



BRAC Process

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OSD BRAC 2005 Workshop May 4, 2006 Atlanta, GA

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BRAC 2005 Implementation

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- Act expeditiously, whether closing or realigning
- Utilize all appropriate means to transfer property
- Rely on and leverage market forces
- Collaborate effectively
- Speak with one voice
- Work with communities to address growth



BRAC Processes

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- Real Property Disposal
- Personal Property Disposal
- Base Redevelopment Planning
- Environmental Actions
- Operational Closure & Layaway
- Disposal and Redevelopment Timeline



Real Property Disposal

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- Federal Screening
 - Excess Navy property is made available to Federal and other DOD agencies
 - Agencies submit Expressions of Interest
 - Expressions are evaluated in coordination with local communities and LRAs
 - Determination of Surplus issued defining property no longer needed by the Federal Government



Disposal Mechanisms

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- Property Disposal “Tool Box” includes
 - Public Benefit Conveyances
 - Negotiated Sale
 - Economic Development Conveyances
 - Public Sale



Real Property Disposal Tools

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Public Benefit Conveyances

- Conveyances to State and Local Governments for public purposes
- Typical Uses: Schools, Parks, Airports, Ports, Public Health Facilities, Historic Monuments, Wildlife Conservation
- Military Department must determine best use of the parcel is consistent with requested PBC.



Real Property Disposal Tools

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Public Benefit Conveyances

- Proposed recipient prepares application for sponsor agency demonstrating
 - public purpose/need
 - ability to hold title
 - feasibility of request including financial capability to perform
- Sponsor Agency selects qualified applicant and specifies any proposed discount from Fair Market Value



Real Property Disposal Tools

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Negotiated Sale

- LIMITED circumstances
- Must be to a Public Body
- Must be for a Public Benefit that would not be realized from competitive sale or PBC
- Grantee pays at least fair market value
- Requires explanatory statement for Congressional review



Real Property Disposal Tools

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Economic Development Conveyances

- Purpose is job generation
- Only permitted recipient is LRA
- LRA must demonstrate
 - Proposed uses will generate sufficient jobs
 - Proposed land uses are feasible in light of current and projected market conditions



Real Property Disposal Tools

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Economic Development Conveyances

- Military department will seek Fair Market Value.
- On case by case basis, department MAY grant EDC without consideration subject to statutory requirements.



Real Property Disposal Tools

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Public Sale

- Community controls zoning and entitlements for the property
- Rapidly puts the property back into productive use
- Provides immediate tax revenue for the community
- Methods include Internet Auction and Sealed Bid



Personal Property Disposal

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- Definition
 - All property except land and fixed-in-place buildings (including fixtures), naval vessels, and records
- Inventory
 - Available/Not Available for Redevelopment
- LRA Consultation
- Transfer Methods
 - With the Real Property
 - Defense Reutilization & Marketing Office



Base Redevelopment Planning

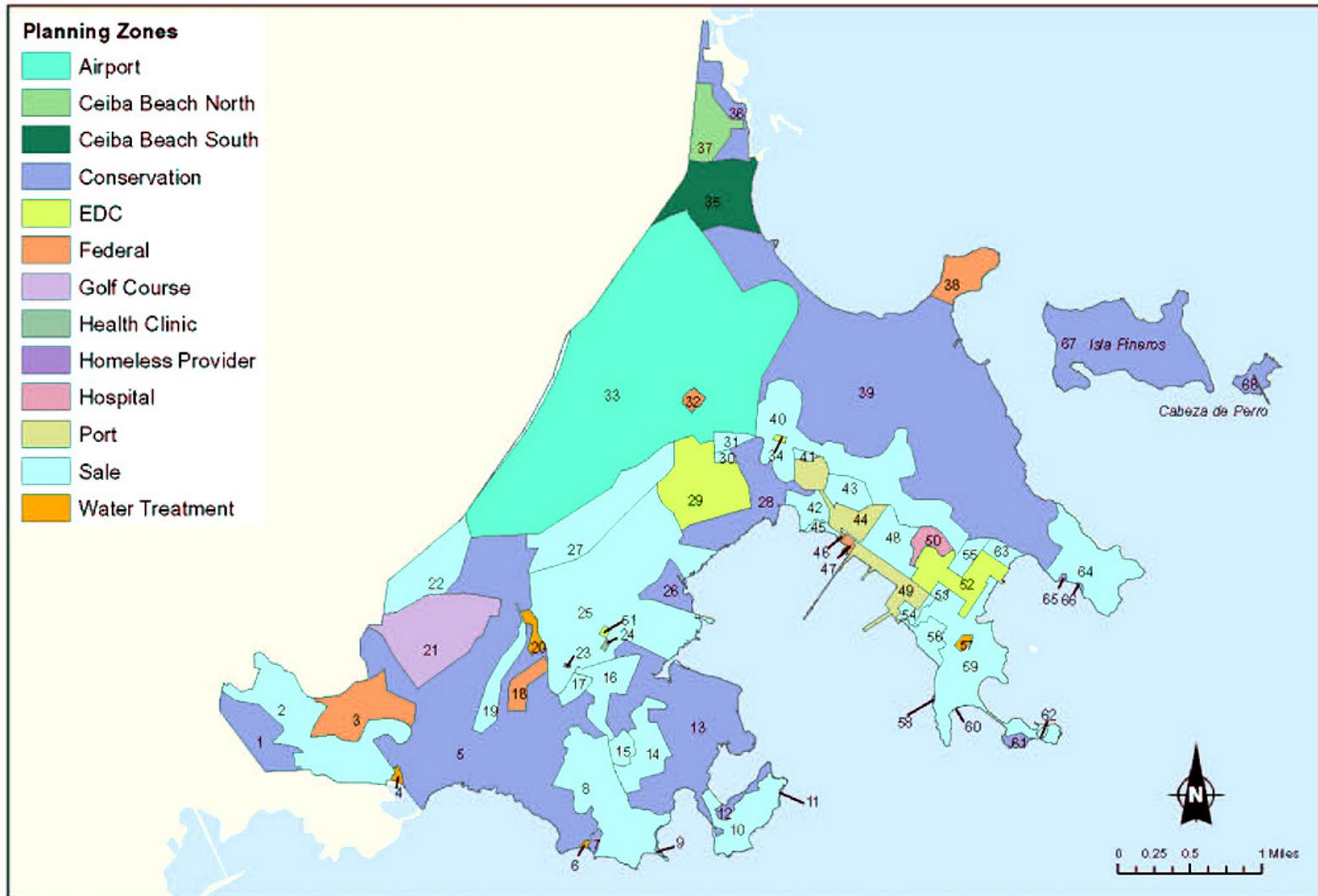
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- Goal: rapid disposal and redevelopment
- LRA
 - Established by State or local government
 - Responsible for preparing redevelopment plan
 - Outreach to homeless and others
- Office of Economic Adjustment support
- Navy provides installation information (ECPs, ISRS)



Roosevelt Roads Base Redevelopment Plan

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Environmental Actions

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- Comply with NEPA for Property Disposal and Realignments
- Comply with laws protecting natural and cultural resources
- Address environmental compliance
 - Asbestos, Lead Based Paint, Hazardous waste storage areas, Tanks, etc.
- Integrate cleanup and disposal decisions
 - Cleanup based on current/past use can speed reuse and is preferred



Operational Closure and Layaway

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- Protect & maintain to preserve value
- Initial maintenance levels support future reuse
 - Duration limited - adjusted over time
- Utilities...plan early for transition
 - Drawdown may create issues



Disposal & Redevelopment Timeline

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Base Realignment & Closure Recommendations

