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# Rural Installation Challenges

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**4 November 2009**



# Agenda

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- Introduction
- Discussion
  - Challenges
  - Vision
  - Realistic Expectations
  - Opportunities
  - Army Role
- Questions



# Challenges

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- **Assessing Needs (and Wants)**
- **Assessing Assets and Liabilities**
- **Infrastructure**
- **Availability of Property**
  - End of Mission
  - Environmental Restrictions
- **Demand for Property**
  - Real Estate Absorption Rates
- **The Economy**



# Vision

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- **Reuse Plan**
  - Residential?
  - Commercial Development?
  - Light Industrial?
  - Agriculture?
  - Conservation?
  - Public Benefit?
  - Homeless Support?



# Expectations

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- **Community**
  - The Army will partner with Communities
  - Installations will close on time to meet BRAC Law
  - The Army will dispose of property as quickly as possible
  - The Army will share information
  
- **Army**
  - Communities will partner with the Army
  - Complete and approved reuse plan
  - We will agree on a disposal plan
  - Recipients will take property when it is available



# Opportunities

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- **Plan to mitigate environmental encumbrances**
  - Partner with the Army
  - Engage Regulators early
- **Get property out of the Army's hands ASAP**
  - Property transfer is lengthy process
  - Able to respond to “Target of Opportunity”
- **Combine cleanup with redevelopment**



# Army Role

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- **Share information**
  - Environmental
  - Real Property
  - Personal Property
- **Environmental Remediation**
- **National Environmental Policy Act**
- **Property Disposal Strategy**
- **Finding of Suitability to Transfer**
- **Deeds**



# QUESTIONS?