ENVIRONMENTAL ASSESSMENT
FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE SSG ROY F. KUHL
UNITED STATES ARMY RESERVE CENTER
RIPLEY, WEST VIRGINIA

Prepared for:
U.S. Army Reserve 99th Regional Support Command

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January 2013

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FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR BRAC 2005 RECOMMENDATIONS CLOSURE, DISPOSAL, AND REUSE OF THE SSG ROY F. KUHL UNITED STATES ARMY RESERVE CENTER RIPLEY, WEST VIRGINIA

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the SSG Roy F. Kuhl United States Army Reserve Center (Kuhl USARC or the Property) in Ripley, West Virginia and relocate units to a new Armed Forces Reserve Center in the vicinity of Ripley, West Virginia. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (NEPA) (42 USC 4321 et seq.) and Environmental Analysis of Army Actions (32 CFR 651), the United States (U.S.) Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the U.S. Army Reserve, 99th Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Kuhl USARC. The EA is incorporated by reference to this Finding of No Significant Impact (FNSI).

PROPOSED ACTION

The proposed action is the closure and disposal of the Kuhl USARC. Redevelopment and reuse of the surplus property made available by the closure of the Kuhl USARC would occur as a secondary action resulting from disposal.

Under BRAC law, the Army was required to close the Kuhl USARC no later than September 15, 2011. The Kuhl USARC was closed on September 9, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kuhl USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC

Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the caretaker alternative, and the action alternative. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2 – Caretaker Status

The Army secured the Kuhl USARC after the military mission ended on September 9, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kuhl USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

For Alternative 3, the Army would transfer the closed Kuhl USARC and Property via Department of Education public benefit conveyance to the Jackson County Board of Education (BOE). The property will provide the following: 1) elementary school classroom space and space for related student activities, 2) relocation of some district maintenance workshops and equipment storage, and 3) expand a school bus loop turnaround and student drop-off and pick-up area appropriate for the adjacent elementary school (Kuhl LRA 2007, Jackson County BOE 2011).

The main building would require a substantial amount of interior renovation to prepare the facility for classroom use. No exterior building demolition would be required. Renovations would include additional restroom facilities, student support services, an instructional preparation area, a technology distribution area, a computer lab, and food service. The Kuhl USARC parking area would be reconfigured to allow for a school bus drop-off loop and a driveway entrance and exit for parents and visitors. Some of the unpaved outdoor area would be developed for student playgrounds. The USARC property borders one side of the Ripley Elementary School property. An existing section of fence along this border would be removed to permit construction of a new driveway connecting the two properties (Jackson County BOE 2011).

The Organizational Maintenance Shop (OMS) building would be utilized with minor interior renovations to the existing structure. The building would house a welding shop, a woodworking shop, a tool room, a blue print room, a building operations manual library, and staff development and training room. The Jackson County BOE would also store motorized equipment (e.g., lawn tractors and a dump truck), paints, and flammable materials in the OMS building (Jackson County BOE 2011).

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA examined potential effects of Alternative 1, Alternative 2, and Alternative 3 on 12 resource categories including a detailed analysis of three resource categories: land use, socioeconomics, and transportation.

As documented in the EA, any remaining asbestos containing material (ACM), lead based paint (LBP), and lead dust from the former indoor firing range would not present a threat to human health or the environment because the Jackson County BOE (the Grantee) would covenant and agree to undertake any asbestos, LBP, or lead dust abatement or remediation that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to asbestos, LBP, and lead dust.

CONCLUSION

Based on the analysis in the Environmental Assessment, it has been determined that implementation of any of the Proposed Action's alternatives will have no significant direct, indirect, and cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement is not required.

During the 30-day public comment period, the 99th RSC did not receive comments on the Final EA and Draft FNSI. Therefore, no changes in the analysis in the EA were necessary and the conclusion that there will be no significant adverse impacts or significant beneficial impacts resulting from implementing the proposed action remains unchanged.

PUBLIC COMMENT

Comments on the EA and FNSI were accepted during a 30-day public comment period that began on February 8, 2013 and ended on March 9, 2013 in accordance with requirements specified in 32 CFR Part 651.

The 30-day public review period was initiated by placing a Notice of Availability of the Final EA and a Draft FNSI in the *Jackson Herald* and *The Charleston Gazette* on February 7, 2013. The EA and Draft FNSI were available at the Jackson County Public Library – Main Branch (208 Church Street North, Ripley, West Virginia 25271), the Jackson County Public Library – Ravenswood Branch (323 Virginia Street, Ravenswood, West Virginia 26164), the Jackson County Board of Education Administrative Offices (1 School Street, Ripley, West Virginia 23219), and on the Army's BRAC website at: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

Date 11 MARCH 2013

WILLIAM J. P. SLORA
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Regional Engineer
U.S. Army Reserve, 99th Regional Support Command

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ENVIRONMENTAL ASSESSMENT

FOR BRAC 2005
CLOSURE, DISPOSAL, AND REUSE OF THE
SSG ROY F. KUHL UNITED STATES ARMY RESERVE CENTER
RIPLEY, WEST VIRGINIA

Prepared by:

U.S. ARMY CORPS OF ENGINEERS
MOBILE DISTRICT

Approved by:

U.S. ARMY RESERVE, 99th REGIONAL SUPPORT COMMAND

Date 24 Jan 2013

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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of SSG Roy F. Kuhl United States Army Reserve Center (USARC) located at 331 Second Ave, in Ripley, West Virginia and realignment of essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed action. This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (USC) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. The purpose of the EA is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

ES 2 PROPOSED ACTION

The proposed action is the closure and disposal of surplus property made available by the realignment of Kuhl USARC. Redevelopment and reuse of the surplus property would occur as a secondary action after disposal.

Under BRAC law, the Army was required to close the Kuhl USARC not later than September 15, 2011. The Kuhl USARC was closed on September 9, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kuhl USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this no action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Kuhl USARC after the military mission ended on September 9, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kuhl USARC is not transferred, the Army will reduce maintenance levels

to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

For Alternative 3, the Army would transfer the closed Kuhl USARC and Property via Department of Education public benefit conveyance to the Jackson County Board of Education (BOE). The property will provide the following: 1) elementary school classroom space and space for related student activities, 2) relocation of some district maintenance workshops and equipment storage, and 3) expand a school bus loop turnaround and student drop off and pick up area appropriate for the adjacent elementary school (Kuhl LRA 2007, Jackson County BOE 2011).

The main building would require a substantial amount of interior renovation to prepare the facility for classroom use. No exterior building demolition would be required. Renovations would include additional restroom facilities, student support services, an instructional preparation area, a technology distribution area, a computer lab, and food service. The Kuhl USARC parking area would be reconfigured to allow for a school bus drop off loop and a driveway entrance and exit for parents and visitors. Some of the unpaved outdoor area would be developed for student playgrounds. The USARC property borders one side of the Ripley Elementary School property. An existing section of fence along this border would be removed to permit construction of a new driveway connecting the two properties (Jackson County BOE 2011).

The Organizational Maintenance Shop (OMS) building would be utilized with minor interior renovations to the existing structure. The building would house a welding shop, a wood working shop, a tool room, a blue print room, a building operations manual library, and staff development and training room. The Jackson County BOE would also store motorized equipment (e.g., lawn tractors and a dump truck), paints, and flammable materials in the OMS building (Jackson County BOE 2011).

ES 4 ENVIRONMENTAL CONSEQUENCES

Table ES-1 lists each of the environmental resource categories and subcategories and it documents which resources are present and the potential environmental consequences. The range of intensity of potential impacts discussed in this EA and listed in Table ES-1 are characterized as follows:

- No Impact - a resource is not present, or a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severe, major, and highly disruptive to current conditions.

Table ES-1 Summary of Resource Category Impact Analysis for the Kuhl USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AESTHETICS AND VISUAL RESOURCES	4.1.3	Negligible/Minor Not Significant Impacts
AIR QUALITY	4.1.3	Negligible/Minor Not Significant Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	No Impacts
Threatened and Endangered Species (State and Federal)	4.1.1	No Impacts
Vegetation	4.1.3	Negligible/Minor Not Significant Impacts
Wildlife	4.1.3	Negligible/Minor Not Significant Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	No Impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	No Impacts
Historic Buildings	4.1.1	No Impacts
Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	No Impacts
GEOLOGY AND SOIL	4.1.2	No Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos Containing Material	4.1.1	No Impacts
Lead	4.1.2	No Impacts
Lead Based Paint (LBP)	4.1.1	No Impacts
Munitions and Explosives of Concern	4.1.1	No Impacts
Past Uses and Operations	4.1.2	No Impacts
Polychlorinated Biphenyls (PCBs)	4.1.3	Negligible/Minor Not Significant Impacts
Radioactive Materials	4.1.1	No Impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	No Impacts
Radon	4.1.2	No Impacts
UST/ASTs	4.1.1	No Impacts
Waste Disposal Sites	4.1.1	No Impacts
LAND USE		
Current and Future Development in the Region of Influence	4.2.1	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Installation Land	4.2.1	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
National and State Parks	4.1.1	No Impacts
Prime and Unique Farmland	4.1.1	No Impacts
Surrounding Land	4.2.1	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
NOISE	4.1.3	Negligible/Minor Not Significant Impacts
SOCIOECONOMICS		
Demographics	4.1.2	No Impacts
Economic Development	4.2.2	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Kuhl USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Environmental Justice	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Housing	4.1.2	No Impacts
Protection of Children	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Moderate Impacts
Public Services	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
TRANSPORTATION		
Roadways and Traffic	4.2.3	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Public Transportation	4.1.2	No Impacts
UTILITIES		
Communications	4.1.2	No Impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No Impacts
Potable Water Supply	4.1.2	No Impacts
Solid Waste	4.1.2	No Impacts
Storm Water System	4.1.2	No Impacts
Wastewater System	4.1.2	No Impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	No Impacts
Hydrology/Groundwater	4.1.2	No Impacts
National Wild and Scenic Rivers	4.1.1	No Impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	No Impacts
Wetlands	4.1.1	No Impacts
CUMULATIVE IMPACTS	4.3	Cumulative impacts are not significant

ES 5 CONCLUSIONS

Based on the analysis in the Environmental Assessment, it has been determined that implementation of any of the Proposed Action's alternatives will have no significant direct, indirect, and cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action or any of the alternatives, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement is not required.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the potential environmental impacts of the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl United States Army Reserve Center (USARC) located at 331 Second Ave in Ripley, West Virginia (Figure 1-1). This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) [42 United States Code (USC) § 4321 et seq.]; NEPA implementing regulations issued by the President's Council on Environmental Quality (CEQ), [40 *Code of Federal Regulations* (CFR) Parts 1500-1508]; and *Environmental Analysis of Army Actions, (*32 CFR Part 651). The purpose of the EA is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Proposed Action and reasonably foreseeable reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Kuhl USARC (Figure 1-2) and realignment of essential missions to other installations. The deactivated USARC property is excess to Army need and will be disposed of according to applicable laws and regulations.

