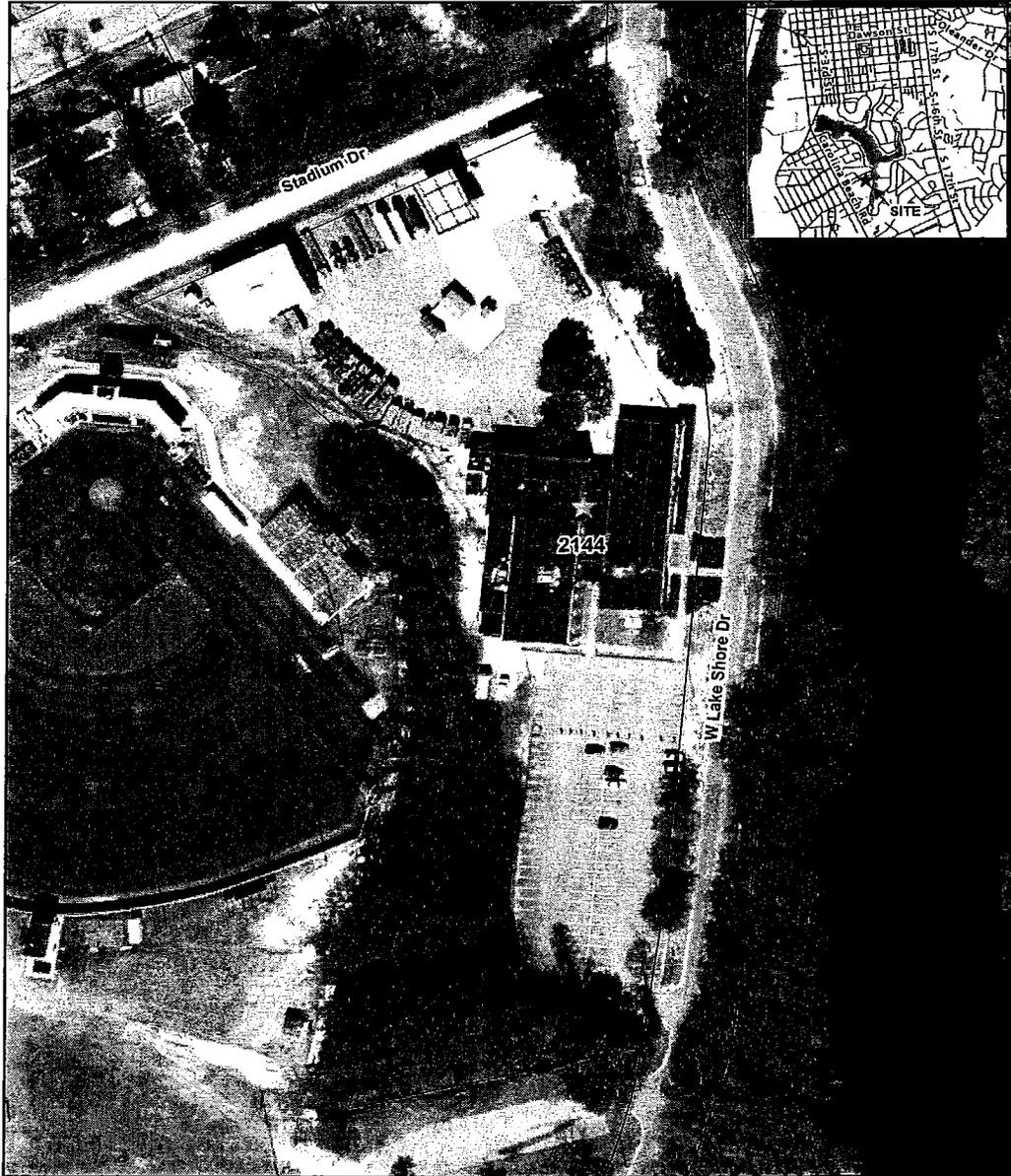


ADRIAN B. RHODES, AFRC REDEVELOPMENT PLAN

Adrian B Rhodes AFRC, 2144 W Lake Shore Dr



September 28, 2006
V:/Projects/code_enf/AdrianBRhodesAFRC.mxd



**SUBMITTED
BY
CITY OF WILMINGTON - LRA**

TABLE OF CONTENTS

	<u>Page</u>
I. Introduction	3
II. Physical Description of Installation	3
III. Solicitation of Notice of Interest	8
IV. Detailed Narrative of Recommended Re-use	8
Re-use of Administration/Training Building	10
Re-use of Maintenance Garage	13
Re-use of Storage Building	13
Re-use of Vehicle Wash Rack	13
V. Current Level of Services	13
VI. Need for Expanded Programs	14
VII. Barriers to Recommended Re-use	14
Land Use Constraints	14
Staffing Limitations	14
Financial Demands of Re-use	14
Physical/Environmental Constraints	15
VIII. Outreach	16
IX. Appendices	17

Adrian B. Rhodes AFRC Redevelopment Plan

Introduction

Located on the banks of the Cape Fear River and the inter-coastal waterway in New Hanover County, Wilmington is the cultural, educational and economic center of southeastern North Carolina. Wilmington is New Hanover County's largest town and the county seat. Wilmington is also home to a campus of the University of North Carolina. According to 2000 census information, Wilmington is a rapidly growing metropolitan area—ranking 14th in the nation in terms of percentage of growth. The City's current population is estimated to be at 97,005. Favorable climate, proximity to Atlantic Ocean beaches and a sizable historic district combine to make it a magnet for tourists, second-homebuyers and retirees.

In accordance with Base Realignment and Closure Law, the Army declared the property known as Adrian B. Rhodes AFRC surplus to the needs of the United States. The Department of Army completed Federal screening with the publication of the surplus property listing in the Federal Register on May 9, 2006. The City of Wilmington City Council was recognized by the Department of Army as the Local Redevelopment Authority. The Local Redevelopment Authority (LRA) is charged with identifying local redevelopment needs and preparing a redevelopment plan for the Department of Defense to consider in the disposal of the surplus property.

Physical Description of Installation

The Adrian B. Rhodes AFRC located at 2144 W. Lake Shore Drive in Wilmington North Carolina was constructed in 1955. The installation consists of three buildings and a vehicle wash rack situated on 4.26 acres of land. The property is bounded on the South and East by Legion Stadium Sports Complex, bound on the North by Greenfield Lake and bound on the West by Woodlawn Subdivision. The location of the installation is near public transportation routes, the Department of Social Services, the Division of Motor Vehicles, the Wilmington Housing Authority, and the Social Security Administration.

Whereas the property on which the installation is located is not zoned, the adjacent and surrounding properties are zoned R-7, R-5 and CB.

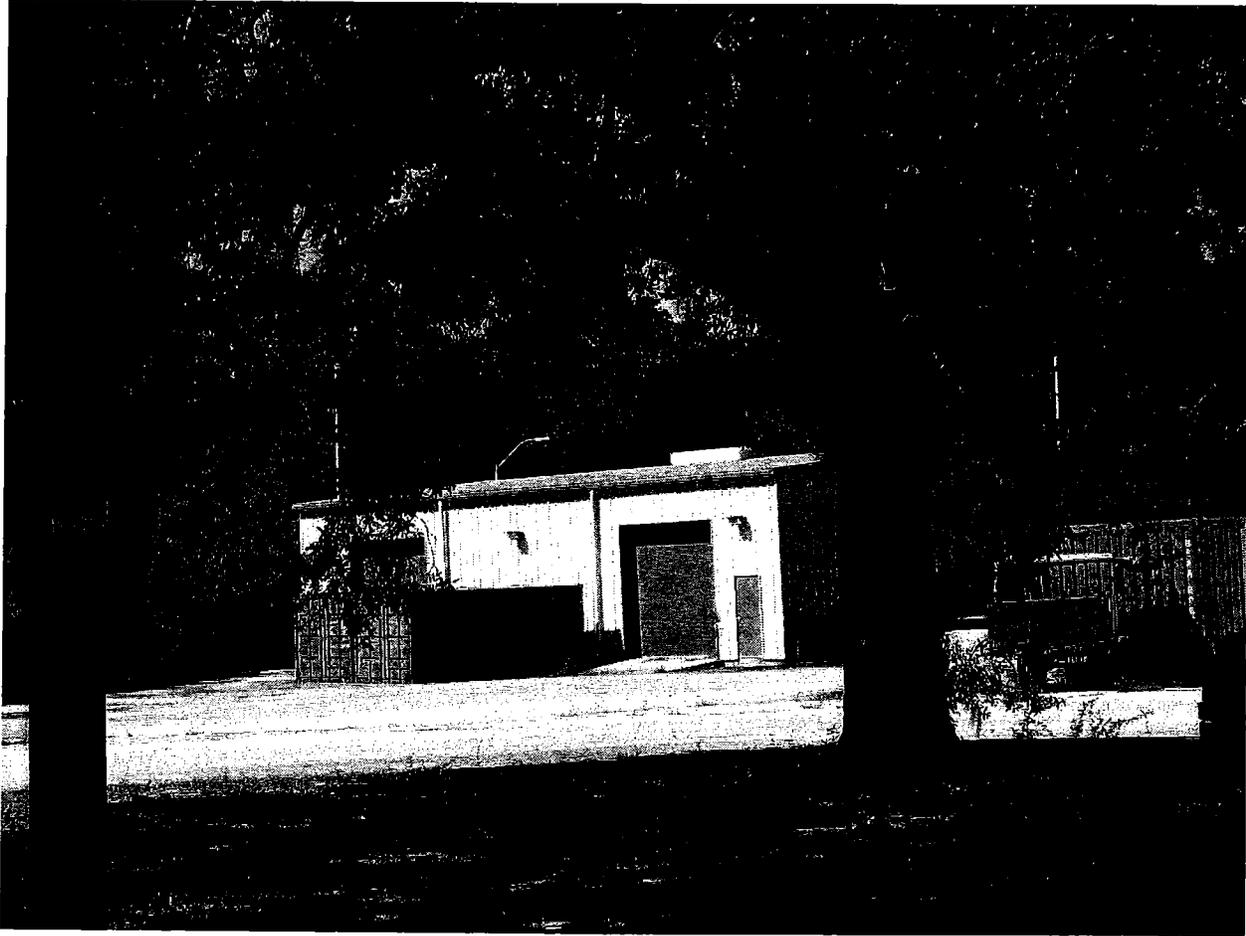
Four structures are located on the property and consist of the following:

- One two story 22,581 sq ft Adm./Training facility
- One 3, 696 sq ft heated organizational maintenance shop (OMS)
- One 3,500 sq ft unheated storage building
- One vehicle wash rack



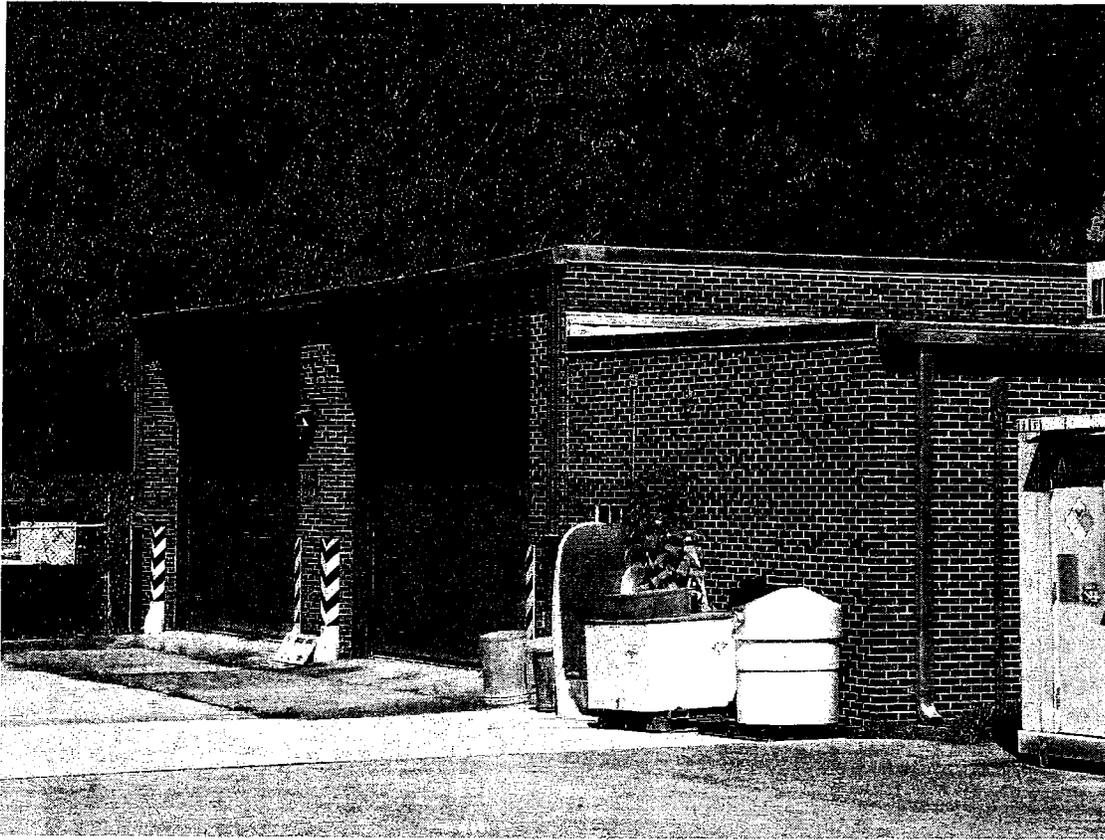
#1 Administration/Training Facility

The Adm. /Training Facility is the dominant structure on the site. It is described as a two story brick structure on a concrete slab with florescent lighting used throughout. Floor covering is primarily characterized by vinyl tile. In the drill hall there is no floor covering. The original building was constructed in 1955 and expanded to its current size in 1976.



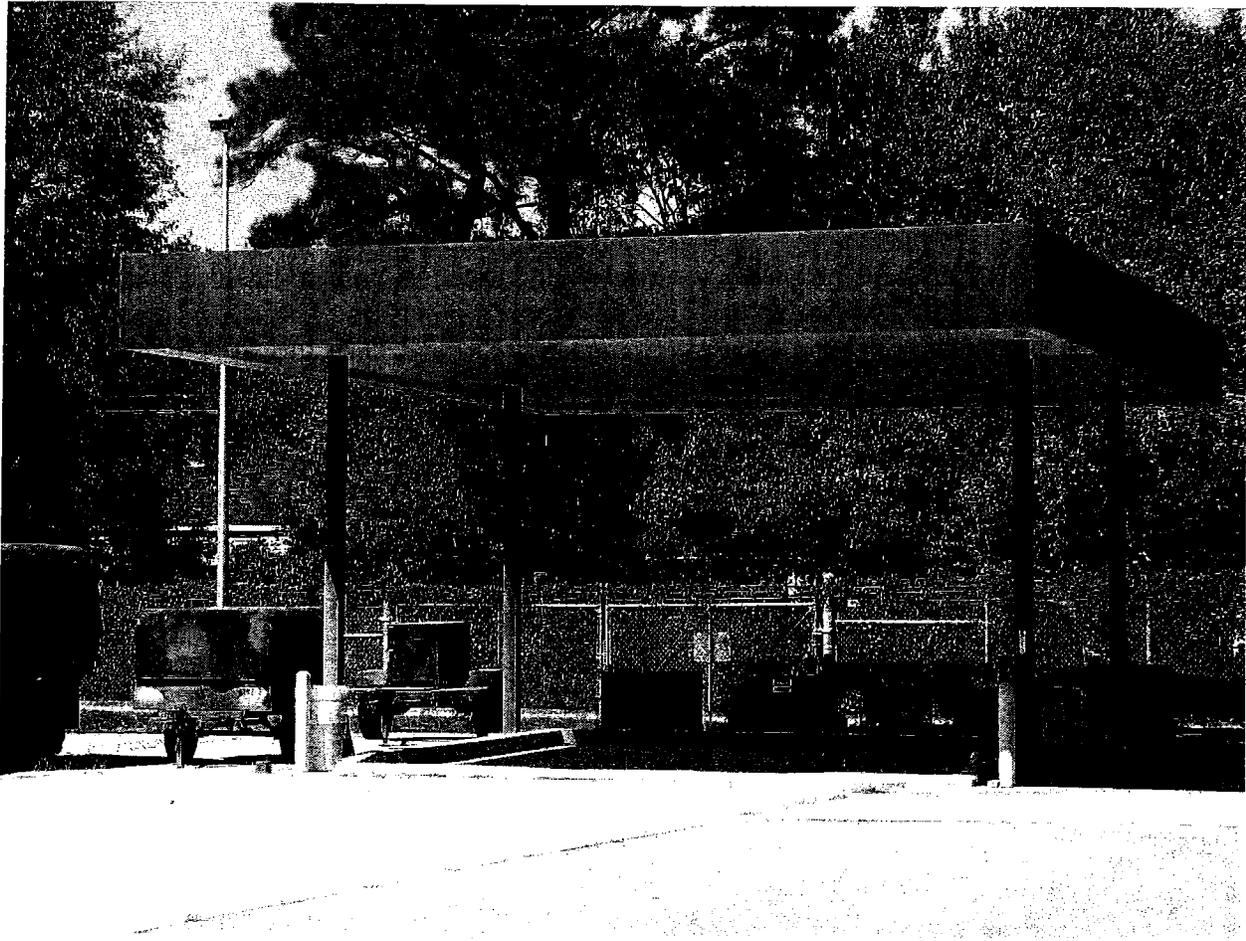
#2 Warehouse/Storage Facility

The warehouse/storage facility is of metal construction. This structure was used for the storage of small amounts of hazardous materials such as paint cans, used antifreeze, motor oil, cleaner lubricant, grease, T-N-T brake washer fluid, brake fluid, spray paint and primer.



#3 Workshop/Maintenance Facility

The Organizational Maintenance Shop (OMS) is a one-story brick and cinder block building on a concrete slab, with a metal roof. The building contains two maintenance bays, two flammable materials storage cabinets, a parts washer, a battery storage room, and three offices. The building was constructed in 1967.



