No traffic | 57 Melody for |
| 4 C pioneer's | Dame Nellie |
| 5 Close-fitting hats | Melba |
| 6 French military | 58 P per's followers |
| hats | |
| 7 Nokia offering | 59 Ultimatum's |
| 8 Repast | ultimate word |
| 9 Suffix with billion | 60 N.Y.P.D. alert |

Affidavit of Publication

RECEIVED

APR 14 2008

THE STATE OF TEXAS
COUNTY OF WICHITA

#211014

NOTICE OF PUBLIC HEARING (100-6110) TO RECEIVE COMMENTS ON CITY OF WICHITA FALLS DRAFT REDEVELOPMENT PLAN FOR SURPLUS FEDERAL PROPERTY at 3315 9th STREET

The City of Wichita Falls-Local Redevelopment Authority (LRA) will conduct a public hearing in conjunction with the regularly scheduled City Council meeting on Tuesday, April 15, 2008 at 8:30 a.m. in the City Council Chambers, Memorial Auditorium Building, 1300 Seventh Street, Wichita Falls, Texas. The public hearing is to receive public input/comment on the City of Wichita Falls Draft Redevelopment Plan to acquire the U.S. Army Reserve Center, 3315 9th Street, Wichita Falls, Texas for a consolidated parks and recreation maintenance facility and neighborhood park area through the National Park Service's Federal Lands to Parks Program. The Department of Defense, during the 2005 Base Realignment and Closure Act (BRAC), determined 3315 9th Street to be surplus federal property. For additional information and/or to review and comment on the Draft Redevelopment Plan and the Homeless Assistance Submission, please contact: City of Wichita Falls Planning Division, 1300 Seventh Street, Wichita Falls, TX 76301 (940)761-7451.

On this 8th day of April 2008 A D... personally appeared before me, the undersigned authority **Kathy Salan, Sales Assistant for the Times Publishing Company of Wichita Falls, publishers of the Wichita Falls Times/Record News, a newspaper published at Wichita Falls in Wichita County, Texas, and upon being duly sworn by me, on oath states that the attached advertisement is a true and correct copy of advertising published in One (1) issues hereof on the following date:**

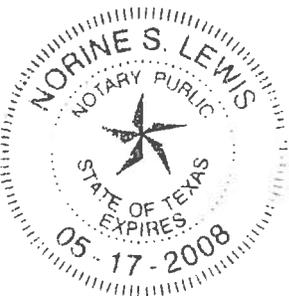
April 8, 2008

Kathy Salan

Sales Assistant for Times Publishing Company of Wichita Falls

Subscribed and sworn to before me this the day and year first above written:

Norine S Lewis



Times Record News

TimesRecordNews.com *Your Choice. Your Source.*
 1301 LAMAR ST. WICHITA FALLS, TX 76301-7032
 BILLING INQUIRIES (940) 720-3438 OR (940) 720-3440

ADVERTISING INVOICE and STATEMENT

BILLING PERIOD		ADVERTISER/CLIENT NAME	
04/01/2008 - 04/30/2008		PEGGY GAHAGAN, PURCHASING AGEN	
TOTAL AMOUNT DUE	UNAPPLIED AMOUNT	MS OF PAYMENT	
\$4,141.57	\$0.00	Due Upon Receipt	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS
\$4,141.57	\$0.00	\$0.00	\$0.00

STATEMENT NUMBER	PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
143897	1	04/30/2008	20471	20471

BILLED ACCOUNT NAME AND ADDRESS

PEGGY GAHAGAN, PURCHASING AGEN
 C/O CITY OF WICHITA FALLS (TS)
 P O BOX 1431
 WICHITA FALLS, TX 76307

REMITTANCE ADDRESS

Wichita Falls Times Record News
 Dept 1024
 P O Box 121024
 Dallas, TX 75312-1024

