



KELLY AFB
TEXAS

ADMINISTRATIVE RECORD
COVER SHEET

AR File Number 3345

**Kelly Air Force Base Restoration Advisory Board
Executive Session
22 August 2000 6:30 p.m.
Las Palmas City Library Branch
Meeting Room**

Members/Alternates Present:

Community Members:

Dr. Gene Lené,
RAB Community Co-Chair
Mr. Sam Murrah
Mr. George Rice
Mr. Phillip Farrell (Mr. Roberson's alt.),
GKDA
Mr. Armando Quintanilla
Mr. Paul Person
Mr. Scott Lampright (Mr. Mixon's alt.)
Mrs. Dominga Adames

Public Members:

Mr. Pat McCullough,
RAB Installation Co-Chair
Mr. Nicolas Rodriguez, Jr., BMWWD
Ms. Laura Stankosky, USEPA
Mr. Jim Clark (Mr. Sanchez's alt.), SAMHD
Mr. John A. Jacobi, TDH
Mr. Edward Weinstein, SAWS
Ms. Abby Powers (Mr. Weegar's alt.), TNRCC

Members Absent Without Alternate:

Mr. Roy Botello
Mr. Názirite Pérez
Mr. Alfred Rocha
Mr. Mark Puffer

Ms. Tanya Huerta
Ms. Annalisa Peace
Ms. Peggy Grybos
Mr. Kent Iglesias

I. Call to Order

- A. Mr. John Folk-Williams opened the meeting by reviewing the three meeting goals.
1. Inform the RAB about the closure process and important upcoming changes.
 2. Inform the RAB and seek its input regarding the community-based solutions process.
 3. Distribute and briefly review follow-up materials from the 1 August Executive Session.
- B. Mr. Armando Quintanilla asked how the meeting was advertised. The contractor informed him that public service announcements were sent to the local media, plus RAB members were informed by mail, phone, fax and email. Mr. Quintanilla stated that future special meetings should be advertised like regular RAB meetings. He emphasized that he strongly felt this was an Environmental Justice issue and the Air Force was not following Environmental Justice rules.

II. Community Time

No comments were made.

III. BRAC and the Environmental Process

A. Mr. Mark Frye, national expert on converting bases for civilian uses, gave a shortened version of his two-day course on the Base Realignment and Conversion (BRAC) Process (see Attachment 1). He focused on those issues most pertinent to the RAB, and where the RAB fits in the process. He pointed out that the Kelly AFB realignment and conversion is the most complex ever undertaken. He explained that there were three main organizations in the Kelly AFB closure: the Air Force Materiel Command, GKDA, and Air Force Base Conversion Agency (AFBCA). He covered the BRAC end goals; why the DOD was realigning; which laws applied; and how the Air Force was complying with the requirements and implementing the actions. He covered the Base Closure Laws of 1988 - 1990, how the 1990 law with the amendments of 1993, 1994, and 1997 applied to Kelly AFB. He also explained how the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and other environmental laws and requirements work in the closure process.

B. Discussion:

Q - Mr. Quintanilla asked if the Air Force must provide a deed covenant warranty on property before it is transferred and does it include contamination off base.

A - Mr. Frye said yes, but the requirement is only for property being transferred outside the federal government. He also pointed out that the government promises to clean up contamination it caused even if found after the transfer. This is not an action that private corporations would agree to do.

Q - Mr. George Rice asked if the Environmental Baseline Surveys (EBS) will be updated when they are a few years old.

A - Mr. Adam Antwine, AFBCA, stated when each parcel is transferred the EBS is updated. An EBS can be no more than 6-months old when used to support the transfer of property. He also said an EBS is constantly rechecked and updated.

Q - Mr. Frye stated that the intent of BRAC Cleanup Teams (BCT) is to work onsite towards real-time decisions. Mr. Quintanilla asked if this process includes off-site contamination as well.

A - Mr. Frye explained what he meant was that the U.S. Environmental Protection Agency (USEPA), Texas Natural Resource Conservation Commission (TNRCC), and the Air Force (AF) meet face-to-face instead of using telephone conferences, mail, or email to work together on all base-related cleanup.

Q - Mr. Rice asked if the city would eventually own the land it is leasing, how long the current lease would last, and will the city own it before the AF leaves or will they continue to lease it.

A - Mr. Frye replied that the lease is for 50 years, but as soon as the AF meets the environmental cleanup requirements, the property would belong to the city.

Q - Mr. Quintanilla asked if the AF would actually pay rent on leased-back property.

A - Mr. Farrell explained to him that no monies would be paid for the property leased back by the federal government.

Q - Mr. Quintanilla asked what properties east of the runway would not be transferred.

A - Mr. Pat McCullough explained that property purchased with funds collected from

V. Orientation of the Process for a Community-Based Solution for the Shallow Groundwater

- A. Mr. McCullough explained that this process was different from the usual way solutions are proposed. Normally, solutions are developed and proposed to the regulators and then to the public. The AF is going to the public first for input on developing solutions supported by the community. These public forums are being held every month until the process is completed. The next meeting is 28 August at Kennedy High School. Congressman Ciero Rodriguez and Congressman Charlie Gonzales will attend. At the meeting, the community will be asked to help determine the criteria by which a potential solution will be judged.
- B. The intention of the AF is that the community input will be presented to the regulators. It was stressed that any solution has to be approved by the regulators.
- C. So far 84 briefings had been given and four public forums held. The major comment received was that the community wanted to participate, but was not sure what type of response they should provide to the questions being asked.
- D. Discussion:
- Q - Mr. Quintanilla asked how much money would be going to the San Antonio Health District. Would it be just a token amount?
- A - Mr. McCullough said it would not be just a token, however, he couldn't say how much at this time. The assumption is however that 100 percent of what was requested may be provided. So far no reductions had been made. The success of the program depended on others in the community joining in, and that help was coming from GKDA, Brooks AFB, Kelly AFB, and other sources in the form of usable facilities. Current plans called for no pass-along costs to other agencies that would reduce the effective amount.
- Q - Ms. Dominga Adames asked who would run the program.
- A - Mr. McCullough said it would be the San Antonio Health District.
- Comment: Ms. Adames indicated in her experience that was not good.
- Q - Mr. Quintanilla asked if the initial \$250 million had been received.
- A - Mr. John Jacobi, Texas Health Department, responded that they still were working on it, as they wish to ensure study criteria would collect all the information needed.
- Q - Mr. Rice said he did not understand the Air Force position on the community-based solution. If the regulators require the Air Force do something in cleanup, is the AF saying they will do it, plus more that the community wants?
- A - Mr. McCullough said yes, because there may be more than one way to accomplish some requirements that would allow accomplishing what the community wants.
- Q - Mr. Rice said that if money is saved by using certain methods to meet requirements, the left over dollars could be used for other things.
- A - According to Mr. McCullough that was over simplification. If the agreed upon community-based solution did not cost the programmed amount the excess funds could be used for projects that would benefit the community.
- E. Mr. Folk-Williams started to explain how the community-based solution process would

active duty and retired military personnel belongs to Morale, Welfare, Recreation (MWR). This includes the NCO Club, the bowling alley, etc. These facilities were valued at an estimated \$5.3 million.

Comment: Members were reminded of the 13 July 2001 transfer date and that to-date 11 leases had been signed and approximately 80 percent of the property to be transferred is under lease.

Q - Mr. Rice asked if there was any difference in cleanup responsibility between land leased to the city or transferred from the AF to the city.

A - Ms. Abbey Powers, TNRCC, told the Board that leasees must report and clean up contamination they cause.

A - Mr. McCullough said the same rules apply; however, the lease prohibits using the facilities for the exact same uses that caused existing contamination. He used the example that a building that had housed a chrome-plating operation could not be reused for that purpose.

