

RED RIVER COMMERCE PARK

A Dynamic Industrial Community

March 30, 2007

Department of the Army
Office of the Assistant Secretary of the Army
Attn: William T. Birney
Installations and Environment
110 Army Pentagon
Washington, DC 20310-0110

Dear Sirs,

Attached is a copy of the recommended reuse plan from the Red River Redevelopment Authority (RRRA) and Texarkana College for the reuse of the Watts-Guillot U.S. Army Reserve Center in Texarkana, Texas. We are pleased to be sending you this document as support for the Public Benefit Conveyance between Texarkana College, the U.S. Department of Education, and the Department of Army.

Thank you for your consideration of this request. If you have any questions, please feel free to give me a call.

Sincerely,

Duane Lavery, CEcD
Executive Director

Attachment:

Final Report and Recommendation

INDEX OF REFERENCES

1. Processing time frame
2. Copy of notice of July 17, 2006 workshop
3. Copy of notice of July 17, 2006 workshop as it appeared in Texarkana Gazette on June 7, 2006
4. Sign in sheet at workshop
5. Individuals that attended tours on July 17, 2006 or August 16, 2006
6. Availability listing in Federal Register as was published in Texarkana Gazette on May 9, 2006
7. Letters of Support and Resolutions

REFERENCE #1

Processing time frame

TIME LINE FOR LRA PROCESSING OF KELLY PROPERTY

- 5/9/06 Availability listing in Federal Register as was published in Texarkana Gazette
- 6/7/06 Copy of notice of July 17, 2006 workshop appeared in Texarkana Gazette
- 7/17/06 Public workshop meeting held at the Red River Redevelopment Authority.
No homeless interest was present at workshop

REFERENCE #2

Copy of notice of July 17, 2006 workshop

Availability of Surplus Federal Property to State and Local Eligible Parties,
Including Homeless Service Providers
Red River Redevelopment Authority

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the "Redevelopment Act") and its implementing regulations, the Red River Redevelopment Authority (the "LRA") for the Watts-Guillot United States Army Reserve Center ("Watts-Guillot") is seeking notices of interest ("NOIs") for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on September 5, 2006. A listing of surplus property at Watts-Guillot was published by the Department of the Army in the *Federal Register* and *Texarkana Gazette* on May 9, 2006. As listed by the Army, the surplus property at Watts-Guillot consists of approximately seven (7) acres of land, and approximately 14,318 square feet of buildings, including facilities for office and training. The complete listing of surplus property at Watts-Guillot can be obtained by calling the LRA contact person identified below.

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

A workshop will be held at the Red River Redevelopment Authority, 107 Chapel Lane, New Boston, Texas, on July 17, 2006, at 8:00 a.m. The workshop will include an overview of the base redevelopment planning process, a tour of Watts-Guillot, and information on any land use constraints known at the time, and information on the NOI process. To register for the workshop, please call the LRA contact person identified below by July 14, 2006. Attendance at the workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at Watts-Guillot; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in communities in the vicinity of Watts-Guillot; (iv) information about the physical requirements necessary to carry out the program, including a description of the facilities and property that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program. The LRA contact person identified below can provide further information about the form and contents of NOIs for surplus property at Watts-Guillot that may be submitted by State and local governments, homeless providers and other interested parties.

Entities interested in obtaining property through a public benefit conveyance ("PBC"), other than a homeless assistance conveyance, are invited to contact the following Federal

agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

For Parks and Recreation Uses:

Wendy Ormont

National Center for Recreation & Conservation

Federal Lands to Parks Program

U.S. Department of the Interior

National Park Service

1849 C Street, NW

Washington, DC 20240

Telephone: 202-354-6915

E-mail: wendy_ormont@nps.gov

For Educational Uses:

Peter Wieczorek

Director

Federal Real Property Group

U.S. Department of Education

33 Arch Street, Suite 1140

Boston, MA 02110

Telephone: 617-289-0172

E-Mail: peter.wieczorek@ed.gov

For Public Health Care:

John Hicks

Chief, Space Management Branch

Division of Property Management/PSC

Department of Health & Human Services

Parklawn Building, Room 5B-41

5600 Fishers Lane

Rockville, MD 20857

Telephone: 301-443-2265

E-mail: rpb@psc.gov

For Corrections and Law Enforcements:

Janet Quist

Special Projects Manager

Bureau of Justice Assistance

Office of Justice Programs

U.S. Department of Justice

810 7th Street, NW, Room 4413

Washington, DC 20531

Telephone: 202-353-2392

E-mail: janet.quist@usdoj.gov

For Self-help Housing:

Janet Golrick

Assistant Deputy-Assistant Secretary

Office of Multi-Family Housing

Department of Housing and Urban Development

451 7th Street, SW, Room 6110

Washington, DC 20410

Telephone: 202-708-2495

E-mail: janet_m.golrick@hud.gov

For Airports:

Contact the Regional Federal Aviation Administration Point of Contact.

Visit: www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/

to identify the appropriate regional office.

For Seaports:

Keith Lesnick

U.S. Department of Transportation

Maritime Administration

400 7th Street, SW, Room 7206

Washington, DC 20590

Telephone: 202-366-4357, ext. 1624

E-mail: keith.lesnick@marad.dot.gov

For Emergency Management:

Bill (Cheri) A. Smith

Program Manager

Excess Federal Real Property Program

Facilities Management and Services Division

Federal Emergency Management Agency

500 C Street, SW, Room 505

Washington, D.C. 20472

Telephone: 202-646-3383

E-mail: bill.smith1@dhs.gov

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer; (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use; (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Duane Lavery at 107 Chapel Lane, New Boston, Texas 75570, Phone (903) 223-9841.

REFERENCE #3

**Copy of notice of July 17, 2006 workshop as it appeared in Texarkana Gazette on
June 7, 2006**

overview of the base redevelopment planning process, a tour of RRAD, and information on any land use constraints known at the time, and information on the NOI process. To register for the workshop, please call the LRA contact person identified below by July 14, 2006. Attendance at the workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at RRAD; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in communities in the vicinity of RRAD; (iv) information about the physical requirements necessary to carry out the program, including a description of the facilities and property that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program. The LRA contact person identified below can provide further information about the form and contents of NOIs for surplus property at RRAD that may be submitted by State and local governments, homeless providers and other interested parties. Entities interested in obtaining property through a public benefit conveyance ("PBC"), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

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E-mail: peter.wiczorek@ed.gov
For Public Health Care:
John Hicks
Chief, Space Management Branch
Division of Property Management/PSC
Department of Health & Human Services
Parklawn Building, Room 5B-41

Redevelopment Authority (the "LRA") for the Lone Star Army Ammunition Plant ("Lone Star") is seeking notices of interest ("NOIs") for surplus property at the installation. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on September 5, 2006. A listing of surplus property at Lone Star was published by the Department of the Army in the Federal Register and Texarkana Gazette on May 9, 2006. As listed by the Army, the surplus property at Lone Star consists of approximately 15,546 acres of land, and approximately 3,759,209 square feet of buildings, including facilities for training, warehousing, research, administrative functions and housing. The complete listing of surplus property at Lone Star can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private non-profit organization that provides or proposes to provide services to homeless persons and/or families residing in Bowie County, Texas. A workshop will be held at the Red River Redevelopment Authority, 107 Chapel Lane, New Boston, Texas, on July 17, 2006, at 1:00 p.m.. The workshop will include an overview of the base redevelopment planning process, a tour of Lone Star, and information on any land use constraints known at the time, and information on the NOI process. To register for the workshop, please call the LRA contact person identified below by July 14, 2006. Attendance at the workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at Lone Star; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in communities in the vicinity of Lone Star; (iv) information about the physical requirements necessary to carry out the program, including a description of the facilities and property that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program. The LRA contact person identified below can provide further information about the form and contents of NOIs for surplus property at Lone Star that may be submitted by State and local governments, homeless providers and other interested parties.