041001438970004141575

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION OTHER COMMENTS / CHARGES	SAU SIZE/ BILLED UNITS	TIMES RUN RATE	GROSS AMOUNT	NET AMOUNT
03/31		Previous Balance				2,576.38
04/15		Payment - THANK YOU (401603)				-2,576.38
04/07	Order #210500	Sealed bids addressed to Purchasing Agent,	1 x 37 L	4	100-2530	216.82 ✓
	Classified	Internet, Times Record News	37 L	5.86		
04/10	Order #210657 ✓	The City of Wichita Falls is requesting	1 x 36 L	4	100-2530	210.96 ✓
	Classified	Internet, Times Record News	36 L	5.86		
04/04	Order #210785 ✓	NOTICE OF PUBLIC MEETING (224-7225) T	2 x 5.5 I	2	224-7225	325.85 ✓
	Classified	Internet, Times Record News	11 I	29.62273		
04/08	Order #210856 ✓	CODE ENFORCEMENT DIVISION P.O. BOX	1 x 96 L	4	204-6400	565.56 ✓
	Classified	Internet, Times Record News	96 L	5.89125		
04/08	Order #211014 ✓	NOTICE OF PUBLIC HEARING (100-6110)	1 x 57 L	2	100-6100	170.01 ✓
	Classified	Internet, Times Record News	57 L	2.98263		
04/11	Order #211122 ✓	CODE ENFORCEMENT DIVISION P.O. BOX	1 x 42 L	4	204-6400	249.12 ✓
	Classified	Internet, Times Record News	42 L	5.93143		
04/15	Order #211410 ✓	CODE ENFORCEMENT DIVISION P.O. BOX	1 x 46 L	4	204-6400	269.56 ✓
	Classified	Internet, Times Record News	46 L	5.86		
04/23	Order #211591 ✓	Sealed bids addressed to Purchasing Agent,	1 x 35 L	4	100-2530	205.10 ✓
	Classified	Internet, Times Record News	35 L	5.86		
04/18	Order #211618 ✓	NOTICE OF PUBLIC MEETING (224-7225) T	2 x 5.5 I	2	224-7225	325.85 ✓
	Classified	Internet, Times Record News	11 I	29.62273		
04/18	Order #211739 ✓	Aviso de Reunión Pública Reunión: El comité	2 x 6 I	2	224-7225	355.20 ✓
	Classified	Internet, Times Record News	12 I	29.60		
04/27	Order #211825	SECTION B- NOTICE TO BIDDERS Sealed	1 x 105 L	4	100-8210	618.30 ✓
	Classified	Internet, Times Record News	105 L	5.88857		

STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
\$4,141.57	\$0.00	\$0.00	\$0.00	\$0.00	\$4,141.57

Times Record News

TimesRecordNews.com *Your Choice. Your Source.*
 1301 LAMAR ST. WICHITA FALLS, TX 76301-7032
 BILLING INQUIRIES (940) 720-3438 OR (940) 720-3440

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

STATEMENT NUMBER	ADVERTISER INFORMATION			
	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
143897	04/01/2008 - 04/30/2008	20471	20471	PEGGY GAHAGAN,

CERTIFICATION TO COPY OF PUBLIC RECORD

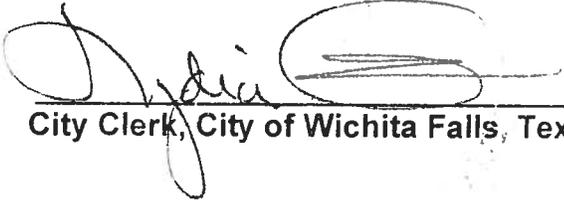
STATE OF TEXAS §

CITY OF WICHITA FALLS §

COUNTY OF WICHITA §

I, Lydia Ozuna, City Clerk of Wichita Falls, Texas, hereby certify that the attached instrument is a true and correct copy of a Notice of Meeting for the City Council Meeting of the City of Wichita Falls held on April 15, 2008, as the same appears of record in my office and that said notice is an official record from the public office of the City Clerk, City of Wichita Falls, Wichita County, State of Texas, and is kept in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Wichita Falls, Texas, this 16th day of June, 2008, A.D.



City Clerk, City of Wichita Falls, Texas

NOTICE OF MEETING

Regular Meeting Of The Mayor And City Council Of The City Of Wichita Falls, Texas, To Be Held In The City Council Chambers Of The Memorial Auditorium, 1300 Seventh Street, On Tuesday, April 15, 2008 Beginning At 8:30 A.M.

City Council: Mayor Lanham Lyne, Councilors Glenn Barham, Michael Smith, Dorothy Roberts-Burns, Rick Hatcher, Ray Gonzalez, and Charles Elmore.

1. Call To Order
2. (a) Invocation: Pastor Wendell Elms
Life Tabernacle Church
- (b) Pledge Of Allegiance
3. Presentations
 - (a) Presentation - 2007 Falls Fest Proceeds by Junior League
 - (b) Proclamation - Public Safety Telecommunicators Week
 - (c) Proclamation - Christmas in Action 25th Anniversary
 - (d) Presentation Of Comprehensive Annual Financial Report - Edgin, Parkman, Fleming, & Fleming, PC
4. Comments From The Public To Members Of The City Council Concerning Items That Are Not On The City Council Agenda. People Wishing To Address The Council Should Sign Up Prior To The Meeting Commencing. A Five Minute Time Frame Will Be Adhered To For Those Addressing Their Concerns.
5. Approval Of Minutes Of April 1, 2008 Regular Meeting Of The Mayor And City Council.