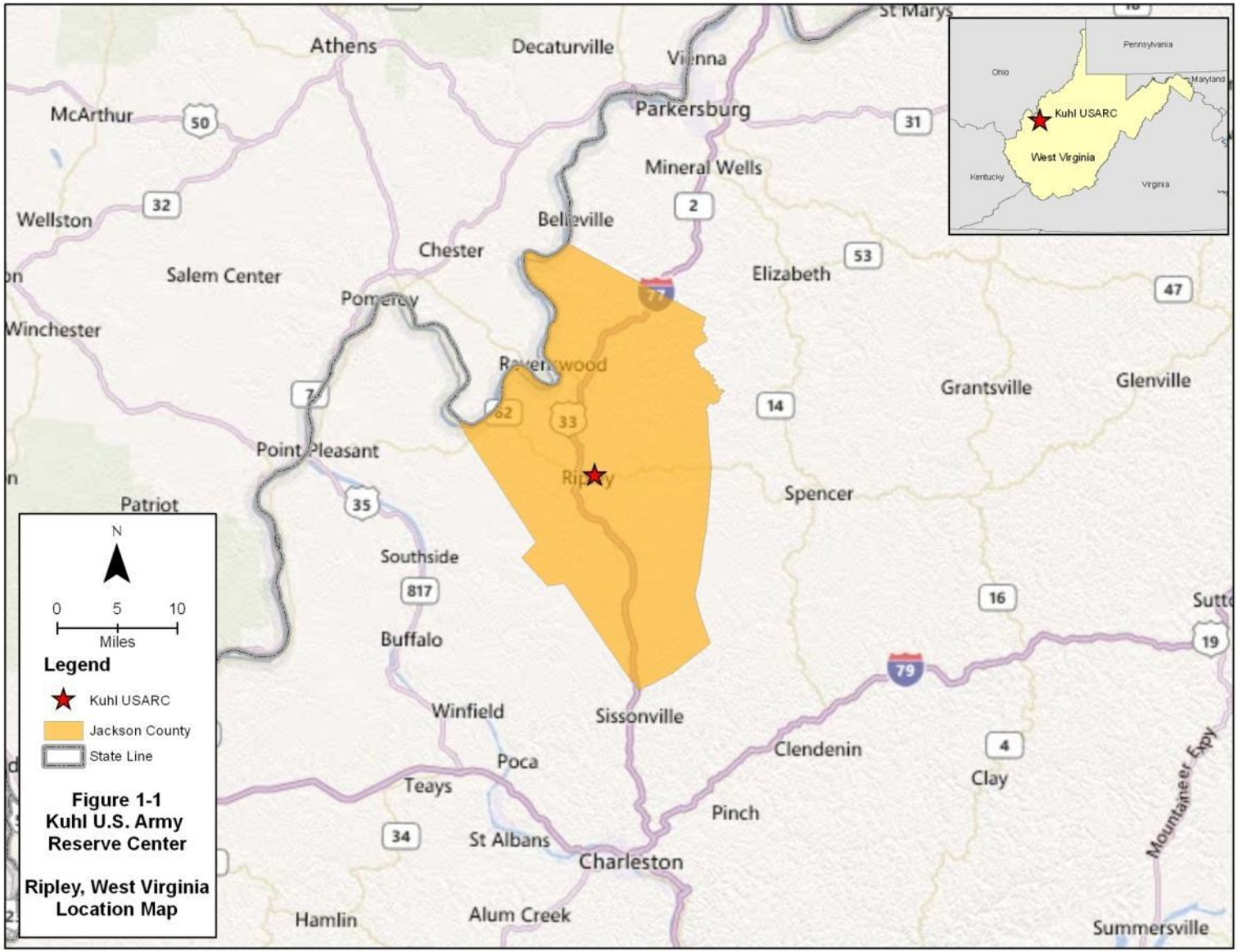
1.2 Public Involvement

The Army is committed to open decision making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the United States (U.S.) Environmental Protection Agency, U.S. Department Of Housing And Urban Development, U.S. Department of the Interior, U.S. Department of Education, West Virginia Department of Environmental Protection, the West Virginia State Historic Preservation Office (WV SHPO), the West Virginia Department of Education, the Jackson County Local Redevelopment Authority (LRA), Federally recognized Native American tribes, U.S. Fish and Wildlife Service, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the *Jackson Herald*, and a regional newspaper, *The Charleston Gazette*. The EA and draft FNSI are made available during the public review period at the Jackson County Public Library – Main Branch (208 Church Street North, Ripley, West Virginia 25271), the Jackson County Public Library – Ravenswood Branch (323 Virginia Street, Ravenswood, West Virginia 26164), the Jackson County Board of Education Administrative Offices (1 School Street, Ripley, West Virginia 23219), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy DPW-ENV at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If impacts are found to not be

significant, the Army will sign the FNSI and can proceed with the proposed action. If potential impacts are found to be significant, the Army may decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing in the revised Final FNSI to mitigation measures reducing the anticipated impact to a less than significant threshold, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.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Ravenswood
Grantsville
Glenville
Point Pleasant
Ripley
Spencer
Patriot
Southside
Buffalo
Winfield
Sissonville
Poca
Teays
Clendenin
Clay
Pinch
St Albans
Charleston
Hamlin
Alum Creek
Summersville
Mountaineer Expy
Pennsylvania
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Maryland
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West Virginia
Kentucky
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Legend
Kuhl USARC
Jackson County
State Line
Figure 1-1
Kuhl U.S. Army
Reserve Center
Ripley, West Virginia
Location Map

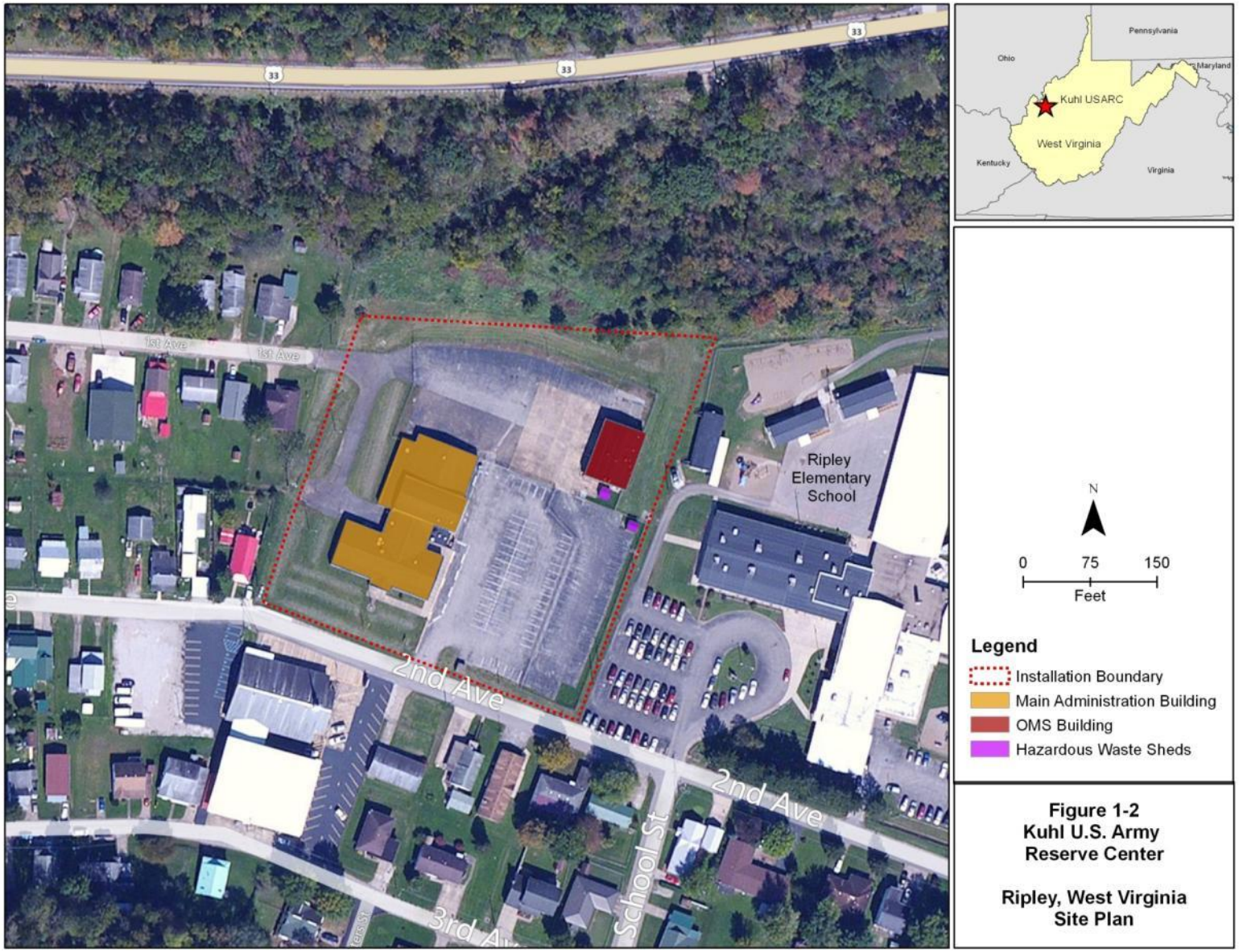

Figure 1-2
Kuhl U.S. Army Reserve Center

Ripley, West Virginia
Site Plan

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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the closure and disposal of surplus property made available by the realignment of the Kuhl USARC. Redevelopment and reuse of the surplus Kuhl USARC property (the Property) would occur as a secondary action after disposal.

