



Department of the Navy

**Mastering Property Disposal
4 November 2009**

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Topics



- Overview of Navy BRAC Program Management Office
- Overview of the Disposal Process
- BRAC PMO Points of Contact



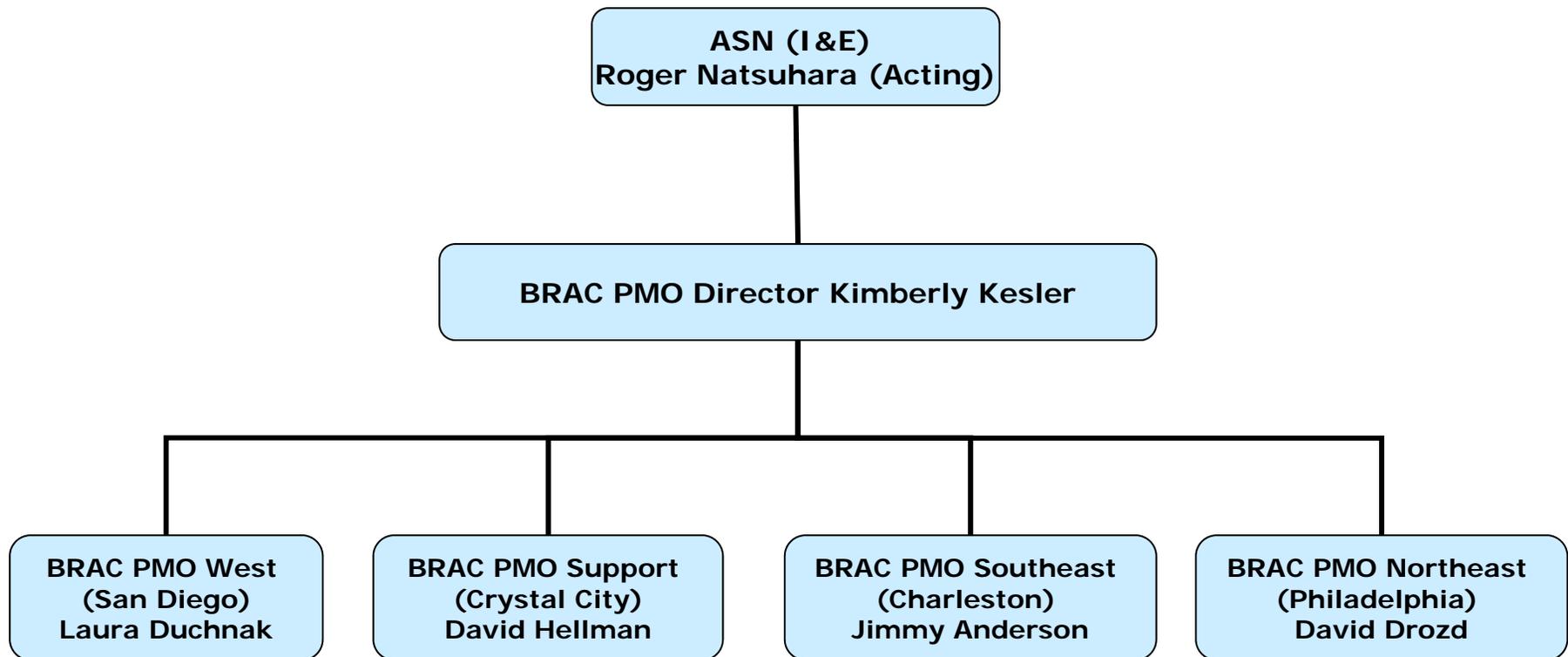
BRAC PMO Focus



- **Objective** - To implement the BRAC decisions at Navy and Marine Corps installations using a business management perspective to deliver sound community liaison, planning, real estate, and environmental decisions
 - Program Management/Disposal
 - Integrate all aspects of disposal, realignment and closure operations
 - Streamline the processes
 - Interface with OSD/Congress/Communities
 - Realignment/Operational Closure
 - PMO Oversight, CNI/USMC lead
- **Goal** - To accelerate property cleanup and divestiture