CONSENT AGENDA

6. Receive Minutes
 - (a) Wichita Falls-Wichita County Public Health Board, Jan. 10, 2008
 - (b) Traffic Safety Commission, February 6, 2008
 - (c) Park Board, February 28, 2008

REGULAR AGENDA

7. Public Hearing To Facilitate And Receive Public Comment On The City's Application To Obtain The U. S. Army Reserve Post At 3315 Ninth Street In Wichita Falls For The Purpose Of Consolidating Park Maintenance And For Providing A Neighborhood Park
8. Ordinances
 - (a) An Ordinance Amending Chapter 106 Utilities Of The Municipal Code By The Addition Of Article XI Entitled Municipal Settings Designations (Council Bill #73)
 - (b) Ordinance Authorizing The City Manager To Accept The Bulletproof Vest Partnership Grant And To Appropriate Federal Grant Funds Into The Budget (Council Bill #74)
9. Resolutions
 - (a) Resolution Authorizing Award Of Bid For The Purchase Of A 35,000 GVW Truck Mounted Sewer Jetter To Wichita Falls Freightliner In The Amount Of \$152,357.00 (Council Bill #75)
 - (b) Resolution To Award Bid And Contract For Gregg Road And Langford Lane Improvements Project CWF08-442-09 (Council Bill #76)
 - (c) Resolution To Approve Change Orders No. 2 And No. 3 For The Public Safety Mobile Data Wireless Infrastructure RFP #6-08 (Council Bill #77)
10. Other Council Matters
 - (a) Staff Council Discussion
 - (b) Discussion Of Items Of Concern To Members Of The City Council.
11. Executive Session:
Consider Appointment To The Wichita Wilbarger 9-1-1 District Board, As Authorized By Section 551.074 Of The Texas Government Code
12. Open Session:
Appointment To The Wichita Wilbarger 9-1-1 District Board
13. Adjourn

Wheelchair or handicapped accessibility to the meeting is possible by using the handicapped parking spaces and ramp located off the east parking lot on the Sixth Street entrance. Spanish language interpreters, deaf interpreters, Braille copies or any other special needs will be provided to any person requesting a special service with at least 24 hours notice. Please call the City Clerk's Office at 761-7409. Wireless Listening System devices are available at the City Manager's reception area or you may call 761-7404 for inquiries.

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Memorial Auditorium, Wichita Falls, Texas on the 11 day of April, 2008 at 3:30 o'clock (~~a.m.~~)(p.m.).



City Clerk

CITY COUNCIL AGENDA
April 15, 2008

ITEM/SUBJECT: Public Hearing To Facilitate And Receive Public Comment On The City's Application To Obtain the U. S. Army Reserve Post At 3315 Ninth Street in Wichita Falls For The Purpose Of Consolidating Park Maintenance And For Providing A Neighborhood Park

INITIATING DEPT: Community Development/Planning

COMMENTARY: The City of Wichita Falls is seeking title to the U.S. Reserve Army Post that is being closed under implementation of the federal Base Realignment and Closure (BRAC) Act. The facility will be utilized to consolidate park maintenance operations and passive recreation uses. The City, as the designated Local Redevelopment Authority, has followed the processes to pursue such action including offers of availability to homeless shelters as required by the U.S. Department of Housing and Urban Development and BRAC.

The first public hearing to receive comments on the draft Redevelopment Plan was held November 20, 2007 and property owners within 200ft of the U.S. Army Reserve site were notified. At that time, the City did not receive any Notices of Interest for the property and no entity indicated opposition to the proposed Redevelopment Plan. This is the second public hearing process for the proposed Army Post redevelopment. The City again notified area homeless assistance organizations and invited them to attend a workshop/ public hearing at the Army Reserve Post on January 29, 2008. No individuals or homeless assistance organizations attended the workshop and no agency, homeless assistance organization or individual submitted a Notice of Interest by the published April 14, 2008 deadline.

Director of Community Development

CITY MANAGER'S REMARKS:

City Manager

ASSOCIATED INFORMATION: Minutes; U.S.Army Reserve Photos; Facility Site Plan and Proposed Site Plan for Park & Recreation Reuse

BUDGET CERTIFICATION (Account No./Amount) (- -) / ()

Budget Office Review

LEGAL CERTIFICATIONS:

APPROVED AS TO FORM:

CODIFICATION:

YES NO

City Attorney

**Workshop and Public Hearing
Regarding Availability of Surplus Federal Property**

**U.S. Army Reserve Post – Wichita Falls, Texas
3315 9th Street
MINUTES and PUBLIC HEARING OVERVIEW**

JANUARY 29, 2008

LRA Attendees:

David A. Clark, Director, Community Development, City of Wichita Falls
Karen Gagné, Planner III, City of Wichita Falls

Agency Attendees:

No attendees

Army Reserve Staff:

Lt. Col. Shawn Powell, Battalion Commander
Maj. Don Ellison Jr., Executive Officer & Facilities Manager, 2nd BN 355th Regt.
Kenneth Wheeler, Unit Administrator
SFC Michele Robertson, Personnel NCO

Overview:

The public hearing portion of the meeting was recorded for official record.