#4 Vehicle Wash Rack

There is one vehicle wash rack located on the site. This wash rack is equipped with an underground oil water separator.

Solicitation of Notice of Interest

A total of five "Notice of Interest" proposals were submitted to the Wilmington LRA (Local Redevelopment Authority) by non-profits and local governmental entities. These local agencies include, Lakeside Partnership Center, Cape Fear Community College, Girls Inc. of Wilmington, City of Wilmington Recreation/Parks and Downtown Services and Elderhaus Inc.

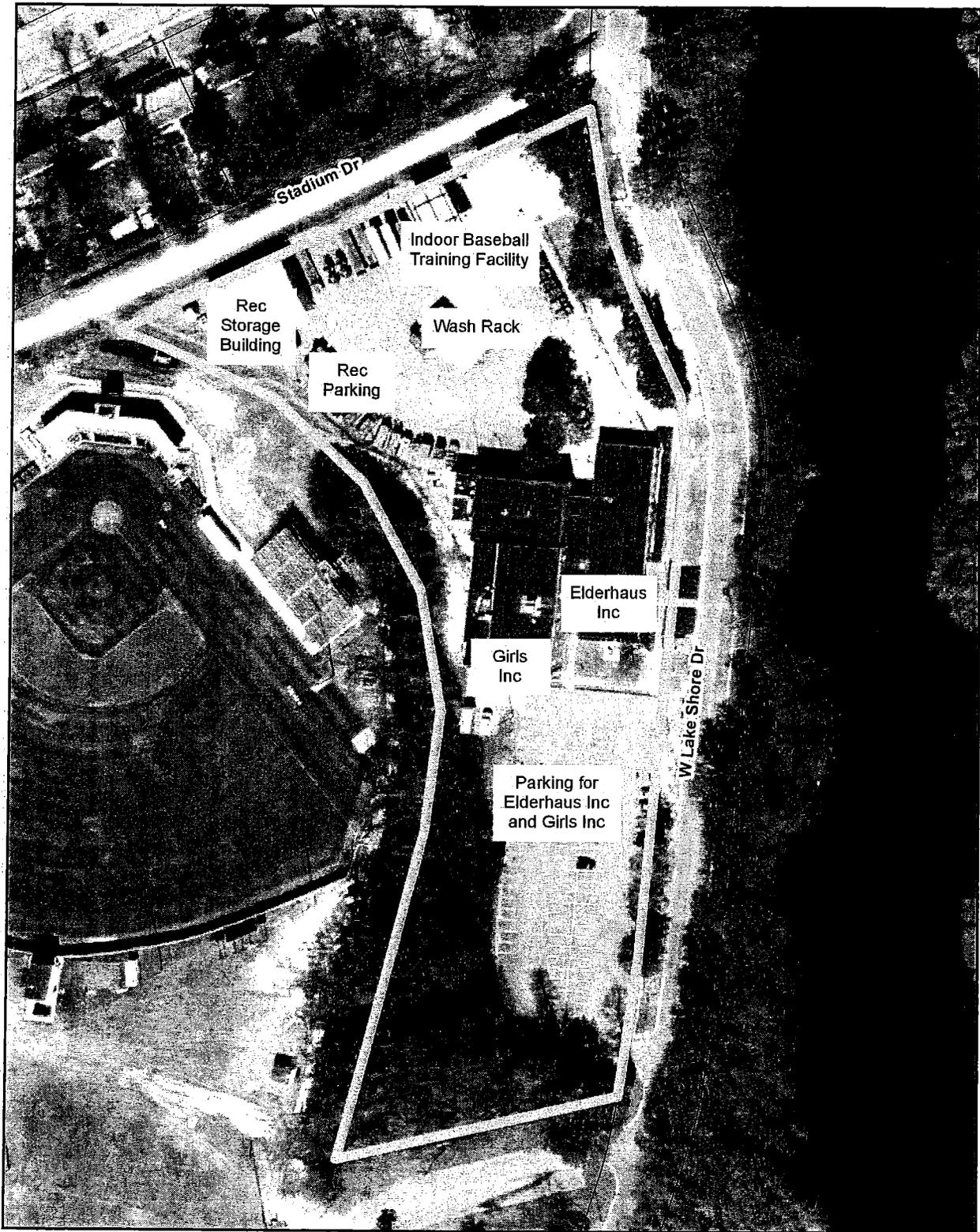
As required by the Base Closure Community Redevelopment and Homeless Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Wilmington Local Redevelopment Authority organized a tour of the facility and held a workshop on the BRAC process. This tour and workshop was held on July 20, 2006. The event was advertised in the local paper on May 25, 2006. The City also mailed notices of the scheduled tour and workshop to twenty-three area homeless service providers.

The Wilmington LRA solicited reuse proposals from interested parties that were eligible for to receive the property under various public benefit conveyances. Solicitations from interested parties were received from May 25, 2006 to 5:00 pm September 7, 2006. Organizations and agencies wishing to acquire the facility were required to submit Notice of Interests (NOI) describing their reuse proposals. Five local agencies submitted such proposals. The executive summaries of all five notice of interest are included in Appendix - 1 of this document.

Detailed Narrative of Recommended Re-use

Use of Physical Space

The proposed redevelopment for the Adrian B. Rhodes Armed Forces Reserve Center (AFRC) as a Full Service Recreational Community Center could be paired with the recreational amenities currently available at Legion Sports Complex. The City's Legion Sports Complex is located on 29 acres which includes a baseball field, football/soccer stadium, four tennis courts, a swimming pool and a practice field.

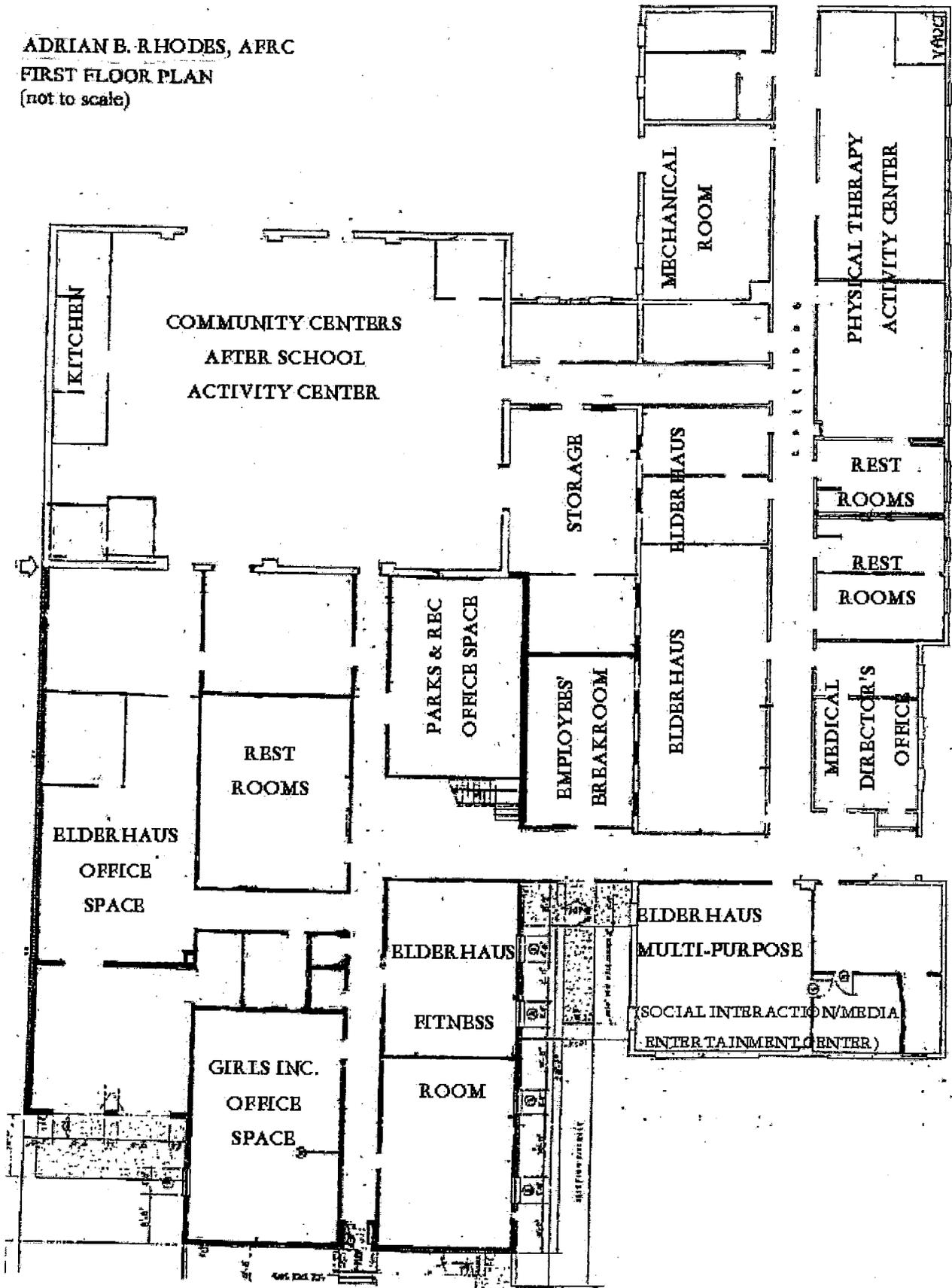


The above site map depicts the proposed reuse of the site. The site map indicates the relative location of areas designated as Girls Inc, Elderhaus, Parks and Recreation and designated parking areas.

A. Re-use of Adm./TRAINING CENTER

Although the majority of floor space on the first floor of what is now the Administration/Training Center will be used by Elderhaus Inc. to provide passive and active recreational activities there will also be office space for Girls Inc. and the City's Recreation and Parks Division. The Activity Center of the Full Service Recreational Community Center will contain the largest floor space. This area will be shared by all three agencies to provide program activities. The first floor will also contain the following: fitness room, multi-purpose room (social interaction/media entertainment center), health clinic and physical therapy center. The health clinic is critical in order to monitor the vital signs of the seniors to ensure their physical condition is such that they may safely participate in planed activities with minimum health risks.

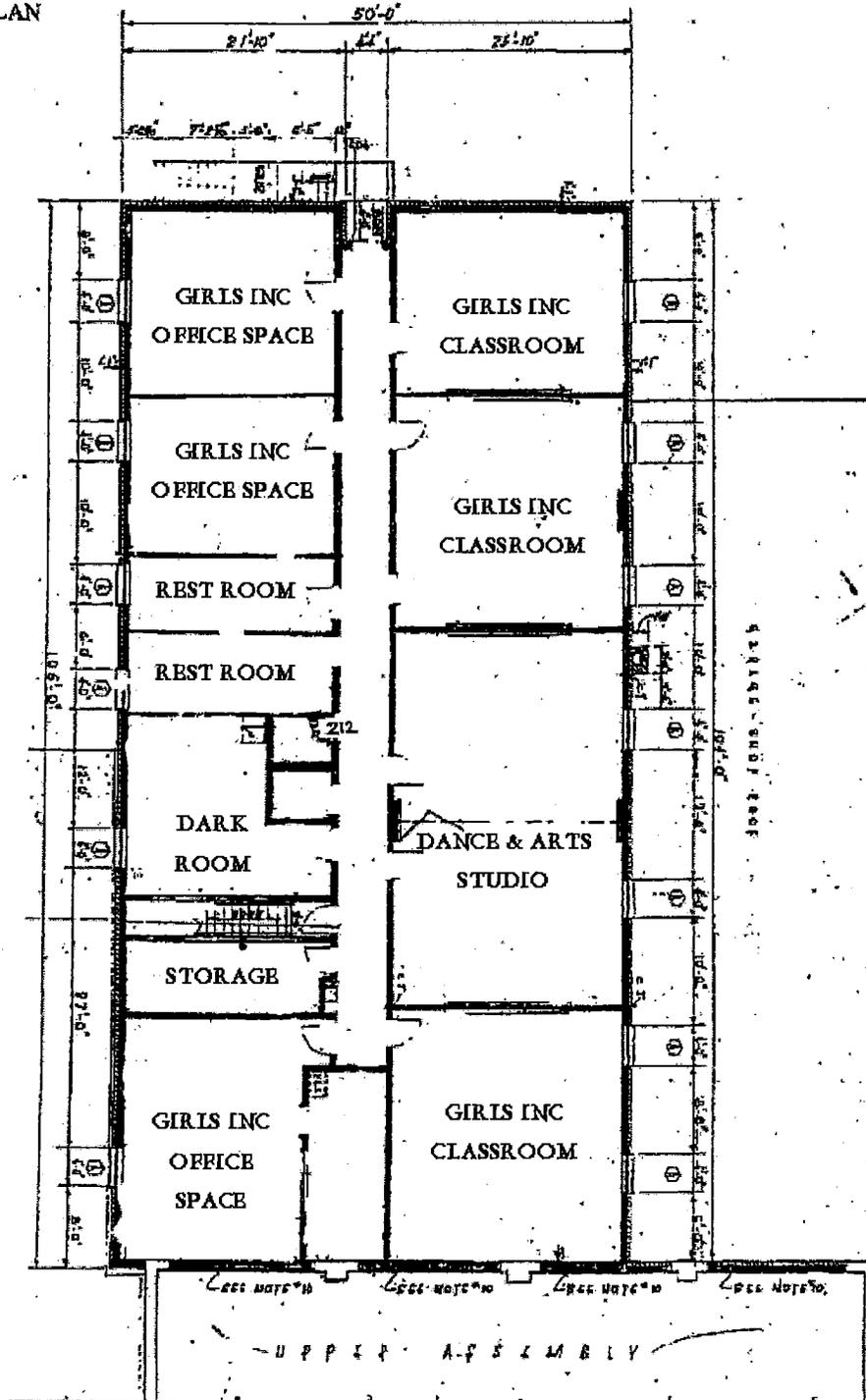
ADRIAN B. RHODES, AFRC
 FIRST FLOOR PLAN
 (not to scale)



The second floor of the Administration/Training Center will house Girls Inc. programs that include classrooms, library, rest rooms, media room, dark room (photography), sewing and design studio and dance and arts studio.

ADRIAN B. RHODES, AFRC

SECOND FLOOR PLAN
(not to scale)



B. ORGANIZATIONAL MAINTENANCE SHOP (OMS)

The current Maintenance Garage, just northeast of "Buck Hardee" baseball field, provides a tremendous opportunity to operate as an indoor sports facility. This indoor facility could support the recreational youth programming in the proposed Community Center and be used by the New Hanover High School sport teams as an indoor practice facility to promote team and individual skills development.

Programs would be structured so participants can pursue and achieve their athletic goals progressively, through multi-layered instructions, catering to college athletes, as well as elementary and secondary school children.

C. STORAGE BUILDING

The storage building would be used by both the Community Center and Legion field maintenance staff for storage.

Other elements of proposal:

- Creation of green space area between current Training Center building and the Storage Building.

The proposed reuse of the Adrian B. Rhodes facility as a Full Service Recreational Community Center will be an enhancement of what is currently offered at the City's Community Centers.

D. Vehicle Wash Rack

The vehicle wash rack will be used to wash vehicles that are used to provide services to program participants.

Current Level of Services

As previously stated in the introduction the City of Wilmington population is estimated to be 97,005. The City of Wilmington Parks Division maintains approximately 250 acres of landscaped parks, green spaces, medians, public buildings, and athletic facilities citywide. The City's parks program, include seventeen neighborhood parks and twelve citywide parks. In FY05-06, 114,740 persons utilized the City's recreational facilities.

Elderhaus is a private, non-profit corporation and was incorporated in North Carolina in May, 1981. The program first opened its door on Oct. 13, 1981 providing structured daytime supervision for those frail persons in the region of New Hanover, Pender and Brunswick counties. A majority of the clients served may be described as elderly persons living with their children.

Elderhaus began with an adult day care program, after five years an adult day health program was added. In 1986 Elderhaus began running its programs out of the Greenfield Lake property, which was leased from the City of Wilmington.

In 2005-2006, Girls Inc. successfully offered programming in Brunswick and New Hanover counties. The following are relevant 2005-2006 demographics and statistics indicating the current level of

service:

- Girls Inc. serves over 1,500 girls in programs, activities, events or recruitment parties.
- 70% of girls served by Girls Inc. live in homes with incomes of \$15,000 or less.
- 70% of girls served by Girls Inc. are African American, 24% are White while 6% are other
- 65% of girls served come from single parent families, 25% are from two parent households, and 10% are from other
- 54% of girls served are ages 12-14, 33% ages 9-11, and 13% ages 5-10.

Need for Expanded Programs

There has been a trend over the past several years to consolidate services into a “one stop shop”. The proposed reuse plan will provide for a variety of services at one location. The creation of a Full Service Recreational Community Center will provide citizens the opportunity to attend classes, workshops, after school programs, exercise programs and engage in a variety of group activities.

With the steady increase in gas prices it is becoming more imperative that citizens have access to services in close proximity to their residence.

Barriers to Recommended Reuse

Though levels may vary any proposed reuse or redevelopment of this property will encounter barriers and constraints. These barriers and constraints may include, land use, staffing, financial and physical/environmental.

1. Land Use Constraints

As previously stated in the introduction, the property on which the installation is located is not officially zoned; however the surrounding and adjacent properties are zoned R-7, R-5 and CB. To the north, across Stadium Drive, is residential development, zoned R-7. To the east is Greenfield Lake and to the south and west is Legion Stadium, zoned CB, Community Business district.

In order for the site to be developed as a community center complex, it will need to be rezoned. There are two primary possibilities for rezoning the property, CB, which is adjacent to the subject property, or O&I, which would serve as transitional zoning between the existing commercial and residential uses. Both of these zoning districts would accommodate the proposed community complex use. Any rezoning requires City Council approval.

2. Staffing Limitations

Administrative staff adjustments may be required based upon function and programmatic needs of the facility. There may also be a need for additional staff to service and maintain the building and grounds of the installation. Positions will be added and job description modified as needed to accommodate the new programs and facilities.

3. Financial Demands of Reuse

The City of Wilmington anticipates a building development project which will include partial renovation of the facility to accommodate new uses. The project will address the following:

Full accommodations to the Americans with Disabilities Act (ADA) in all parts of the facility

Retrofit of facilities from an office and classroom oriented training facility to an activity and

administrative focused use.

