
**Horsham Township Authority for NAS-JRB
Willow Grove
Local Redevelopment Authority (LRA)
Office of Economic Adjustment (OEA)**

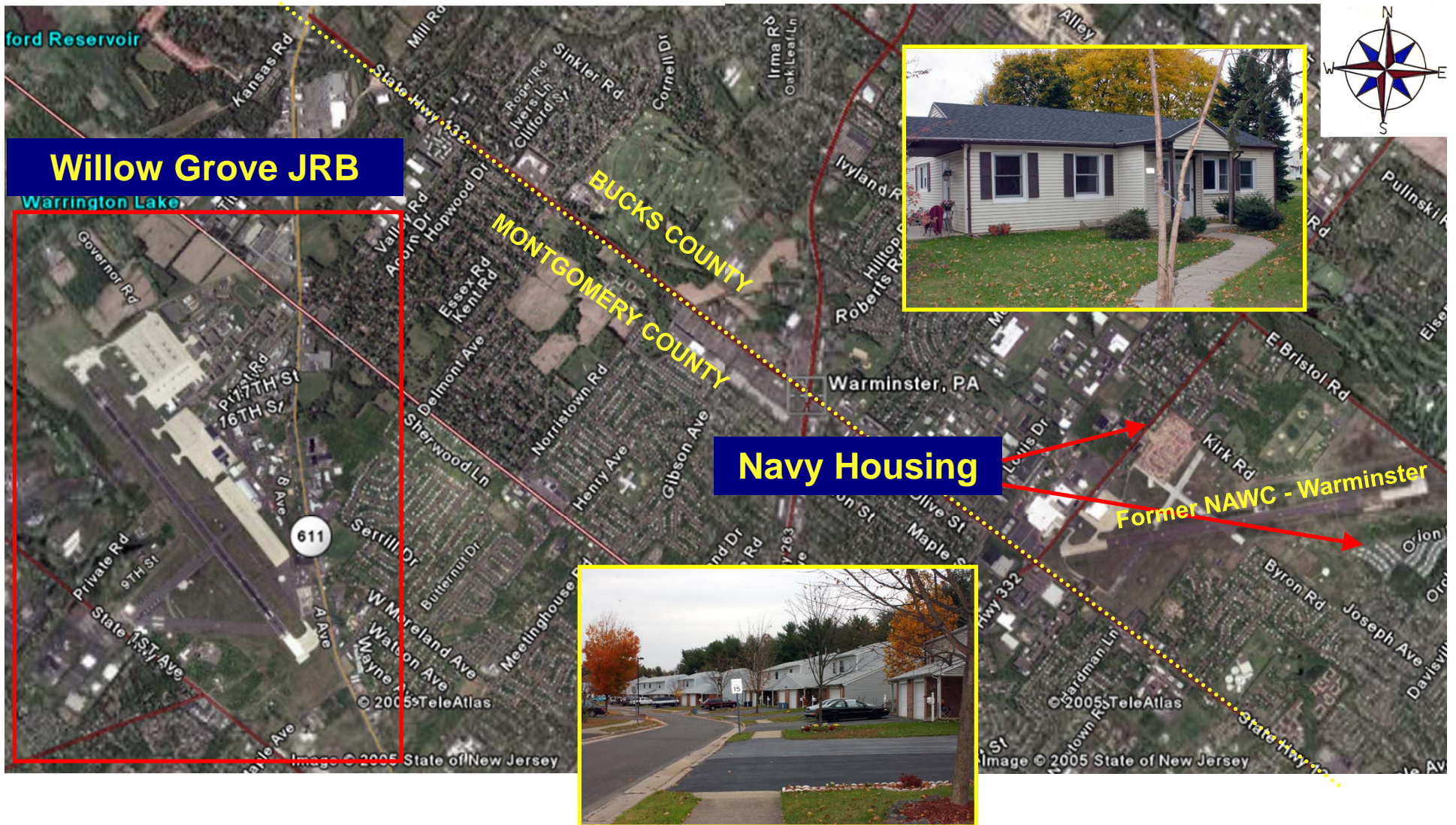
BRAC 05 LRA OUTREACH PROCESS

April 2, 2009

Mike McGee – HLRA Executive Director

Richard Tenga – OEA Project Manager

NAS JRB Willow Grove



LRA

- ***Membership: Members are from each jurisdiction:***
 - ✓ **Montgomery County – Horsham Township**
 - ✓ **Bucks County – Warminster Township - Ivyland Borough**