City of Wichita Falls Local Redevelopment Authority staff representative called the workshop/public hearing to order at 10:10 a.m. on January 29, 2008 at the U.S. Army Reserve Center located on 3315 9th Street, Wichita Falls. Mr. Clark, Director of Community Development and also the appointed Local Redevelopment Authority staff representative for the City of Wichita Falls hosted a public hearing for the potential reuse of the U.S. Army Center facilities. Mr. Clark explained that through the Base Realignment and Closure (BRAC) process various military installations around the country were identified as either surplus, in need of consolidation or would end up receiving additional staff/buildings. In the case of Wichita Falls the U.S. Army Reserve Post was slated for closure & the site was considered surplus federal property.

The City of Wichita Falls is the Local Redevelopment Authority as recognized through the Federal Office of Economic Adjustment (OEA) and is going through the processes of seeking a potential reuse. In accordance with the federal rules, the first offering is to be to agencies or organizations that deal with homeless persons. The City notified those homeless assistance organizations in the area of this hearing both through email and telephone conversations. This was the second public hearing/workshop for the process. Mr. Clark stated he believed the Local Redevelopment Authority had covered the bases and were present at the morning public hearing to provide information to

those interested in the BRAC Redevelopment process and tour the Army Reserve facility.

Mr. Clark stated for the record, staff was in attendance from the U.S. Army Reserve Center. There were no attendees from the community or the homeless assistance/service providers at the public hearing/workshop. Staff had prepared information materials for attendees which included:

- 1) a copy of the legal notice as it appeared in the newspaper;
- 2) proposal requirements to submit a notice of interest for the U.S. Army Reserve Center (3315 9th Street), along with;
- 3) building/site plans of the facility;
- 4) zoning and aerial maps of the site and surroundings.

Lt. Col. Shawn Powell, Battalion Commander, spoke on behalf of his staff in attendance at the public hearing: Maj. Don Ellison, Jr., Executive Officer and Facilities Manager; Kenneth Wheeler, Unit Administrator; and SFC Michele Robertson, Personnel NCO.

Lt. Col. Powell wanted to ensure everyone in attendance understood from a military perspective that as of the public hearing date the Army projected being out of the facility in April 2009. He wanted to ensure there was a clear understanding so no problems arise. Mr. Clark commented the City was under the same impression regarding timing of facility closure being 2009. In conjunction, Mr. Clark stated one of the actions taken by the Wichita Falls City Council was passing a resolution expressing interest in the building (U.S. Army Reserve Center facility) for use as a Parks Maintenance Facility. The timing of when the Army leaves and when this potential could come up gives the City time to develop a potential operating budget and address any other related expenses. Mr. Clark commented that the building is really a good fit for that (Parks Maintenance facility) use because it has gated areas, fenced in portions and maintenance/drive bays. It would allow the City to combine and consolidate its Parks Maintenance operations that are now in two separate locations. To that regard, the City also actively notified the neighborhood about that (City's proposed Parks Maintenance facility use) in November 2007 and the neighborhood responded positively that they thought this would be a compatible use for them.

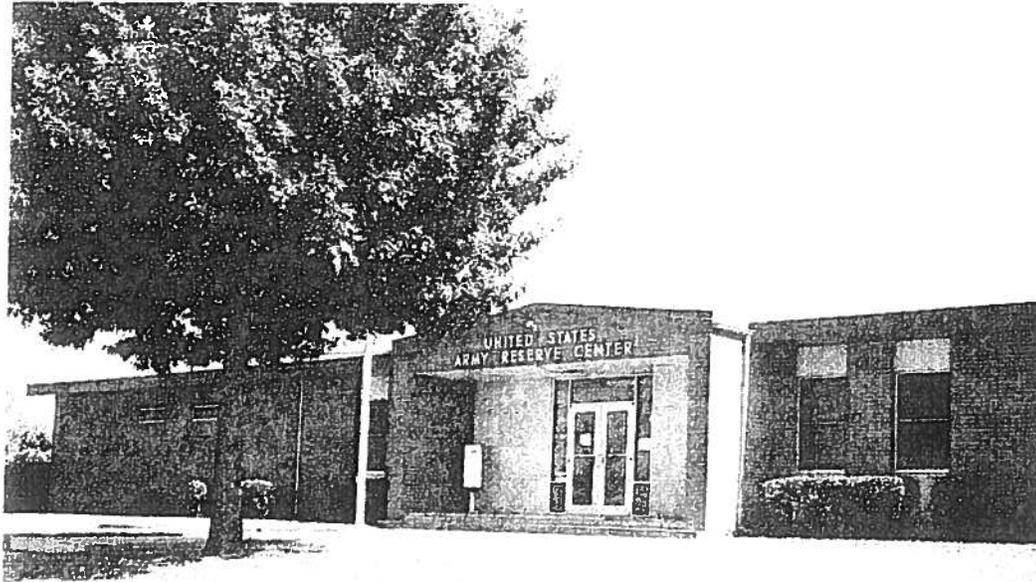
Lt. Col. Powell raised a question – does the City put in a bid for the property or does the City actually purchase the property or just acquire it? Mr. Clark responded that communications as we understand them, interested parties would deal with different parts of the Federal government depending on the reuse of the building. As the City's chosen to try and pursue the Parks & Parks Maintenance facility, we've dealt with the Department of the Interior and were informed the City may be able to obtain the buildings at no cost. However, we are not sure of that and of course the final say (report) comes on that, that will make a difference whether we (Wichita Falls LRA) pursue it or not. Lt. Col. Powell was curious how the process worked with the Department of the Interior. Mr. Clark stated from his understanding it was a little unique, some other functions people may look at are viewed by the Federal government quite differently. Ms. Gagné commented the City of Wichita Falls pursued a public benefit