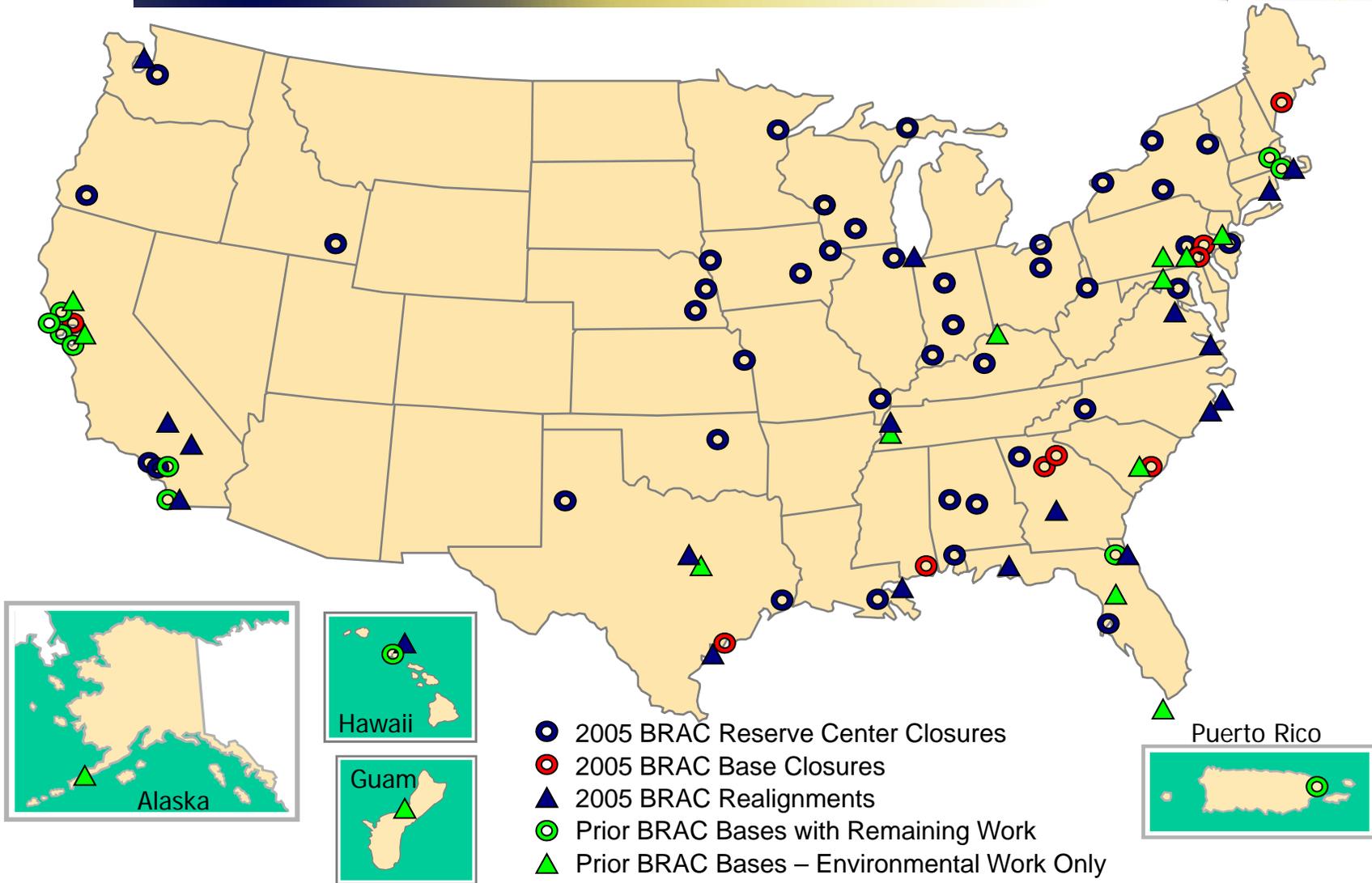


Chain of Command





Map of Entire BRAC Program





Approach for BRAC Property Disposal



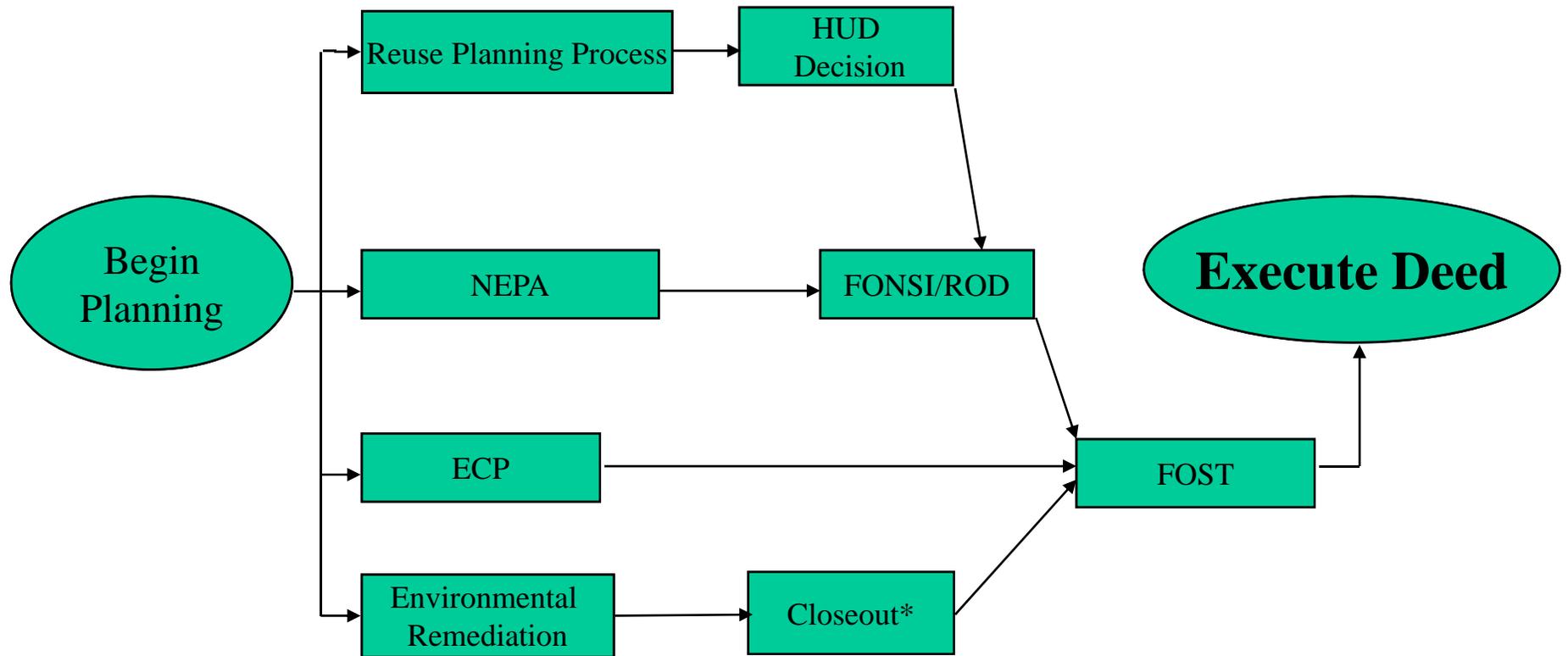
- Use all of the Disposal tools available – ‘mixed-tool-bag’
 - Combination of public sale, PBCs, negotiated sales, EDCs, Fed/DOD transfers
 - Marine Corps Air Station Tustin
 - Naval Training Center Orlando
 - Brownfields conveyances, Public Sales with cleanup
 - Enable developers to remediate property during construction activities
 - *Naval Shipyard Mare Island*
- Remediation activities based on current use of the property
- Partner with agencies that have zoning authority for future land use



BRAC Disposal Process



BRAC Disposal Process





Reuse Planning



- Process is conducted by the OEA recognized Local Redevelopment Authority (LRA)
- Redevelopment plan establishes the land use plan and zoning for the property.
- Redevelopment plans need to consider the environmental conditions of the property.
- BRAC law requires LRAs to balance the needs of the homeless and the need for economic development in its redevelopment plan
- Redevelopment plan must address the Homeless Assistance Act.
 - Decision by HUD prior to transfer of property from Federal ownership.
 - If plan not approved by HUD or the LRA does not submit a revised plan addressing comments, HUD has the responsibility for identifying installation property that could be used to assist the homeless.