IV. Division of Kelly AFB Environmental Program

A. Mr. Antwine, AFBCA, showed a map of Kelly AFB that indicated Lackland AFB will get the runway and everything west of it. Until the realignment/transfer, Air Force Material Command will continue to be responsible for the 17 sites in the area going to Lackland AFB. In October 2000 Lackland AFB will assume responsibility for the 17 sites. These sites have always been funded by monies budgeted for active bases. Funds for these sites do effect base closure cleanup funds.

B. Mr. Richard Trevino, the Deputy Base Civil Engineer for Lackland AFB, spoke about its responsibilities in the transition of the 2,000 acres to Lackland AFB. The land to be transferred to LAFB is primarily that part of Kelly from the east side of the runway going west. He pointed out that his staff includes many former Kelly AFB environmental staff. He also discussed how the Lackland AFB program is all under one roof and about the formation of its Community Council for Restoration (see Attachment 2).

C. Discussion:

Q - Mr. Rice asked what the AF responsibility is regarding the off-base plumes from the 17 sites.

A - He was told that none of the 17 sites being transferred have plumes, but if something were discovered later, the AF would still have responsibility for cleanup.

Q - Mr. Quintanilla asked how large was the cleanup budget.

A - Mr. Antwine informed him that it is approximately 9 million for the 17 sites for FY 2001, and that the money comes from the active Air Force program.

Q - Mr. Quintanilla asked how much was spent in FY 2000 on cleanup.

A - Mr. William Ryan, BCA, responded between \$5-10 million.

Q - Mr. Rice asked how Lackland AFB would handle a plume that goes over the boundary line.

A - Mr. Trevino told him no matter which way a plume went, it was still the AF's responsibility to clean it up.

be applied during the upcoming public forum when it was announced that the library was closing.

1. The RAB was offered the opportunity to have a RAB workshop prior to each public forum, so that the RAB could go through the community-based solutions process before the public did.
2. The RAB was offered a table at all public forums.

VI. Adjournment

- A. Since the library closed at 9:00 p.m., the RAB was required to leave without formally concluding the meeting.

Attachments

1. Understanding BRAC and the Environmental Process Presentation
2. Presentation by Lackland AFB Representatives

#12
Junta Asesora de Restauración de la Base la Fuerza Aérea Kelly
Sesión Ejecutiva
22 de agosto 2000, 6:30 p.m.
La Biblioteca Las Palmas City
Sala de Juntas

Miembros / Suplentes presentes:

Miembros de la Comunidad:

Dr. Gene Lené, Copresidente representando a la comunidad	Miembros representando al gobierno:
Sr. Sam Murrah	Sr. Pat McCullough, Copresidente de instalación del RAB (por sus siglas en inglés)
Sr. Geoge Rice	Sr. Nicolás Rodríguez, Jr., BMWWD (por sus siglas en inglés)
Sr. Phillip Farrell (suplente del Sr. Roberson), GKDA (por sus siglas en inglés)	Srta. Laura Stankosky, USEPA (por sus siglas en inglés)
Sr. Armando Quintanilla	Sr. Jim Clark (suplente del Sr. Sánchez), SAMHD
Sr. Paul Person	Sr. John A. Jacobi, TDH (por sus siglas en inglés)
Sr. Scott Lampright (suplente del Sr. Mixon)	Sr. Edward Weistein, SAWS
Sra. Dominga Adames	Srta. Abby Powers (suplente del Sr. Weegar) TNRCC (por sus siglas en inglés)
Miembros ausentes sin suplente:	
Sr. Roy Botello	Srta. Tanya Huerta
Sr. Názirite Pérez	Srta. Annalisa Peace
Sr. Alfredo Rocha	Srta. Peggy Grybos
Sr. Mark Puffer	Sr. Kent Iglesias

I. Se abre la sesión

- A. El Dr. John Folk-Williams abrió la sesión revisando los tres objetivos de la reunión.
1. Informar al RAB (por sus siglas en inglés) sobre el proceso del cierre e importantes cambios futuros.
 2. Informar al RAB (por sus siglas en inglés) y pedir información sobre el proceso de soluciones con base en la comunidad.
 3. Distribuir y revisar brevemente los materiales de seguimiento de las Sesión Ejecutiva del 1º de agosto.
- B. El Sr. Armando Quintanilla preguntó que cómo se había publicado la reunión. El contratista le informó que se habían realizado anuncios como un servicio a la comunidad a través de los medios locales y que a los

miembros del RAB (por sus siglas en inglés) se les había informado por correo, teléfono, fax y correo electrónico. El Sr. Quintanilla expresó que las futuras reuniones especiales se deberían publicar como las reuniones regulares del RAB (por sus siglas en inglés), enfatizó que sentía fuertemente que éste era un problema de justicia ambiental y que la Fuerza Aérea no estaba siguiendo las reglas de justicia ambiental.

II. Comentarios públicos

No se hizo ningún comentario público.

III. BRAC (por sus siglas en inglés) y el proceso ambiental

A. El Sr. Mark Frye, experto nacional sobre la conversión de bases para uso civil, dio una versión resumida de su curso de dos días sobre el proceso de conversión y realineación de la base (BRAC) (ver documento adjunto No. 1). Concentró su atención en aquellos problemas que eran más pertinentes para el RAB (por sus siglas en inglés) y en donde se encontraba el RAB (por sus siglas en inglés) en el proceso. Señaló que la conversión y realineación de la base AFB Kelly (por sus siglas en inglés) es el proceso más complejo que se haya realizado. Explicó que había 3 organizaciones principales en el cierre de la base AFB Kelly (por sus siglas en inglés): El Comando de Material de la Fuerza Aérea, GKDA (por sus siglas en inglés) y la Agencia de Conversión de la Base de la Fuerza Aérea (AFBCA) (por sus siglas en inglés). Habló de los objetivos principales del BRAC (por sus siglas en inglés); del por qué la DOD (por sus siglas en inglés) estaba realineando las leyes que se aplicaban; y cómo la Fuerza Aérea estaba cumpliendo con los requisitos y acciones de implementación. Cubrió las leyes de cierre de una Base de 1988-1990, cómo se aplicaban a Kelly, la ley de 1990 con las enmiendas de 1993, 1994, 1997. También explicó cómo funcionan los requisitos de respuesta ambiental global, compensación y ley de responsabilidades a terceros (CERCLA) (por sus siglas en inglés), conservación de recursos y la ley de recuperación (RCRA) (por sus siglas en inglés) al igual que otras leyes ambientales en el proceso de cierre.

B. Discusión.

P – El Sr. Quintanilla preguntó si la Fuerza Aérea debía proporcionar una garantía de acuerdo de título de propiedad antes de que se transfiera y si incluía la contaminación fuera de la Base.

R – El Sr. Frye dijo que sí, pero que el requisito es únicamente para la propiedad que se está transfiriendo fuera del gobierno federal. También señaló que el gobierno promete limpiar la contaminación que haya ocasionado aún si se encuentra después de que se haya transferido. Ésta no es una acción con la que están de acuerdo las corporaciones privadas.

P – El Sr. George Rice preguntó si las encuestas ambientales (EBS) (por sus siglas en inglés) se van a actualizar una vez que tengan ya varios años.

R – El Sr. Adam Antwine, AFBCA (por sus siglas en inglés), expresó que cuando se transfiere cada lote la EBS (por sus siglas en inglés) se actualiza. Cada EBS (por sus siglas en inglés) no puede tener más de seis meses cuando se utiliza para apoyar la transferencia de una propiedad. También dijo que un EBS (por sus siglas en inglés) constantemente se está revisando y actualizando.