conveyance via the Department of Interior to obtain the U.S. Army Reserve facility. Mr. Clark stated for the record that he was sad to see the U.S. Army Post leave the Wichita Falls community but did believe the building/facility would be an asset for the City – however we'd still prefer to have the Army Post and its employees in our community.

Mr. Clark stated, there being no public comments received at the public hearing, it was officially closed at 10:16 a.m.

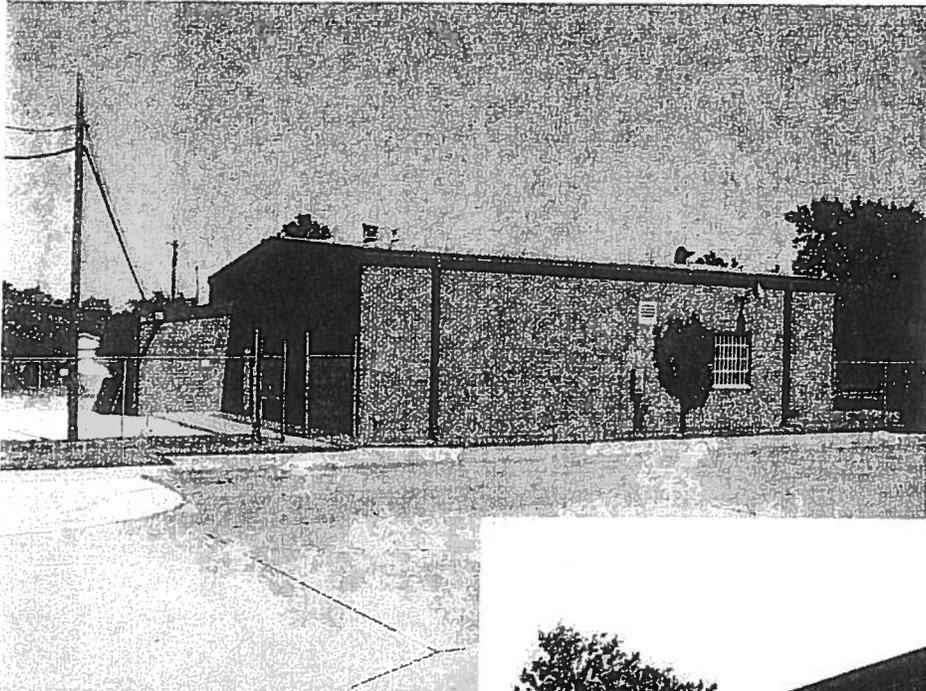
EXHIBIT 'Q'