Upgrade of facility to meet all current codes

Assumes modification of 60% of the facility's space

Redevelopment Cost Estimates

Building and Grounds Renovation	\$ 1,200,000
Architectural Design and Fees	100,000
Total Redevelopment Costs	\$ 1,300,000

Redevelopment Timeline

Selection of architectural design consultant	2 months
Design and construction drawing phase	8 months
Renovation project	12 months
Total Project Timeline	22 months

Operations of the Facility

The City of Wilmington will operate the facility in accordance with standard practice for all public buildings. Utility costs and maintenance requirements are centrally managed. All expenditures for the operation of the facility will be budgeted annually through the City's general fund. There will be a need to draft a "Memorandum of Understanding" between Gils Inc., Elderhaus and the City that will include responsibilities and rights of each party relating to the use of the facilities.

Annual operational costs (2006 figures)	\$ 106, 875
---	-------------

The City of Wilmington will assume all funding for redevelopment and annual operating cost through its annual budgeting process. The City's funding is derived from tax revenues and fees/charges. Grant funds will be sought to supplement redevelopment costs where possible.

4. Physical/Environmental Constraints

An initial Environmental Report was prepared by Environmental Enterprise Group, Inc. This initial report comprised of a risk assessment and analysis of the presents of asbestos, lead paint, soil contamination, and well abandonment. Asbestos was determined to be at seven locations in the Adm. /Training Building and the OMS building. The asbestos was confined to the floor tile in the Adm. /Training building. However in the OMS building asbestos was found in pipe fittings. These fittings were removed and replaced with fiberglass. Lead base paint samples were taken from 223 locations using a XRF analyzer. Lead was found in seventeen locations in the Adm. /Training building and the OMS building. Soil samples were taken around the oil/water separator of the wash rack to detect if any leakage had occurred. Laboratory analyses conducted by SEI Professional Services, P.C., indicated no hydrocarbons were detected above reportable limits. Underground storage tanks were

located just west of the OMS building. The tanks were identified by SEI on their site map submitted with the Oil and Water Separator Investigation as two drums-secondary containment units; one used oil tank AST; one used antifreeze tank.

Environmental Baseline Survey (EBS) was conducted by Bregman and Company, Inc. in March 2005. This survey concluded that the Adrian B. Rhodes AFRC be classified as Type-4. Type-4 classification is defined as an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. The executive summary of the Environmental Base Line Survey is included in Appendix - 2 of this document.

Outreach

Community outreach was performed at various stages of the planning process. The methods of outreach included direct mailings to homeless service providers, radio interviews and newspaper advertisements. City staff coordinated a workshop and tour of the facility for all interested parties. This tour and workshop took place on July 20, 2006. Ten representatives of local agencies were in attendance. On February 5, 2007 a "public input" meeting was held at the National Guard Armory, adjacent to the Adrian B. Rhodes facility. There were approximately fifty persons in attendance at the public input meeting. Eleven people spoke at the public forum. A majority of the speakers did not speak in support of any particular proposal. The majority spoke in opposition of using the facility to provide services to the homeless (five spoke in direct opposition of the proposal from Lakeside Partnership Center). The local newspaper published an article the next day summarizing the public input meeting. A copy of the newspaper article is included in Appendix - 3 of this document.

A public hearing was held on May 1, 2007 to receive public comments on the five NOIs' (Notice of Interest) submitted to the LRA for consideration. There were six-teen individuals that made comments at the public hearing. The majority (ten) of the public comments were in support of the Lakeside Partnership proposal.

On May 15, 2007 a public hearing was held on the Adrian B. Rhodes AFRC Redevelopment Plan. Seven-teen individuals spoke at this public hearing. Ten citizens spoke in support of the Lakeside Partnership proposal, while seven spoke in support of the redevelopment plan as presented. After the public hearing the Wilmington LRA voted to approve the Adrian B. Rhodes AFRC Redevelopment Plan.

APPENDIX – 1
Notice of Interest
Executive Summaries

City of Wilmington Parks and Recreation Dept.
Executive Summary
Adrian B. Rhodes AFRC

The proposed plan for redevelopment of the Adrian B. Rhodes Armed Forces Reserve Center (AFRC) would be multi-faceted and include the creation of a Community Center in what is now the Training Center.

Representatives from local government and non-profit agencies including those that address homeless issues, medical issues, mental health issues, and issues that are of interest to the general public will be offered the opportunity to lease space at this facility. Educational institutions may use the facility for training and/or satellite classrooms.

TRAINING CENTER – 1ST FLOOR

- Offices for City's Community Services Department Staff
- Offices available to be leased to non-profit agencies
- Offices available to other governmental agencies that would be beneficial to the community
- Space available for after school program including use of large multipurpose area. Sunset Park Elementary School is less than 8/10^{ths} of a mile from the proposed Community Center.

TRAINING CENTER – 2ND FLOOR

- Space available for general interest classes for seniors, youth and the general public
- Possible partnership with Cape Fear Community College for satellite classes
- Use of classrooms by non-profits for job training classes, computer training etc.

MAINTENANCE GARAGE

The current Maintenance Garage, just northeast of "Buck Hardee" baseball field, provides a tremendous opportunity to operate as an indoor sports facility. This indoor facility could support the recreational youth programming in the proposed Community Center and be used by the New Hanover High School sport teams as an indoor practice facility to promote team and individual skills.

Programs would be structured so participants can pursue and achieve their athletic goals progressively, through multi-layered instructions, catering to college athletes, as well as elementary and secondary school children.

STORAGE BUILDING

This would be used by both the Community Center and Legion field maintenance staff for storage.

Other elements of proposal:

- Creation of green space area between current Training Center building and the Storage Building.
- Connectivity between Legion Sports Complex and Community Center with possible walking trails, cooperative programming and use of existing recreational amenities.
- Staff parking lot at Training Center could be used for overflow parking for the stadium.

Cape Fear Community College
Executive Summary
For
Adrian B. Rhodes AFRC

Overview

The City of Wilmington has been host to the Adrian B. Rhodes AFRC for decades. The facility consists of existing classrooms and offices that can be readily adapted for community college programs and services. CFCC estimates that existing classrooms can accommodate approximately 200 students at any given hour. Sufficient off-street parking already exists for this substantial level of operation.

Now, as the facility faces closure under the BRAC, Cape Fear Community College is prepared to assume responsibility for the facility, extending its life and usefulness to the surrounding community and greater Wilmington. The College is capable and prepared to put the facility into full operation, offering day and evening programs, Monday through Fridays, within six months of acquisition.

The College mission at the Adrian B. Rhodes Center will focus on workforce preparedness - educating and counseling local citizens to improve their employability. The decision to transfer the Adrian B. Rhodes center to Cape Fear Community College will create a powerful economic engine for the immediate community and greater Wilmington.

Concept of Operation

Cape Fear Community College will occupy the Adrian B. Rhodes AFRC with a full-time staff offering a range of programs to the community. The focus will be on Basic Skills and Human Resource Development programs that prepare students to enter the workforce or to re-enter at a higher level.

Basic Skills courses provide educational opportunities for adults 16 years or older who are out of school. The program addresses the needs of adults who do not have a high school diploma or who lack sufficient mastery of basic education skills to enable them to function effectively in society.

Human Resources Development training has the mission to educate and train individuals for success in the workplace. In addition, we are prepared to offer Business and Industry training to facilitate economic development in the greater Wilmington area.

Community Considerations

The Adrian B. Rhodes AFRC is surrounded by historically depressed neighborhoods that will directly benefit from the presence of a vibrant training and workforce development center. Cape Fear Community College remains the only option for affordable workforce training for many of our citizens and CFCC's downtown campus has become crowded as demand increases with regional growth. Establishing a Community Educational Center at the Adrian B. Rhodes site will provide convenient access to the citizens of contiguous neighborhoods. In addition, the center is near the bus routes and has adequate parking for projected College programs.

Other Factors

CFCC will preserve and extend the life of the facility for public use. The facility currently does not meet requirements of the Americans with Disabilities Act of 1990 ["ADA"] for access to the second floor. The College will install an elevator at an estimated cost of \$150,000 to remedy the ADA access issue. The College has the funding necessary to install the elevator and to complete minor renovations required to put the facility into full use. The College also has a large maintenance staff and is fully capable of maintaining the facility. The College intends to put the facility into operation within six months of acquisition and is financially capable of operating the facility indefinitely.

Girls Incorporated of Wilmington
Executive Summary
For
Adrian B. Rhoades AFRC

Girls Incorporated of Wilmington, North Carolina (Girls Inc.) is a nonprofit 501(c) (3) youth organization with a focus on serving the needs of girls. It was incorporated in 1951 as the Girls Club of Wilmington; however in the early 1990's the national organization changed their name to Girls Incorporated and the local affiliates, including the Wilmington, changed their name; thus the new name was Girls Incorporated of Wilmington, N.C. Beginning as club room focusing on domestic issues, Girls Incorporated of Wilmington has evolved to a nonprofit organization offering research-based prevention programs in Brunswick and New Hanover Counties.

The mission of Girls Incorporated of Wilmington, N.C. is to provide programs that help girls develop their potential to become responsible, self-confident and successful women. The motto is to inspire all girls to be strong, smart and bold. Research-based programming assist girls between the ages of six and eighteen; however, girls are able to begin attending the after school program and summer enrichment program as young as four years old. Our programs foster a sense of responsibility in girls, support girls overcoming the effects of discrimination, assist girls and their families in growing and working together, as well as encourage creativity and discovery. Girls Incorporated curriculum includes career and life planning, health sexuality, leadership and community action, sports and adventure, self-reliance and life skills, and culture and heritage.

The need for Girls Inc. in the community is great. It is a known fact that youth, including girls, participate in risky and delinquent behaviors during the after school hours. Girls Inc. offers an array of programs and activity during the after school hours as well as during the summer. Girls Inc. is the only organization that provides prevention programming specifically for girls. The Preventing Adolescent Pregnancy Program teaches girls about sexuality and encourages them to postpone sexual activity, pregnancy and parenthood. In New Hanover County 328 girls between the ages 15 and 19 became pregnant (NC Division of Public Health, State Center for Health Statistics 2005). Although the nation and the state of North Carolina teen pregnancy rates have gradually declined over the past decade, sexually transmitted disease rates have increased among young women, especially minority young women; for example, non-Hispanic blacks represents less than one-fourth of the states population, but

two thirds to three-fourths of STD's reported are among blacks. Friendly PEERsuasion is another program that educates girls about the dangers of drugs and provides them with the leadership and peer instruction skills to teach others to avoid addictive substances. A national survey on drug and alcohol use has found that drug use by teens is on the decline with the Midwest and South leading the trend. The study was done by the U.S. Substance Abuse and Mental Health Services Administration and its findings were reported in the USA Today on August 30, 2006. The report said that children 12 to 17 years old who reported using an illicit drug in the past month declined from 11.4 % to 10.9 %. States that saw the biggest decline in teen drug use were Illinois, Nebraska, South Dakota, North Carolina, Virginia, and Vermont. This shows the need for the continuation of the drug awareness programs.

With a new facility Girls Inc. could increase enrollment to over 150 instead of the current 65 girls to attend the after school and summer program. Girls Inc. could offer more programming that would be beneficial to young ladies by expanding their knowledge base and empowering them to resist pressures and risky behaviors. New programming like photography, world dance, art expression, dramatic arts, Build Better Citizens (developing girls civic leadership), Girls Make Her-Story (a family and cultural heritage program), and Scrap Book of Frame (a creative arts journaling program). Girls Inc. could also open its doors to the community and partner with other organizations for a greater impact in the county. New facility preparation could be done in a two week period with activities still continuing at the current facility. The plan is not to do any structural changes to the facility, but to utilize the building as it currently exists.

Girls Incorporated of Wilmington, N.C. sustainability will come through program fees, private donations and our success at obtaining grants from foundations, local government, and the federal government. Obtaining the Adrian B. Rhoades Armed Forces Reserve Center would benefit girls, their families and the community because in the long run prevention can save the City of Wilmington, New Hanover County and the State of North Carolina dollars that it costs to deal with the consequences of teen pregnancies. Girls' participation in Girls Inc. programs and activities can also increase educational achievement, reduce the chance of children growing up in poverty and lower delinquency and incarceration levels of youth.

Lakeside Partnership Center
Executive Summary for
Adrian B. Rhodes AFRC

The Lakeside Partnership Center (LPC) is a collaborative effort of three local organizations - **Good Shepherd Ministries (GSM)**, **Wilmington Housing Finance and Development (WHFD)**, and the **Wilmington Interfaith Hospitality Network (WIHN)** - that will transform the Adrian B. Rhodes AFRC (BRAC) property into affordable housing and a one-stop resource center for men, women, and families making the transition from homelessness to independence.

LPC will renovate existing buildings to provide 22 units of affordable housing for approximately 35 individuals and anticipates adding two modular duplexes that will provide affordable housing for 4 families (4-8 adults and 8-16 children). The existing buildings will also provide space for supportive services for the residents.

The first floor of the main building will have 13 double units of transitional housing. Residents will be formerly homeless single men and women in need of affordable housing as they work on employment and educational goals. The second floor will have 9 efficiency apartments for permanent supportive housing for persons with disabilities. These units will be administered by WHFD and will be very similar to its successful Hopewood development, which has a lengthy-waiting list. Two modular duplexes will be added to the property, which will house families with children who have successfully completed WIHN's emergency shelter program. The use of alcohol will be prohibited throughout the Center's facilities and grounds.

The three lead agencies are well-established 501(c)(3) organizations with lengthy track records of effective social service and/or housing provision. Each is an active member of the **Tri-County Homeless Interagency Council** and the **Affordable Housing Coalition of Southeastern North Carolina** (both of which have endorsed this project), and brings a wealth of experience and capacity to this collaborative effort to provide increased and enhanced supportive housing and services to homeless members of our community.

Other providers will collaborate with the Lakeside Partnership Center to bring supplemental supportive services on-site, including: **Tileston Outreach Clinic**, **Triangle Disability Advocates**, **Southeastern Center for Mental Health P.A.T.H.** program (outreach for the homeless), **SECMH Housing Specialist**, **Mental Health Peer Resource Center**, **Phoenix Employment Ministry**, and the **Veterans Council**. Space will also be available for mainstream service providers such as the Department of Social Services, the Social Security Administration, and the New Hanover County Health Department

Rehabilitation and construction costs will total approximately \$1 million. **The North Carolina Housing Finance Agency (NCHFA)**, a past partner in successful projects with GSM and WHFD, has confirmed in writing its expectation to provide a no-interest loan to cover these costs. GSM, WHFD, and WIHN will use their existing resources and demonstrated fundraising skills to supply the additional financing needed to support non-construction/rehabilitation costs. All on-site service providers will contribute to the ongoing operational costs of the center.

An architectural review of the BRAC property was conducted by **Michael Connor of Alternative Architecture** and private architect **Quinn Sweeny**. The renovations needed to adapt it for use as housing and supportive services are minor compared to almost any other reuse of the facility. The existing medical area, kitchen, gymnasium, shower and toilet facilities, and many of the offices will all be reused without significant changes. The adaptation of some of the current offices into efficiency and double-occupancy

apartments is also a relatively minor process. There is no anticipated change to the exterior of any of the buildings.

The current use of the property is non-conforming to the site's designated R-7 zoning. As we do not intend to alter the footprint of the existing buildings, we do not anticipate any zoning issue related to the main building. A special use permit, if required, will be sought for the modular duplexes, as permitted under R-7 zoning.

The LPC is a good fit for the surrounding neighborhood. It provides a buffer between the high intensity use of the **Legion Sports Complex** (four acres of paved parking and up to 6,000 people attending events) and the adjacent single family residences and parkland. It also will provide a resource for community residents, since many of the services provided at the LPC - including the health clinic - will be available to them. The presence of overnight resident managers will improve security for the area, which is currently deserted on nights when there are no events at the Sports Complex. Parking requirements for all anticipated uses will be less than the existing parking area, and it is expected that the number of daily car trips will be significantly less than under its current use, thus reducing nearby traffic.

The redevelopment of the BRAC property by LPC will be a significant step forward in meeting the goals of the **City of Wilmington's Five Year Consolidated Plan**. It is consistent with the objectives of the **U.S. Department of Housing and Urban Development** and will be an asset to the **Ten Year Plan to End Homelessness** currently being drafted for the tri-county area. It will help achieve the goal of ending chronic homelessness by utilizing local service providers who have developed effective methods for assisting individuals and families to transition out of homelessness permanently.

**Elderhaus Executive Summary
For
Adrian B. Rhodes AFRC**

ORGANIZATIONAL PROFILE

1. Elderhaus, Inc.
2. 1950 Amphitheater Drive, Wilmington, North Carolina 28401 (910) 343-8209
3. Linda A. Pearce, C. E. O.
4. Linda A. Pearce, C. E. O.
5. Private, Non-profit corporation under Section 501 © (3)
6. ?
7. a.) Elderhaus is a private, non-profit corporation and was incorporated in North Carolina in May, 1981. The program first opened its door on Oct. 13, 1981 providing structured daytime supervision for those frail persons in our region (New Hanover, Fender and Brunswick counties). The majority of our participants have always been elderly persons living with adult children.

Elderhaus began with an adult day care program, added adult day health in 1986 at Greenfield Lake after having been leased property that was once a City Parks & Recreation Office. After a Capital Campaign that raised almost \$900,000, Elderhaus combined its programs at the City-owned Greenfield Lake property. For 7 years, the corporation opened a satellite site in the Porters Neck area.

For the past seven years, Elderhaus has researched and begun the developmental state of providing a PACE Program for Medicaid clients 55 and older who are eligible for nursing home placement. This program provides for the adult day care center to be the hub of the program which provides for, by contract or direct staff, home health services, nursing home beds when needed, and physical, occupational and therapeutic activities, along with a Medical Director for low-income clients of the PACE program. The program receives Medicaid and Medicare funds from the state and CMS for each client.

b.) Principals in the organization include:

Carolyn Soders, Chairman of the Board of Directors, Betty Fields, Vice-Chairman of the Board of Directors, Barbara S. Lewis, Treasurer of the Board of Directors, Elizabeth Schulz, Secretary of the Board of Directors

On-site Managers include:

Linda A. Pearce, C.E.O., 25 years at Elderhaus, MA in Adult Education with a concentration in Gerontology.