Excess Federal Real Property Program
Facilities Management and Services Division
Federal Emergency Management Agency
500 C Street, SW, Room 505
Washington, D.C. 20472
Telephone: 202-646-3383
E-mail: bill.smith1@dhs.gov
NOIs for PBCs must include:
(i) a description of the eligibility for the proposed transfer;
(ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use; (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.
For additional information or to register for the workshop, contact Duane Lavery at 107 Chapel Lane, New Boston, Texas 75570, Phone (903) 223-9841.

**Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers
Red River Redevelopment Authority**

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the "Redevelopment Act") and its implementing regulations, the Red River Redevelopment Authority (the "LRA") for the Watts-Guillot United States Army Reserve Center ("Watts-Guillot") is seeking notices of interest ("NOIs") for surplus property at the installation. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on September 5, 2006. A listing of surplus property at Watts-Guillot was published by the Department of the Army in the Federal Register and Texarkana Gazette on May 9, 2006. As listed by the Army, the surplus property at Watts-Guillot consists of approximately seven (7) acres of land, and approximately 14,318 square feet of buildings, including facilities for office and training. The complete listing of surplus property at Watts-Guillot can be obtained by calling the LRA contact person identified below.

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413
Washington, DC 20531
Telephone: 202-353-2392
E-mail: janet.quist@usdoj.gov
For Self-help Housing:
Janet Golrick
Assistant Deputy-Assistant Secretary
Office of Multi-Family Housing
Department of Housing and Urban Development
451 7th Street, SW, Room 6110
Washington, DC 20410
Telephone: 202-708-2495
E-mail: janet_m_golrick@hud.gov
For Airports:
Contact the Regional Federal Aviation Administration Point of Contact.
Visit: www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/ to identify the appropriate regional office.
For Seaports:
Keith Lesnick
U.S. Department of Transportation
Maritime Administration
400 7th Street, SW, Room 7206
Washington, DC 20590
Telephone: 202-366-4357, ext. 1624
E-mail: keith.lesnick@marad.dot.gov
For Emergency Management:
Bill (Cheri) A. Smith
Program Manager
Excess Federal Real Property Program
Facilities Management and Services Division
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NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS ALCOHOLIC BEVERAGE CODE THAT EAGLE DISTRIBUTING OF TEXARKANA, TEXAS LLC IS MAKING APPLICATION WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A GENERAL CLASS B WHOLESALER'S PERMIT, PRIVATE CARRIER'S PERMIT, GENERAL DISTRIBUTOR'S LICENSE, AND IMPORTER'S CARRIER'S LICENSE LOCATED AT 2003 CHELF ROAD, SUITE 104 & 105, TEXARKANA, BOWIE COUNTY, TEXAS 75503. SIDNEY DARREL KYLES, MANAGER.

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers Red River Redevelopment Authority

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the "Redevelopment Act") and its implementing regulations, the Red River Redevelopment Authority (the "LRA") for the Red River Army Depot ("RRAD") is seeking notices of interest ("NOIs") for surplus property at the installation. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on September 5, 2006. A listing of surplus property at RRAD was published by the Department of the Army in the Federal Register and Texarkana Gazette on May 9, 2006. As listed by the Army, the surplus property at RRAD consists of approximately 3,835 acres of land, and approximately 305,928 square feet of buildings, including facilities for ammunition storage and safety shelters. The complete listing of surplus property at RRAD can be obtained by calling the LRA contact person identified below. NOIs for homeless assistance may be submitted by any State or local government agency or private non-profit organization that provides or proposes to provide

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5600 Fishers Lane
Rockville, MD 20857
Telephone: 301-443-2265
E-mail: rpb@psc.gov
For Corrections and Law Enforcements:
Janet Quist
Special Projects Manager
Bureau of Justice Assistance
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW, Room 4413
Washington, DC 20531
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Visit: www.faa.gov/about/offices/arp/regional_offices/ to identify the appropriate regional office.
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For Seaports:
Keith Lesnick
U.S. Department of Transportation
Maritime Administration
400 7th Street, SW, Room 7206