P – El Sr. Frye dijo que la intención de los equipos de limpieza de BRAC (por sus siglas en inglés) (BCT) (por sus siglas en inglés) es de trabajar en el lugar tratando de tomar decisiones en el momento. El Sr. Quintanilla preguntó si este proceso incluye también la contaminación fuera de la Base.

R – El Sr. Frye explicó que lo que trataba de decir era que la Agencia de Protección Ambiental de los Estados Unidos (USEPA) por sus siglas en inglés), la Comisión para la Conservación de Recursos Naturales de Tejas (TNRCC por sus siglas en inglés), y la Fuerza Aérea (AF, por sus siglas en inglés) se reúnen cara a cara en vez de hacer conferencias telefónicas, de usar el correo o correo electrónico para trabajar en conjunto en la limpieza que tiene que ver con toda la Base.

P – El Sr. Rice preguntó si con el tiempo la ciudad sería el dueño del terreno que está rentando, cuánto tiempo durará el contrato de renta y si la ciudad será la dueña antes de que se vaya la AF (por sus siglas en inglés) o continuarán rentándola.

R – El Sr. Frye respondió que es de por lo menos 50 años, pero que tan pronto la Fuerza Aérea cumpla con los requisitos de limpieza ambiental, la propiedad pertenecerá a la ciudad.

P – El Sr. Quintanilla preguntó si la AF (por sus siglas en inglés) en realidad, pagará renta o va a volver a rentar la propiedad.

R – El Sr. Farrell le explicó que no se pagará dinero por la propiedad que vuelva a rentar el gobierno federal.

P – El Sr. Quintanilla preguntó qué propiedades al este de la pista son las que no se van a transferir.

R – El Sr. Pat McCullough explicó que la propiedad comprada con fondos recolectados del personal de la fuerza militar activo o jubilado le pertenece a Morale, Welfare, Recreation (MWR) (por sus siglas en inglés). Se incluye NCO Club (por sus siglas en inglés), el boliche, etc. Estas instalaciones se evaluaron por un estimado de \$5.3 millones.

Comentario: Se les recordó a los miembros de la fecha de transferencia del 13 de junio del 2001 y que hasta la fecha se han firmado 11 arrendamientos y aproximadamente el 80% de la propiedad será transferida bajo este contrato de arrendamiento.

P – El Sr. Rice preguntó si había alguna diferencia en la responsabilidad de limpieza entre el terreno que se le renta a la ciudad o el terreno transferido de la AF (por sus siglas en inglés) a la ciudad.

R – La Srta. Abby Powers, TNRCC (por sus siglas en inglés), le dijo al Consejo que los arrendatarios deben reportar y limpiar cualquier contaminación que ellos ocasionen.

R – El Sr. McCullough dijo que se aplican las mismas reglas; sin embargo, el contrato de arrendamiento prohíbe que se utilicen las instalaciones para el mismo uso que ocasionó la contaminación existente. Usó el ejemplo de que si un edificio se utilizaba para hacer las operaciones de platinado de cromo no se podía volver a utilizar para ese propósito.

IV. División del programa ambiental de la base AFB Kelly (por sus siglas en inglés)

- A. El Sr. Antwine, AFBCA (por sus siglas en inglés), mostró un mapa de la AFB Kelly (por sus siglas en inglés) que indicaba que la AFB Lackland recibiría la pista y todo lo que está al poniente de la misma. Hasta que se haga la realineación / transferencia, el comando de material de la Fuerza Aérea continuará siendo el responsable de los 17 lugares en el área que pasarán a la AFB Lackland (por sus siglas en inglés). En octubre del 2000 la base AFB Lackland (por sus siglas en inglés) asumirá la responsabilidad de los 17 lugares. Estos lugares siempre han recibido fondos de dinero proveniente del presupuesto para bases activas. Los fondos de estos lugares sí afectan a los fondos para la limpieza del cierre de una base.
- B. El Sr. Richard Treviño, ingeniero civil adjunto de la AFB Lackland (por sus siglas en inglés), habló de sus responsabilidades en cuanto a la transferencia de 2000 acres a la AFB Lackland (por sus siglas en inglés). El terreno que se transferirá a la LAFB (por sus siglas en inglés) es principalmente la parte de Kelly del lado este de la pista hacia el poniente. Señaló que su personal incluye a mucho personal ambiental de la antigua AFB Kelly (por sus siglas en inglés). También habló de cómo el programa AFB Lackland (por sus siglas en inglés) está bajo un mismo techo y habló de la formación de un Consejo Comunitario para la Restauración (ver documento adjunto #2).
- C. Discusión:
- P – El Sr. Rice preguntó cuál era la responsabilidad de la AF (por sus siglas en inglés) con respecto a las plumas que se encuentran fuera de la Base comparado con los 17 sitios.
- R – Se le explicó que ninguno de los 17 lugares que se están transfiriendo tienen plumas, pero que si posteriormente se descubriera algo, la AF (por sus siglas en inglés) continuaría teniendo la responsabilidad de limpiarla.
- P – El Sr. Quintanilla preguntó que cuál era la magnitud del presupuesto para la limpieza.
- R – El Sr. Antwine le informó que para el año fiscal 2001 es de aproximadamente \$9 millones para los 17 sitios, y que el dinero proviene del programa activo de la Fuerza Aérea.
- P – El Sr. Quintanilla preguntó que cuánto se había gastado en la limpieza durante el año fiscal 2000.

R – El Sr. William Ryan, BCA (por sus siglas en inglés), respondió que entre \$5 y \$10 millones.

P – El Sr. Rice preguntó que cómo controlaría la AFB Lackland (por sus siglas en inglés) la pluma que va más allá de la línea divisoria.

R – El Sr. Treviño le dijo que no importaba hacia donde se extendiese una pluma, la limpieza seguía siendo responsabilidad de la AF (por sus siglas en inglés).

V. Orientación del proceso para una solución con base en la comunidad sobre las aguas subterráneas poco profundas

A. El Sr. McCullough explicó que este proceso era diferente a la manera en que generalmente se proponían las soluciones. Normalmente, las soluciones se desarrollan y se proponen a las agencias reguladoras y luego al público. La Fuerza Aérea está poniéndose en contacto con el público primero para recibir información que le servirá para desarrollar las soluciones que sean apoyadas por la comunidad. Estas sesiones públicas se están realizando cada mes hasta que se termine el proceso. La siguiente reunión será el 28 de agosto en Kennedy High School. El Congresista Ciro Rodríguez y el Congresista Charlie Gonzáles estarán presentes. En la reunión, se le pedirá a la comunidad que determine el criterio por el cual se podrán juzgar las posibles soluciones.

B. La intención que tiene la Fuerza Aérea es de que la información proporcionada por la comunidad se presente a las agencias reguladoras. Se enfatizó que cualquier solución tiene que ser aprobada por las agencias reguladoras.

C. Hasta el momento se han realizado 84 presentaciones y dos sesiones públicas. El comentario principal que se ha recibido es que la comunidad quiere participar pero que no está segura del tipo de respuesta que se les proporcionará a las preguntas que han estado haciendo.

D. Discusión:

P – El Sr. Quintanilla preguntó que cuánto dinero se dedicaría al distrito de salud de San Antonio. ¿Será una cantidad representativa?

R – El Sr. McCullough dijo que no sería una cifra representativa, pero que no podía, en este momento, decir con exactitud cuánto sería. Sin embargo, se asume que se entregará el 100% de lo solicitado. Hasta el momento no ha habido ninguna reducción. El éxito del programa depende de que otros en la comunidad se unan y de que llegue ayuda de GKDA (por sus siglas en inglés), AFB Brooks (por sus siglas en inglés), AFB Kelly (por sus siglas en inglés) y de otras agencias en forma de instalaciones que puedan ser utilizables. Los planes actuales piden que no se transfieran costos a otras agencias que puedan reducir la cantidad efectiva.

