



TOOLS for PROPERTY REUSE

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Dave Barney

BRAC Environmental Coordinator

Tools for Property (Re)-Use

- License

- Short Term

- Lease

- Interim
- Long Term (LIFO)

- Transfer

- Permanent (BRAC Objective)

License

- ...”for nonfederal use of real property”
- Request
 - Description of Property
 - Purpose of License (request)
 - Duration
- Payment
- Insurance

License

■ General Provisions

- Indemnification
- No Gifts or Gratuities
- “As is” condition
- Licensor Access
- No Impact to Environmental Remediation
- Provide Information to Licensor

License

■ Examples:

□ Hangar 1

- Macy's Balloons
- X-Files Convention
- AeroSmith Video

□ Runways

- Hot Air Balloon Festival

□ Other

- Aquifer Testing
- Geophysical Testing – Access Road, Waste Water

Lease

- Request
 - Impact on Transfer ?
 - Impact on Clean-up ?
- Finding of Suitability to Lease (FOSL)
- Interim Master Lease
 - Duration, Annual Term
- Lease In Furtherance of Conveyance
 - LIFOC, Long Term Lease (50 years)

Lease

- Interim Master Lease
 - Use consistent with past uses
 - Minimal or no alterations
- Lease in Furtherance of Conveyance
 - Real Property Interest
 - Improvements with Permission
 - Demolition

Lease

■ Examples

□ IML

- Childcare facility – QCAP
- Administrative – SSTTDC Office
- Barracks – New Hope
- Enlisted Club – Road to Responsibility

□ LIFOC

- NCBC Davisville, RI

Transfer

- ❑ Screening & Surplus Property Determination
 - Reversionary Rights
 - Public Trust Doctrine
 - Federal Screening
 - Homeless
- ❑ Property Disposal Alternatives (Tool Box)
 - Conveyance Authorities
 - ❑ HUD, Homeless Conveyance
 - To LRA or Homeless Representative, No Cost
 - ❑ PBC, Public Benefit Conveyance
 - Sponsoring Federal Agency

Transfer

- Conveyance Authorities (continued)
 - Conservation Conveyances
 - Can generate funds, could revert to US
 - Public Sales
 - Transfer Authority in Connection with Payment of Environmental Remediation Costs (Early Transfer)
 - Economic Development Conveyances (EDC)
 - Negotiated Sales
 - Disposal to Depository Institutions
 - Exchange for Military Construction

Transfer

■ Examples

□ Fed to Fed

- USCG - Family Housing Complex and Buoy Depot
- FAA – Doppler Radar Tower

□ Public Benefit Conveyance (PBC)

■ National Park Service

- SSTTDC FOST 1 and 2
- Rockland Open Space Committee – Spruce Street Area

□ Economic Development Conveyance (EDC)

- SSTTDC - FOST 1 and 2

Transfer

- Reference:
 - DoD 4165.66-M
 - Base Redevelopment and Realignment Manual
 - Chapter 5 “Real Property Disposal”
- Questions ?