Larry Reinhart, PACE Program Director & C.F.O. - M.B.A.

Dr. Marsha Fretwell, Geriatrician & Medical Director, in private practice.

c.) Organizational Chart See Attachment.

d.) See attachment.

e.) Elderhaus has operated in the City of Wilmington for 25 years. The City has funded transportation costs for over 20 years. Our current site is located on city property. We are a United Way Agency & have received funds from the County Commissioners for over 20 years. Local businesses, churches and individuals have supported the program. For the 25 years it has operated, it has served low-income, inner-city residents.

The PACE program will provide total health care for Medicaid clients and will prevent or delay the institutionalization of residents. Local taxpayers currently supplement the costs of Medicaid clients in institutions of long term care. PACE will provide a better quality of life for its clients. It also provides support to caregivers who desire to remain in the work force and need assistance with their responsibility of care.

8. Proposed Program

1. Elderhaus proposes to use the building to house our PACE program which includes a reception area, activity area (s), Medical Director's Office and examination room(s), a physical therapy area, commercial kitchen, restrooms, dining area, offices and a bookkeeping area. There will be ramps at the entrances to the building a main covered entrance. Our programs vans will utilize the extensive existing parking lot.
Clients will be served throughout the building as the need requires. Most clients will utilize the center 3 days a week.
2. The program, which has been added to the Medicaid Health Plan as a service for which they will pay is necessary to hold the costs currently realized by the state as a financial drain. The legislature passed a bill to provide funds to establish a PACE site in the eastern part of the state.
3. a.) The facility is needed because Elderhaus is beginning an expansion of our current program in the current facility. State standards for occupancy will require us to locate a larger site for the PACE program or greatly increase the size of the current facility.

b.) The PACE program will increase the need for additional program space as dictated by the state. It will require additional staffing, including new clinical positions, additional restrooms and an enhanced medical facility area for the expected increase in the numbers of clients and their more complex medical needs.

c.) The PACE program is new to the State of North Carolina which is developing standard to govern the program. The State Medicaid Office will be the State's regulatory division assigned to PACE.

d.) Elderhaus does not currently owe any real estate suitable for the PACE Program.

Buildings Or Property Necessary to Carry Out Program

1. Elderhaus is requesting the use of both floors of the Wilmington AFRC building. Clients will utilize the first floor and staff and administration will utilize the second floor. Some renovations will be required for adult day care standards.
2. Elderhaus would agree to the Redevelopment Authority owning the property and building and leasing the building to Elderhaus at no cost and/or would accept a deed transfer.
3. A Special Use Permit is required for Elderhaus to utilize the building(s) unless zoning does not require it for an adult day care center.
4. Adult day care standards require the building be handicap accessible. Doorways will need to be at least 35 inches wide; there must be a toilet for every 12 participants and fire retardant paint used throughout the building. The State requires 50 square feet per client. A full commercial kitchen is not mandatory, but is probably necessary.

ORGANIZATIONAL CAPACITY

1.) Dr. Fretwell, the PACE Medical Director is a local Geriatrician who helps develop PACE programs in several states. Our consultant is the PACE Technical Assistance person for the eastern portion of the United States. He is helping Elderhaus develop the program. We have a feasibility study that was financed by the Cape Fear Memorial Foundation. The study shows there are three times as many people as we need in the 28401 zip code area to operate a PACE program.

The recently-hired PACE Program Director has spent time at the closest PACE site which is located in Columbia, South Carolina. The CEO has also studied that PACE program.

2.)

- Elderhaus at the Lake
1950 Amphitheater Drive
Wilmington, NC 28401
(910)343-8209
Linda A. Pearce, C. E. O.
- 1 Adult Day Care/Adult Day Health Center
- See Attachment.
- Transportation, the administration of medications, full meal, therapeutic and entertaining activities, assistance with activities of daily living (feeding, toileting,

ambulatory).

- See Attachment.

3.) Elderhaus is prepared to expand to include as many Medicaid clients as we can serve which is dependent on the square footage of the property we occupy. We are considering including any dually-eligible participant within a 25 mile radius of the center. The increase would affect the number of CNA's or PCA's we hire based on the State ratio of 1-6 clients. The administrative staff would not increase. We could possibly need a larger cooking staff if we expand the program.

4.) CEO-Employee CFO - Employee PCA's & CAN's - Employee Social Worker - Employee Medical Director - Employee Cook - Employee Van Drivers - Employee Activity Director - Employee Home Health Aides - Contracted - open bid process Physical Therapist(s) - Contracted - open bid process Occupational Therapist(s) - Contracted - open bid process Dietician - Contracted - open bid process

5.)

a. See Proforma

b. No officers, principals or partners of Elderhaus have been convicted of a felony in the last five (5) years.

c. American Express P.O. Box 36001 Fort Lauderdale, FL 33336-0001

BB&T Insurance Services P.O. Box 890635
Charlotte, NC 28289-0635

Brady Technical Systems 6726 Netherlands Dr. Ste. 1100
Wilmington, NC 28405 (910)772-3700

Capital Ford 4222 Oleander Dr. Wilmington,
NC 28403 (910) 799-4060

Exxon Mobil P.O. Box 639 Portland, ME
04104 1-800-624-5140

d. Wachovia Bank, 300 N. Third St., Wilmington, N. C. 28401, (910) 342-2040 - Checking account and L. O. C.
BB&T, 115 N. Third St., Wilmington, NC 28401, (910) 815-2700 - Money Market Acct. and L.O. C.

6.) N/A 7.) N/A

FINANCIAL PLAN

Please do not release to the public.

- a. See Attachment.
- b. See Attachment.
- c. Funding will be provided through capitation, from the State (Medicaid) and from the Centers for Medicaid and Medicare Services (Medicare) each month for each client. The State Actuaries are determining what that monthly rate will be.

Elderhaus has received two grants to fund developmental costs. One is from Kate B. Reynolds (\$100,000 for two years) and the other is from the Duke Endowment (\$100,000 for two years). We have, also, received a donation of \$10,000 from New Hanover Regional Medical Center to accompany the Duke Endowment grant.

- d. The program currently receives federal, state, & local grants.

APPENDIX - 2

Environmental Baseline Survey Executive Summary

*Environmental Baseline Survey
Adrian B. Rhodes Armed Forces Reserve Center (NC045)
2144 West Lake Shore Drive
Wilmington, NC 28401
March 2005*

SECTION 1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

Bregman & Company, Inc. is pleased to present this Environmental Baseline Survey (EBS) to the 81st Regional Readiness Command (RRC) for the Adrian B. Rhodes Armed Forces Reserve Center (AFRC), Facility ID# NC045. For the purpose of this EBS, this facility is referred to as the subject property. The subject property is located at 2144 West Lake Shore Drive, Wilmington, New Hanover County, North Carolina. This EBS was developed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation D6008-96, *Standard Practice for Conducting Environmental Baseline Surveys*, the ASTM Designation E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and Army Regulation 200-1, *Environmental Quality, Environmental Protection and Enhancement*, Chapter 15-6, and generally recognized industry practices.

The property evaluated during the course of this EBS encompasses 4.63 acres. The subject property is currently used to provide organizational and limited direct support maintenance and technical assistance for supported Army and Naval Reserve units located in the region. Maintenance conducted at the site includes support of military vehicles and related equipment that cannot be performed by Army Reserve unit personnel during regularly scheduled weekend training sessions.

The southern half of the property is occupied by the Administration Building, and the personally owned vehicle (POV) parking area. The northern half of the subject property is occupied by the newly constructed wash rack and military equipment parking (MEP) area. There are two main buildings and several small structures on the subject property. A description of the structures on the site is as follows:

- Administration Building. The Administration Building is the dominant structure on the property. It is a two-story brick structure on a concrete slab with fluorescent lighting used throughout. When floor covering is present (absent in drill hall and some caged storage areas), vinyl tile is the primary floor covering. The original building was constructed in 1955 and expanded to its current size in 1976. The Administration Building is currently occupied by the following Army and Naval Reserve units:

Army Units

- 81st RRC Retention Cell
- 650th Transportation Company
- 993rd Transportation Company

Naval Units

- Non-prior Service Personnel (NPS)
- Voluntary Training Unit 0711 (VTU)
- Inshore Boat Unit 26 (IBU)
- Sea Bee Mobil Unit 202 (CBMU)
- Naval Reserve II MACE (NR II MACE)
- Headquarters Naval Hospital Camp Lejune (Hq NHCL)
- Naval Dental Clinic Camp Lejune (NDCL)
- Permanent Mobile Team Wilmington 1007 (PMTWMNGTN)

- Organizational Maintenance Shop QMS. The QMS on the property is a one-story brick and cinder block building on a concrete slab, with a metal roof. The building contains two maintenance bays, two flammable materials storage cabinets, a part washer, a battery storage room, and three offices. The QMS is currently used for activities such as light to medium level vehicle maintenance (engine replacement, transmission transfers, oil changes, brake maintenance, and tire changes). The building was constructed in 1967 for the U.S. Army. Floor drains were not identified in this building.
- Hazardous Materials Storage Lockers. There are two hazardous materials storage lockers located in the QMS, one for the 650th Transportation Company and one for the 993rd Transportation Company. Both of the hazardous materials storage lockers are of metal construction and are equipped with secondary containment. There is also a Hazardous Materials Storage Building, of metal construction, and it is equipped with secondary containment. Based on a review of the hazardous waste inventory sheets (see Attachment E Site Environmental Documents), the sheds contained small amounts of the following: Oily rags, crushed fuel and oil filters, lamps (used), paint cans, used antifreeze, motor oil, used oil, cleaner lubricant, lubricating oil, grease, T-N-T brake washer fluid, brake fluid, denatured alcohol, sodium bicarbonate, windshield washer fluid, spray paints, primer, floor tile sealer, naval jelly, and spray battery terminal cleaner. See Attachment E, for complete inventory. All of the containers are smaller than 55 gallons.
- Wash Rack. There is one wash rack located on the subject property of the QMS. This wash rack is equipped with a new underground oil water separator. All of the vehicles are deployed except two, so very little washing is occurring. The Navy has one SUV stored inside of the Administration Building Drill Hall and two small boats located outside.
- Storage Sheds. There are storage sheds located along the western property boundary of the subject property. The sheds are of metal construction and were locked at the time of the site inspection.

Approximately 20 percent of the subject property is landscaped with grass, native plants, and decorative shrubs. Paved areas and building footprints are located on the remainder of the property. A barbed-wire chain-link fence surrounds the property and access is only gained with proper identification.

The 81st RRC is the current owner of the property. Based on a review of the plat map provided by the 81st RRC, the property is bound by Stadium Drive to the north, Lake Shore Drive to the east, Legion Stadium to the West, and the City of Wilmington Fire Department training tower to the South. The latitude/longitude of the subject property is 34° 12' 12"N, 77° 56' 08"W (NAD27). Adjacent properties are shown in Section 4.0 of this report.

Based on the investigation, we identified no recognized environmental conditions. However, there are three environmental concerns that could potentially pose threats to the environmental integrity of the site.

Environmental Concerns

- Asbestos Containing Materials. An Asbestos Building Survey was prepared for the subject property on June 3, 1998. Asbestos Containing Materials (ACM) was identified in both the

USAFRC Administration Building and the QMS. All asbestos-containing materials at the site were in good to very good condition and could be managed in place through a properly established operations and maintenance program.

- Lead-Based Paint. A Lead-Based Paint (LBP) survey was conducted for the subject property in March of 2004. Significant detectable amounts of LBP were identified see report in Attachment E, Site Environmental Documents.
- Underground Storage Tank (UST). Three UST's have been taken out of service at the subject property. The last one was removed in 1993. In each case proper cleanup was performed and signed off on by The North Carolina Department of Environment and Natural Resources.

This EBS classifies the subject property into one of seven DOD Environmental Condition of Property (ECP) categories as defined by ASTM Designation D5746-98 (2002), *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities*. Property classification categories are defined in Section 2.3 of this EBS. The subject property has been classified as category Type 4. An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

This report was prepared for the exclusive use of the 81st Regional Support Command. Bregman & Company, Inc. is not liable for any action arising out of the reliance of any third party on the information contained within this report.

APPENDIX - 3
Newspaper Ads and Articles

DCAL & STATE



HE'S THE JUDGE

88-year-old precinct judge has been working the poll for 53 years. **SB**

OBITUARIES 4B
COMICS 7B
WEATHER: 8B

B STAR-NEWS | TUESDAY, MAY 9, 2006

ity opera-
tax bills. It
choice on a
sis of in-
further to
ating por-
ax bills.
e the bill a
turning it
proved its
A confer-
t then at-
ferences

BASE REALIGNMENT AND CLOSURE NOTIFICATION OF SURPLUS PROPERTY

The following listed property is surplus to the needs of the United States based upon the approved recommendations of the Base Closure and Realignment Commission and completion of screening with Federal and Department of Defense components. Surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Notices of interest must be submitted to the Army point of contact listed below within 90 days from the date of this notice. Notices of Interest received by the Army will be forwarded to the Local Redevelopment Authority listed below. The point of contact for the Army is:

Commander 81st Regional Readiness Command
ATTN: Base Transition Coordinator
125 West Oxmoor Road
Birmingham, AL 35209
Telephone: 205-329-9215

FACILITY TITLE	ADDRESS	CITY	ACRES	SQ FT.	# BLDGS	YR BUILT	COMMENTS
ADRIAN B. RHODES AERC	2144 LAKE SHORE DRIVE	WILMINGTON	4.26	26277	2	1958	USAR owned

The entity responsible for preparing the redevelopment plans for the property made surplus by the realignment and closure is:
City of Wilmington Redevelopment Authority
P.O. Box 1810
Wilmington, NC 28402-1810
Telephone: 910-341-5820

elp? We have the key.

get help with an 8-one phone system.

ress the special y for freindly spoken) with the system's sgrated features.

Created in the U.S., ESI phone systems are designed to handle the communication requirements of small to midsize businesses as no other systems can. And, with *VIP*™, ESI puts unified communication within reach of nearly every business.*

So, whatever your particular business communication needs may be, chances are that there's an ESI phone system that will handle them Easily.

* Features vary by system and configuration. For more details, consult your Certified ESI Reseller.

proud to offer ESI's advanced, yet easy-to-use and highly affordable s, which include some or all of the following built-in features s by configuration and actual system choice):

phones with highly legible displays, speakerphones, special dedicated keys i feature keys

- Inclusive VOICE MAIL key
- Optional *VIP*™ unified communication
- Network-based (VoIP) telephony
- Automated call distribution

nsive spoken help) ... and much more

re largest ESI Reseller in North and South Carolina. gton today to learn how an ESI phone system can increase r profits.



910 791-7000

www.teleco-llm.com • 5221 Oleander Dr., Wilmington, NC 28403



CLASSIFIED

343-2323
1-800-672-9085
StarNewsOnline.com
FIND IT HERE.
SELL IT HERE.

001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS	001 LEGALS
<p>ADVERTISEMENT Availability of State and Local Economic Incentives for Homeless Housing Development</p> <p>City of Wilmington Local Redevelopment Authority</p> <p>required by the Base Eminent Domain Act of 1994 as amended (the Redevelopment Act) and other applicable laws and regulations, that City of Wilmington Local Redevelopment Authority to the Action B. Rhodes Landmark Historic Reserve Center is seeking notices of interest (NOIs) for surplus property at the site.</p>	<p>State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 P.M. on September 7, 2006. A listing of surplus property at Action B. Rhodes Landmark Historic Reserve Center was published by the Department of Defense in its Federal Register on May 8, 2006. The notices being can be obtained by calling the LRA contact person identified below.</p> <p>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 Wilmington.</p> <p>A workshop will be held at the Action B. Rhodes Landmark located at 2144 Lake Shore Drive on July 27 at 10:00 am, which will include an overview of the reevaluation planning process, a tour of the installation, information on any land use constraints known at the time, and information to register for this workshop, please call the LRA contact person identified below by July 13, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.</p> <p>NOIs from non-profit service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the site; (ii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the community; (iii) information about the physical requirements necessary to carry out the program, including a description of the building and property of (iii) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (iv) an assessment of the time required to commence carrying out the program.</p> <p>Entities interested in obtaining property through a public health conveyance (PHC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PHC program and to discuss with the agency the entity's potential for conveying for a conveyance of property.</p> <p>For Park and Recreation Users: National Park Service Southeast Regional Office 109 Alabama Street S.W. Atlanta, Georgia 30303-8701</p> <p>For Educational Users: U.S. Department of Education Federal Real Property Assistance Program 400 Maryland Avenue, SW Washington, DC 20315 20207-4553</p> <p>For Health Care: The U.S. Dept. of Health</p>	<p>and Human Services Division of Property Management/PS - Parkman Building Room 2B-41 5600 Fishers Lane Rockville, MD 20857</p> <p>For Parks & Law Enforcement: Bureau of Justice Assistance 310 Seventh Street NW Washington, DC 20531</p> <p>For SHS help Houring: Office HUD Greenboro Field Suite 401 Greenboro, NC 27403-3707</p> <p>For Airports: Federal Aviation</p>	<p>Administration Airports Division 1701 Columbia Avenue College Park, GA 30037</p> <p>For Scavenger: Maritime Administration U.S. Department of Transportation 400 7th Street, SW Washington, D.C. 20590</p> <p>For Emergency Management: Facilities Management & Services Division FEMA 500 C Street, SW, #505 Washington, DC 20512</p> <p>NOI for PHCs must include: (i) a description of the property 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, including the number of jobs the site would generate.</p> <p>For additional information or an order for the workshop, contact Mark M. Johnson at P.O. Box 3810 Washington, NC 27810 343-5816.</p> <p>APPLICATION FOR CALA MAPOR DEVELOPMENT PERMIT The Department of Environment and Planning</p>					

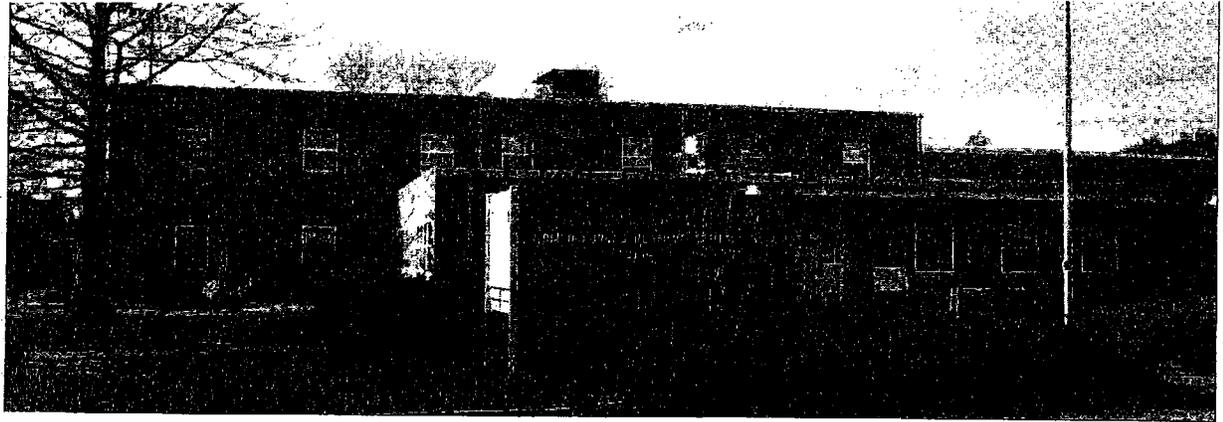


PHOTO | MATT BORN

The Army Reserve plans to move out of the Adrian B. Rhodes Armed Forces Reserve Center on Lake Shore Drive by September 2011.