P – La Srta. Dominga Adames preguntó quién será el encargado del programa.

R – El Sr. McCullough dijo que sería el Distrito de Salud de San Antonio.

Comentario: La Srta. Adames indicó que eso no era bueno en su experiencia.

P – El Sr. Quintanilla preguntó si se habían recibido los \$250 millones iniciales.

R – El Sr. John Jacobi, Departamento de Salud de Tejas, dijo que todavía estaban trabajando en ello, y que querían asegurar que el criterio para el estudio recolectase toda la información necesaria.

P – El Sr. Rice dijo que si se ahorra dinero utilizando ciertos métodos para cumplir con los requisitos, el sobrante de esos dólares se podía utilizar para otras cosas.

R – Según el Sr. McCullough esa era una sobre simplificación. Si la solución con base a la comunidad acordada no costaba la cantidad programada, los fondos excedentes se podían utilizar para proyectos que beneficiaran a la comunidad.

E. El Sr. Folk-Williams empezó a explicar cómo el proceso para obtener una solución con base en la comunidad se aplicaría en las próximas sesiones públicas cuando se anunció que se iba a cerrar la biblioteca.

1. Se le ofreció al RAB (por sus siglas en inglés) la oportunidad de tener una mesa de trabajo antes de cada sesión pública, para que el RAB (por sus siglas en inglés) pudiera repasar el proceso para obtener soluciones con base a la comunidad antes de que lo hiciera el público.
2. Se le ofreció al RAB (por sus siglas en inglés) una mesa en todas las sesiones públicas.

VI. Cierre de la sesión

A. Como se cerró la biblioteca a las 9:00 p.m. el RAB (por sus siglas en inglés) tuvo que salir de ese lugar sin concluir formalmente la reunión.

Documentos adjuntos

1. Presentación del Proceso Ambiental y Entendimiento del BRAC (por sus siglas en inglés).
2. Presentación del representante de AFB Lackland (por sus siglas en inglés).

Air Force Base Conversion Agency

Understanding BRAC and the Environmental Process

Kelly AFB Restoration Advisory Board

August 22, 2000
 Mark W. Frye, Managing Director
 KPMG Consulting, LLC; San Antonio

Purpose

- Familiarize the Kelly Restoration Advisory Board and other interested parties with a high-level view of the Base Realignment and Closure (BRAC) 95 base conversion process and its relationship to environmental restoration program elements

Generalized Map of Kelly Air Force Base

Van de Walle Property (not part of BRAC)

Surplus and Leaseback Property ("East of the runway")

Property Realigning to Lackland ("West of the Runway")

Kelly AFB Realignment/Conversion: The Most Complex BRAC Action Ever

- A Closure and a Realignment
 - Impact on 60 tenant organizations/7,000 personnel
 - Coordination between two Major Commands
- Also requires Joint Use Agreement for Airfield
- Public-Private Competition for depot workloads
- Site of interim reuse and early redevelopment
- Continuing Air Force missions until 2001
- Ultimate redevelopment to stimulate and support commercialization
 - Utilize industrial capacity to maximize the potential of unique facilities and work force—a "new view" of BRAC

Major Processes Currently Underway at Kelly Air Force Base

Public-Private Competition

Air Force Missions

Runway Joint Use

Realignment

Redevelopment

Kelly AFB Conversion Process: Concept of Operations

Air Force Missions

Public-Private Competition

Runway Joint Use

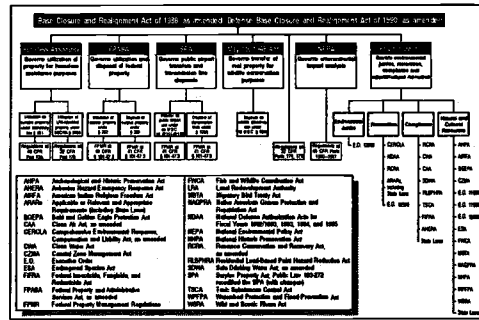
Realignment

Redevelopment

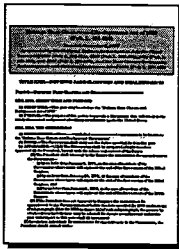
End Goals of the BRAC Process

- DoD missions realigned or disestablished
- Community develops and implements redevelopment plan
- Air Force plans for and disposes of all surplus property and transfers excess property to other federal entity
- Air Force analyzes environmental impacts of actions consistent with redevelopment plan
- Air Force completes environmental cleanup of any contamination it caused
- Environmental compliance programs transferred from Air Force to new owner/tenants
- Base operating support activities transition from Air Force to new owner/tenants
- Financial management responsibilities transition from Air Force to new owner

Key Laws and Regulations Affecting Base Conversion

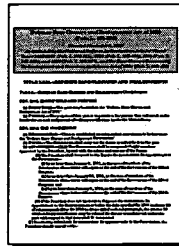


Provisions of Defense Base Closure and Realignment Act of 1990, as amended (1)



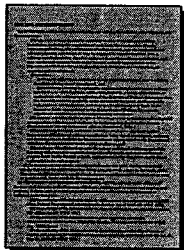
- SEC. 2901. Short Title and Purpose
- SEC. 2902. The Commission
- SEC. 2903. Procedure for Making Recommendations for Base Closures and Realignments
- SEC. 2904. Closure and Realignment of Military Installations
- SEC. 2905. Implementation

Provisions of Defense Base Closure and Realignment Act of 1990, as amended (2)



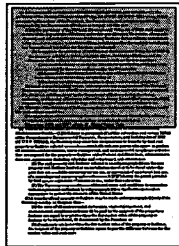
- SEC. 2906. Account
- SEC. 2907. Reports
- SEC. 2908. Congressional Consideration of Commission Report
- SEC. 2909. Restriction on Other Base Closure Authority
- SEC. 2910. Definitions
- SEC. 2911. Clarifying Amendment

Section 2905, DBCRA 90, as amended



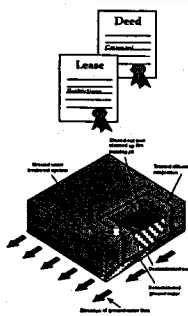
- SEC. 2901. Short Title and Purpose
- SEC. 2902. The Commission
- SEC. 2903. Procedure for Making Recommendations for Base Closures and Realignments
- SEC. 2904. Closure and Realignment of Military Installations
- SEC. 2905. Implementation [defines certain aspects and requirements of conversion process]
- SEC. 2906. Account
- SEC. 2907. Reports
- SEC. 2908. Congressional Consideration of Commission Report
- SEC. 2909. Restriction on Other Base Closure Authority
- SEC. 2910. Definitions
- SEC. 2911. Clarifying Amendment

National Environmental Policy Act (NEPA)



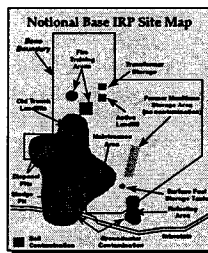
- Provides a process to help Federal officials make decisions that are based on an understanding of environmental consequences
- Regulations:
 - Council on Environmental Quality [40 CFR Parts 1500-1508]
 - DoD [32 CFR Part 214]
 - Air Force [32 CFR Part 989, AFI 32-7061]

Comprehensive Environmental Response, Compensation and Liability Act, as amended



- Defines requirements for environmental cleanup and close-out actions
- "NPL" vs. "Non-NPL"
- Defines requirements for property transfers, including notifications and covenants
- Defines requirements for early identification of uncontaminated property ("CERFA")

Executive Order 12580 and the Defense Environmental Restoration Program



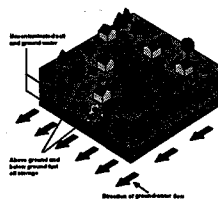
- Delegates Presidential authority to carry out response actions and cleanups under CERCLA to DoD Components
- Requires development and use of an Administrative Record
- Provides for public review and comment on remedial action plans
- Provides the foundation for the Installation Restoration Program (IRP) and "Fast-track Cleanup" program

CERCLA § 120 (h) (3)

"each deed entered into for the transfer of such property by the United States to any other person or entity shall contain ... a covenant warranting that—

- (I) all remedial action necessary to protect human health and the environment ... has been taken before the date of transfer, and
- (II) any additional remedial action found to be necessary ... shall be conducted by the United States."