190 Legal Notices

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For Educational Uses:
Peter Wiczorek
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33 Arch Street, Suite 1140
Boston, MA 02110
Telephone: 617-289-0172
E-mail: peter.wiczorek@ed.gov
For Public Health Care:
John Hicks
Chief, Space Management Branch
Division of Property Management/PSC
Department of Health & Human Services
Parklawn Building, Room 5B-41
5600 Fishers Lane
Rockville, MD 20857

**FINAL REPORT AND RECOMMENDATION OF
TEXARKANA COLLEGE AND
RED RIVER REVELOPMENT AUTHORITY (LRA)
CONCERNING THE REUSE OF THE
WATTS-GUILLOT U.S. ARMY RESERVE CENTER**

Texarkana Gazette
315 Pine Street/PO Box 621
Texarkana, Texas 75501
(903) 794-3311
Fax: (903) 792-7183

COUNTY OF BOWIE
STATE OF TEXAS

I, Cassandra Cooper, do solemnly swear that I am the Legal Secretary of the
Texarkana Gazette, a newspaper published in Bowie County, Texas, and having a
bona fide circulation therein; that said newspaper is authorized by law to publish legal
advertisements; and that the advertisement annexed hereto was published in said
newspaper _____ times on the following dates:

6/7/06

Cassandra Cooper
Cassandra Cooper
Legal Secretary

Subscribed and sworn to before me, this 16th *day of* June, 2006.

Janet Barnes
Notary Public
Bowie County, Texas

My Commission expires: June 30 2008

FINAL REPORT AND RECOMMENDATION OF TEXARKANA COLLEGE AND RED RIVER REVELOPMENT AUTHORITY (LRA).

Red River Redevelopment Authority:

The LRA established a processing time frame and, as part of the time frame, established a three month screening period for interested parting filing use application of the property. This screening period extended from June 7, 2006 to September 5, 2006.

As part of the public notice, the LRA held a public workshop on July 17, 2006 to provide the public with the opportunity to become familiar with the property in question and to answer any questions from the general public.

A detailed walk through tour was provided on July 17, 2006 for those that could attend. An additional tour was made available on August 16, 2006 for additional interested parties.

At the July 17, 2006 meeting, the LRA had available a sign in sheet and a copy of those individuals in attendance executed the sign in sheet.

Additional public notice of the availability of the property was provided to the general public by an advertisement published in the Texarkana Gazette on June 7, 2006. This notice set forth general information on the property size and possible uses.

Notice of availability was also provided by the Army Corps of Engineers when a public notice of availability listing was published by the Federal Register and placed in the Texarkana Gazette on May 9, 2006.

Other general correspondence and inquiries about the property were received at the office of the LRA.

Texarkana College:

In a letter from Barbara L. Shawyer, Federal Real Property Assistance Program, dated July 12, 2006, Texarkana College was made aware that the Watts-Guillot U.S. Army Reserve Center had been declared surplus as was to be disposed of in accordance with appropriate federal regulations. A copy of this letter was sent to the LRA.

The letter stated that if Texarkana College was interested in acquiring the facility, we had to advice Ms. Shawyer in writing by August, 31, 2006. In an email from Barry Murdock, Director of Facility Service at Texarkana College, dated July 25, 2006, Ms. Shawyer was notified of Texarkana College's interest in the Watts-Guillot U.S. Army Reserve Center.

In a letter dated July 26, 2006, Ms. Shawyer provided copies of materials that were required to prepare an application to acquire the facility at Public Benefit Allowance

discount for educational purposes through the U.S. Department of Education. A copy of this letter was sent to the LRA. This letter also notified Texarkana College that the completed application must be received no later than 5pm EDT on Friday, October 6, 2006 at her Washington, D.C. office. The completed application was received at the Washington, D.C. office on Thursday, October 5, 2006.

In a letter dated October 18, 2006, Ms. Shawyer notified Texarkana College that the application to acquire the former Watts-Guillot U.S. Army Reserve Center property in Texarkana, TX had been approved. The letter also stated the property would be transferred at 100 percent Public Benefit Allowance discount. A copy of this letter was submitted to the LRA.