Under BRAC law, the Army was required to close the Kuhl USARC not later than September 15, 2011. The Kuhl USARC was closed on September 9, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

> "C*lose SSG Roy Kuhl U.S. Army Reserve Center and Maintenance Facility in Ripley…and re-locate units into a new Armed Forces Reserve Center in the vicinity of Ripley, WV.*"

The 261st Ordnance Company 3rd Platoon, Area Maintenance Support Activity (AMSA) 107th(G) Branch Maintenance Activity (BMA), and the 444th AG Postal Group Platoons 1 & 7 have relocated to a new Armed Forces Reserve Center (AFRC) in Millwood, West Virginia. The National Guard prepared the NEPA documentation for construction and operation of the new AFRC. The 99th RSC prepared Records of Environmental Consideration (REC) for re-location of units to the new AFRC.

2.2 Local Redevelopment Authority's Reuse Plan

On July 3, 2006, the Jackson County LRA was officially recognized by the U.S. Office of Economic Adjustment as the planning entity for the purpose of formulating a recommendation for the reuse of the Kuhl USARC. On July 10, 2006, the Department of Defense published its recognition of the LRA in the Federal Register. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal Government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. The LRA established a planning time frame and a 6-month screening period for interested parties to file applications to reuse the property. This period extended from June to November 2006. The LRA published a request for NOIs in the Jackson Herald on June 27, 2006. The deadline for receiving NOIs was September 15, 2006. On July 11, 2006, the LRA held a workshop and site tour of the Kuhl USARC to provide organizations an opportunity to become familiar with the property and inquire about the NOI process. Two other workshops were held on February 6 and April 2, 2007 and notices for each workshop were published in the Jackson Herald.

The LRA received NOIs from the following two organizations:

- Westbrook Health Services – Housing for the mentally and permanently disabled.
- Jackson County Board of Education (BOE) – Educational use and support facilities for Jackson County Schools.

After reviewing the two reuse proposals, recommendations, and all public comments, the LRA approved the application from the Jackson County Board of Education. The LRA prepared the *Redevelopment Plan for the U.S. Roy Kuhl Army Reserve Center*. The LRA selected the Jackson County BOE's proposal because of its ability to provide benefits to the school system, the community, and Jackson County. Subsequently, the Jackson County BOE submitted an *Application for Public Benefit Allowance of Acquisition of Surplus Federal Real Property for Education Purposes* to the U.S. Department of Education on October 19, 2006 and the LRA submitted the Final Reuse Plan to the U.S. Department of Housing and Urban Development on June 20, 2007. The U.S. Department of Housing and Urban Development approved the reuse plan submitted by the LRA on November 22, 2010. A revised application for public benefit allowance was submitted to the U.S. Department of Education on November 17, 2011 due to the changing needs of the Jackson County BOE during this process. This application was approved by the U.S. Department of Education on February 1, 2012 (Kuhl LRA 2007, Jackson County BOE 2011).

2.3 Description of the Kuhl USARC

The Property is located at 311 Second Avenue in Ripley, West Virginia. In 1958, the U.S. Government purchased 3.2 acres and began construction of the main building and Organizational Maintenance Shop (OMS) Building in 1959 (USACE 2007).

Figure 1-2 shows the Kuhl USARC site plan. The USARC contains four permanent structures, two metal storage sheds, and three parking lots including two military equipment parking (MEP) areas and one privately owned vehicle (POV) parking. A chain-link security fence topped with barbed wire encloses the two MEP areas and the OMS. Both the 15,447 square-foot main building and the 3,433 square-foot OMS were constructed on concrete foundations with concrete block walls covered with a brick veneer. Two, one-story masonry, flammable material storage buildings are similar in construction to the main building and OMS.

The main building is an irregular-shaped, single-level structure and is connected to a one-story drill hall by an enclosed corridor. The building's interior consists of office space, classrooms, a kitchen area, storage, a former indoor firing range, arms vault, boiler room, and drill hall. In 1987, the building underwent extensive modification and an addition.

The OMS building is a two-bay, one-story maintenance shop used primarily for vehicle maintenance. The building also has an office space, parts and tool storage area, and a vehicle batteries storage room. A vehicle wash rack platform was located immediately south of the OMS building (USACE 2007).

The Kuhl USARC was most recently occupied by the 261st Ordnance Company 3rd Platoon, AMSA 107G BMA, and the 444 AG PLTs 1 & 7. The Kuhl USARC previously consisted of 6 full time staff and approximately 50 reservists that trained at the Kuhl USARC on weekends.

Photograph 1. Kuhl USARC, front entrance.

Photograph 2. Kuhl USARC, side entrance

Photograph 3. Kuhl USARC, OMS Building

Photograph 4. Kuhl USARC, Hazardous Waste Shed

SECTION 3.0 ALTERNATIVES

A key principle of NEPA is that agencies are to give full consideration to a range of reasonable alternatives to a proposed action. Considering alternatives helps to avoid unnecessary impacts and allows analysis of reasonable ways to achieve the stated purpose. To warrant detailed evaluation, an alternative must be reasonable. To be considered reasonable, an alternative must be affordable, capable of implementation, and satisfactory with respect to meeting the purpose of and need for the action. The following discussion identifies alternatives considered by the Army and identifies whether they are feasible and, hence, subject to detailed evaluation in this EA.

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Kuhl USARC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the USARC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this no action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

3.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Kuhl USARC after the military mission ended on September 9, 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Kuhl USARC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

3.3 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

For Alternative 3, the Army would close the Kuhl USARC by September 15, 2011 and transfer the Property via Department of Education public benefit conveyance to the Jackson County BOE. The property will provide the following: 1) elementary school classroom space and space for related student activities, 2) relocation of some district maintenance workshops and equipment storage, and 3) expand a school bus loop turnaround and student drop-off and pick up area appropriate for the adjacent elementary school (Kuhl LRA 2007, Jackson County BOE 2011).

The main building would require a substantial amount of interior renovation to prepare the facility for classroom use. No exterior building demolition would be required. Renovations would include additional restroom facilities, student support services, an instructional preparation area, a technology distribution area, a computer lab, and food service. The Kuhl USARC parking area would be reconfigured to allow for a school bus drop-off loop and a driveway entrance and exit for parents and visitors. Some of the unpaved outdoor area would be developed for student playgrounds. The USARC property borders one side of the Ripley

Elementary School property. An existing section of fence along this border would be removed to permit construction of a new driveway connecting the two properties (Jackson County BOE 2011).

The OMS building would be utilized with minor interior renovations to the existing structure. The building would house a welding shop, a wood working shop, a tool room, a blue print room, a building operations manual library, and staff development and training room. The Jackson County BOE would also store motorized equipment (e.g., lawn tractors and a dump truck), paints, and flammable materials in the OMS building (Jackson County BOE 2011).

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse Before Cleanup is Completed

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental regulatory authorities and the governor of the affected state. The property must be suitable for the new owner's intended use and the intended use must be consistent with protection of human health and the environment.

This alternative was not carried forward for further analysis because the Environmental Condition of Property (ECP) Update Report classifies the Property as Type 1, one of seven U.S. Department of Defense (DoD) Environmental ECP categories (USACE 2007). A Type 1 classification is defined as an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties). Because the Property is uncontaminated and no remedial action is required, the Kuhl USARC does not meet the criteria for the early transfer prior to cleanup alternative.

3.4.2 Other Disposal Options

The LRA screened this Federal Government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. As noted above, two organizations responded to the request: the Jackson County Board of Education and Westbrook Health Services. The NOI from Westbrook Health Services was not selected by the LRA due to the lack of need for additional homeless facilities in the region. Since the Westbrook NOI was not selected by the LRA, this proposed reuse was not carried forward for analysis in this EA (Kuhl LRA 2007).

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

The affected environment is a description of the existing environment potentially affected by the proposed action (40 CFR 1502.15). This section also analyzes the significance of direct, indirect, and cumulative impacts of the proposed action and alternatives on the affected environment. An impact is defined as a consequence from modification to the affected environment due to a proposed action or alternative.

Impact

An environmental effect or impact (used synonymously in this EA) is defined as a change in a resource from the existing environmental baseline conditions caused by or resulting from the proposed action. As noted in Section 3, the baseline is the operations level at the Kuhl USARC and existing environment present immediately prior to the BRAC Commission's recommendations for closure becoming final. Impacts may be determined to be beneficial or adverse and may apply to the full range of natural, aesthetic, cultural, and economic resources of the property and its surrounding environment.