Photos of U.S. Army Reserve Center & Facilities 10th/9th Streets

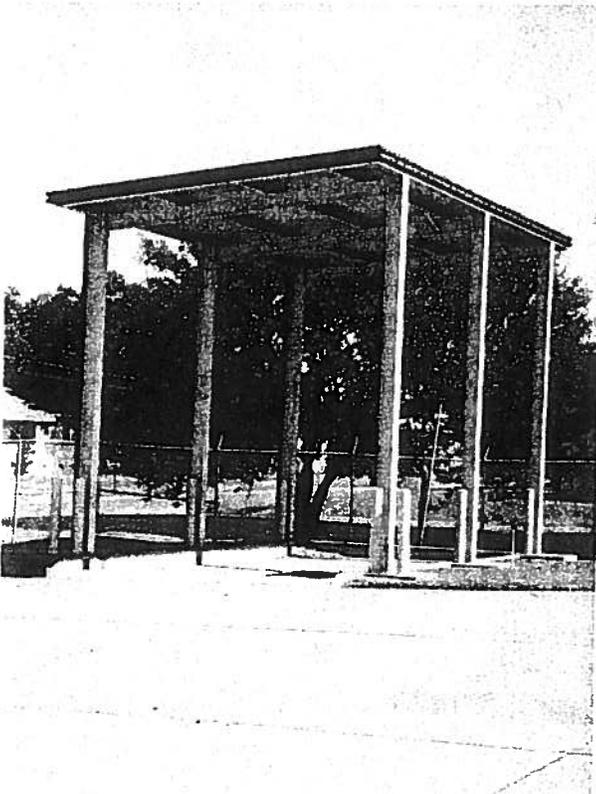
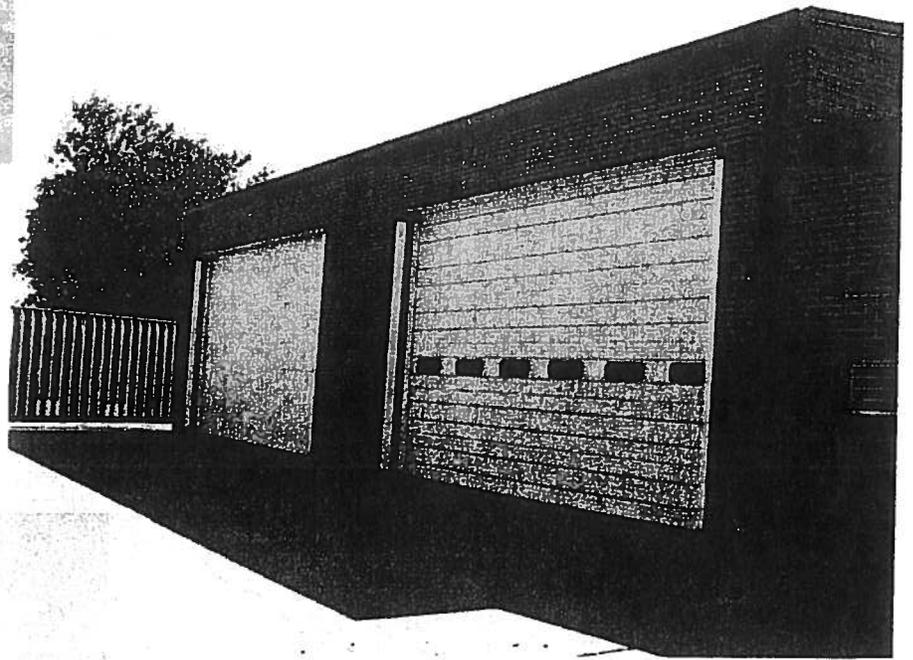


Photos illustrate the main Army Reserve Building and adjacent parking lot. This building includes offices, conference room, storage, garage/storage bays and restroom facilities. Building is constructed of masonry block with brick veneer.



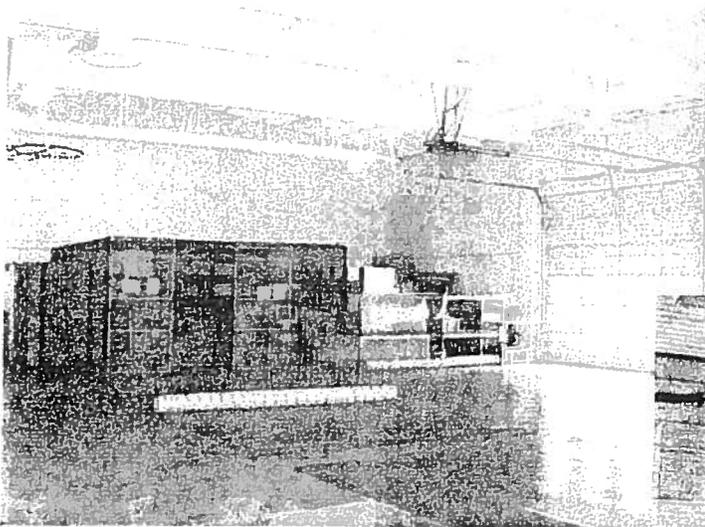


Maintenance Building for large trucks, equipment, etc.



Washrack for industrial Vehicles and equipment.

U.S. Army Reserve Center – Interior photos of the main building and maintenance garage.