 - ***Recognized by DOD, in the Federal Register on April 27, 2006, as the single entity responsible for identifying local redevelopment needs and preparing a redevelopment plan for the Navy to consider in their disposal of the surplus property.***
 - ✓ ***Surplus property 53 acres: Shenandoah Woods and Jacksonville Road Housing Areas***

 - ***The LRA provides leadership and works on behalf of the affected communities to determine the best reuse of the surplus property and to reach consensus on a preferred redevelopment plan***
 - ✓ ***The LRA is the “One Voice” for the affected communities***
-

Horsham LRA – Public Outreach

- *The LRA is required to conduct outreach, as part of the planning process, to representatives of the homeless and others interested in public use of the surplus property*

 - *The LRA will consider all interest in the property and will balance these interests with economic and other community needs.*

 - *Timeline for public Notices of Interest (NOIs):*
 - ✓ LRA published notice on 29 Jan 09 in the:
 - *The Intelligencer and Bucks County Courier*
 - ✓ NOI due NLT July 15, 2009
 - ✓ Redevelopment Plan and Homeless Assistance Submission is due to HUD by April 11, 2010 (270 days from NOI due date)

 - *Public Outreach Workshops/Site tours: April 2, 2009*
-

What is a Redevelopment Plan?

- **Community's vision, goals, & objectives for redeveloping the surplus property**

 - **Primary instrument to ensure land use compatibility between surrounding community & former Federal property**
 - Proposed land uses & zoning
 - Supporting infrastructure
 - Property conveyance/redevelopment schedule
 - Capital improvement program
-