Direct Versus Indirect Impacts

Where applicable, analysis of impacts associated with each course of action has been further divided into direct and indirect impacts. Definitions and examples of direct and indirect impacts as used in this document are as follows:

- **Direct Impacts.** Direct impacts are caused by the action and occur at the same time and place. Both short-term and long-term direct impacts can be applicable.
- **Indirect Impacts.** Indirect impacts are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.
- **Application of Direct Versus Indirect Impacts.** For direct impacts to occur, a resource must be present in a particular area. For example, if highly erodible soil were disturbed due to construction, there would be a direct impact to soil from erosion at the development site. Sediment-laden runoff might indirectly affect surface water quality in adjacent areas downstream from the development site.

Indirect impacts are described for the resource category in which indirect impacts are anticipated to occur. For those resource categories with no anticipated indirect impacts, no further discussion on indirect impacts will be included in the Consequences sections.

Long-Term versus Short-Term Impacts

Impacts to resources may occur in a relatively short period of time or may be permanent. In this EA, the estimated time durations during which impacts may be perceived or measured are described as short-term or long-term.

Short-term impacts are temporary. Short-term impacts may result from preparation of the site for construction, actual construction, and renovation of existing facilities. Some resources may exhibit short-term impacts as they recover from any disturbances.

Long-term impacts have a long duration and may be resource specific (e.g., soil impacts from increased impervious surfaces) or may be a result of the persistence of the cause of the impact (e.g., increased traffic during weekdays without traffic calming measures).

Significance

The term "significant," as defined in Section 1508.27 of the Regulations for Implementing NEPA (40 CFR 1500), http://ceq.hss.doe.gov/nepa/regs/ceq/1508.htm#1508.27, requires consideration of both the context and intensity of the impact evaluated.

Context. Significance can vary in relation to the context of the action. This means that the significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend on the effects in the locale rather than in the world as a whole. Both short–term and long–term effects may be relevant.

Intensity. In accordance with the CEQ implementing guidance, impacts are also evaluated in terms of their intensity or severity. Factors contributing to the evaluation of the intensity of an impact are listed in Section 1508.27 of the Regulations for Implementing NEPA.

The range of intensity of potential impacts discussed in this EA are characterized as follows:

- No Impact - a resource is not present, or a resource is present, but is not affected;
- Negligible - the impact is not measurable at the lowest level of detection;
- Minor - the impact is slight, but detectable;
- Moderate - the impact is readily apparent and appreciable; and
- Significant - the impact is severe, major, and highly disruptive to current or desired conditions..

Resource Categories Analyzed

Twelve resource areas were considered for potential impacts resulting from the Proposed Action and alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below. Table 4-1 lists each of the environmental resource categories and subcategories, it documents the environmental consequences, and it references the document section containing each discussion.

As noted in the following analysis, none of the potential impacts identified in this EA are significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Kuhl USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
AESTHETICS AND VISUAL RESOURCES	4.1.3	Negligible/Minor Not Significant Impacts
AIR QUALITY	4.1.3	Negligible/Minor Not Significant Impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	No Impacts
Threatened and Endangered Species (State and Federal)	4.1.1	No Impacts
Vegetation	4.1.3	Negligible/Minor Not Significant Impacts
Wildlife	4.1.3	Negligible/Minor Not Significant Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	No Impacts
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	No Impacts
Historic Buildings	4.1.1	No Impacts
Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	No Impacts
GEOLOGY AND SOIL	4.1.2	No Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Asbestos Containing Material	4.1.1	No Impacts
Lead	4.1.2	No Impacts
Lead Based Paint (LBP)	4.1.1	No Impacts
Munitions and Explosives of Concern	4.1.1	No Impacts
Past Uses and Operations	4.1.2	No Impacts
Polychlorinated Biphenyls (PCBs)	4.1.3	Negligible/Minor Not Significant Impacts
Radioactive Materials	4.1.1	No Impacts
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.2	No Impacts
Radon	4.1.2	No Impacts
UST/ASTs	4.1.1	No Impacts
Waste Disposal Sites	4.1.1	No Impacts
LAND USE		
Current and Future Development in the Region of Influence	4.2.1	
Alternative 1		No Impacts
Alternative 2 – Caretaker Status		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Installation Land	4.2.1	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
National and State Parks	4.1.1	No Impacts
Prime and Unique Farmland	4.1.1	No Impacts
Surrounding Land	4.2.1	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
NOISE	4.1.3	Negligible/Minor Not Significant Impacts
SOCIOECONOMICS		
Demographics	4.1.2	No Impacts
Economic Development	4.2.2	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts

Table 4-1 Summary of Resource Category Impact Analysis for the Kuhl USARC.		
Resource Category (Alphabetical)	**Document Section**	**Analysis**
Environmental Justice	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Housing	4.1.2	No Impacts
Protection of Children	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Moderate Impacts
Public Services	4.2.2	
Alternative 1		No Impacts
Alternative 2		No Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
TRANSPORTATION		
Roadways and Traffic	4.2.3	
Alternative 1		No Impacts
Alternative 2		Negligible/Minor Not Significant Impacts
Alternative 3		Negligible/Minor Not Significant Impacts
Public Transportation	4.1.2	No Impacts
UTILITIES		
Communications	4.1.2	No Impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No Impacts
Potable Water Supply	4.1.2	No Impacts
Solid Waste	4.1.2	No Impacts
Storm Water System	4.1.2	No Impacts
Wastewater System	4.1.2	No Impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	No Impacts
Hydrology/Groundwater	4.1.2	No Impacts
National Wild and Scenic Rivers	4.1.1	No Impacts
Surface Water (Streams, Ponds, etc.)	4.1.1	No Impacts
Wetlands	4.1.1	No Impacts
CUMULATIVE IMPACTS	4.3	Cumulative impacts are not significant

4.1 Environmental Resources Eliminated from Further Considerations

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

None of the alternatives would have direct, indirect, and cumulative impacts on certain subcategories of the resource categories, because these subcategories do not exist on or near the Property:

- **Critical Habitat -** The Property is in an urban setting, is highly disturbed, lacks natural habitat and the U.S. Fish and Wildlife Service (USFWS) has not designated critical habitat on or in the vicinity of the Property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** - A coordination letter was sent to the U.S. Fish and Wildlife Service and to the West Virginia Division of Natural Resources on September 11, 2012. No species protected under Federal or state laws are known to exist on the Property. The USFWS responded on September 13, 2012 that the project would not affect federally listed endangered or threatened species (Appendix A).
- **Wilderness Areas and Wildlife Refuges** - The nearest national wilderness areas are the Cranberry Wilderness and the Spice Run Wilderness Area, which are located approximately 80 and 105 miles from the Property, respectively. The nearest national wildlife refuges (NWR) are Ohio River Islands NWR and Canaan Valley NWR, which are located 41 and 125 miles from the Property, respectively. These resources would not be affected by the proposed action.
- **Archeological Resources** - A Phase I Archaeological Survey was conducted at the Kuhl USARC in June 2011. No further archaeological investigation was recommended. In accordance with the Advisory Council on Historic Preservation regulations, "the Protection of Historic Properties" (36 CFR Part 800), the Army determined that no historic properties would be affected by the proposed action. The WV SHPO concurred with the determination on November 19, 2012 (Appendix A).
- **Historic Buildings** - The Kuhl USARC contains two buildings that are more than 50 years old and were recommended for survey and evaluation in the 99th RSC Integrated Cultural Resources Management Plan (USACE 2009). The facility was evaluated for inclusion in the National Register of Historic Places (NRHP); no historic properties eligible for listing in the NRHP under Criterion A, B, and C were identified. In accordance with 36 CFR Part 800, the Army determined that the Proposed Action would have no effect on historic properties. The WV SHPO concurred with the determination on November 19, 2012 (Appendix A).
- **Properties of Religious or Cultural Significance to Native Americans and Tribes** - No properties of religious or cultural significance to the Shawnee Tribe and the Absentee-Shawnee Tribe of Indians of Oklahoma have been identified through consultation. Native American coordination is presented in Appendix A. No responses to coordination letters were received from the tribes.
- **Asbestos Containing Material (ACM)** - A 1995 survey evaluation of ACM at the Kuhl USARC found no friable ACM in the main building or the OMS building (Hub Testing Laboratory 1995). No ACM was identified during the site reconnaissance. Although there is no record of ACM on the Property, the school district would covenant and agree that its use and occupancy of the Property would be in compliance

with all applicable laws relating to asbestos. The school district would agree to be responsible for any future remediation or abatement of ACM in or on buried pipelines on the Property that may be required under applicable law or regulation.