Resource Conservation and Recovery Act, as amended



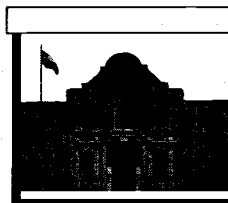
- Three principal programs:
 - > Subtitle C: "Cradle-to-grave" management of hazardous waste, including generation, treatment, storage and disposal (corrective actions)
 - > Subtitle I: Regulates petroleum products and hazardous substances (including underground storage tanks)
 - > Subtitle D: Regulates proper disposal of solid waste through State grants (including non-hazardous landfills)

Other Environmental Laws



- Clean Water Act
- Clean Air Act
- Safe Drinking Water Act
- Toxic Substances Control Act
 - > Asbestos Hazard Emergency Response Act
- Federal Insecticide, Fungicide and Rodenticide Act
- Residential Lead-Based Paint Hazard Reduction Act
- State laws, and other applicable or relevant and appropriate requirements (ARARs) [Cleanup Program]

National Historic Preservation Act



- Section 106 requires Air Force to "take into account" how undertakings will affect historic properties
- Advisory Council on Historic Preservation
- Process to be followed outlined in 36 CFR Part 800:
 - > Identification and evaluation of historic properties
 - > Assessment of effects
 - No effect
 - No adverse effect
 - Adverse effect
 - > Consultation
 - > Council comment
 - > Agreement on ways to avoid, minimize, or mitigate adverse effects

Executive Orders Applicable to BRAC

- E.O. 11514 (1997) NEPA implementation
- E.O. 11593 Cultural resources
- E.O. 11988 Floodplains
- E.O. 11990 Hazardous waste
- E.O. 12038 Public lands
- E.O. 12277 (1997) Consultation with State and local governments
- E.O. 12296 (1997) Environmental protection
- E.O. 12343 (1997) Environmental protection
- E.O. 12344 (1997) Environmental protection
- E.O. 12345 (1997) Environmental protection
- E.O. 12346 (1997) Environmental protection
- E.O. 12347 (1997) Environmental protection
- E.O. 12348 (1997) Environmental protection
- E.O. 12349 (1997) Environmental protection
- E.O. 12350 (1997) Environmental protection
- E.O. 12351 (1997) Environmental protection
- E.O. 12352 (1997) Environmental protection
- E.O. 12353 (1997) Environmental protection
- E.O. 12354 (1997) Environmental protection
- E.O. 12355 (1997) Environmental protection
- E.O. 12356 (1997) Environmental protection
- E.O. 12357 (1997) Environmental protection
- E.O. 12358 (1997) Environmental protection
- E.O. 12359 (1997) Environmental protection
- E.O. 12360 (1997) Environmental protection

Selected DoD Directives Applicable to BRAC Process

- DoDD 4140.25 Bulk petroleum management policy
- DoDD 4150.7 Environmental program
- DoDD 4165.6 Real property acquisition mgmt. / disposal
- DoDD 4165.7 Solid waste management
- DoDD 4700.25 Natural resources management
- DoDD 4710.25 Archaeological and historical resources
- DoDD 4715.25 Environmental Security
- DoDD 5000.25 Defense Environmental Restoration Program
- DoDD 5030.25 Site Environmental Compliance
- DoDD 5410.12 Environmental assistance
- DoDD 6050.1 Environmental assistance (in US) of DoD actions

Selected Air Force Instructions Applicable to BRAC Process

- AFI 32-1061—Providing Utilities to US Air Force Installations
- AFI 32-7001—Environmental Budgeting
- AFI 32-7002—Environmental Information Management System
- AFI 32-7020—Environmental Restoration Program
- AFI 32-7042—Solid and Hazardous Waste Compliance
- AFI 32-7044—Storage Tank Compliance
- AFI 32-7045—Environmental Compliance Assessment and Management Program
- AFI 32-7061—Environmental Impact Analysis Process
- AFI 32-7064—Integrated Natural Resources Management
- AFI 32-7065—Cultural Resources Management
- AFI 32-9004—Disposal of Real Property
- AFI 32-9005—Real Property Accountability and Reporting

Section 330 of NDAA for FY93 Indemnification of Property Transferees

■ Section 330 of the National Defense Authorization Act for FY 1993 (Pub. L. 102-484, as amended) states:

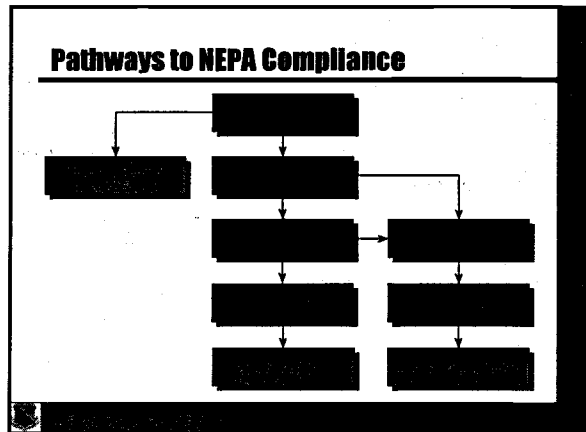
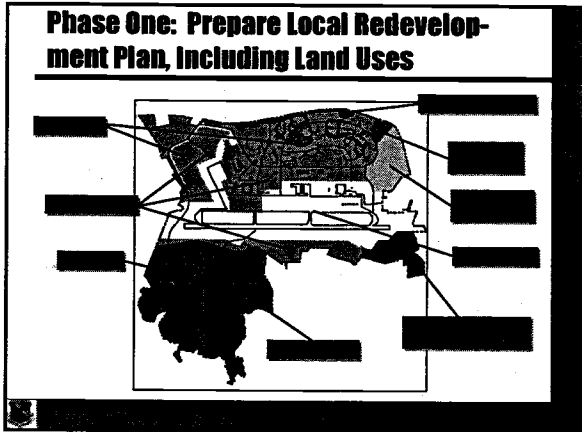
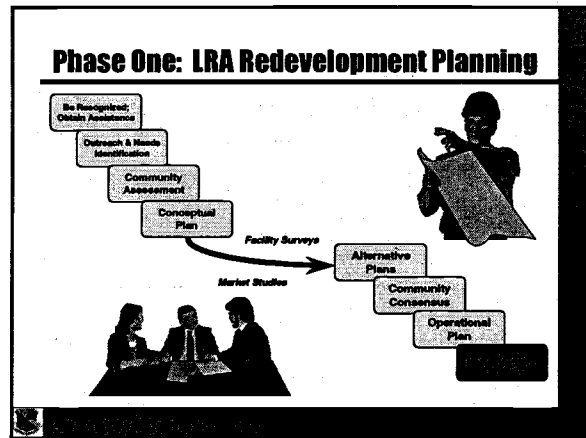
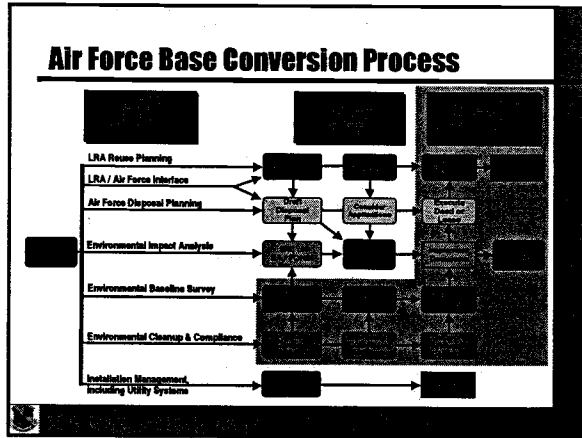
"... the Secretary of Defense shall ... indemnify [persons or entities acquiring ownership or control of any facility] from ... any suit, claim, ... or other fee ... that results from ... the release or threatened release of any hazardous substance, pollutant or contaminant, or petroleum or petroleum derivative as a result of Department of Defense activities at any [closing] military installation ..."