Building up for grabs

By Chris Mazzolini
Staff Writer

What's to become of center when Army leaves?

Five groups lobbying to inhabit the Adrian B. Rhodes Armed Forces Reserve Center after the military leaves faced the scrutiny of neighborhood residents Monday night.

While the public meeting was intended to give the city decision-makers an idea of what nearby Sunset Park residents want in the building that will be vacated by the Army Reserve in the coming years, most of the comments from about 50 residents who attended the meeting were directed at what they didn't want near their homes: housing for homeless people.

The five proposals are: city use for offices and programs; a satellite campus for Cape Fear Community College; the Lakeside Partnership Center, offer-

ing housing and support programs for people transitioning from homelessness; Elderhaus, an affordable living facility for seniors; and Girls Incorporated of Wilmington, a nonprofit group that offers programs for young girls.

Mary Sijaka, who has lived on East Lake Shore Drive for 32 years, said she is already concerned about homeless issues and crime around Greenfield Lake. She said it may be "irrational fear," but she worries what would happen to the neighborhood if the transitional facility, touted by a collaboration of groups that calls itself Lakeside Partnership Center, is realized.

"We lack a lot of green space as it is," Sijaka said. "I feel like

put people at risk doesn't belong in a park-like setting."

Kevin Newton has lived in Sunset Park for 48 years, and has seen the neighborhood go from "good to bad and then coming back to good again." He said he's already worried about homeless people with substance abuse problems near his property and doesn't want the situation to worsen.

"I don't want that in my neighborhood," he said.

Katrina Knight, the executive director of Good Shepherd Ministries, spoke on behalf of Lakeside. She said the Lakeside proposal is not a "homeless shelter" and residents will have to adhere to strict sobriety guidelines.

"All of our housing is sober

to be clean and sober to get in, and you have to be clean and sober to stay."

Knight said that getting homeless people off the street is the best thing for them and nearby residents.

Groups and residents get to battle it out for the center because it's being shut down as part of a Pentagon effort to save money by closing military facilities that are no longer necessary or cost effective.

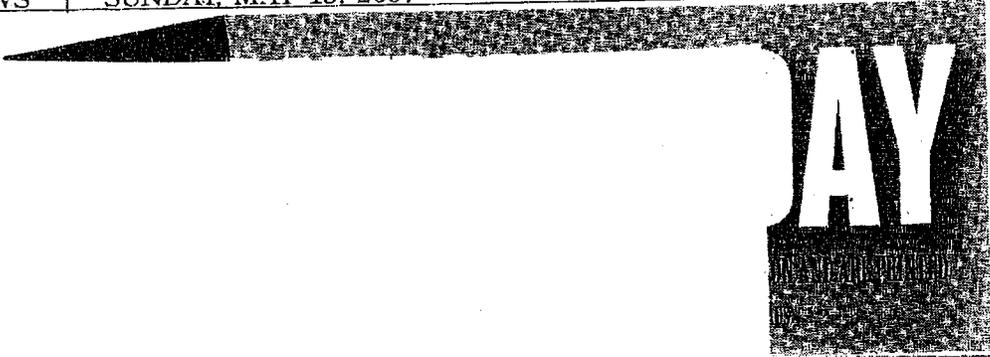
Others in attendance spoke on behalf of specific projects. Sunset Park resident Johnnie Henagan said the city proposal was the best fit for the community. Linda Pearce, the director of Elderhaus, said the swelling need for affordable housing for seniors provided a huge need

The Department of Defense makes the final decision, but the city council gets a chance to submit a recommended proposal for the center. A committee of city council members — Earl Sheridan, Laura Padgett and Jason Thompson — will recommend a proposal to the entire council. A public hearing should be held before the city council in March.

Michael O'Steen, a base transition coordinator with the Army Reserve, said the Army plans to move out and hand the center over to the future tenant by September 2011 and then build a new center in Wilmington.

While that remains years away, the decision on who will get the building will be determined in August.

Chris Mazzolini; 343-2273



LEGALS

Adrian B. Rhodes Armed Forces Reserve Center, will hold a public hearing on May 15, 2007 at 6:30 PM in Council Chambers located at 102 North Third Street, City Hall to receive public comment regarding the proposed Redevelopment Plan that will be submitted to the Secretary of Defense, and the Secretary of Housing and Urban Development (HUD).

LEGALS

Reed Construction
Data - Raleigh, NC
Hispanic Contractors
Association - Accent
Imaging

New Hanover Health
Network reserves the un-
qualified right to reject
any and all proposals.

Signed: Allen Harris
New Hanover Health
Network
2131 South 17th Street
Wilmington, NC 28403
Ph. 910/343-2676
Fx. 910/343-2413

**PUBLIC HEARING NOTICE
CITY OF WILMINGTON
LOCAL REDEVELOPMENT
AUTHORITY**

In accordance with the
Base Closure Community
Redevelopment and
Homeless Assistance Act
of 1994, and as amended
(the Redevelopment Act),
and its implementing
regulations, the City of
Wilmington the desig-
nated Local Redevelop-
ment Authority for the

**ADRIAN B. RHODES AFRC
HOMELESS ASSISTANCE SUBMISSION**

Adrian B. Rhodes AFRC
Homeless Assistance Submission

I. Background

Located on the banks of the Cape Fear River and the inter-coastal waterway in New Hanover County, Wilmington is the cultural, educational and economic center of southeastern North Carolina. Wilmington is New Hanover County's largest town and the county seat. Wilmington is also home to a campus of the University of North Carolina. According to 2000 census information, Wilmington is a rapidly growing metropolitan area—ranking 14th in the nation in terms of percentage of growth. The City's current population is estimated to be at 97,005. Favorable climate, proximity to Atlantic Ocean beaches and a sizable historic district combine to make it a magnet for tourists, second-homebuyers and retirees.

When considering housing affordability one must look at rental as well as owner occupied units. In 2000 it was estimated that 30% of the households in Wilmington lived in rental units. UNCW is the seventh largest university in the State of North Carolina. There are currently 12,000 students enrolled at UNCW, with 8,400 living in off campus housing.

The student population of UNCW has increased in recent years as well as the general population of the City of Wilmington. However the average wages of the population have remained relatively steady. In Wilmington, the Fair Market Rent (FMR) for a two-bedroom apartment is \$711. In order to afford this level of rent and utilities, without paying more than 30% of income for housing, a household must earn \$2,370 monthly or \$28,440 annually. Assuming a 40-hour work week, 52 weeks per year, and this level of income translates into an hourly wage of \$13.67.

In Wilmington, NC, a minimum wage worker earns an hourly wage of \$6.15. The estimated mean (average) wage for a renter is \$9.10 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 60 hours per week, 52 weeks per year. Working 40 hours per week year-round, a household must include 1.5 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

For individuals that are not employed and depend on monthly Supplemental Security Income (SSI) as their sole source of income, FMR for a one-bedroom apartment remain out of reach. Monthly SSI payments for an individual is \$603. At this income level an individual can only afford rent rates of no more than \$182 per month, while the FMR for a one-bedroom unit is \$589.

In 2006, according to the U.S. Department of Housing and Urban Development (HUD), the median household income for a family of four in Wilmington was \$53,900. The median household income for renters was \$27,426.

(Data compiled by the National Low Income Housing Coalition and City of Wilmington Five-Year Consolidated Plan 2002-2007(May 10, 2007))

II. Homelessness

In early 2006, the City of Wilmington began preliminary steps towards the development of a Ten-Year Plan to End Chronic Homelessness, in collaboration with New Hanover, Pender and Brunswick County. The goal is to have a Plan developed by June of 2007. City General Funds was requested in the 2006-07 Budget, to help support this effort.

The Tri-County Homeless Interagency Council is working to help eliminate chronic homelessness. The Council has adopted a multi-faceted approach to address chronic homelessness. The causes of chronic homelessness are varied and require engaging multiple methods and resources to address. As a result of a Point-in-Time Survey conducted by the Tri-County Homeless Interagency Council, in January 2006, 601 homeless individuals or family members were identified in New Hanover County. The August, 2006 Point-in-Time Survey indicated a slight reduction in the homeless population identifying 598 homeless individuals or family members. The needs of the homeless can be divided into two general categories; housing needs and non-housing needs.

The Tri-County Homeless Interagency Council has identified permanent housing as the highest need and recommends that chronically homeless individuals would be best served in a permanent supportive (housing) environment. One strategy to consider in addressing the needs of the chronically homeless is to vacate emergency shelter beds and transitional programs by moving chronically homeless individuals into newly developed or leased permanent supportive housing programs. The Tri-County Homeless Council is also discussing the creation of a Safe Haven.

The table below shows the City of Wilmington funding levels of agencies providing emergency shelter, transitional housing and supportive housing programs.

Agency	Program Goals	Amount Awarded	Expended 2002-05	Expended 2005-06	Accomplishments 2005-06
First Fruit Ministries 2002-03	Transitional Housing for Homeless	\$ 50,000	\$ 18,558	\$ 31,442	Completed
First Fruit Ministries 2003-04	Acquisition for the above project.	\$ 200,000	\$ 200,000		Completed
Good Shepherd 2002-04	Construct Homeless Day Shelter	\$ 100,000	\$ 100,000		Completed
Good Shepherd 2005-06	Construct Homeless Night Shelter	\$ 300,000		\$ 196,581	75 Percent Complete

Domestic Vio. 2005-06	Shelter Rehabilitation	\$ 40,000		\$ 40,000	Comp.
The Arc of NC 2005-06	8 Permanent Units	\$ 318,000		\$ 151,039	Land Purchased
TOTALS FOR 2002-05	SIX PROJECTS FUNDED	\$ 1,008,000	\$ 318,558	\$ 419,062	FOUR PROJECTS COMPLETED

(pg. 17 of Consolidated Annual Performance and Evaluation Report for CDBG and HOME Programs Year Ending June 30, 2006)

Profile of Homeless Population

Approximately 90 percent of the City's homeless population is suffering from substance abuse disorders or mental illness. Many are dually diagnosed and may have a physical disability as well. Within the larger group of chronically homeless persons, subpopulations include veterans, youth, victims of domestic violence, individuals who are diagnosed with severe mental illness and individuals with HIV/AIDS. (pg. 24 City of Wilmington CDBG and Home Annual Action Plan For FY 2006-2007)

Meeting Underserved Needs

The City's underserved population is identified as seniors, addicts and the mentally ill. Various programs the City of Wilmington supported this past year provided shelter and services for 2,227 individuals. (pg. 19 CAPER 2006)

In order to alleviate the unmet need for emergency shelter, Good Shepherd Ministries opened a 118-bed emergency shelter in 2005. Permanent supportive housing units developed include the expansion of Maplewood from six beds to 16; the opening of Driftwood's 14 units on December 30, 2005; and Cape Fear Housing for Independent Living leasing of 14 units with case management beginning in 2006. Under development is the construction of four duplexes at Cottonwood Estates. Two of the duplexes have been completed, with the remaining two units scheduled to be completed by July 2007. The eight units contained in the four duplexes will provide housing for sixteen homeless individuals with disabilities.

Southeastern Mental Health Center, Coastal Horizons Center and other organizations have integrated case management into every transitional living environment within the Tri-County area. The Salvation Army has initiated its "Homeward Bound" program, which teaches life and employment skills in order to generate self-sufficiency for their clients. Hopewood and Sherwood Apartment facilities have integrated case management and habitation specialists into their resident services. These components of permanent supportive housing developments have significantly decreased the chances of recurring incidents of substance abuse or relapse. The strategy for ending chronic homelessness in the Tri-County area includes providing opportunities for individuals to attain maximum personal self-sufficiency and permanent housing through the design and implementation of a Continuum of Care for the homeless that is supported by the entire Tri-County community.

Implementation of the Continuum of Care:

The Tri-County area of New Hanover, Brunswick and Pender are actively engaged in the development of a comprehensive system of care for homeless individuals and families, and those at risk of becoming homeless. This system, once developed, will be flexible enough to accommodate new demands as well as having the capability of incorporating new resources as they become available.

The Tri-County Homeless Interagency Council's continuum of care plan is a very detailed description of existing services for the preventions of homelessness, emergency shelter and transitional housing needs of homeless individuals and families (including subpopulations), and programs are designed to help homeless people make the transition to permanent housing and independent living.

The Tri-County Council applies each spring for federal funding through the HUD Continuum of Care Super NOFA, which notifies its applicants in December each year of funding approval. After awards are made by HUD, the Homeless Council advises the City as to which agency it recommends receiving the City's \$50,000 set aside in HOME funding for housing. The Arc of North Carolina received \$318,000 in HOME funds from the City of Wilmington in 2004-05.

Emergency Shelter Needs

In 2005, nine nonprofits received a total of \$74,022 through the Emergency Food and Shelter Program for the prevention of homelessness in New Hanover County. The program is administered by Cape Fear United Way.

One domestic violence emergency shelter and several transitional housing programs provide short-term and long-term intervention to prevent homelessness. (pg. 18 CAPER Year Ending June 30, 2006)

Homelessness Prevention

The Southeast Center for Mental Health addresses mental health issues for numerous low-income housing providers. Their counseling and treatment programs help the tenants in transitional and permanent housing from becoming homeless.

The City provided \$74,000 from CDBG funds for operating expenses to five nonprofits that help to prevent homelessness: Domestic Violence Services, First Fruit Ministries, LINC, Volunteers of America, and Phoenix. The City provided an additional \$20,000 from General Funds to Coastal Horizons to house homeless, abused and neglected runaway youth. (pg. 18 CAPER Year Ending June 30, 2006)

Over the next year the City of Wilmington is committed to support agencies and pursue actions that address individuals as well as families with children at imminent risk of becoming homeless. Emergency Food is provided by Mother's Hubbard Cupboard food pantry, St. Peter's Feeding Programs, DSS emergency food stamps, Quarterly Commodities Distribution, Salvation Army Soup Line, Veteran's Services, St. Mary Catholic Social Ministry, Wilmington Baptist Association, First Fruit Ministries, and Good Shepherd Ministries Soup Kitchen. Many church groups add feeding programs at specific times of need; for example, during hurricane events, Thanksgiving and Christmas seasons. Good Shepherd Ministries will be adding a light dinner with the addition of an overnight shelter.

Financial assistance is administered on a limited basis through Salvation Army Social Services (rent, security deposits and utility), Good Shepherd, Vocational Rehabilitation, Southeastern Mental Health Center (PATH funds rent and deposits), New Hanover County Public Schools (rent and utility assistance), Wilmington Baptist Association, Family Services of the Lower Cape Fear, New Hanover County Community Action Program, Progress Energy's *Project Share*, Department of Social Services Crisis Intervention Program and Good Friends Program, and The Vineyard Church. Many church pastors and priests maintain a discretionary fund.

Clothing is available from Good Shepherd Ministries, Salvation Army, St. Mary Catholic Social Ministry, Veterans Services, East Coast Solutions, Wilmington Baptist Association, First Fruit Ministries, and Life Line Pregnancy Center.

Employment programs are available through JobLink at the local Employment Security Commission, The Arc of NC, Departments of Social Services Work First Program, Vocational Rehabilitation, Good Shepherd Ministries Job Program, Phoenix Employment Services, YWCA Resource Center, Wilmington Housing Authority's STEP, First Fruit Ministries, Wilmington Baptist Association, and Leading Into New Communities (LINC).

The development of affordable housing is provided by Wilmington Housing Finance and Development (WHFD), Cape Fear Regional CDC, A.M.E. Zion Housing CDC, Habitat for Humanity, Housing and Economic Opportunities (HEO), Inc., Wilmington Housing Authority (WHA), NRP Group, The Arc of North Carolina, and the National Alliance of Mentally Ill (NAMI). The City of Wilmington provides grants and loans for many of these programs. The City also has a housing rehabilitation program for low- and moderate- income homeowners; and an emergency repair program for the elderly.