- **Lead-Based Paint (LBP) -** No LBP surveys have been conducted at the Property. Facilities constructed before 1978 are likely to have been painted with LBP. Both the main building and the OMS on the Property were constructed before 1978, but they were extensively remodeled in 1988. Thus, any LBP original to the building was most likely removed or encapsulated during remodeling. At the time of the site reconnaissance, all painted surfaces at the USARC were in good condition with no chipping or peeling of painted surfaces observed (USACE 2007). LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children because the school district would be responsible for complying with all applicable federal, state, and local laws and regulations pertaining to LBP and/or LBP hazards. Prior to permitting the use of the Property, the school district specifically agrees to perform, at its sole expense, any lead abatement requirements.
- **Historic Munitions and Explosives of Concern -** No evidence was found during the ECP site reconnaissance or records review process of the past presence of munitions and explosives of concern (USACE 2007).
- **Radioactive Materials -** Equipment (compasses) used for training on the Property contained trace amounts of radiological material, but this equipment was not repaired onsite so there was minimal chance of the radiological material being released (USACE 2007). The Kuhl USARC radiological clearance survey report was completed on July 2, 2012. The report provides an evaluation of radiological materials used and the summary of findings and results. The report concludes that no further action is required with respect to radioactive devices or materials identified, and there are no radiological concerns (USAR 2012).
- **Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs) –**

  Based on a review of available site records, a search of federal and state environmental databases, and interviews with U.S. Army Reserve (USAR) personnel, it does not appear that any regulated underground storage tanks (USTs) or aboveground storage tanks (ASTs) currently or formerly were located at this facility, nor was any evidence of any regulated USTs or ASTs observed during the site reconnaissance. There was, however, one unregulated 250-gallon AST against the southern wall of the OMS building on the vehicle wash platform (USACE 2007). The AST was installed in 2004 and was used for temporarily holding used motor oil. This tank has been removed (DEP 2011).
- **Waste Disposal Sites -** Available records and interviews did not indicate the practice of onsite waste disposal other than through managed storage and offsite disposal, or through the sewer or septic systems. No waste disposal sites were observed during the site reconnaissance, nor were any signs of past onsite waste disposal (such as stressed vegetation or suspicious depressions in the landscape) observed (USACE 2007).

  The Kuhl USARC is listed as an RCRA (Resource Conservation and Recovery Act) registered small quantity generator (SQG). The USARC had two informal RCRA violations in 2009. However, they were not escalated to formal enforcement actions,

and since then no violations exist and disposal activities have been in accordance with federal, state, local, and DoD requirements (DEP 2011; USEPA 2012a). No other SQGs are located within 0.25 mile of the USARC, and no large quantity generators (LQG) are located within 0.25 mile of the USARC (USACE 2007).

- **National and State Parks -** The Property does not contain and is not near any national or state parks. The nearest national parks are the Gauley River National Recreation Area and the New River Gorge National River, which are located approximately 56 and 70 miles from the Property, respectively. The nearest state parks are the Tu-Endie-Wei State Park and the Blennerhassett Island Historical State Park, which are located approximately 24 miles and 32 miles from the Property, respectively. These resources would not be affected by the proposed action.
- **Prime and Unique Farmlands** - The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
- **Floodplains/Coastal Barriers and Zones** - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 54035C0229F, the Property is not located within a 100-year or 500-year flood prone area (USACE 2007). This Property is not in a coastal zone management area (USACE 2007).
- **National Wild and Scenic Rivers** - One designated wild and scenic river occurs within the State of West Virginia. The Bluestone River is located more than 90 miles southeast of the Property. This resource would not be affected by the proposed action.
- **Surface Water (Streams, Ponds, etc.)** - The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the Property.
- **Wetlands -** A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, and cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

- **Geology and Soil -** The alternatives would have no direct, indirect, and cumulative impacts to geology or soil resources because there would be no demolition or construction activities. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the Property. Seismic risk is relatively small.
- **Lead**- The alternative would have no direct, indirect, and cumulative impacts from lead. There was an indoor firing range on the Property, but it was properly decommissioned in 2003. All wipe sample results indicate that lead levels are below 200 micrograms per square foot and that the range is safe for reoccupation for a similar reuse (IT Corporation 2003). However, the federal lead dust threshold for occupation by children under the age of six is 40 micrograms per square foot. Two of the wipe sample results from 2003 were above 40 micrograms per square foot (IT Corporation). Any remaining lead dust in the former indoor firing range area would not present a

threat to human health or the environment because the Jackson County BOE (the Grantee) would agree to undertake any lead dust abatement or remediation that may be required under applicable laws and regulations at no cost to the Army. In addition, the Grantee's use would be in compliance with all applicable laws and regulations relating to lead.

- **Past Uses and Operations (Hazardous and Toxic Substances)** - The alternatives would have no direct, indirect, and cumulative impacts from hazardous and toxic substances from the past uses and operations of the Property. The Property has served as a reserve and mobilization center for the USAR since the U.S. Government acquired the land in 1959. The Property primarily functioned as an administrative, logistical, and educational facility, and it was used by reservists for drill activities on various weekends throughout the year. The OMS building was used to perform limited maintenance activities on military equipment. Activities inside the OMS building included preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze; light maintenance activities; changing and topping vehicle fluids; changing and servicing vehicle batteries; and inspecting and changing brakes. Any equipment or vehicles requiring heavier maintenance activities were sent offsite to an AMSA shop located at one of the other USAR centers in West Virginia. Batteries and other parts for light vehicle maintenance such as filters were stored in designated storage areas of the OMS building. Vehicle washing may have occurred in the OMS building prior to 1988 when the wash rack was built. A trench drain located in the floor of the north bay work area may have carried rinse water to sanitary drains located in front of the OMS building, which ultimately discharged to the municipal sanitary sewer. An indoor firing range formerly existed at this Property, but it was properly decommissioned in 2003 (USACE 2007).

  There was a neutralization pit associated with the former battery storage room in the OMS building. The neutralization pit, when operational, discharged to the City of Ripley sanitary sewer. The room is currently used for storage, and no battery maintenance is performed onsite. The location of the pit is now covered with a bolted metal plate. The neutralization pit was inspected in 1996 and found to be in good condition with no action required (416th ENCOM 1996). All batteries have been removed and either recycled or used at another facility (DEP 2011).

  A sitewide relative risk evaluation was conducted in 1998 and concluded that the conditions in the soil on the Property pose low risk to human health (USACE 2007). There is an active work pit located in the south bay of the OMS building. The work pit has a sump at the bottom that collects liquid in the pit. The sump is not connected to a drain or discharge point and is cleaned out manually. Safety-Kleen is employed to remove and recycle waste oil. At the time of the site reconnaissance, the inside of the work pit looked clean (USACE 2007).

- **Storage, Use, Release of Chemicals/Hazardous Substances** - The alternatives would have no direct, indirect, and cumulative impacts from storage, use, or release of chemicals/hazardous substances. Activities associated with past uses made it necessary to store and use paint, antifreeze, and petroleum, oils, and lubricants (POL). Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with federal, state, local, and DoD requirements after closure of the Kuhl

USARC. The reduction in the use of these hazardous and toxic substances would result in a negligible short-term beneficial impact. The ECP Report (USACE 2007) classified the Property as a Type 1, an area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred.

A small stained area measuring 5 feet by 8 feet on the asphalt pavement that extended onto the immediate adjacent grass area was observed during a 2007 inspection in the MEP parking lot to the south of the OMS building. However, this area has since been remediated and later analysis rendered levels of TPH-DRO within the acceptable range of 100mg/kg or below at each site sampled (DEP 2011).

An oil-water separator (OWS) is present to the south of the OMS building. The OWS was installed in 1988 when the OMS building was remodeled. The OWS collects wash water from the wash rack and discharges to the City of Ripley sanitary sewer. The wash rack was used to wash military vehicles before they were moved into the building for repairs. Available information indicates 530 gallons of non-hazardous material were removed from the OWS in March 2006. A relative risk evaluation performed in auger holes adjacent to the wash rack were analyzed for volatile organic compounds, polyaromatic hydrocarbons, and RCRA metals, and the wash rack was recommended for no further action in February 2000. The OWS was cleaned in July, 2010 and has received minimal use since that time (DEP 2011).

- **Radon** – The alternatives would have no direct, indirect, and cumulative impacts from radon. Based on a review of available records, no site-specific radon survey has been conducted for the USARC property (USACE 2007). The U.S. Environmental Protection Agency (USEPA) map of radon zones indicates that the USARC is in Zone 2, meaning it has a low potential for radon (2.0 to 4.0 picoCuries per liter [pCi/L]) (USEPA 2012b). The USEPA recommended action level is 4.0 pCi/L.
- **Demographics** - The alternatives would have no direct, indirect, and cumulative impact to demographics because the populations in the region would not change. There would be no job opportunities created from the reuse that would require people to move in or out of the region.
- **Housing** – The alternatives would have no direct, indirect, and cumulative impacts to housing. The reuse of the Property would not create any population changes that would affect housing demand and supply. The anticipated staff and students at the proposed new school site would be transferred from the existing school. Since there would be no changes to existing populations, the alternatives would have no direct, indirect, or cumulative impact on housing resources.
- **Public Transportation** - The alternatives would have no direct, indirect, and cumulative impacts to public transportation because there is no public transportation system (bus or train) within the City of Ripley. Public transportation only provides service to/from other cities such as Parkersburg and Charleston via bus (WV DOT 2010a). School bus service would not change from existing conditions because students and staff would be relocated from the existing adjacent school. Traffic circulation improvement measures would be employed, including a new loop through the parking area for school bus drop-off and pick-up. No further analysis is required.
- **Utilities** - The alternatives would have no direct, indirect, and cumulative impacts to utilities, because the utilities have the capacity to provide service for any of the

alternatives and any changes in demand and usage would be non-significant. The utilities include communications, natural gas (Columbia Gas Transmission of Ohio), and electric service (Appalachian Electric Power). Potable water supply, wastewater treatment system, sanitary sewer service, solid waste disposal, and a storm water system are provided by the City of Ripley. As part of building renovations under Alternative 3 there would be appropriate compliance with building codes for utilities, appropriate permits would be obtained, and there would be appropriate coordination with the City of Ripley.

- **Hydrology/Groundwater** – The alternatives would have no direct, indirect, and cumulative impacts to hydrology/groundwater. These resources are present on or underneath the Property, but would not be affected by the proposed reuse because the renovation activities that are planned would not occur deep enough to affect these resources.