32 CFR § 175.7—Contents

- § 175.7(a) Identification of interest in real property
- § 175.7(b) Homeless screening for properties not covered by the Redevelopment Act
- § 175.7(c) Reserved
- § 175.7(d) Local Redevelopment Authority and the Redevelopment Plan
- § 175.7(e) Economic development conveyances
- § 175.7(f) Consideration for economic development conveyances
- § 175.7(g) Leasing of real property
- § 175.7(h) Personal property
- § 175.7(i) Maintenance, utilities, and services
- § 175.7(k) Leaseback of property

DoD Base Reuse Implementation Manual

- Introduction
- Base Reuse Process Overview
- Identifying Interests in Real Property and Reuse Planning
- Personal Property
- Leasing for Reuse
- Maintenance, Utilities, and Services
- Economic Development Conveyances
- Leasebacks
- Appendices



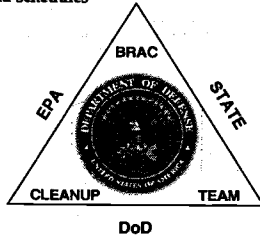
Environmental Baseline Survey (EBS)

- Survey Activities Include:
 - Records search and review, including prior property ownership documents
 - Aerial photography analysis
 - Interviews
 - Visual inspections
 - Contamination source identification
 - Ongoing response actions
 - Adjacent facility records search and review
 - Visual/physical inspection of adjacent property
- EBS Report Documents Findings

- ### Environmental Condition of Property Categories (Area Types)
1. No Release, Disposal, or Migration of Hazardous Substances or Petroleum Products
 2. Release or Disposal of Petroleum Products
 3. Storage, Release, Disposal, or Migration, but No Removal/Remedial Actions Required
 4. Required Removal/Remedial Actions Have Been Taken
 5. Removal/Remedial Actions Under Way
 6. Response Actions Not Yet Implemented
 7. Further Evaluation Required

BRAC Cleanup Teams

- Purpose of BCTs
 - > On-site, real-time decision making
 - > Issues and schedules



Restoration Advisory Boards

- Purpose of RABs
 - > Increase public participation
 - > Advice on environmental restoration
 - > Information to and from community
 - > Complements other community involvement

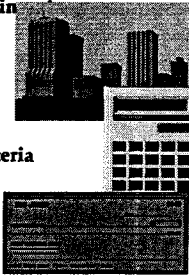


Property Conveyance Methods

- Within the Federal Government
- Outside the Federal Government
 - > Approved or sponsored public-purpose conveyances
 - > Economic Development Conveyances
 - > Sales (negotiated and public bid)
 - > Homeless assistance conveyances
 - > Utility system conveyances
 - > Depository institution facilities
 - > Conveyance for construction or provision of military family housing
- Other property conveyance issues

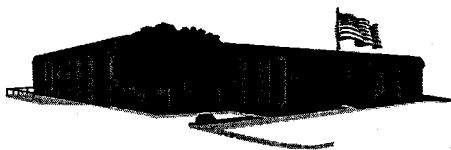
Summary Economic Development Conveyances

- Conveyance at no cost (as of FY2000), if certain conditions are met to rein revenues
- LRA is only eligible recipient
- LRA eligibility determined via application process
- Specific application review criteria
- Ability to negotiate flexible payment terms and conditions, where applicable



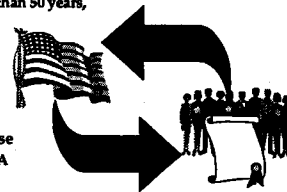
Non-deed Real Estate Transactions Supporting Reuse Actions

- Redevelopment Lease Types:
 - > Interim lease (pre-conveyance agreement)
 - > Lease in furtherance of conveyance (post-conveyance agreement)
- Licenses, Permits, Rights of Entry
 - > For temporary or specific uses



Leaseback of Property to DoD or Federal Agencies

- Property for which a Federal need exists (including retained property after realignment)
- Transfer (EDC or "leaseback conveyance") to LRA if LRA agrees to lease to Federal Government
 - > Lease term no longer than 50 years, but may be renewed
 - > No rent paid by Federal Government
- If Federal agency requirement ends, Federal Government may continue similar use
 - > Consultation with LRA
- Rule at 32 CFR 175.7(k)



Principal Documents (at Minimum) Needed for Real Property Deed Transfers



- EIS and Record of Decision or EA/FONSI and NEPA decision document
- Environmental Baseline Survey and Finding of Suitability to Transfer
- Contract for Sale or Equivalent
- Deed Instrument (with CERCLA covenant and notifications, as applicable)

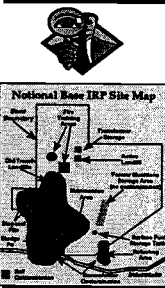
(And Many Supporting Documents)

CERCLA § 120 (h) (3)

"each deed entered into for the transfer of such property by the United States to any other person or entity shall contain . . . a covenant warranting that—

- (I) all remedial action necessary to protect human health and the environment . . . has been taken before the date of transfer, and
- (II) any additional remedial action found to be necessary . . . shall be conducted by the United States."

Environmental Baseline Survey (EBS)

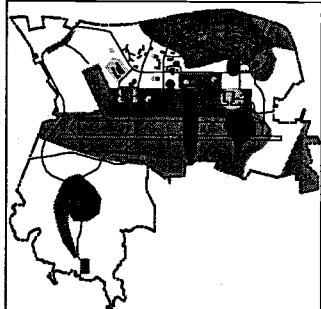


- Survey Activities Include:
 - Records Search and Review, including Chain-of-title documents
 - Aerial Photography Analysis
 - Interviews
 - Visual Inspections
 - Contamination Source Identification
 - Ongoing Response Actions
 - Adjacent Facility Records Search and Review
 - Visual/Physical Inspection of Adjacent Property
- EBS Report Documents Findings