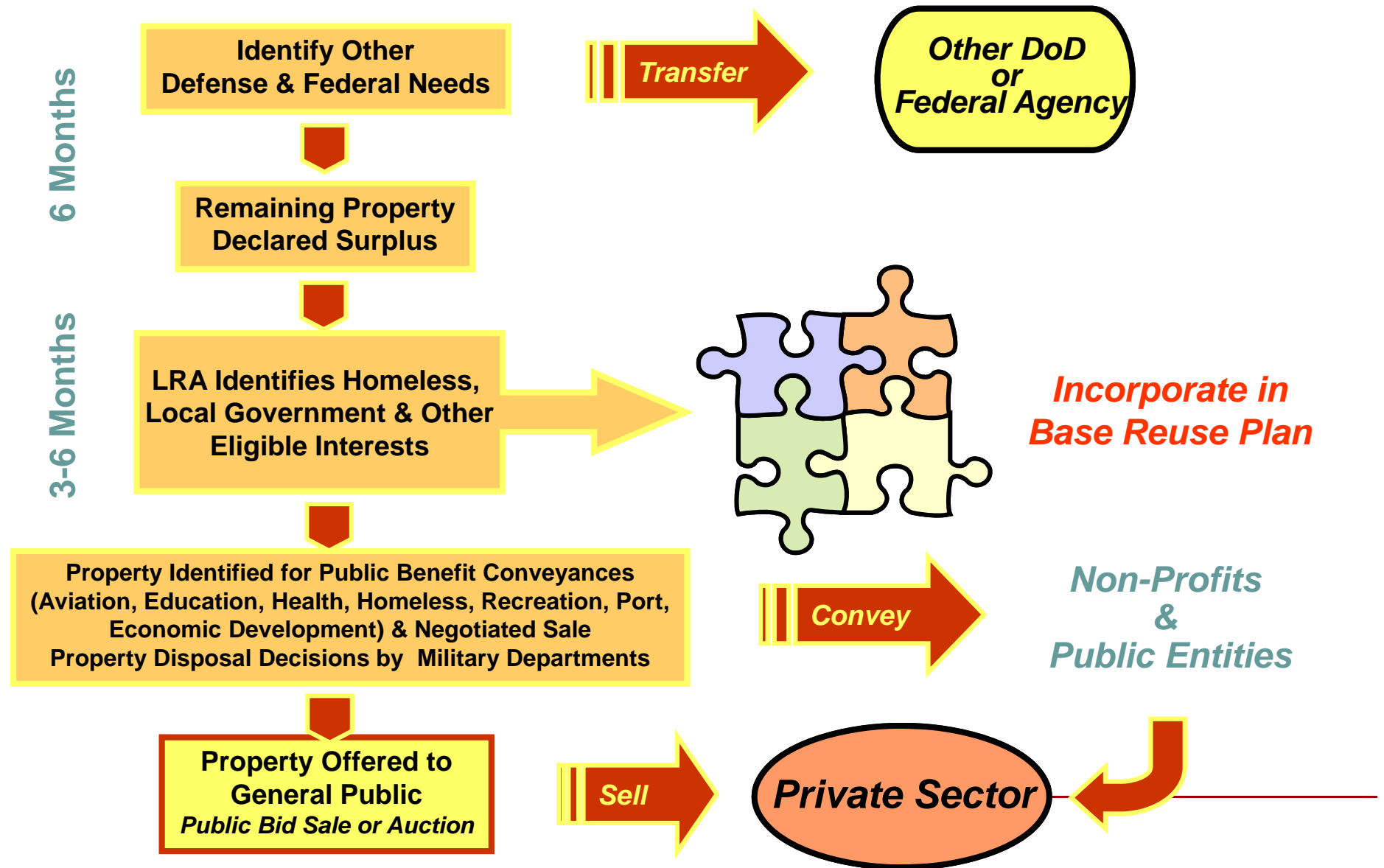
Redevelopment Plan

- **The Redevelopment Plan serves the following purposes:**
 - ✓ **Reflects community consensus for civilian use**
 - ✓ **Documents the balance between economic redevelopment & other community development needs with needs of the homeless community**
 - ✓ **Guides the Navy's environmental analysis**
 - ✓ **Used by the Navy in their property Disposal Plan**
-

Office of Economic Adjustment - Role

- ***Authority under Title 10, U.S.C. Section 2391 to help state & local governments plan & carry out community adjustment & diversification in response to Defense actions, including:***
 - ✓ ***Base Realignments & Closures (BRAC) (PL 101-510)***
 - ***Authority to recognize LRAs per 32 CFR 176***
 - ***Authorized to provide technical and financial planning assistance to help communities adjust to economic and other impacts of the BRAC decision.***
 - ***OEA facilitates partnerships between affected communities, Federal Agencies, and Military Departments (Navy)***
-