4.1.3 Environmental Resources are Present, but Have Negligible/Minor Not Significant Environmental Impacts

The resources listed and discussed below are present at the Kuhl USARC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have a negligible/minor environmental effect on the resource, the impacts will not be discussed in detail.

- **Aesthetic and Visual Resources** - The alternatives would have negligible direct, indirect, and no cumulative impacts to aesthetics and visual resources. Short-term adverse impacts would occur from renovation activities under Alternative 3. However, these impacts would be temporary and once renovation is complete, the reclamation of the site would remove these visual impacts. Long-term impacts would not be significant because any modifications to the building facade or grounds would not be inconsistent with surrounding educational and residential land uses. Minor modifications to the building facade could result in an improvement of the visual resource.
- **Air Quality** - The alternatives would have negligible direct, indirect, and no cumulative impacts to air quality in the region. There would not be a measurable change in air emissions by renovating the USARC and converting it into a public school facility. There would be negligible short-term adverse impacts to the local population during the renovation and reuse of the site due to fugitive dust emissions. Except for adding some additional asphalt to create a new driveway, nearly all of the renovations would occur inside the building. Construction standards would be in place to minimize dust, and any impacts would be negligible and temporary. The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (CAA) (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality pollutant levels throughout the United States. The General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160) requires any federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule's requirements and complete a Record of Non-Applicability (RONA) or positively determine that the action conforms to the

provisions and objectives of the applicable State Implementation Plan (SIP). The proposed action for the Kuhl USARC will occur within Jackson County, which is designated as "in attainment" for all USEPA NAAQS criteria pollutants; therefore, it is not subject to 40 CFR, Part 93 Federal General Conformity Rule regulations. The state of West Virginia has a SIP that was approved by the USEPA on May 31, 1972. The plan was reviewed and the project actions would be in accordance with all regulations within or references by the plan. No further analysis and no further documentation are required.

- **Vegetation** - The alternatives would have negligible direct, indirect, and no cumulative impacts on the vegetation present at the Kuhl USARC because the USARC is developed and urbanized. Approximately one-third of the Property is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is covered by lawn with a sparse population of evergreen trees clustered in the northern part of the Property. Some of the existing lawn vegetation would be developed into student playgrounds and a new driveway.
- **Wildlife -** The alternatives would have negligible direct, indirect, and no cumulative impacts on wildlife present at the Kuhl USARC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Some of the existing lawn habitat would be developed into student playgrounds and a new driveway.
- **Polychlorinated Biphenyls (PCBs) -** The alternatives would have negligible direct, indirect, and no cumulative impacts to PCBs on the Property because there are no known PCB transformers, capacitors, or other electrical equipment greater than 499 parts per million (ppm) PCBs at the Kuhl USARC (USACE 2007). Older-style fluorescent light fixtures have been observed in the main and OMS buildings. Older fixtures (fluorescent lights, capacitors, ballasts), especially those that are original to the site, could potentially contain PCBs. The ballasts present at the Property appeared to be in good condition, and no leaking dielectric fluid was observed during a site inspection (USACE 2007). As such, the lights are in compliance with federal and state regulations and have not negatively impacted environmental conditions at the Property. If any ballasts that are not marked "No PCBs" are encountered and begin to leak or are removed from service, then they should be assumed to fall under the USEPA definition of PCB equipment and must be managed in accordance with applicable local, state, and federal regulations.
- **Noise -** The alternatives would have negligible direct, indirect, and no cumulative impacts on noise levels. The primary source of noise would continue to be from vehicle traffic. Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under Alternative 3, the noise sources would be privately owned vehicles, service vehicles including school buses, children playing outside, and heating, ventilation, and air conditioning (HVAC). There would be negligible short-term adverse impacts to the local population during the renovation and reuse of the site due to construction noise. Except for adding some additional asphalt to create a new driveway, nearly all of the renovations would occur inside the building. Any impacts

would be negligible and temporary. The noise levels associated with the alternatives are equal to or less than the current use and would be compatible with surrounding noise levels. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptor is a residence located approximately 75 feet west of the main building on the Property. No further analysis is required**.**

4.2 Environmental Resources Analyzed in Detail

Three resource areas, land use, socioeconomics, and transportation were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Land Use

4.2.1.1 Affected Environment

The Kuhl USARC is located in Jackson County on the southeastern side of downtown Ripley, a small city in the Appalachian foothills of the Ohio River. The Property occupies approximately 3.2 acres in a developed area, and it is located off 2nd Avenue. U.S. Highway 33, a main thoroughfare, lies 1/2 mile to the north.

The City of Ripley divides the city into five classes or districts of use zones. The property and surrounding properties are in a residential district (USACE 2007). The residential district allows for single family residences, multi-family residences, churches, home businesses with some restrictions (City of Ripley 2010).

4.2.1.1.1 Current and Future Development in the Region of Influence

The Kuhl USARC is located in an established, residential neighborhood with no recent or future projects planned within the vicinity. Approximately 1/2 mile away near the downtown commercial district some smaller businesses such as a new car dealership, window tinting business, and a car maintenance facility have been recently developed (Whitley Personal Communication 2012).

4.2.1.1.2 Installation Land

Approximately one-third of the 3.2-acre site is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and a building. Permeable surface on-site includes a small lawn and a sparse population of evergreen trees clustered in the northern hilly part of the Property. There is on-site parking including a MEP area and a POV parking area combined into a larger parking area at the southeast corner of the Property; furthermore, there is an additional MEP area just north of the main administration building. The project site includes four permanent structures. The main administration building is 15,447 square feet and is used mainly for administrative purposes with a drill hall, classrooms, and office space. The 3,433 square foot OMS building is primarily used for light vehicle maintenance and storage. The remaining two structures are used for flammable and hazardous storage. The main building was most recently occupied by the 261st Ordnance Company 3rd Platoon, AMSA 107G BMA, and the 444 AG PLTs 1 & 7 units. The entire site is enclosed by chain link security fencing.

4.2.1.1.3 Surrounding Land

Land use south of the Kuhl USARC is Second Avenue, which is a main road in the southeastern part of the city. A church and some homes are directly south of the USARC on the south side of Second Avenue. Directly to the west of the Property are more single-family residences. To the north is a wooded area and US Highway 33. To the east of the Property are Ripley Elementary School and a public playground. The nearest buildings to the Property are three single-family residences approximately 100-150 feet from the USARC main administration building.

4.2.1.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

After performing an analysis of land use, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned; no direct impacts to land use are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned; no indirect impacts to land use are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Kuhl USARC property would continue to contain parking areas, a permanent structure, and maintained lawns under this alternative. However, the current occupants of the USARC property would be relocated and the building would be vacant, resulting in a negligible impact to the installation land use. Property maintenance would continue for the current facilities. However, negligible adverse direct impacts to property values in the surrounding area could occur because the Property would be vacant, and no future renovations or updates to the Property would be expected.

Indirect Impacts. No indirect impacts on land use are anticipated as maintenance activities are expected to continue for the current facilities. There would be no indirect changes to land use under this alternative.

4.2.1.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

Direct Impacts. There would be minor beneficial direct impacts to land use under this alternative. A church, school, and single-family residences are located adjacent to the property.

Therefore, the reuse as a school would be consistent with adjacent uses. Because property reuse would be the result of the expansion of the neighboring school (which is in a zoned residential district), it is consistent with the current zoning designation.

Land use would change from the training and administrative activities associated with national defense to education activities associated with the school. The reuse of the site would result in beneficial use of the land for the local residents and community. Weekday use of the land would be higher than current conditions because up to one administrator, six teachers, and 120 students would be using the facility daily as compared to 4-6 employees using the facility daily. Weekend use of the land would be lower because although some teachers use their classrooms on weekends, school would not be in session. Approximately 50 reservists use the property on weekends under current conditions. The nearest residential buildings are located approximately 100 feet from the Property.

Indirect Impacts. No indirect impacts on land use are anticipated as there would be no changes to land use on adjacent properties as a result of this action.

4.2.2 Socioeconomics

4.2.2.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (ROI):

- Local and regional economic activity,
- Public services,
- Environmental justice in minority and low-income populations, and
- Protection of children from environmental health risks and safety risks.

The Kuhl USARC is located in Jackson County, West Virginia. The county is the ROI for this socioeconomic analysis.

4.2.2.1.1 Economic Development

Local Economic Activity

The Kuhl USARC was most recently occupied with six full-time employees. Approximately 50 additional personnel would also report to the facility on weekends. Expenditures by employees were spent in the local economy.

Regional Economic Activity

The State of West Virginia, like most other states and the nation, was impacted by the most recent recession that started in December 2007. The state avoided job loss at the beginning and did not fall into recession until late 2008. Job loss experienced was lower than that for the entire nation. West Virginia lost nearly 30,000 non-farm payroll jobs between the third quarter of 2008 and the first quarter of 2010. The state lost jobs at an average annual rate of 2.6 percent per year while the national rate of job loss was 3.4 percent (Hammond 2011).

The 2007-2009 recession affected unemployment in Jackson County to a greater degree than the state as a whole. Between 2008 and 2009, Jackson County had the fastest growing unemployment of any county in the state. The number of unemployed workers in Jackson

County rose from 540 in November 2008 to 1,380 in November 2009 mainly due to layoffs at Alcan Rolled Products, a major county employer, and the closing of Century Aluminum (Hunt 2009). The Century Aluminum closing left approximately 651 workers unemployed.

Unemployment rate and labor force information for the county, state, and nation are shown on Table 4-2.

Table 4-2 Annual Civilian Labor Force and Unemployment Rate, Kuhl USARC Region and Larger Regions.