(pg. 24-25 of City of Wilmington, NC Community Development Block Grant and Home Annual Action Plan for FY 2006-2007 May 12, 2006 Revised August 2006)

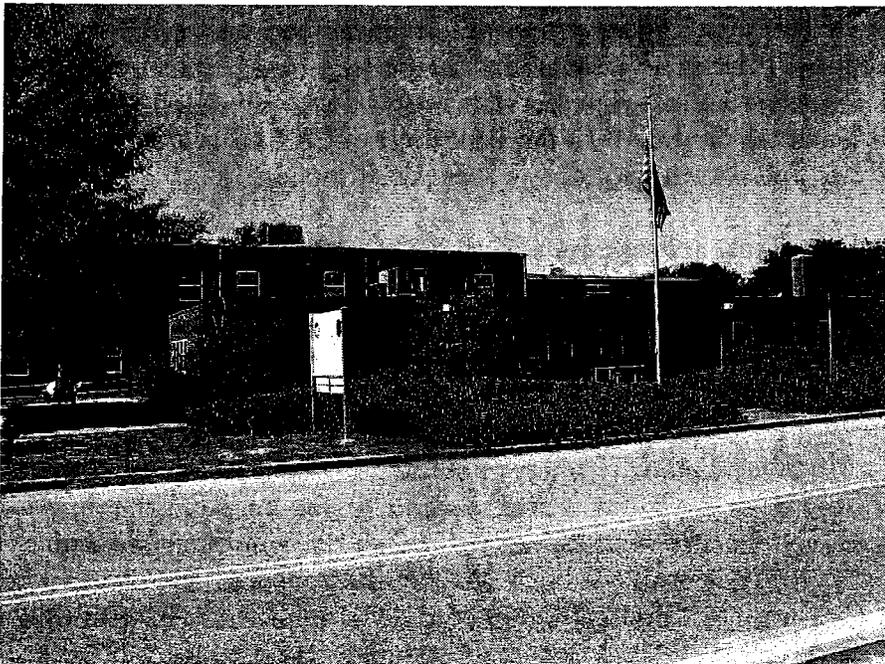
III. Identifying Interest in Surplus Property:

General Background

The Adrian B. Rhodes AFRC located in Wilmington North Carolina was constructed in 1955. The installation consists of three buildings and a vehicle wash rack situated on 4.26 acres of land. The property is bounded on the South and East by Legion Stadium Sports Complex, bound on the North by Greenfield Lake and bound on the West by Woodlawn Subdivision. The location of the installation is near public transportation routes, the Department of Social Services, the Division of Motor Vehicles, the Wilmington Housing Authority, and the Social Security Administration. Considering the current use of the property zoning restrictions are not applicable, however the adjacent and surrounding properties are zoned R-7, R-5 and CB zoning districts.

Four structures are located on the property and consist of the following:

- One two story 22,581 sq ft training facility
- One 3, 696 sq ft heated maintenance garage
- One 3,500 sq ft unheated storage building
- One vehicle wash rack



As required by the Base Closure Community Redevelopment and Homeless Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of

Wilmington Local Redevelopment Authority for the Adrian B Rhodes Armed Forces Reserve Center organized a tour of the facility and held a workshop. The tour and workshop were conducted on July 20, 2006. The event was advertised in the local paper on May 25, 2006. A copy of newspaper ad is included in Appendix-2 of this document. The City also mailed notices of the scheduled tour and workshop to twenty-three area homeless service providers. A copy of that notice and mailing list is also included in Appendix-2.

The Wilmington LRA solicited interest from agencies that were eligible to receive the property under various public benefit conveyances. Notices of interest were accepted May 25, 2006 to 5:00 pm September 7, 2006. Organizations and agencies wishing to acquire the facility were required to submit Notice of Interests (NOI), describing their reuse proposals. Five local agencies submitted reuse proposals. These local agencies include; Lakeside Partnership Center, Cape Fear Community College, Girls, Inc. of Wilmington, City of Wilmington Recreation/Parks and Downtown Services and Elderhaus Inc. Executive Summaries of all five proposals are included in Appendix-1 of this document.

IV Legally Binding Agreement

Will provide at later date if necessary.

V. Balance

The decision to choose which reuse proposal to recommend was a difficult one to make. Each proposal submitted presented a compelling case. Each proposed land use would impact (rather actual of perceived) in some way the quality of life of near by residents. It has been the intent of the Wilmington LRA to evaluate these competing interests and recommend the best reuse of the site.

In 2006, the Point-In-Time survey revealed that a total 304 chronically homeless individuals were being sheltered in supportive housing programs in Wilmington. The City of Wilmington continues to support efforts of agencies to meet the housing needs of underserved populations and meet the unmet needs of the homeless in general.

The Wilmington Housing Authority plans to construct 144 housing units at the former Taylor Home Housing Projects site. Robert R. Taylor Senior Homes will consist of ninety-six units will be rental units for Elderly, Handicapped and Disabled residents. Sixty-four of the units will be one bedroom and thirty-two two bedrooms. The City has allocated \$200,000 of HOME funds to help with this project. The Point at Taylor Estates will make up forty-eight of the 144 units. These rental units will house families that have a income between 40 and 60 percent of median income. Thirty-six units will be two bedroom units while twelve will be three bedroom units. The City has allocated \$300,000 in HOME funds to help with this project.

The reuse proposal submitted by Lakeside Partnership Center was the only proposal submitted that providing services for the homeless was identified the primary objective. The proposal would create twenty-two units of affordable housing in what is now the Adm. /Training Building for the housing of approximately thirty-five individuals and add two modular duplexes to provide housing for four additional families. The Adm. /Training Building would also provide space for supportive services for the residents. Thirteen of the twenty-two units would serve as transitional housing, while the remaining nine would provide efficiency apartments for permanent supportive housing for persons with disabilities.

Many of the non-housing needs of the homeless are accommodated by supportive services currently being provided.

The Wilmington LRA determined the “best reuse” should be evaluated in part by the maximum benefit to all the citizens of Wilmington. The Wilmington Local Redevelopment Authority recommends that the reuse of the Adrian B. Rhodes Armed Forces Reserve Center be used to house activities and programs of Girls Inc., Elderhaus Inc. and the City of Wilmington Recreation and Parks/Downtown Services Division.

CHOICES, The Wilmington Future Land Use Plan 2004-2025, does not recommend changes to the existing land use of the area in and around the Adrian B. Rhodes AFRC. The dominant land uses of the land surrounding the facility are that of single family residential, recreational and institutional. The proposed reuse is consistent with the existing use and therefore consistent with the City’s Land Use Plan.

Girls Inc. proposed redevelopment for the Adrian B. Rhodes Armed Forces Reserve Center (AFRC) once implemented would provide programming in the Administration Building utilizing the first and second floor for after school and summer programs for girls ages six to eighteen.

Part of the second floor of the administration building will serve as classrooms for girls of different ages. Portions of the upstairs will also house a library, media room, dark room (photography), sewing and design studio and dance and arts studio.

Girls Inc. will share the use of the multi-purpose activity center located on the first floor with Elderhaus Inc. Girls Inc. will also have an office on the first floor for a receptionist.

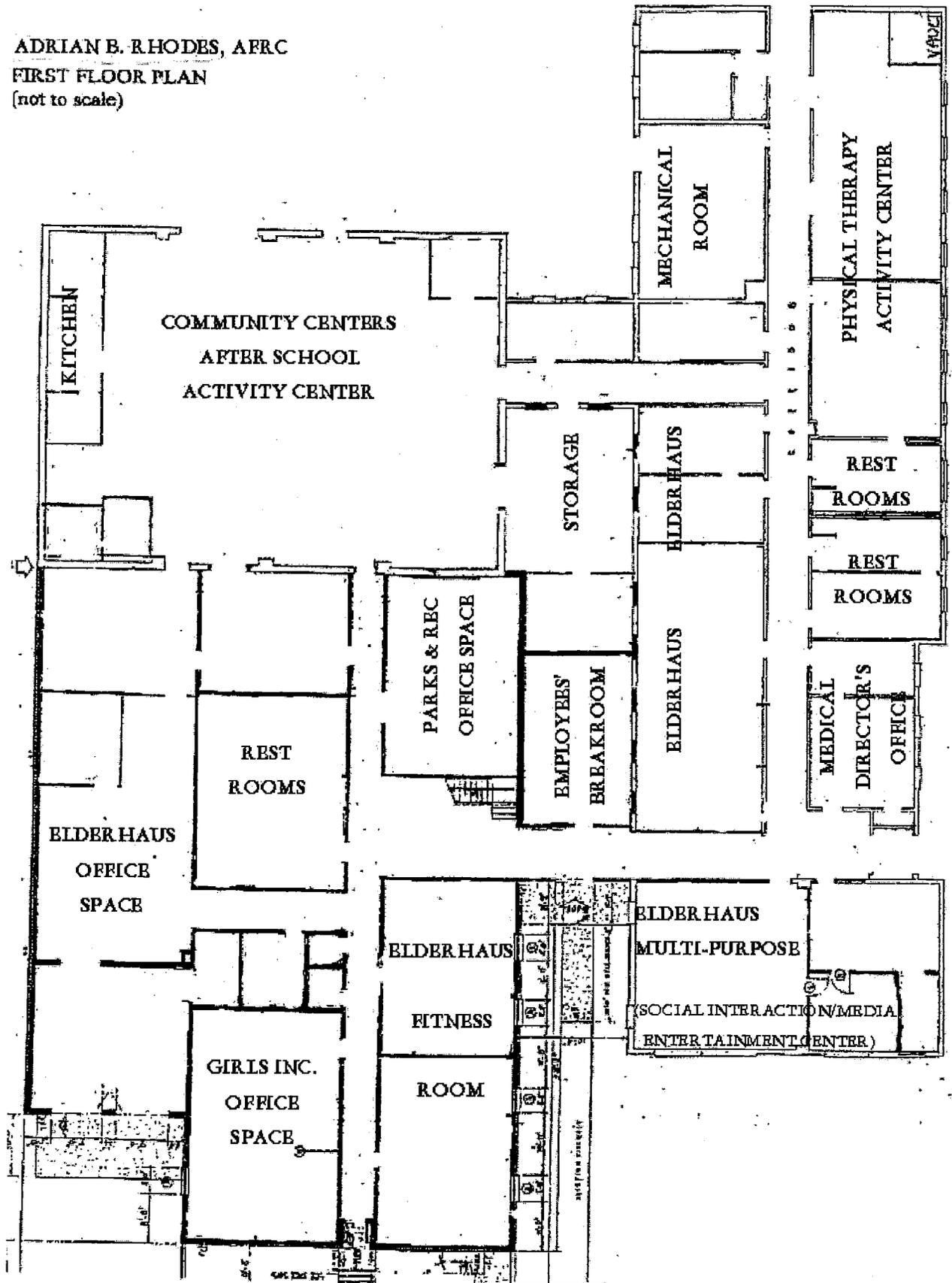
Elderhouse will use the first floor of the Administration building will provide space for the following; reception area, activity area (s), a physical therapy area, commercial kitchen, restrooms, dining area, offices and a bookkeeping area. There will be ramps at the entrances to the main covered entrance. The parking lot outside the Administration building will be use to park program vans.

Elderhaus Inc. will use a portion of the building to house their new PACE program. This program will provide to Medicaid clients 55 and older who are eligible for nursing home placement the following services by contract or direct staff; home health services, and physical, occupation and therapeutic activities, along with access to a Medical Director for low-income clients.

The Consolidated Plan and Evaluation Report for CDBG and Home Programs dated September 28, 2006 in the Continuum of Care section permanent housing is identified as the highest need and recommends that chronically homeless individuals would be best served in a permanent supportive (housing) environment. The plan also identified elderly in need of housing as an underserved population. Although the proposal does not provide housing for people that are considered homeless, however in view of the continued increase in housing cost and the fact that these clients are considered low/moderate income the program could be viewed as a homeless prevention program.

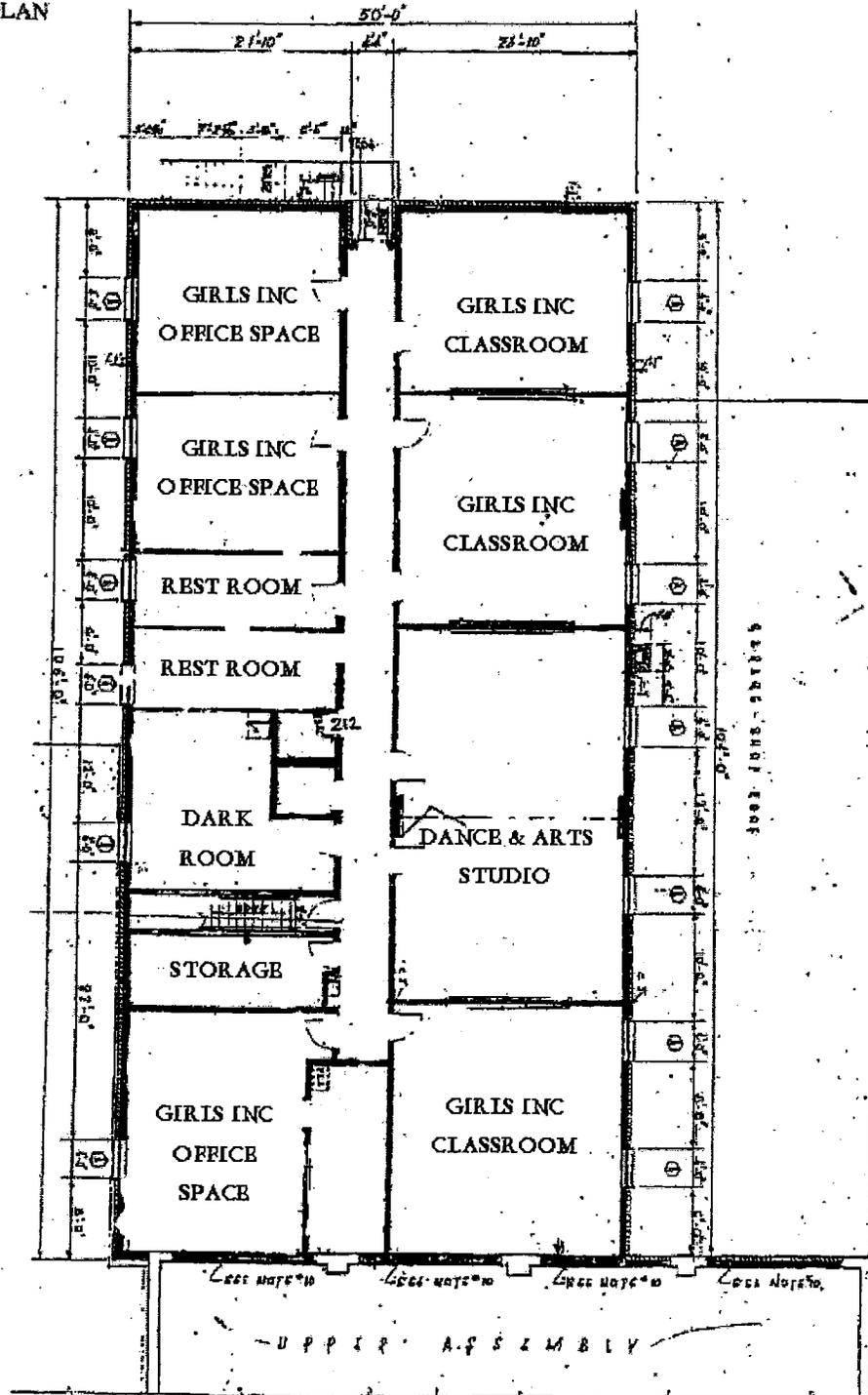
The diagram below is the proposed floor plan of the first floor of the Adm. / Training building used by Elderhaus Inc. Included in the floor plan are four offices, fitness area, multi-purpose social interaction/media center, health clinic and after school activity center.

ADRIAN B. RHODES, AFRC
 FIRST FLOOR PLAN
 (not to scale)



ADRIAN B. RHODES, AFRIC

SECOND FLOOR PLAN
(not to scale)



The above is a floor plan of the second floor of the Adm. / Training building. The floor space is primarily dedicated to classrooms and office space for Girls Inc. Space is also

allocated for a dance and arts studio. A photography dark room will be located adjacent to the bathrooms.

MAINTENANCE GARAGE

The current Maintenance Garage, just northeast of "Buck Hardee" baseball field, provides a tremendous opportunity to operate as an indoor sports facility. This indoor facility could support the recreational youth programming in the proposed Community Center and be used by the New Hanover High School sport teams as an indoor practice facility to promote team and individual skills.

Programs would be structured so participants can pursue and achieve their athletic goals progressively, through multi-layered instructions, catering to college athletes, as well as elementary and secondary school children.

STORAGE BUILDING

This would be used by both the Parks and Recreation/Downtown Services Division and Legion field maintenance staff for storage.

Vehicle Wash Rack

The vehicle wash rack will be used to wash and clean cars, trucks and vans that are used to carry out programs of the Wilmington Recreation and Parks Department.

VI. Outreach

The Wilmington LRA used a variety of methods to solicit input from the general public and public service agencies. Outreach methods included radio interviews, local newspaper and direct mailing to local homeless service providers. On May 9, 2006 the Department of the Army published in the local paper a notice of Base Realignment and Closure of Surplus Property. The catchment area for outreach is defined as the city limits of Wilmington. A copy of the newspaper ad is included in Appendix-2 of this document.

Mark M. Johnson, Chief Code Enforcement Officer for the City of Wilmington served as Project Manager for the LRA, with the primary responsibility of drafting the Redevelopment Plan and Homeless Assistance Submission. In this capacity prior to the solicitation of Notices of Interest, Mr. Johnson conducted a telephone interview with local radio public station, WHQR-91.3. This interview related to the basic BRAC process as well as the upcoming tour and workshop scheduled for the July 20, 2006. A copy of the memo requesting "Notice of Interest" to be submitted to the LRA and the mailing list which was used to distribute the notices are included in the Appendix-2 of this document.