Maintenance Garage –
Interior Bays

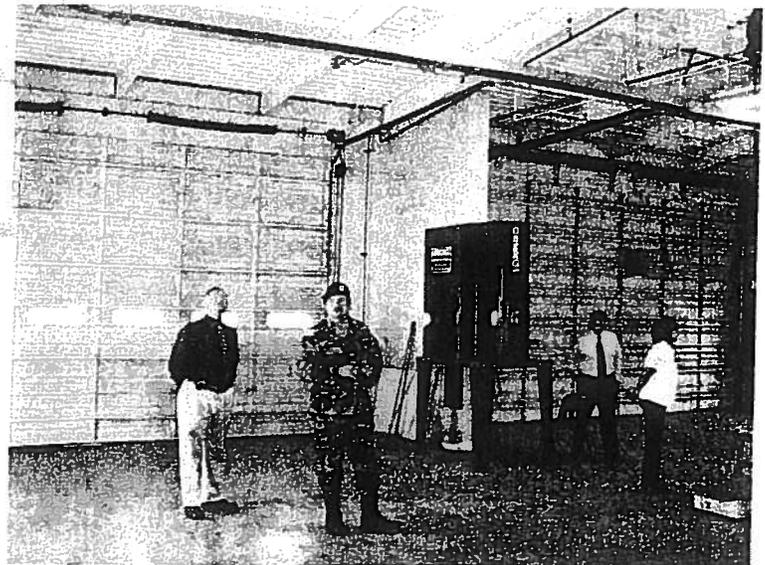
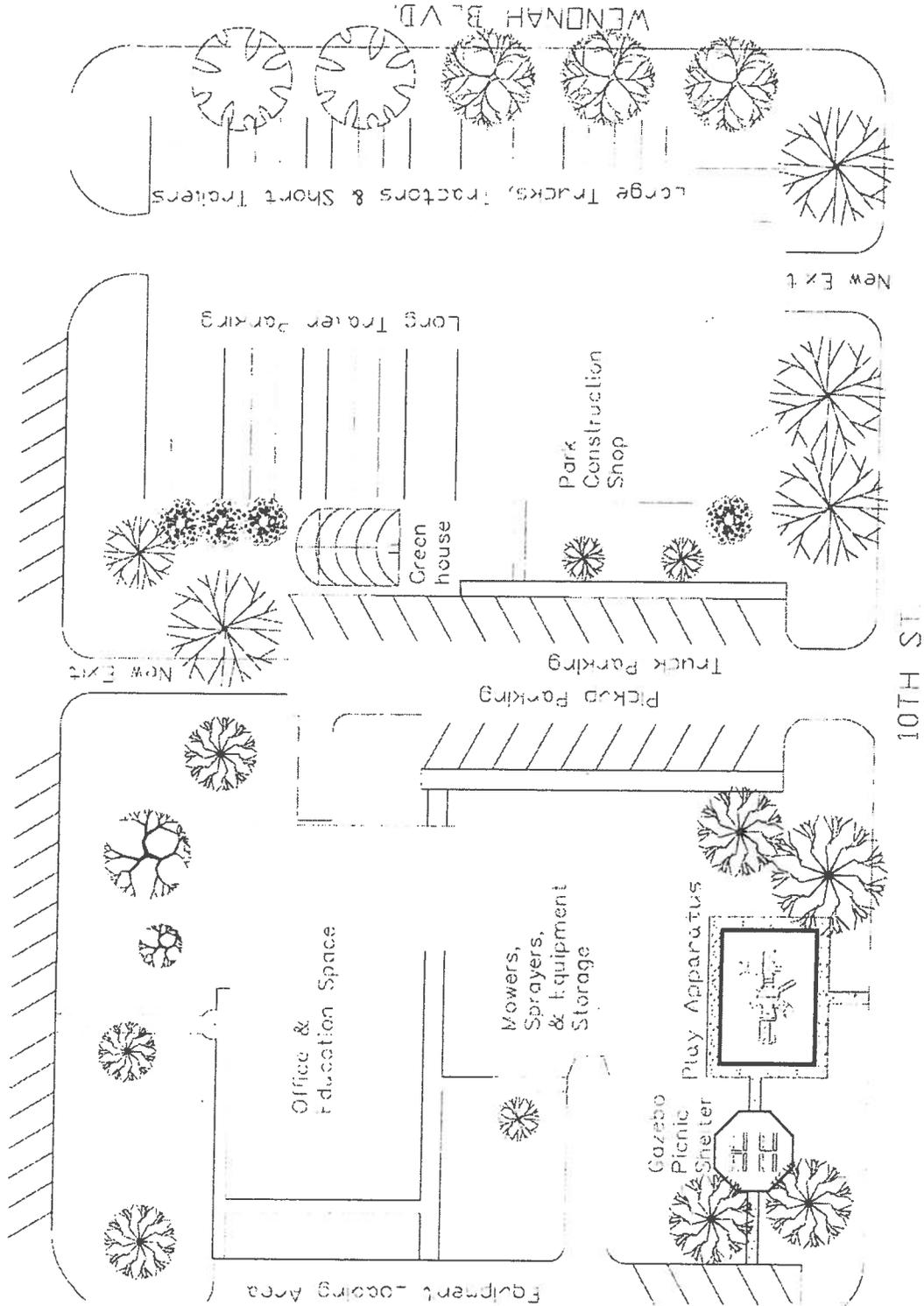


EXHIBIT 'S'

Proposed Site Layout for Parks & Recreation Department Maintenance Facility



CERTIFICATION TO COPY OF PUBLIC RECORD

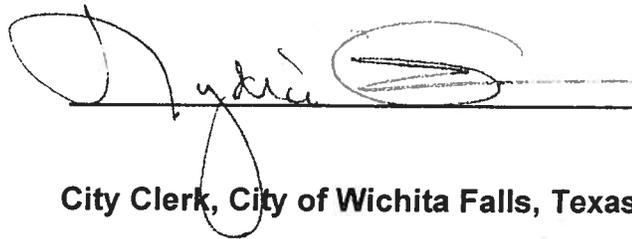
STATE OF TEXAS §

CITY OF WICHITA FALLS §

COUNTY OF WICHITA §

I, Lydia Ozuna, City Clerk of Wichita Falls, Texas, hereby certify that the attached instrument is a true and correct copy of an excerpt of the April 15, 2008 minutes, Item 7, of the Wichita Falls City Council, as the same appears of record in my office and that said minutes are an official record from the public office of the City Clerk, City of Wichita Falls, Wichita County, State of Texas, and is kept in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Wichita Falls, Texas, this 9th day of May, 2008, A.D.