Texarkana College has received many letters of support and resolutions supporting their efforts to obtain this facility. This facility resides within the city limits of Texarkana, TX and the City Council of the City of Texarkana, TX has issued a resolution supporting the efforts of Texarkana College to obtain this facility.

Use of Property once obtained by Texarkana College:

The acquisition of the Watts-Guillot U.S. Army Reserve Center would allow Texarkana College the space needed to offer a Construction Trades program immediately, as early as Fall 2007, and a Multi-Craft program within the next two years. Both of these programs would be new programs offered at Texarkana College and is desperately needed in our local area. Coursework in these programs would allow student to receive a certificate in many different areas and/or an Associates Degree.

Acquisition of the facility would allow Texarkana College to offer these new programs during day and evening hours, to accommodate a variety of trainees and their busy schedules. Likewise, the acquisition of this facility and the creation of these new programs would allow Texarkana College to better serve the community through an even broader customized training program in Construction Trades and the Multi-Craft area. Without the facility and without the programs, customized training for local businesses in these program areas are difficult for us now due to lack of space and program expertise.

The facility will also be used in conjunction with the local Independent School Districts to offer concurrent enrollment courses at Texarkana College in both these new programs. The high school students will receive college credit for the courses they take at this facility during their Junior and Senior years of high school. Not only will this encourage these students to stay in school, but will give these young men and women skills they can use to start their careers immediately.

Different groups of people/organizations could benefit from the creation of these programs located at this facility. For examples, potential beneficiaries could be the following:

- Residential Construction companies
- Commercial Construction companies
- Construction workers
- Manufacturing Industry
- Manufacturing workers
- Machinists
- Electricians, residential & commercial
- HVAC Technicians, residential & commercial
- Bricklayers
- Plumbers
- Local businesses wanting to train their maintenance personnel
- Local individuals wanting to increase their maintenance knowledge
- Local individuals wanting to increase their construction knowledge
- High School students wanting to increase their skills in one or more of the many areas involved in construction trades or multi-craft

With the Construction Trades program, which would be the initial program at the facility, we will have at least one full time instructor, possibly two full time instructors, and approximately four part time instructors during the first year of the program. As the program increases and student move into the second year of the program, that number would increase. First year numbers of students will be a minimum of 80 students. We expect that number to grow to well over 125 students per year once we are in the facility a couple years.

Once the Multi-Craft program begins, approximately the same number of instructors would be involved in that program at the facility. Approximate number of students in this program is no less than 20 the first year.

The property will be used daily, with the possible exclusion of weekends and holidays. However, the property would be available for use on those days if needed for either classroom training or customized training programs.

Since the facility appears to be in relatively good shape, we estimate it would take us no more than 3 months to get the facility ready for full educational utilization, both classroom and hands-on training. If we can get the facility in Spring 2007, we fully plan to start classes in Fall 2007. Customized training programs could start at the facility before Fall 2007 if we can get the facility early enough and get it ready for classes and training.

Once the facility is acquired, we would begin working immediately to get the classrooms, lab areas, and offices ready for use. No major construction or renovation will be needed to begin the Construction Trades program.

No buildings are proposed for demolition.

<u>Bldg. #</u>	<u>Name/Description</u>	<u>Proposed Use</u>	<u>Date Use to Begin</u>	<u>Approximate Cost</u>
1	Classroom & Office Building	Classrooms & Offices	Within 3 months	\$5,000
2	Attached Shop Area	Vocational training	Within 3 months	\$500
3	Detached Shop Area	Vocational training	Within 3 months	\$500

Texarkana College plans to use all the property on this facility for educational instruction purposes. The program information is described in section 4 of this document, but the training will involve training in a Construction Trades program immediately and in a Multi-Craft program in the near future. No research or experimentation is proposed for this site.