FOST Requirements

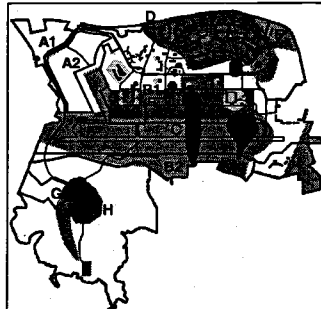
Site-Specific and Environmental Condition of Property Area Types	Remedial Action/Investigation/Assessment	CERCLA 120(h)(3) CERFA Eligible	CERCLA 120(h)(3) CERFA Eligible	CERCLA 120(h)(3) CERFA Eligible	Part 190.9 (190.9) B-land
AREA TYPE 1 Area where no release or deposit of hazardous substance or petroleum product is that substance has occurred. The only exception of these substances here (except area)	No storage, release or deposit Only storage (less than 1 year) Only storage (for 1 year or more)	CERFA eligible	Notification not required	Notification not required	DDP Guidance on FOST Where No Release or Deposit of Hazardous Substance Has Occurred
AREA TYPE 2 Area where no release or deposit of hazardous substance or petroleum product has occurred	No storage, release or deposit	Not CERFA eligible	Notification not required	Covenant and access cleanup not required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed
AREA TYPE 3 Area where a release or deposit of hazardous substance or petroleum product has occurred, but at concentrations that do not require a remedial response	Release occurred (above responsible quantities)	Not CERFA eligible	Notification not required	Covenant and access cleanup required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed
AREA TYPE 4 Area where a release or deposit of hazardous substance or petroleum product has occurred, but at concentrations that require a remedial response	Release occurred (above responsible quantities)	Not CERFA eligible	Notification not required	Covenant and access cleanup required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed
AREA TYPE 5 Area where a release or deposit of hazardous substance or petroleum product has occurred, but at concentrations that require a remedial response	Release occurred (above responsible quantities)	Not CERFA eligible	Notification not required	Covenant and access cleanup required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed
AREA TYPE 6 Area where a release or deposit of hazardous substance or petroleum product has occurred, but at concentrations that require a remedial response	Release occurred (above responsible quantities)	Not CERFA eligible	Notification not required	Covenant and access cleanup required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed
AREA TYPE 7 Area that is considered to be a release or deposit	Release occurred (above responsible quantities)	Not CERFA eligible	Notification not required	Covenant and access cleanup required	DDP Guidance on FOST Where Release or Deposit of Hazardous Substance Has Occurred and All Necessary Response Actions Have Been Completed

Notional Base Environmental Condition of Property



- ECP Area Type 1 (CERFA-Eligible)
- ECP Area Type 2
- ECP Area Type 3
- ECP Area Type 4
- ECP Area Type 5
- ECP Area Type 6
- ECP Area Type 7

Notional Base Environmental Condition of Property and Disposal Parcels



- ECP Area Type 1 (CERFA-Eligible)
- ECP Area Type 2
- ECP Area Type 3
- ECP Area Type 4
- ECP Area Type 5
- ECP Area Type 6
- ECP Area Type 7

Notional Base Eligibility of Disposal Parcels for FOST

- Eligible for FOST Based on ECP
- Not Eligible for FOST
- May be Eligible for FOST Based on ECP

Air Force FOST Procedure

- 1 Notify regulators of intent to initiate
- 2 Conduct VSI; prepare working draft FOST/EBS
- 3 Notify regulators/public of intent to sign FOST
- 4 Address comments; prepare draft final FOST/EBS
- 5 Forward to regulators (minimum 3 working days)
- 6 Final AFBCA coordination
- 7 Transfer property
- 8 Notify public
- 9 Retain EBS/FOST and comments
- 10 Make EBS/FOST available to regulators and public

Principal Documents (at Minimum) Needed for LIFCs

- EIS and Record of Decision or EA/FONSI and NEPA decision document
- Environmental Baseline Survey and Finding of Suitability to Lease
- Contract for Sale or Equivalent
- Lease Instrument (with CERCLA notifications and restrictions, as applicable)

(And Many Supporting Documents)

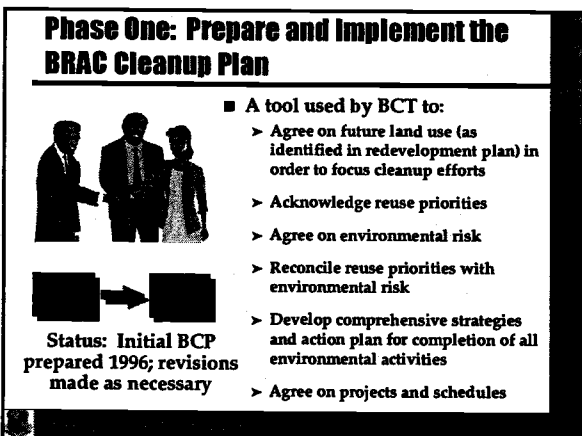
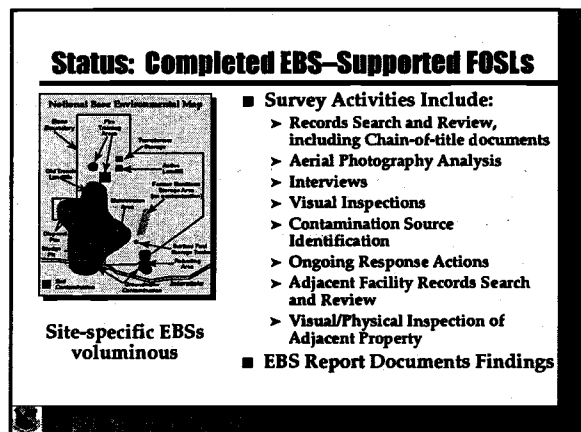
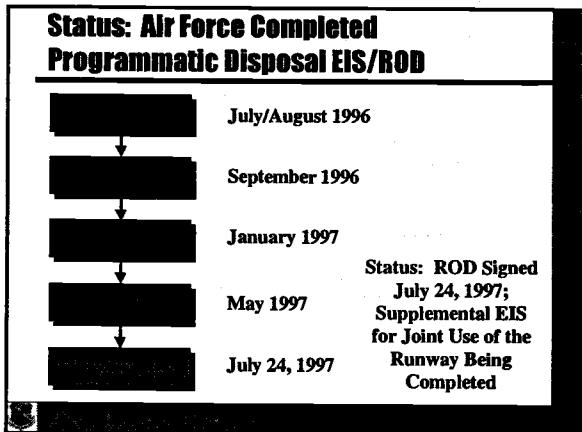
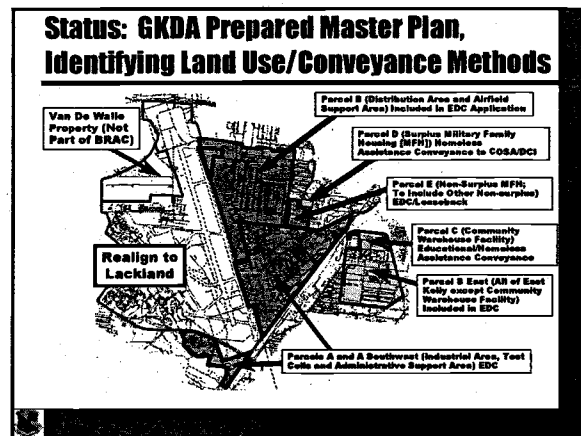
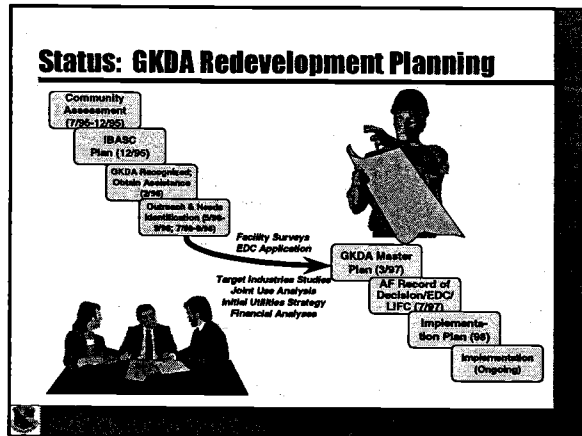
Review: Laws Affecting Final Conveyance of Real Property