City Clerk, City of Wichita Falls, Texas

Excerpt City Council Minutes

April 15, 2008

Item 7

Item 7

A Public Hearing was held to facilitate and receive public comment on the City's application to obtain the U.S. Army Reserve Post At 3315 Ninth Street in Wichita Falls for the purpose of consolidating park maintenance and providing a neighborhood park.

Mayor declared the Public Hearing open.

Mr. Dave Clark reported that the City continues to pursue the potential use of the Army Post that will be closed due to BRAC closings.

Mrs. Karen Montgomery gave the status on this application and informed that several public hearings have been held on this and also advertised for interest with homeless providers in 2006, but did not receive any notices of interest. A draft report was submitted in 2007 and this is the second public hearing. She informed that the process is going smoothly. We have not received any notices of interest other than the City's submission. We notified the neighborhood within 200 feet and did not receive any concerns or complaints. They were pleased that the property would not remain vacant and that park maintenance would be consolidated.

Councilor Elmore asked for a projection. Mr. Clark replied that they will be moved out in 2009; therefore, this could be taken up in the next budget year. I hope it will be given to us at no cost. He commented that the potential to combine the park maintenance would be much better in the long run.

City Manager stated that this has been a bureaucratic process. He thinks we have a good plan; we have two parks maintenance facilities that are apart from each other and we have outgrown them. When we put them together it will be a better situation and we will be able to create a neighborhood park.

Councilor Elmore was glad we had this opportunity.

Mayor called for additional comments. There being none Mayor declared the public hearing closed.

END

A-12

**Article published in the Times Record News – Wichita Falls regional newspaper
(Scripps-Howard publication)**

District may donate facility Old elementary school could be converted to women's shelter

By Ann Work

Wednesday, September 19, 2007

Faith Mission Director John Welter showed interest recently in turning Bonham Elementary School into a women's shelter.

Until now, the Wichita Falls Independent School District had been planning to close Bonham and demolish it shortly after the new school at Southern Hills opens next fall.

But Welter toured the 50-year-old facility recently with Bonham Principal Joyce Shepard and WFISD Maintenance Director Dan Shelton and began to talk about how its cafeteria, classrooms, and outdoor playground might be nicely suited to sheltering abused women and their children.

The idea sounded good to WFISD administrators, according to Tim Turner, WFISD chief financial officer.

He announced the possible new life awaiting the plain, unpretentious school to the Citizens' Advisory Team, who met Tuesday in Fain Elementary School's library.

The 29 community members were selected earlier in the year to track issues related to bond construction.

Any plans to turn over the building for remodel by another group would save the school district the \$125,000 demolition costs, Turner said.

That would be a welcome savings, Turner told the group.

According to WFISD Superintendent Dr. Dawson Orr, Welter bounced the idea off County Judge Woody Gossom, since the land belongs to the county and is leased to the school district for 100 years, with 50 yet to go. The building belongs to the school district, Orr said.

Remodeling Bonham into a women's shelter would be a "far better use than turning it into a warehouse, mothballing it or demolishing it," Orr said.

It was too early to say if WFISD would sell or give Bonham to Faith Mission, Orr said.

"I'm not in a position to bind the board to a decision," he said. "But the building is limited in utility and value. We would certainly have a spirit of cooperation."

Orr said Faith Mission probably still needed to assess its needs and whether it could afford to convert the school to provide living quarters.

The future of soon-to-be-closed McGaha Elementary School is still uncertain, Orr told advisory team members.

The estimated value of the McGaha property is \$750,000 - revenue that will become available to the school district when the new schools open and McGaha, like Bonham, closes.

(The McGaha and Bonham populations will merge in the new school located at Southern Hills.)

One citizen asked about the use of Huey, which will also close at the opening of the new school at Scotland Park.

"That's no longer our property," Orr said. "The city's requested of us to demolish it and turn it into park land."

Administrators had mostly good news about current construction progress on the two new schools.

Although there were rain delays during the summer, now concrete is poured and masonry walls are going up.

Some of the summer's bond projects exceeded original estimates and others came in under budget, but so far the summer's bond project total had come in \$35,594 under budget, Turner reported.

The largest overrun was at Fain Elementary, where an electrical upgrade cost \$132,000 more than expected and a roofing project went \$55,000 over budget.

Education reporter Ann Work can be reached at (940)763-7538 or by e-mail at worka@TimesRecordNews.com.