Texarkana College is approved and accredited by the following organizations:

- The Association of Texas Colleges
- The Southern Association of Colleges and Schools
- The Texas Education Agency
- The Texas Higher Education Coordinating Board
- Board of Nurse Examiners for the State of Texas
- National League for Nursing Accrediting Commission
- Texas Association of Music Schools

Texarkana College also has membership in:

- The Southern Association of Junior Colleges
- National Junior College Athletic Association
- Texas Association of Junior Colleges
- National Commission on Accrediting
- Texas Association of Collegiate Registrars and Admissions Officers
- Northeast Texas Junior College Baseball Conference
- American Council on Education
- Texas Junior College Speech and Theatre Association
- Texas Music Educators Association
- Texas Association of Art Schools
- American Technical Education Association, Inc.
- National League for Nursing
- National Organization for Associate Degree Nursing

Texarkana College does not currently receive any Federal assistance as the result of Federal activities upon the community.

If any government entity would like to collaborate to provide training for their personnel, Texarkana College would make every effort to work with the entity to meet their needs at this facility.

The need for this property does not come from a significant hardship, but it is needed to allow Texarkana College to offer Construction Trades and Multi-Craft programs for the local community. The lack of qualified workers in these areas has created a hardship for the businesses that need workers with skills provided in these programs.

The property will be utilized to introduce two new instructional programs that cannot adequately be provided with existing facilities. These programs include a Construction Trades program, which would be offered within 3 months of receiving the facility, and a Multi-Craft Program, which would be offered after we have the Construction Trades program running smoothly.

The acquisition of this facility would allow us to conduct our entire Construction Trades program at that facility. This would be done with both high school students and local adult students interested in obtaining the skills offered in this program. Once the Multi-Craft program is introduced, part of the program would be taught at this facility while the rest of the program would be offered at the Texarkana College campus, which is located approximately one mile from this facility.

By obtaining this facility, Texarkana College will be able to offer additional skills training to current and future students at Texarkana College. The skills training delivered at this facility will include skills that would lead to productive careers for many trainees. This additional training will allow the trainee to better provide for themselves and their families.

The property will be used only for instructional program purposes.

The property will be ADA compliant, but the property will not be used primarily for special education or handicapped purposes.

Discussion of Property:

The LRA has had the opportunity to review the property in question, review the various correspondence received from interested individuals, had had the opportunity to listen to comments at a public meeting.

The view of the property reflects office and classroom space at the entrance of the facility, with an attached shop area and an additional detached shop area at the back of the property. The building is in good condition and could easily be transferred to an educational and training facility.

The LRA notes the expression of interest on the part of Texarkana College and makes particular attention to the fact that the property is approximately one mile from the main Texarkana College campus.

Because of the extensive green area around the rest of the seven acre lot, there is plenty of green space to hold items manufactured by training classes at the facility.

The LRA recognizes this facility is located in a residential area and one block from another school facility. This indicates there would be no concern of the additional traffic caused by this facility becoming an educational and training facility.

The LRA did not receive any additional public comment at its July 17, 2006 workshop that the LRA considers significant to any other proposed use.

The LRA Board, therefore, recommends to the Office of the Secretary of Defense, that the property be transferred to Texarkana College.

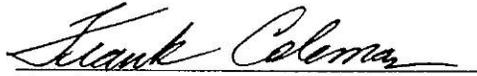
The LRA recommends that the property be transferred to Texarkana College and acquired by Texarkana College with the property use being limited to educational and training use.

The LRA, therefore, makes the following recommendation.

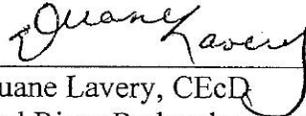
Recommendation

It is the recommendation of the Red River Redevelopment Authority (RRRA) that the Watts-Guillot U.S. Army Reserve Center to transferred to Texarkana College, a Community College operating under the laws of the State of Texas and that Texarkana College acquire the land and buildings to be used as an educational and training facility for the benefit of the citizens of Texarkana, AR, Texarkana, TX, and the surrounding areas, who would have interest in educational and training opportunities provided at the facility.

Recommended this 16th day of March, 2007 by the Red River Redevelopment Authority.



Frank Coleman, President
Texarkana College



Duane Lavery, CECD
Red River Redevelopment Authority