Ten local agencies were represented and participated in the tour and workshop. The following is a list of the participants and the agencies they represented:

AGENCY	REPRESENTATIVE
Southeastern Mental Health	Denver Brown and Anita Oldham
Full Circle Ministry	Bayard Waterbury and Tom Dean
Wilmington Housing Finance and Dev.	Meghan Kovelt, Betty Bisbee and Peggy Workman
Scott A. Redinger Inc.	Terry Osgood
Good Shepherd Ministries	Katrina Knight and Michael Green
Wilmington Interfaith Hospitality Network	Stephen Spain
First Baptist Church of Wilmington	Rev. Jim Everett
Volunteers of America	Ms. Terry Osgood
Tileston Clinic	Trish Doyle and Deese Thompson

On January 5, 2007 a public input meeting was held at the North Carolina National Guard Armory, located at 2221 Carolina Beach Road. The general public was provided copies of executive summaries of the five notices of interest proposals submitted for consideration. At the meeting the general public was given an opportunity to make comments. A copy of the newspaper notice is included in Appendix-2 of this document. There were over fifty people in attendance at the public input meeting on February 5, 2007. Below are the names of all participants that registered to speak at the event. Also included in Appendix-2 is a copy of a news article which summarizes the content of the meeting.

Names of citizens that signed up to speak at the public input meeting held on February 5:

Pam Ranche	Kevin Newton
Dan Hickman	Johnnie Henagan
Katrina Knight	Amy Holcomb
Linda Pearce	Dottie Ward
Kaddy Feast	Mary Sijaka
Emily Davis	Jackie LaBrecque

A public hearing was held on May 1, 2007 in the City Council Chambers to receive comments on the notice of interest submitted.

A public hearing on the Adrian B. Rhodes AFRC Redevelopment Plan was held on May 15, 2007.

APPENDIX – 1
Notice of Interest

Cape Fear Community College
Executive Summary
For
Adrian B. Rhodes AFRC

Overview

The City of Wilmington has been host to the Adrian B. Rhodes AFRC for decades. The facility consists of existing classrooms and offices that can be readily adapted for community college programs and services. CFCC estimates that existing classrooms can accommodate approximately 200 students at any given hour. Sufficient off-street parking already exists for this substantial level of operation.

Now, as the facility faces closure under the BRAC, Cape Fear Community College is prepared to assume responsibility for the facility, extending its life and usefulness to the surrounding community and greater Wilmington. The College is capable and prepared to put the facility into full operation, offering day and evening programs, Monday through Fridays, within six months of acquisition.

The College mission at the Adrian B. Rhodes Center will focus on workforce preparedness - educating and counseling local citizens to improve their employability. The decision to transfer the Adrian B. Rhodes center to Cape Fear Community College will create a powerful economic engine for the immediate community and greater Wilmington.

Concept of Operation

Cape Fear Community College will occupy the Adrian B. Rhodes AFRC with a full-time staff offering a range of programs to the community. The focus will be on Basic Skills and Human Resource Development programs that prepare students to enter the workforce or to re-enter at a higher level.

Basic Skills courses provide educational opportunities for adults 16 years or older who are out of school. The program addresses the needs of adults who do not have a high school diploma or who lack sufficient mastery of basic education skills to enable them to function effectively in society

Human Resources Development training has the mission to educate and train individuals for success in the workplace. In addition, we are prepared to offer Business and Industry training to facilitate economic development in the greater Wilmington area.

Community Considerations

The Adrian B. Rhodes AFRC is surrounded by historically depressed neighborhoods that will directly benefit from the presence of a vibrant training and workforce development center. Cape Fear Community College remains the only option for affordable workforce training for many of our citizens and CFCC's downtown campus has become crowded as demand increases with regional growth. Establishing a Community Educational Center at the Adrian B. Rhodes site will provide convenient access to the citizens of contiguous neighborhoods. In addition, the center is near the bus routes and has adequate parking for projected College programs.

Other Factors

CFCC will preserve and extend the life of the facility for public use. The facility currently does not meet requirements of the Americans with Disabilities Act of 1990 ["ADA"] for access to the second floor. The College will install an elevator at an estimated cost of \$150,000 to remedy the ADA access issue. The College has the funding necessary to install the elevator and to complete minor renovations required to put the facility into full use. The College also has a large maintenance staff and is fully capable of maintaining the facility. The College intends to put the facility into operation within six months of acquisition and is financially capable of operating the facility indefinitely.

Girls Incorporated of Wilmington
Executive Summary
For
Adrian B. Rhoades AFRC

Girls Incorporated of Wilmington, North Carolina (Girls Inc.) is a nonprofit 501(c) (3) youth organization with a focus on serving the needs of girls. It was incorporated in 1951 as the Girls Club of Wilmington; however in the early 1990's the national organization changed their name to Girls Incorporated and the local affiliates, including the Wilmington, changed their name; thus the new name was Girls Incorporated of Wilmington, N.C. Beginning as club room focusing on domestic issues, Girls Incorporated of Wilmington has evolved to a nonprofit organization offering research-based prevention programs in Brunswick and New Hanover Counties.

The mission of Girls Incorporated of Wilmington, N.C. is to provide programs that help girls develop their potential to become responsible, self-confident and successful women. The motto is to inspire all girls to be strong, smart and bold. Research-based programming assist girls between the ages of six and eighteen; however, girls are able to begin attending the after school program and summer enrichment program as young as four years old. Our programs foster a sense of responsibility in girls, support girls overcoming the effects of discrimination, assist girls and their families in growing and working together, as well as encourage creativity and discovery. Girls Incorporated curriculum includes career and life planning, health sexuality, leadership and community action, sports and adventure, self-reliance and life skills, and culture and heritage.

The need for Girls Inc. in the community is great. It is a known fact that youth, including girls, participate in risky and delinquent behaviors during the after school hours. Girls Inc. offers an array of programs and activity during the after school hours as well as during the summer. Girls Inc. is the only organization that provides prevention programming specifically for girls. The Preventing Adolescent Pregnancy Program teaches girls about sexuality and encourages them to postpone sexual activity, pregnancy and parenthood. In New Hanover County 328 girls between the ages 15 and 19 became pregnant (NC Division of Public Health, State Center for Health Statistics 2005).

Although the nation and the state of North Carolina teen pregnancy rates have gradually declined over the past decade, sexually transmitted disease rates have increased among young women, especially minority young women; for example, non-Hispanic blacks represents less than one-fourth of the states population, but two thirds to three-fourths of STD's reported are among blacks. Friendly PEERsuasion is another program that educates girls about the dangers of drugs and provides them with the leadership and peer instruction skills to teach others to avoid addictive substances. A national survey on drug and alcohol use has found that drug use by teens is on the decline with the Midwest and South leading the trend. The study was done by the U.S. Substance Abuse and Mental Health Services Administration and its findings were reported in the USA Today on August 30, 2006. The report said that children 12 to 17 years old who reported using an illicit drug in the past month declined from 11.4 % to 10.9 %. States that saw the biggest decline in teen drug use were Illinois, Nebraska, South Dakota, North Carolina, Virginia, and Vermont. This shows the need for the continuation of the drug awareness programs.

With a new facility Girls Inc. could increase enrollment to over 150 instead of the current 65 girls to attend the after school and summer program. Girls Inc. could offer more programming that would be beneficial to young ladies by expanding their knowledge base and empowering them to resist pressures and risky behaviors. New programming like photography, world dance, art expression, dramatic arts, Build Better Citizens (developing girls civic leadership), Girls Make Her-Story (a family and cultural heritage program), and Scrap Book of Frame (a creative arts journaling program). Girls Inc. could also open its doors to the community and partner with other organizations for a greater

impact in the county. New facility preparation could be done in a two week period with activities still continuing at the current facility. The plan is not to do any structural changes to the facility, but to utilize the building as it currently exists.

Girls Incorporated of Wilmington, N.C. sustainability will come through program fees, private donations and our success at obtaining grants from foundations, local government, and the federal government. Obtaining the Adrian B. Rhoades Armed Forces Reserve Center would benefit girls, their families and the community because in the long run prevention can save the City of Wilmington, New Hanover County and the State of North Carolina dollars that it costs to deal with the consequences of teen pregnancies. Girls' participation in Girls Inc. programs and activities can also increase educational achievement, reduce the chance of children growing up in poverty and lower delinquency and incarceration levels of youth.

**City of Wilmington Parks and Recreation Dept.
Executive Summary
Adrian B. Rhodes AFRC**

The proposed plan for redevelopment of the Adrian B. Rhodes Armed Forces Reserve Center (AFRC) would be multi-faceted and include the creation of a Community Center in what is now the Training Center.

Representatives from local government and non-profit agencies including those that address homeless issues, medical issues, mental health issues, and issues that are of interest to the general public will be offered the opportunity to lease space at this facility. Educational institutions may use the facility for training and/or satellite classrooms.

TRAINING CENTER – 1ST FLOOR

- Offices for City's Community Services Department Staff
- Offices available to be leased to non-profit agencies
- Offices available to other governmental agencies that would be beneficial to the community
- Space available for after school program including use of large multipurpose area. Sunset Park Elementary School is less than 8/10^{ths} of a mile from the proposed Community Center.

TRAINING CENTER – 2ND FLOOR

- Space available for general interest classes for seniors, youth and the general public
- Possible partnership with Cape Fear Community College for satellite classes

- Use of classrooms by non-profits for job training classes, computer training etc.

MAINTENANCE GARAGE

The current Maintenance Garage, just northeast of “Buck Hardee” baseball field, provides a tremendous opportunity to operate as an indoor sports facility. This indoor facility could support the recreational youth programming in the proposed Community Center and be used by the New Hanover High School sport teams as an indoor practice facility to promote team and individual skills.

Programs would be structured so participants can pursue and achieve their athletic goals progressively, through multi-layered instructions, catering to college athletes, as well as elementary and secondary school children.

STORAGE BUILDING

This would be used by both the Community Center and Legion field maintenance staff for storage.

Other elements of proposal:

- Creation of green space area between current Training Center building and the Storage Building.
- Connectivity between Legion Sports Complex and Community Center with possible walking trails, cooperative programming and use of existing recreational amenities.
- Staff parking lot at Training Center could be used for overflow parking for the stadium.

Lakeside Partnership Center Executive Summary for Adrian B. Rhodes AFRC

The Lakeside Partnership Center (LPC) is a collaborative effort of three local organizations -**Good Shepherd Ministries (GSM), Wilmington Housing Finance and Development (WHFD)**, and the **Wilmington Interfaith Hospitality Network (WIHN)** - that will transform the Adrian B. Rhodes AFRC (BRAC) property into affordable housing and a one-stop resource center for men, women, and families making the transition from homelessness to independence.

LPC will renovate existing buildings to provide 22 units of affordable housing for approximately 35 individuals and anticipates adding two modular duplexes that will provide affordable housing for 4 families (4-8 adults and 8-16 children). The existing buildings will also provide space for supportive services for the residents.

The first floor of the main building will have 13 double units of transitional housing. Residents will be formerly homeless single men and women in need of affordable housing as they work on employment and educational goals. The second floor will have 9 efficiency apartments for permanent supportive housing for persons with disabilities. These units will be administered by WHFD and will be very similar to its successful Hopewood development, which has a lengthy-waiting list. Two modular duplexes will be added to the property, which will house families with children who have successfully completed WIHN's emergency shelter program. The use of alcohol will be prohibited throughout the Center's facilities and grounds.

The three lead agencies are well-established 501(c)(3) organizations with lengthy track records of effective social service and/or housing provision. Each is an active member of the **Tri-County Homeless Interagency Council** and the **Affordable Housing Coalition of Southeastern North Carolina** (both of which have endorsed this project), and brings a wealth of experience and capacity to this collaborative effort to provide increased and enhanced supportive housing and services to homeless members of our community.

Other providers will collaborate with the Lakeside Partnership Center to bring supplemental supportive services on-site, including: **Tileston Outreach Clinic**, **Triangle Disability Advocates**, **Southeastern Center for Mental Health P.A.T.H.** program (outreach for the homeless), **SECMH Housing Specialist**, **Mental Health Peer Resource Center**, **Phoenix Employment Ministry**, and the **Veterans Council**. Space will also be available for mainstream service providers such as the Department of Social Services, the Social Security Administration, and the New Hanover County Health Department

Rehabilitation and construction costs will total approximately \$1 million. **The North Carolina Housing Finance Agency (NCHFA)**, a past partner in successful projects with GSM and WHFD, has confirmed in writing its expectation to provide a no-interest loan to cover these costs. GSM, WHFD, and WIHN will use their existing resources and demonstrated fundraising skills to supply the additional financing needed to support non-construction/rehabilitation costs. All on-site service providers will contribute to the ongoing operational costs of the center.

An architectural review of the BRAC property was conducted by **Michael Connor of Alternative Architecture** and private architect **Quinn Sweeny**. The renovations needed to adapt it for use as housing and supportive services are minor compared to almost any other reuse of the facility. The existing medical area, kitchen, gymnasium, shower and toilet facilities, and many of the offices will all be reused without significant changes. The adaptation of some of the current offices into efficiency and double-occupancy apartments is also a relatively minor process. There is no anticipated change to the exterior of any of the buildings.

The current use of the property is non-conforming to the site's designated R-7 zoning. As we do not intend to alter the footprint of the existing buildings, we do not anticipate any zoning issue related to the main building. A special use permit, if required, will be sought for the modular duplexes, as permitted under R-7 zoning.

The LPC is a good fit for the surrounding neighborhood. It provides a buffer between the high intensity use of the **Legion Sports Complex** (four acres of paved parking and up to 6,000 people attending events) and the adjacent single family residences and parkland. It

also will provide a resource for community residents, since many of the services provided at the LPC - including the health clinic - will be available to them. The presence of overnight resident managers will improve security for the area, which is currently deserted on nights when there are no events at the Sports Complex. Parking requirements for all anticipated uses will be less than the existing parking area, and it is expected that the number of daily car trips will be significantly less than under its current use, thus reducing nearby traffic.

The redevelopment of the BRAC property by LPC will be a significant step forward in meeting the goals of the **City of Wilmington's Five Year Consolidated Plan**. It is consistent with the objectives of the **U.S. Department of Housing and Urban Development** and will be an asset to the **Ten Year Plan to End Homelessness** currently being drafted for the tri-county area. It will help achieve the goal of ending chronic homelessness by utilizing local service providers who have developed effective methods for assisting individuals and families to transition out of homelessness permanently.

**Elderhaus Executive Summary
For
Adrian B Rhodes AFRC**

ORGANIZATIONAL PROFILE

1. Elderhaus, Inc.
2. 1950 Amphitheater Drive, Wilmington, North Carolina 28401 (910) 343-8209
3. Linda A. Pearce, C. E. O.
4. Linda A. Pearce, C. E. O.
5. Private, Non-profit corporation under Section 501 © (3)
6. ?
7. a.) Elderhaus is a private, non-profit corporation and was incorporated in North Carolina in May, 1981. The program first opened its door on Oct. 13, 1981 providing structured daytime supervision for those frail persons in our region (New Hanover, Fender and Brunswick counties). The majority of our participants have always been elderly persons living with adult children.

Elderhaus began with an adult day care program, added adult day health in 1986 at Greenfield Lake after having been leased property that was once a City Parks & Recreation Office. After a Capital Campaign that raised almost \$900,000, Elderhaus combined its programs at the City-owned Greenfield Lake property. For 7 years, the corporation opened a satellite site in the Porters Neck area.

For the past seven years, Elderhaus has researched and begun the developmental state of providing a PACE Program for Medicaid clients 55 and older who are eligible for nursing home placement. This program provides for the adult day care center to be the hub of the program which provides for, by contract or direct staff, home health services, nursing home beds when needed, and physical, occupational and therapeutic activities, along with a Medical Director for low-income clients of the PACE program. The program receives Medicaid and Medicare funds from the state and CMS for each client.

b.) Principals in the organization include:

Carolyn Soders, Chairman of the Board of Directors, Betty Fields,
Vice-Chairman of the Board of Directors, Barbara S. Lewis,
Treasurer of the Board of Directors, Elizabeth Schulz, Secretary of
the Board of Directors

On-site Managers include:

Linda A. Pearce, C.E O., 25 years at Elderhaus, MA in Adult Education with a
concentration in Gerontology.
Larry Reinhart, PACE Program Director & C.F.O. - M.B.A.
Dr. Marsha Fretwell, Geriatrician & Medical Director, in private practice.

c.) Organizational Chart

See Attachment.

d.) See attachment.

e.) Elderhaus has operated in the City of Wilmington for 25 years. The City has funded transportation costs for over 20 years. Our current site is located on city property. We are a United Way Agency & have received funds from the County Commissioners for over 20 years. Local businesses, churches and individuals have supported the program. For the 25 years it has operated, it has served low-income, inner-city residents.

The PACE program will provides total health care for Medicaid clients and will prevent or delay the institutionalization of residents. Local taxpayers currently supplement the costs of Medicaid clients in institutions of long term care. PACE will provide a better quality of life for its clients. It also provides support to caregivers who desire to remain in the work force and need assistance with their responsibility of care.

8. Proposed Program

1. Elderhaus proposes to use the building to house our PACE program which includes a reception area, activity area (s), Medical Director's Office and examination room(s), a physical therapy area, commercial kitchen, restrooms, dining area, offices and a bookkeeping area. There will be ramps at the entrances to the building a main covered entrance. Our programs vans will utilize the extensive existing parking lot.
Clients will be served throughout the building as the need requires. Most clients will utilize the center 3 days a week.
2. The program, which has been added to the Medicaid Health Plan as a service for which they will pay is necessary to hold the costs currently realized by the state as a financial drain. The legislature passed a bill to provide funds to establish a PACE site in the eastern part of the state.
3.
 - a.) The facility is needed because Elderhaus is beginning an expansion of our current program in the current facility. State standards for occupancy will require us to locate a larger site for the PACE program or greatly increase the size of the current facility.
 - b.) The PACE program will increase the need for additional program space as dictated by the state. It will require additional staffing, including new clinical positions, additional restrooms and an enhanced medical facility area for the expected increase in the numbers of clients and their more complex medical needs.
 - c.) The PACE program is new to the State of North Carolina which is developing standard to govern the program. The State Medicaid Office will be the State's regulatory division assigned to PACE.
 - d.) Elderhaus does not currently owe any real estate suitable for the PACE Program.

Buildings or Property Necessary to Carry Out Program

1. Elderhaus is requesting the use of both floors of the Wilmington AFRC building. Clients

will utilize the first floor and staff and administration will utilize the second floor. Some renovations will be required for adult day care standards.