Real Property Laws	Environmental Laws
<ul style="list-style-type: none"> ■ National Environmental Policy Act (NEPA) (42 U.S.C. 4321-4347) ■ National Historic Preservation Act (NHPA) (16 U.S.C. 470-479) ■ National Defense Authorization Act for Fiscal Year 1988 (Pub. L. 100-494, as amended) ■ National Defense Authorization Act for Fiscal Year 1993 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 1994 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 1995 (Pub. L. 104-106, as amended) ■ National Defense Authorization Act for Fiscal Year 1996 (Pub. L. 104-106, as amended) ■ National Defense Authorization Act for Fiscal Year 1997 (Pub. L. 105-172, as amended) ■ National Defense Authorization Act for Fiscal Year 1998 (Pub. L. 105-172, as amended) ■ National Defense Authorization Act for Fiscal Year 1999 (Pub. L. 106-78, as amended) ■ National Defense Authorization Act for Fiscal Year 2000 (Pub. L. 106-78, as amended) ■ National Defense Authorization Act for Fiscal Year 2001 (Pub. L. 107-190, as amended) ■ National Defense Authorization Act for Fiscal Year 2002 (Pub. L. 107-190, as amended) ■ National Defense Authorization Act for Fiscal Year 2003 (Pub. L. 108-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2004 (Pub. L. 108-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2005 (Pub. L. 109-163, as amended) ■ National Defense Authorization Act for Fiscal Year 2006 (Pub. L. 109-163, as amended) ■ National Defense Authorization Act for Fiscal Year 2007 (Pub. L. 110-181, as amended) ■ National Defense Authorization Act for Fiscal Year 2008 (Pub. L. 110-181, as amended) ■ National Defense Authorization Act for Fiscal Year 2009 (Pub. L. 111-81, as amended) ■ National Defense Authorization Act for Fiscal Year 2010 (Pub. L. 111-81, as amended) ■ National Defense Authorization Act for Fiscal Year 2011 (Pub. L. 112-74, as amended) ■ National Defense Authorization Act for Fiscal Year 2012 (Pub. L. 112-74, as amended) ■ National Defense Authorization Act for Fiscal Year 2013 (Pub. L. 113-74, as amended) ■ National Defense Authorization Act for Fiscal Year 2014 (Pub. L. 113-74, as amended) ■ National Defense Authorization Act for Fiscal Year 2015 (Pub. L. 114-92, as amended) ■ National Defense Authorization Act for Fiscal Year 2016 (Pub. L. 114-92, as amended) ■ National Defense Authorization Act for Fiscal Year 2017 (Pub. L. 115-124, as amended) ■ National Defense Authorization Act for Fiscal Year 2018 (Pub. L. 115-124, as amended) ■ National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 116-92, as amended) ■ National Defense Authorization Act for Fiscal Year 2020 (Pub. L. 116-92, as amended) ■ National Defense Authorization Act for Fiscal Year 2021 (Pub. L. 117-167, as amended) ■ National Defense Authorization Act for Fiscal Year 2022 (Pub. L. 117-167, as amended) ■ National Defense Authorization Act for Fiscal Year 2023 (Pub. L. 118-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2024 (Pub. L. 118-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2025 (Pub. L. 119-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2026 (Pub. L. 119-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2027 (Pub. L. 120-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2028 (Pub. L. 120-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2029 (Pub. L. 121-101, as amended) ■ National Defense Authorization Act for Fiscal Year 2030 (Pub. L. 121-101, as amended) 	<ul style="list-style-type: none"> ■ CERCLA (42 U.S.C. 9601 et seq.) <ul style="list-style-type: none"> • Hazardous substance notification (104(f)) • Remedial action (104(i)) • Liability (107) • Lease notification (101(a)(2)) • Spill notification (105(f)) • Spill response (105(g)) ■ NEPA (42 U.S.C. 4321 et seq.) <ul style="list-style-type: none"> • Environmental impact analysis of proposed action • Physical decision document ■ National Defense Authorization Act for Fiscal Year 1988 (Pub. L. 100-494, as amended) <ul style="list-style-type: none"> • Implementation of Environmental Laws (120) ■ National Defense Authorization Act for Fiscal Year 1993 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 1994 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 1995 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 1996 (Pub. 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L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2008 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2009 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2010 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2011 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2012 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2013 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2014 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2015 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2016 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2017 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2018 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2020 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2021 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2022 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2023 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2024 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2025 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2026 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2027 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2028 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2029 (Pub. L. 103-161, as amended) ■ National Defense Authorization Act for Fiscal Year 2030 (Pub. L. 103-161, as amended)

Air Force Base Conversion Agency BRAC 95 Base Conversion Process Workshop

**Integrating the Process:
Kelly Conversion Status**

Kelly Air Force Base Conversion Process—Where We Are Today



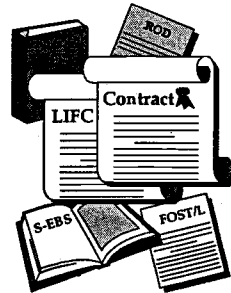
Status: GKDA and AF Negotiated Largest EDC in BRAC History



- GKDA's EDC Application Included:
 - GKDA Master Plan
 - Parcel size and intended uses
 - Impact of closure on community and financial conditions
 - Job creation strategy
 - Market analysis and Business Plan
 - Statement of why conveyance was needed and why other disposal authorities could not be used
 - Statement of authority to acquire property

Air Force/GKDA Negotiations 12/96 through 5/97; First EDC Agreement for \$108M signed 24 July 1997; included all utilities; when law changed, EDC agreement was modified February 2000 and signed March 2000

Status: Air Force Completed NEPA, Made Disposal Decisions; Implementation Underway

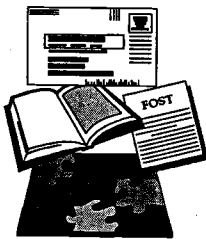


- Programmatic Disposal EIS and Record of Decision
- EDC Contract
- Lease in Furtherance of Conveyance (LIFC)
- Site-specific Environmental Baseline Survey and Finding of Suitability to Lease/Amendment

Status: Lease Amendments I-XI signed; occupancy in each footprint phased; Many Personal Property Bills of Sale Executed; More Bills of Sale in pipeline

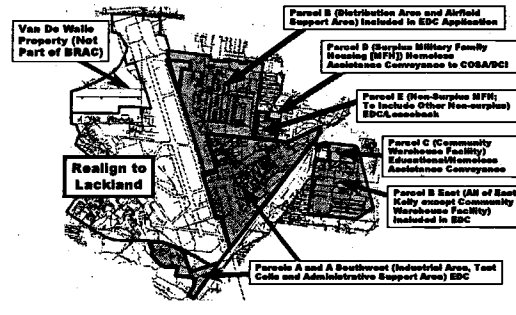
(And Many Supporting Documents)

Phase Three: Complete FOST Process For Each Parcel



1. Notify regulators of intent to initiate
2. Conduct VSI; prepare working draft FOST/EBS
3. Notify regulators/public of intent to sign FOST
4. Address comments; prepare draft final FOST/EBS
5. Forward to regulators (minimum 3 working days)
6. Final AFBCA coordination
7. Transfer property
8. Notify public
9. Retain EBS/FOST and comments
10. Make EBS/FOST available to regulators and public

Phase Three: Transfer Property



AFBCA Web Site <http://www.afbca.hq.af.mil>

- Mission
- Organization/POCs
- Report card
- Conversion Connection
- Base Conversion Fact Sheets
- Base Conversion Handbook, BRAC 95 Update
- Base Conversion Process Training Materials
- Information on Air Force BRAC Bases
- General BRAC information
- Related Web sites

FINAL PAGE

ADMINISTRATIVE RECORD

FINAL PAGE