Jurisdiction	2011 Labor Force (persons)	2011 Unemployment Rate (%)	2006 Labor Force (persons)	2006 Unemployment Rate (%)
Jackson County	10,944	10.8	11,936	4.8
West Virginia	799,883	8.0	813,946	4.5
United States	153,617,000	8.9	144,427,000	4.5

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2006 and 2011

In 2011, the top five major employers in the ROI were Alcan Rolled Products, Jackson County Board of Education, Wal-mart, Community Health Association, and Jackson County Commission. In the ROI, every industry sector saw decreases in non-agricultural wage and salary employment between 2010 and 2011 ranging from 1-6 percent except for the financial activities, education and health services, and leisure and hospitality sectors, as shown on Table 4-3.

Table 4-3 Non-Agricultural Wage and Salary Employment by NAICS Industry for Jackson County (Not Seasonally Adjusted).			
Industry	**2011 Annual Average (persons)**	**2010 Annual Average (persons)**	**2010-2011 Percent Change**
Mining, Logging, and Construction	331	336	(1.5)
Manufacturing	1,242	1,273	(2.4)
Trade, Transportation and Utilities	1,560	1,660	(6.0)
Information	63	64	(1.6)
Financial Activities	289	278	4.0
Professional and Business Services	321	342	(6.1)
Education and Health Services	1,079	1,016	6.2
Leisure and Hospitality	918	910	0.9
Other Services	171	179	(4.5)
Government	1,444	1,459	(1.0)
Total	**7,418**	**7,516**	**(1.3)**
Source: Workforce West Virginia, 2010 and 2011. ( ) Indicates a Decrease			

4.2.2.1.2 Public Services

Education

Jackson County has one school district with approximately eight elementary schools, two middle schools, two high schools, and one technical center with a total student enrollment of 5,040 in grades pre-k through 12. The county school district employs approximately 692 staff with 373 teachers. The school district has approximately 14 students per every full time equivalent teacher (NCES 2009-2010). There is one pre-k through 12th grade private school that enrolls approximately 42 students (Private School Review 2012).

Health

Jackson General Hospital is the only hospital in the county, and it has been serving the area for over 46 years. It has an 80-member medical staff, 42 beds, and 24-hour emergency care (Jackson General Hospital 2012). The hospital is located approximately 2 miles to the northeast of the USARC.

Law Enforcement

Law enforcement within the ROI is provided by both county and municipal police departments. The city of Ripley has eight full time officers and one full time secretary, and police department offices are located approximately ½ mile to the northeast of the USARC. The Jackson County Sheriff's Office is also in the city of Ripley less than a mile to the northeast of the USARC.

Fire Protection

Fire protection is provided by the City of Ripley volunteer fire department that was founded in 1946. The department has a variety of equipment including engine trucks for fighting fires, rescue trucks for medical emergencies, rescue trucks with tools ranging from auto extrication to rope rescue for car accidents, and a boat that can respond to water rescue and dive calls (Ripley Volunteer Fire Department 2012). The Jackson County 911 Communications Center is also located in Ripley. The center has eight full-time and seven part-time dispatchers with a minimum of two per 12 hour shift (Jackson County 911 Communications Center 2012). The center dispatches calls for five volunteer fire departments, five law enforcement agencies and for Jackson County EMS. The Ripley Fire Rescue Station and the Southern Jackson County Fire Station are less than 1 mile from the USARC.

Recreation

The City of Ripley has two parks. Ripley City Park has an Olympic size pool, tennis courts, balls fields, basketball court, skateboard park, and playground. West Ripley Park provides five baseball/softball fields, two soccer fields, a playground, and a walking trail (City of Ripley 2006).

4.2.2.1.3 Environmental Justice

On February 11, 1994, President Clinton issued Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority and Low–Income Populations. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was $22,314 in 2010.

Table 4-4 summarizes minority and low income population for the area. West Virginia has the 6th highest state poverty rate in the U.S. (USCB 2010). The Kuhl ROI has approximately 18 percent of individuals at or below the poverty level, a percentage which is higher than the State of West Virginia and nation (USCB 2010). Ripley, Jackson County, and West Virginia all have very low concentrations of minority populations ranging from one to six percent while the U.S. minority rate is approximately 24 percent.

Table 4-4 Low-Income Populations: Kuhl USARC Region and Larger Regions, 2010.			
Jurisdiction	**Total Population**	**Median Household Income**	**All People Whose Income is Below Poverty Level (%)**
Ripley	3,310	$34,625	16.0
Jackson County (Kuhl USARC ROI)	29,084	$41,406	18.1
West Virginia	1,840,802	$38,380	17.4
United States	303,965,272	$51,914	13.8
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.			

Table 4-5 Minority Populations: Kuhl USARC Region and Larger Regions, 2010.								
Jurisdic -tion	**Percent Minority**	**Percent Black or African/ American**	**Percent American Indian/ Alaska Native**	**Percent Asian**	**Percent Native Hawaiian or Other Pacific Islander**	**Percent Some Other Race**	**Two or More Races**	**Percent Ethnicity Hispanic /Latino**
Ripley	1.1	0.0	0.0	0.0	0.0	0.0	1.1	0.0
Jackson County	1.5	0.0	0.0	0.1	0.0	0.0	1.3	0.6
West Virginia	5.8	3.2	0.2	0.6	0.0	0.2	1.5	1.1
United States	23.9	13.4	1.6	5.3	0.3	6.0	2.4	15.7
Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 5-year Estimates, 2006-2010.								

4.2.2.1.4 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard,

the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Within ½ mile of the Kuhl USARC, there is an elementary school, middle school, high school, and daycare.

4.2.2.2 Consequences

Potential socioeconomic impacts are considered significant if the proposed action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the proposed action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the proposed action would cause disproportionate effects on children.

After performing an analysis of socioeconomics, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Kuhl USARC would close and relocate its operations to a new AFRC in Millwood, West Virginia. Both of the installations would be located within the same ROI; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for non-significant adverse impacts to businesses immediately surrounding the current facility that were used by Kuhl USARC personnel.

Indirect Impacts. Under this alternative, there would be a non-significant short-term adverse indirect impact from the delayed reuse of the property. The city would lose potential immediate economic benefits from possible employment and sales from the reuse of the Property. Potential private developers of the Property would lose the immediate redevelopment opportunity. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.2.2.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

Direct Impacts. Under Alternative 3, negligible short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation phase of the proposed reuse. Employment generated by renovation activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the U.S. Army Corps of Engineers (USACE) Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy of the ROI. The estimated cost of materials and supplies for the renovation under Alternative 3 is approximately $1.1 million over 2 years (2012 dollars). The estimated renovation period for the new facilities is 1 year. The EIFS employment and income multiplier for the ROI is 1.92.

Table 4-6 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-6 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. Note that local construction workers are expected to be utilized and non-local workers would not relocate. Appendix B contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-6 Estimated Annual Economic Impacts: Alternative 3.

Variable	Direct Impacts	Indirect Impacts	Total	RTV[1]
Annual Construction Impacts[2]				
Sales (Business) Volume	$291,435	$268,120	$559,555	0.09
Income	$193,011	$35,282	$228,294	0.05
Employment	5	1	6	0.05

[1] Rational Threshold Value.

[2] 2012 Dollars.

Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. Appendix B contains a description of the RTV. Table 4-6 provides the RTV

associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (12.64%) income (8.37%); employment (7.69%); and population (2.98%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV. For this reason, impacts associated with the construction would result in non-significant annual beneficial impacts.

There would be negligible short-term and long-term beneficial benefits to the economy and labor market of the ROI through additional employment opportunities during the construction phase of the reuse. There would be an estimated five temporary construction jobs. There would be no additional permanent job opportunities from the reuse of the USARC as a school. It is anticipated that the staff and teacher positions would be transferred from the existing school.

There are no anticipated potential impacts to public services (i.e. police and fire protection, hospital services) from the reuse. The site is already served by Ripley fire protection and law enforcement, so the reuse would not require the extension or addition of services. Because the students and staff would be from the existing school served by Ripley fire protection and law enforcement, there would be no population increases that would require additional staff. There would be long-term, minor beneficial impacts to school services from the reuse. Because of general growth and special education programs at the current school, there is a need for additional space. Currently, the school uses four portable classrooms. By acquiring the USARC property, the school would be able to move students into permanent classrooms and remove most, if not all, of the portable classrooms. There are no anticipated impacts to parks from the reuse of the facility. Because there would be no permanent population change, there are no anticipated impacts to the need for community park services.

It is not anticipated that impacts would be greater or more severe on minorities or individuals below the poverty line than non-minorities and those above the poverty line. During the reuse, the property would provide minor beneficial impacts to the local population by providing an updated school and playground area for recreation.

During the reuse, the property would be kept well-maintained and designed and landscaped in a way to blend with the surrounding community, so there would be no change from baseline conditions. It is not anticipated that the reuse would have any adverse impacts on surrounding environmental justice populations.

There would be no anticipated impacts to the safety of children during the construction phase of the project. Appropriate federal and state safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

There would be moderate, long-term beneficial impacts to the safety of children from the reuse. The existing parking at the site would be reconfigured to allow for a school bus drop-off and an entrance for parents and visitors. By separating private vehicle and bus traffic, greater safety would be afforded to the students who attend the elementary school. Furthermore, the new space would provide additional space for physical education programs and school

counselors/psychologists that would provide opportunities to contribute to the physical and mental health of the students.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-6. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-6. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately $268,120 increase in indirect business volume; a $35,282 increase in indirect or induced personal income; and an increase of one indirect job created in the construction, retail trade, service, and industrial sectors. These impacts would be realized on an annual basis during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.2.3 Transportation

4.2.3.1 Affected Environment

This section describes the existing transportation conditions at and surrounding the Kuhl USARC. Roadways and traffic are discussed.