REAL PROPERTY DISPOSAL PROCESS



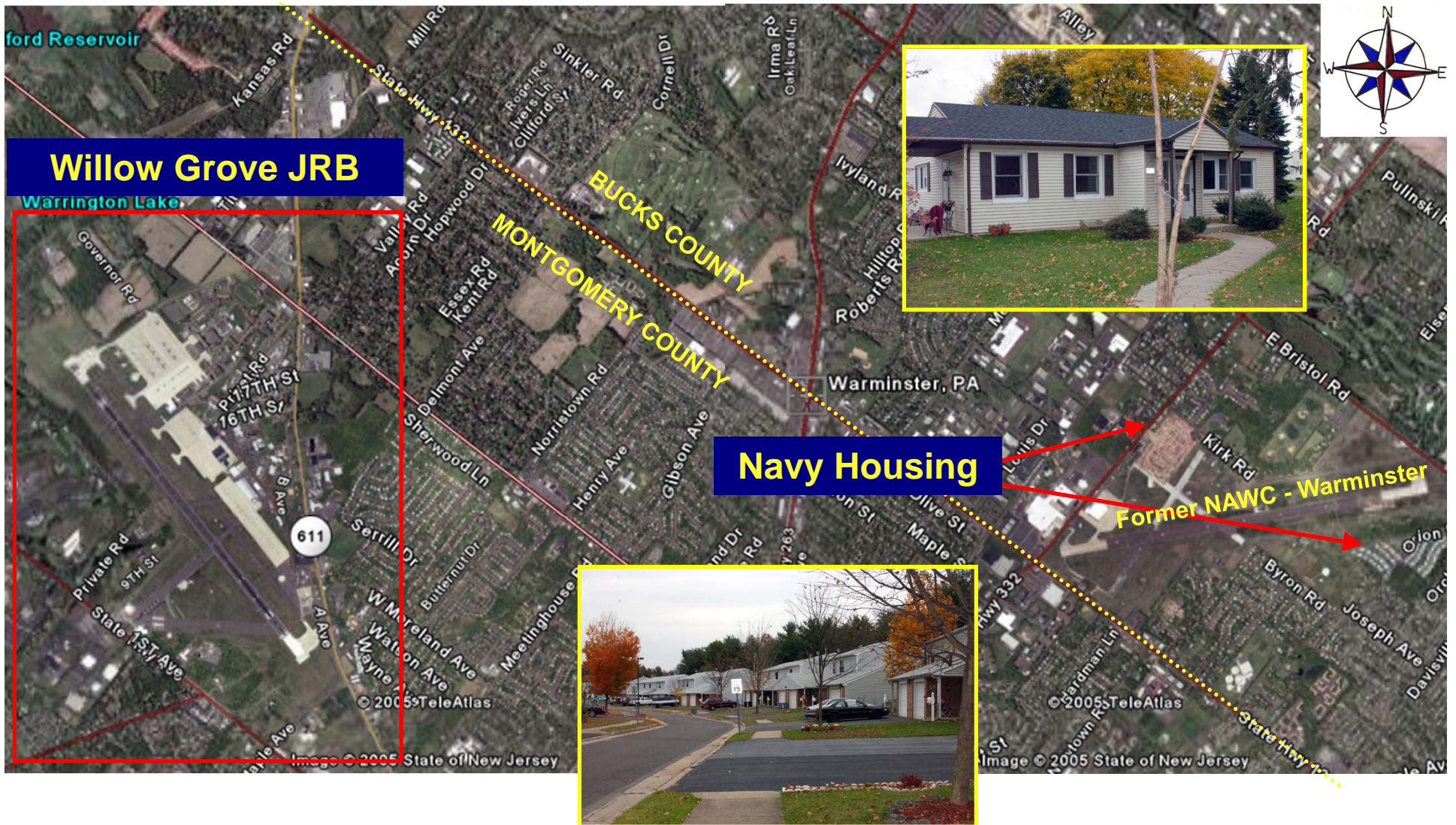
Public Benefit Conveyances (PBCs)

- **Education**: Primary and secondary schools, vocational-technical schools, college or university campus
 - ✓ *Fed Sponsor: Dept of Education – Discount up to 100% - min. 30 years*
 - **Public Health**: Hospital, clinic, health education, water or sewer utilities, sanitary landfill
 - ✓ *Fed sponsor: HHS – Discount up to 100% - min. 30 years*
 - **Public Park/Recreation**: Golf course, athletic facility, nature trails, park, etc.
 - ✓ *DOI/National Parks Service – Discount up to 100% – Perpetuity*
 - **Correctional Facility**: State prison, county jail, corrections activity
 - ✓ *DOJ – Discount 100% - Perpetuity*
 - **Wildlife Conservation**: State-sponsored bird sanctuary, game preserve, wildlife refuge, fishery, etc.
 - ✓ *DOI/Fish and Wildlife Service – Discount 100% - Perpetuity*
-

Surplus Property Description

- **Location: Shenandoah Woods – Warminster
Jacksonville Road Housing - Ivyland**
 - **Shenandoah Woods:
51 acres – 40 structures with 199 townhouse units
totaling approximately 337,184 square feet -**
 - **Jacksonville Road Housing
6 single family homes totaling approximately 9,265
square feet and three detached garage structures
with approximately 1,200 square feet.**
 - **Anticipated closure date: No later than September 2011**
-

NAS JRB Willow Grove



Questions?
Comments?
Redevelopment Inputs?