2. Elderhaus would agree to the Redevelopment Authority owning the property and building and leasing the building to Elderhaus at no cost and/or would accept a deed transfer.
3. A Special Use Permit is required for Elderhaus to utilize the building(s) unless zoning does not require it for an adult day care center.
4. Adult day care standards require the building be handicap accessible. Doorways will need to be at least 35 inches wide; there must be a toilet for every 12 participants and fire retardant paint used throughout the building. The State requires 50 square feet per client. A full commercial kitchen is not mandatory, but is probably necessary.

ORGANIZATIONAL CAPACITY

1.) Dr. Fretwell, the PACE Medical Director is a local Geriatrician who helps develop PACE programs in several states. Our consultant is the PACE Technical Assistance person for the eastern portion of the United States. He is helping Elderhaus develop the program. We have a feasibility study that was financed by the Cape Fear Memorial Foundation. The study shows there are three times as many people as we need in the 28401 zip code area to operate a PACE program.

The recently-hired PACE Program Director has spent time at the closest PACE site which is located in Columbia, South Carolina. The CEO has also studied that PACE program.

2.)

- Elderhaus at the Lake
1950 Amphitheater Drive
Wilmington, NC 28401
(910)343-8209
Linda A. Pearce, C. E. O.
- 1 Adult Day Care/Adult Day Health Center
- See Attachment.
- Transportation, the administration of medications, full meal, therapeutic and entertaining activities, assistance with activities of daily living (feeding, toileting, ambulatory).
- See Attachment.

3.) Elderhaus is prepared to expand to include as many Medicaid clients as we can serve which is dependent on the square footage of the property we occupy. We are considering including any dually-eligible participant within a 25 mile radius of the center. The increase would affect the number of CNA's or PCA's we hire based on the State ratio of 1-6 clients. The administrative staff would not increase. We could possibly need a larger cooking staff if we expand the program.

4.) CEO-Employee CFO - Employee PCA's & CAN's - Employee Social Worker - Employee Medical Director - Employee Cook - Employee Van Drivers - Employee Activity Director - Employee Home Health Aides - Contracted - open bid process Physical Therapist(s) - Contracted - open bid process Occupational Therapist(s) - Contracted - open bid process Dietician - Contracted - open bid process

5.)

a. See Proforma

b. No officers, principals or partners of Elderhaus have been convicted of a felony in the last five (5) years.

c. American Express P.O. Box 36001 Fort
Lauderdale, FL 33336-0001

BB&T Insurance Services P.O.
Box 890635 Charlotte, NC
28289-0635

Brady Technical Systems 6726
Netherlands Dr. Ste. 1100 Wilmington, NC
28405 (910)772-3700

Capital Ford 4222
Oleander Dr.
Wilmington, NC 28403
(910) 799-4060

Exxon Mobil P.O. Box
639 Portland, ME 04104
1-800-624-5140

d. Wachovia Bank, 300 N. Third St., Wilmington, N. C. 28401, (910) 342-2040 - Checking account and L. O. C.

BB&T, 115 N. Third St., Wilmington, NC 28401, (910) 815-2700 - Money Market Acct. and L.O. C.

- 6.)
N/A
- 7.)
N/A

FINANCIAL PLAN

Please do not release to the public.

- a. See Attachment.
- b. See Attachment.
- c. Funding will be provided through capitation, from the State (Medicaid) and from the Centers for Medicaid and Medicare Services (Medicare) each month for each client. The State Actuaries are determining what that monthly rate will be.

Elderhaus has received two grants to fund developmental costs. One is from Kate B. Reynolds (\$100,000 for two years) and the other is from the Duke Endowment (\$100,000 for two years). We have, also, received a donation of \$10,000 from New Hanover Regional Medical Center to accompany the Duke Endowment grant.

- d. The program currently receives federal, state, & local grants.

APPENDIX – 2

Notices and Newspaper Ads

OCAL & STATE



HE'S THE JUDGE

88-year-old precinct judge has been working the poll for 53 years. **3B**

**OBITUARIES 4B
COMICS 7B
WEATHER 8B**

B STAR-NEWS | TUESDAY, MAY 9, 2006

city opera-
tax bills. It
choice on a
sis of in-
further to
ating por-
ax bills.
e the bill a
turning it
proved its
A confer-
l then at-
ferences

**BASE REALIGNMENT AND CLOSURE
NOTIFICATION OF SURPLUS PROPERTY**

The following listed property is surplus to the needs of the United States based upon the approved recommendations of the Base Closure and Realignment Commission and completion of screening with Federal and Department of Defense components. Surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Notices of interest must be submitted to the Army point of contact listed below within 90 days from the date of this notice. Notices of interest received by the Army will be forwarded to the Local Redevelopment Authority listed below. The point of contact for the

Army is:

Commander 81st Regional Readiness Command
ATTN: Base Transition Coordinator
225 West Oxmoor Road
Birmingham, AL 35209
Telephone: 205-329-9215

FACILITY TITLE	ADDRESS	CITY	ACRES	SQ. FT.	# BLDGS	YR BUILT	COMMENTS
ADRIAN B.	2144 LAKE	WILMINGTON	4.26	26277	2	1958	USAR owned
ARMQDES AFRC	SHORE DRIVE						

The entity responsible for preparing the redevelopment plans for the property made surplus by the realignment and closure is:

City of Wilmington Redevelopment Authority
P.O. Box 1810
Wilmington, NC 28402-1810
Telephone: 910-341-5820

help? We have the key.

get help with an
one phone system.
ress the special
y for friendly spoken
with the system's
egrated features.

Created in the U.S., ESI phone systems are designed to handle the communication requirements of small to midsize businesses as no other systems can. And, with VIP™, ESI puts unified communication within reach of nearly every business.*

So, whatever your particular business communication needs may be, chances are that there's an ESI phone system that will handle them. Easily.

* Features vary by system and configuration. For more details, consult your Certified ESI Reseller.

proud to offer ESI's advanced, yet easy-to-use and highly affordable
s, which include some or all of the following built-in features
s by configuration and actual system choice):

- phones with highly legible displays, speakerphones, special dedicated keys (feature keys)
- multiline VOICE MAIL key
- onsive spoken help)
- ... and much more
- Optional VIP™ unified communication
- Network-based (VoIP) telephony
- Automated call distribution

largest ESI Reseller in North and South Carolina.
yion today to learn how an ESI phone system can increase
r profits.



910 791-7000

www.teleco-lim.com * 8221 Oleander Dr., Wilmington, NC 28403





Community Services
 Community Development
 Code Enforcement
 325 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810

910 341 3266
 910 341 7902 Fax
wilmingtonnc.gov
 Dial 711 TTY/Voice



To: Area Homeless Service Providers
From: Mark M. Johnson, LRA Contact Person *mmj*
Date: June 20, 2006
Subject: *Workshop for NOI Process*
Local Redevelopment Authority - Adrian B. Rhodes AFRC

Your organization has been identified as a Homeless Service Provider in the City of Wilmington, North Carolina. 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 Wilmington, the Local Redevelopment Authority for the Adrian B. Rhodes Armed Forces Reserve Center, is seeking notices of interest (NOIs) of surplus property for the installation.

A workshop will be held at the Adrian B. Rhodes AFRC located at 2144 Lake Shore Drive, on **July 20, 2006 at 10:00 am**. The workshop 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, **Mark M. Johnson** at (910) 341-5820 by **July 13, 2006**. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

MMJ/p

cc: City Council
 City Manager
 Deputy City Manager
 File

Ms. Sherri Jordan
BFAA
4500 8/9 Main St
Charlotte NC 28462

Ms. Linda Pierce
Catholic Social Ministries
4006 Princess Place Drive
Wilmington NC 28405

Mr. Eugene Paul
Fayetteville
PO Box 28301
Wilmington NC 28301

Mr. Rodney Hampton
Good Shepherd Ministries
811 Martin St
Wilmington NC 27401

Mr. E.T. Townsend
Homeless Coalition
nul

Ms. Denise Neunaber
NCCEH
PO Box 27692
Wilmington NC 27601

Ms. Gina Stebbins
NHCHD-Good Shepherd Clinic
2029 S. 17th Street
Wilmington NC 28401

Mr. Denver Brown
SEC
PO Box 1230
Wilmington NC 28401

Ms. Monica McFadden
The Arc of NC
106 W. Firetower Road Ste H
Winterville NC 28590

Mrs. Peggy Workman
WHFD, Inc
P.O. Box 547

Mr. Gerry McGants
Black Pages USA
1519 N. 33rd St
Wilmington NC 28405

Ms. Amy Feath
Coastal Horizons Center, Inc
615 Shipyard Blvd.
Wilmington NC 28412

Ms. Ashley Hicks
First Fruit Ministries
PO Box 15354
Wilmington NC 28408

Ms. Katrina Knight
Good Shepherd Ministries
811 Martin St
Wilmington NC 28412

Mr. Clarence Shavers
Mercy House Shelter
P.O. Box 606
Wilmington NC 28402

Ms. Robin Hahaaj
New Hanover Regional Medical
2131 S. 17th Street
Wilmington NC 28401

Mr. Don Skinner
Phoenix Employment Services
291 N. Front St. Ste 507
Wilmington NC 28401

Ms. Anita Oldham
Southeastern Center for Mental
PO Box 1230
Wilmington NC 28402

Ms. Lisa Potts
The Arc of North Carolina
5041 New Centre Drive
Wilmington NC 28403

Ms. Betty Elabee
WHFD, Inc.
P.O. Box 547

Mr. Charles Creech
Cape Fear Housing
4508 Pine Hollow Rd
Wilmington NC 2840

Ms. Renee McGill-Or
Domestic Violence S
PO Box 1555
Wilmington NC 2840

Ms. Lee Anna Stoker
First Fruit Ministries
PO Box 15354
Wilmington NC 28401

Rev. James Everett
Harrison Center
411 Market Street
Wilmington NC 28401

Mr. Stan Cathout
NAMI
PO Box 4485
Wilmington NC 28401

Ms. Linda Conner
NH Regional Medical
PO Box 9000
Wilmington NC 28402

Capt Ken Oakes
Salvation Army
820 S. 3rd Street
Wilmington NC 28401

Mr. Larry Saboor
Taheed Islamic Center
545 Barksdale Road
Wilmington NC 28408

Ms. Michelle Gunn
Volunteers of America
3511-101 Frog Pond P
Wilmington NC 28403

Ms. Linda Smith
Wilmington A.M.E. Zion
P.O. Box 12300

Ms. Marilyn Edge
Wilmington Housing Authority
P.O. Box 889
Wilmington NC 28401

Mr. Benjamin Quattlebaum
Wilmington Housing Authority
P.O. Box 889
Wilmington NC 28402

Mr. Stephen Spa
Wilmington Interfaith Ministries
411 N. 4th Street
Wilmington NC 28402

CLASSIFIED

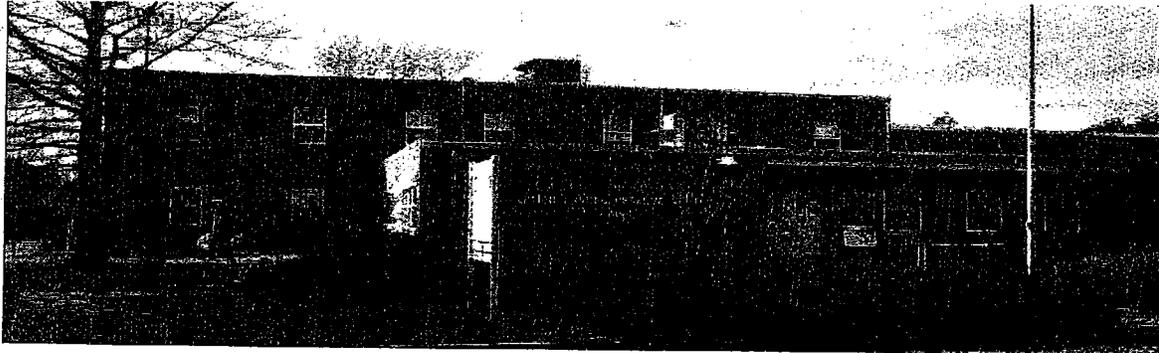


343-2323
1-800-672-9085

StarNewsOnline.com

FIND IT HERE.
SELL IT HERE.

001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS	0001 LEGALS
<p>ADVERTISEMENT Availability of Surplus Federal Property To State and Local Eligible Parties, Including Homeless Service Providers City of Wilmington Local Redevelopment Authority</p> <p>As required by the Base Eminent Domain and Homeless Assistance Act of 1994, as amended (the "Act"), and implementing regulations, the City of Wilmington Local Redevelopment Authority (the "Authority") is hereby seeking notices of interest (NOIs) for surplus property at the institution.</p>	<p>State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on September 7, 2006. A listing of surplus property at Adrian B. Rhodes Armed Forces Reserve Center was published by the Department of Defense in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below.</p> <p>NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization</p>	<p>that provides or proposes to provide services to homeless persons and/or families residing in the City of Wilmington.</p> <p>A workshop will be held at the Adrian B. Rhodes AFC located at 2144 Lake Shore Drive, on July 20th at 10:00 am, 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 July 13, 2006. Attendance at this workshop is not</p>	<p>required to submit an NOI, but is highly encouraged.</p> <p>NOIs must include: (i) a description of the homeless service provider; (ii) a description of the assistance program that the homeless service provider proposes to carry out at (location); (iii) a description of the need for the program; (iv) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the vicinity of (installation); (v) information about the physical requirements necessary to carry out the program, including a description of the</p>	<p>buildings and property at (installation) that are necessary in order to carry out the program; (vi) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vii) an assessment of the time required to commence carrying out the program.</p> <p>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</p>	<p>program and to discuss with the agency the entity's potential for qualifying for a conveyance of property.</p> <p>For Park and Recreation Uses: National Park Service, Southeast Regional Office, 100 Alabama Street S.W., Atlanta, Georgia 30303-4701</p> <p>For Educational Uses: U.S. Department of Education, Federal Real Property Assistance Program, 400 Maryland Avenue, S.W., 2E115, Washington, DC 20202-4533</p> <p>For Health Care: The U.S. Dept. of Health</p>	<p>and Human Services, Division of Property Management/PSC, Parklawn Building, Room 50-41, 5000 Fishers Lane, Rockville, MD 20857</p> <p>For Prisons & Law Enforcement: Bureau of Justice Assistance, 810 Seventh Street NW, Washington, DC 20531</p> <p>For Self-help Housing: HUD Greenbook Field Office, Asheville Building, 1500 Pinecroft Rd., Suite 401, Greensboro, NC 27407-3707</p> <p>For Airports: Federal Aviation</p>	<p>Administration, Airport Division, ASO-600, 1701 Columbia Avenue, College Park, GA 30337</p> <p>For Seaports: Maritime Administration, U.S. Department of Transportation, 400 7th Street, SW, Washington, D.C. 20590</p> <p>For Emergency Management Facilities Management & Services Division, FEMA, 500 C Street, SW, #505, Washington, DC 20472</p> <p>NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the</p>	<p>property, including a description of the buildings and property necessary to carry out such proposed use. (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.</p> <p>For additional information or to register for the workshop, contact Mark N. Johnson at P.O. Box 1810, Wilmington, NC (910) 341-5626.</p> <p>APPLICATION FOR CANA MAJOR DEVELOPMENT PERMIT The Department of Environment and Natural</p>



The Army Reserve plans to move out of the Adrian B. Rhodes Armed Forces Reserve Center on Lake Shore Drive by September 2011. PHOTO | MATT BORN

Building up for grabs

By Chris Mazzolini
Staff Writer

Five groups lobbying to inhabit the Adrian B. Rhodes Armed Forces Reserve Center after the military leaves faced the scrutiny of neighborhood residents Monday night.

While the public meeting was intended to give the city decision-makers an idea of what nearby Sunset Park residents want in the building that will be vacated by the Army Reserve in the coming years, most of the comments from about 50 residents who attended the meeting were directed at what they didn't want near their homes: housing for homeless people.

The five proposals are: city use for offices and programs; a satellite campus for Cape Fear Community College; the Lakeside Partnership Center offer-

ing housing and support programs for people transitioning from homelessness; Elderhaus, an affordable living facility for seniors; and Girls Incorporated of Wilmington, a nonprofit group that offers programs for young girls.

Mary Sijaka, who has lived on East Lake Shore Drive for 32 years, said she is already concerned about homeless issues and crime around Greenfield Lake. She said it may be "irrational fear," but she worries what would happen to the neighborhood if the transitional facility, touted by a collaboration of groups that calls itself Lakeside Partnership Center, is realized.

"We lack a lot of green space as it is," Sijaka said. "I feel like

put people at risk doesn't belong in a park-like setting."

Kevin Newton has lived in Sunset Park for 48 years, and has seen the neighborhood go from "good to bad and then coming back to good again." He said he's already worried about homeless people with substance abuse problems near his property and doesn't want the situation to worsen.

"I don't want that in my neighborhood," he said.

Katrina Knight, the executive director of Good Shepherd Ministries, spoke on behalf of Lakeside. She said the Lakeside proposal is not a "homeless shelter" and residents will have to adhere to strict sobriety guidelines.

"All of our housing is sober

to be clean and sober to get in, and you have to be clean and sober to stay."

Knight said that getting homeless people off the street is the best thing for them and nearby residents.

Groups and residents get to battle it out for the center because it's being shut down as part of a Pentagon effort to save money by closing military facilities that are no longer necessary or cost effective.

Others in attendance spoke on behalf of specific projects. Sunset Park resident Johnnie Henagan said the city proposal was the best fit for the community; Linda Pearce, the director of Elderhaus, said the swelling need for affordable housing for seniors provided a huge need

The Department of Defense makes the final decision, but the city council gets a chance to submit a recommended proposal for the center. A committee of city council member — Earl Sheridan, Laura Padgett and Jason Thompson — will recommend a proposal to the entire council. A public hearing should be held before the city council in March.

Michael O'Steen, a base transition coordinator with the Army Reserve, said the Army plans to move out and hand the center over to the future tenant by September 2011 and then build a new center in Wilmington.

While that remains year away, the decision on who will get the building will be determined in August.

Chris Mazzolini: 343-2273