National Environmental Policy Act



- Military Services must prepare NEPA documents prior to any property transfer.
- The preferred alternative is the LRA's land use and zoning plan.
- HUD decision regarding homeless assistance is needed prior to NEPA decision.
- BRAC requires NEPA documents to be completed within 12 months after completion of the redevelopment plan.
 - Natural and cultural resource issues
 - Local controversy
- Changes to redevelopment plans prior to completion of all disposal actions requires review of previous NEPA documentation to determine if the impacts from the revised redevelopment plan were evaluated.



Reuse Planning Tools



- Installation Summary Reports
 - Summary of the characteristics of the installation
 - Potential opportunities and constraints for redevelopment
- Environmental Condition of Property (ECP) Reports
 - Purpose of the ECP Report is to provide environmental information to assist in preparing land use plans and to inform the public about the property.
 - Summary of biological, cultural, and environmental conditions of the property.
 - Includes references to publicly available information



Environmental Remediation



- **Variety of Approaches**
 - Remedy in Place or Completed by DOD
 - Early Transfer – DOD completes remedial action
 - Early Transfer – privatization of remedial action
 - Early Transfer – privatization of remedy selection & remedial action
- Upon determination of remediation approach, a Finding of Suitability to Transfer (FOST) or Finding of Suitability to Early Transfer (FOSET) is prepared.



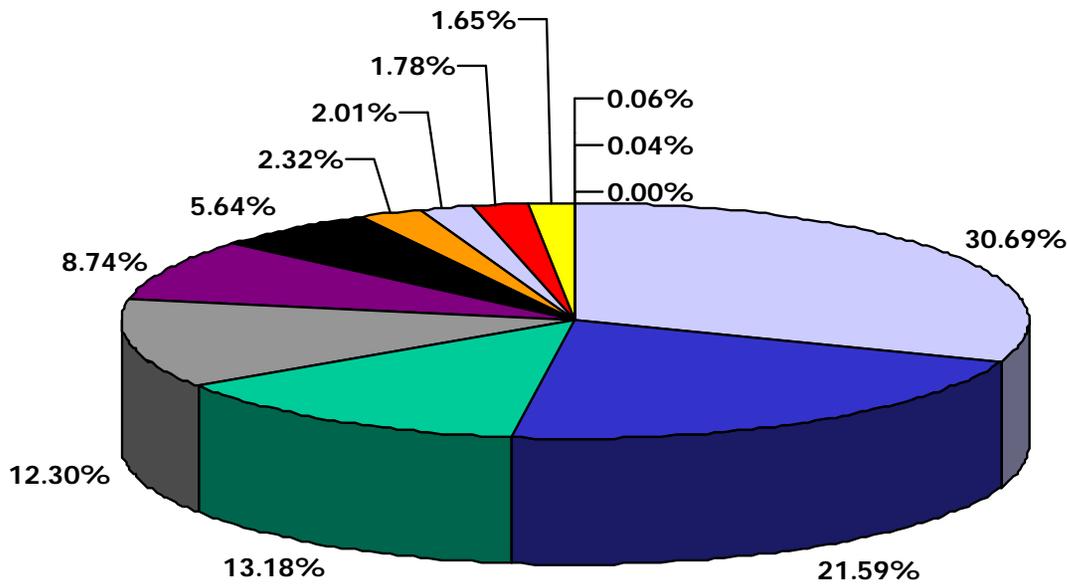
Conveyance Mechanisms



- Fed/DOD transfer
- Homeless Assistance
- Public Benefit Conveyance
- Conservation Conveyance
- Negotiated Sale
- Public Sale
- Economic Development Conveyance
- Depository Institution
- Public Law 101-510 Section 2905(e)
- Exchanges for Military Construction



Conveyance Authorities used at Prior BRAC Installations



Special Legislation

Reversion

Public Benefit

No Cost EDC

Federal Transfer

Lease Terms

Public Sale

DoD Transfer

Cost EDC

Negotiated Sale

Highways

Homeless Assistance

MILCON Exchange

As of 30 September 2009, with 93% disposed



Contact Information



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