4.2.3.1.1 Roadways and Traffic

The Kuhl USARC is located on the southeastern side of Ripley approximately 1.5 miles east southeast of the intersection of US Highway 33 and Interstate 77. The facility is bounded on the south by Second Avenue and on the north by a wooded area and US 33. It is surrounded by residential development on the east and a school and playground on the west. US 33 is approximately 500 feet to the north and County Road 21 is also nearby to the east.

Before closure of the Kuhl USARC, daily vehicle traffic to the facility included approximately 4-6 employees who commuted to the facility daily and approximately 50 persons who attended drills on weekends. The annual average daily traffic volume on U.S. Highway 33 near the intersection of CR-21 was approximately 2,396 in 2010 (WVDOT 2010b).

The Kuhl USARC is accessed via Second Avenue, a two-lane road with a posted speed limit of 25 miles per hour. Near the school, just east of the intersection with School Street, the posted speed limit drops to 15 miles per hour. No major streets occur within the facility's boundary except the connecting paved drives between MEP and POV parking areas. Approximately one-third of the property is covered by impervious surface materials such as asphalt parking areas, driveways, concrete walkways, and buildings (USACE 2007).

4.2.3.2 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

After performing an analysis of the transportation resources, it was determined that no significant impacts would occur under any of the alternatives. Detailed impact analysis is provided below.

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for transportation resources are anticipated. Because the Kuhl USARC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Kuhl USARC property would continue to contain parking areas, a permanent structure, and maintained lawns under this alternative. However, the current occupants of the USARC property would be relocated. Minor beneficial direct impacts to traffic in the area would result from the reduction in approximately 50 reservists commuting to the USARC on most weekends.

Indirect Impacts. No indirect impacts on land use are anticipated as maintenance activities are expected to continue for the current facilities. There would be no changes to transportation resources under this alternative.

4.2.3.2.3 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

Direct Impacts. There would be a short-term, minor, adverse impact and a long-term, minor, beneficial impact to transportation under this alternative. A short-term, minor increase in vehicular traffic on the local streets would occur during the demolition and construction periods due to truck and heavy equipment traffic and from the commuting workers.

In the long term, reuse of the Kuhl USARC would result in a minor, beneficial impact to traffic because approximately 50 reservists would no longer be training at the USARC on weekends under this alternative and traffic to the site would decrease on weekends. Since the reuse is an expansion of the current school adjacent to the site, there are no anticipated increases in the number of existing students and staff. Since there would be no change to the school population, there would not be an increase in bus or personal vehicle traffic.

Indirect Impacts. There would be a minor, long-term, beneficial indirect impact to transportation patterns from the reuse of the site by Jackson County Public Schools. Proposed site plans call for the existing parking area to be reconfigured to allow for a school bus drop-off loop and a driveway entrance and exit for parents and visitors. The separation of private vehicles and bus traffic would provide a more efficient transportation system for the school as well as provide a greater degree of safety for the students.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future USAR actions at the Kuhl USARC and the actions of other parties in the surrounding area, where applicable. The

cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the USAR in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Kuhl USARC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.3.2 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during September 2011. These include past and present actions at the Property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The Kuhl USARC is located on the southeast side of the City of Ripley, West Virginia. The Property is located in an established residential neighborhood with an existing school to the east of the Property and a church to the south. Ripley is the county seat of Jackson County and has a population of approximately 3,263 people. Ripley is located at the junction of two major transportation systems, Interstate 77 N/S and US Route 33 E/W, and it is located approximately 40 miles from the two larger cities of Charleston and Parkersburg, West Virginia.

In 1958, the U.S. Government purchased 3.2 acres of land for construction of the Kuhl USARC. Construction of the main building and OMS occurred in 1959. The Property has served as a reserve and mobilization center for the USAR since the U.S. Government acquired the land. The earliest available topographic map from 1960 shows the USARC buildings and adjacent church and residential houses to the west and south. The elementary school located east of the Property is seen for the first time on the 1975 topographical map (USACE 2007).

The area surrounding the Kuhl USARC property is historically a middle-class neighborhood, primarily filled with single-family houses. Commercial enterprises are generally located closer to downtown Ripley, approximately ½ mile from the USARC, and along specific corridors such as South Church Street. Any recent development in these commercial districts has been retail, rather than industrial. There have been no major recent development projects in the neighborhood surrounding the Kuhl USARC (Whitley Personal Communication 2012).

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are generally limited to those that have been approved and that can be identified and defined with respect to timeframe and location. The area surrounding the Property is an established middle-class neighborhood in a small town. No development projects are planned for the area immediately surrounding the USARC property (Whitley Personal Communication 2012). Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the USARC property and off the USARC property, are listed below:

- Relocation of units from the Kuhl USARC in Ripley, West Virginia and the MAJ Elbert Bias USARC in Huntington, West Virginia to a new AFRC in Millwood, West

Virginia. The new AFRC has the capability to accommodate West Virginia National Guard Units from the West Virginia Army National Guard Readiness Center in Spencer, West Virginia if the State of West Virginia decides to relocate those National Guard units.

- Military operations in West Virginia will continue in order to provide the State and the U.S. with ready and deployable forces for missions at home and abroad. This includes military training activities at the Shepherd Field Air National Guard Base in Martinsburg, West Virginia; Camp Dawson, a West Virginia Army National Guard facility in Preston County, West Virginia; the Coast Guard's Operations Systems Center in Martinsburg, West Virginia; the Marine Safety Unit in Huntington, West Virginia; and the Naval Operation Information Command, Sugar Grove, West Virginia, and other bases in the State.
- Continued redevelopment and revitalization of businesses in downtown Ripley and along South Church Street are anticipated.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.1 of this EA, there are several resource categories that were eliminated from discussion in the cumulative impacts section. The resource categories that are not discussed in detail include:

- Aesthetics and Visual Resources
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Hazardous and Toxic Substances;
- Noise;
- Utilities; and
- Water Resources.

4.3.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the Kuhl USARC and in the surrounding civilian community would continue. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are federal law.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Cumulative impacts under Alternative 2 by resource category are as follows:

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Kuhl USARC property. There are no anticipated cumulative impacts because there would be no changes to land use or zoning under this alternative.

The cumulative impact analysis area for land use includes a ½ mile radius around the Kuhl USARC property. Non-significant adverse direct impacts to the community resulting from the change in land use from an operating USARC to a vacant facility would combine with the effects from vacant retail buildings in the City of Ripley and along South Church Street. This would contribute to a potential decline in property values in the vicinity of the Property.

- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes Jackson County, West Virginia. Under this alternative, the Kuhl USARC would close and relocate the units to a new AFRC located in Millwood, West Virginia. Both of the facility sites are located within Jackson County; therefore, the impacts of relocation on the ROI and regional economy would not differ from baseline conditions. Non-significant adverse direct impacts to the community resulting from the change from an operating USARC to a vacant facility would combine with the effects from vacant retail buildings in the City of Ripley and along South Church Street. This would potentially contribute to a decline in property values in the vicinity of the Property.
- **Transportation.** The cumulative impact analysis for transportation includes a ½ mile radius around the Kuhl USARC property. Under this alternative, a decreased military presence at the site would cause a decrease in traffic in the area and on the Property. The impacts of the Caretaker Status Alternative when combined with impacts of the past, current, and reasonably foreseeable projects would not cause significant cumulative impacts to the environment.

4.3.1.4 Alternative 3 – Traditional Army Disposal and Reuse of the Kuhl USARC as an Elementary School and School District Maintenance Facility

Cumulative impacts under Alternative 3 by resource category are as follows:

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Kuhl USARC property. Non-significant cumulative impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new housing, educational, recreational, and commercial facilities. These land use changes are compatible with surrounding land uses in the City of Ripley.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes Jackson County, West Virginia. Employment generated by the reuse of the Kuhl USARC property would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the future development that is expected throughout the region would have non-significant short-term and long-term beneficial impacts to the local and regional community.
- **Transportation.** The cumulative impact analysis area for transportation includes a ½ mile radius around the Kuhl USARC property. There would be negligible direct adverse impacts to transportation under this alternative. However, the Property lies in an established residential neighborhood with no past, current, and reasonably foreseeable projects that would impact traffic within the analysis area. Therefore, no cumulative impacts would occur to transportation under Alternative 3.

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.3 above, no significant adverse impacts have been identified or are anticipated as a result of implementing any of the proposed action alternatives or the No Action Alternative.

Local, state, and federal regulations for noise, air, water, and soil resources will be adhered to during all phases of demolition and renovation/construction, as appropriate, to minimize impacts associated with implementing the proposed action.

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SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the CFR regulations implementing NEPA (40 CFR 1500), and Environmental Analysis of Army Actions (32 CFR 651). As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the action alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered and no significant impacts have been identified. Therefore, issuance of a Finding of No Significant Impact is warranted and preparation of an EIS is not required.

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 99th RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

Amanda Murphy
NEPA Coordinator of the U.S. Army Reserve, 99th Regional Support Command

Glenn Harbin
U.S. Army Corps of Engineers, Mobile District Project Manager

Contractor personnel involved in the development of this EA include the following:

Name	**Education and Experience**	**Primary Responsibilities**
Katie Astroth	B.S. Biology: 3 years experience in fish and wildlife biology and aquatic ecology.	Scientist/Biologist; key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.
Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Virginia Flynn	B.S. Horticulture, M.S. Plant Biology. Over 14 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.

Name	Education and Experience	Primary Responsibilities
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 7 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
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Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 21 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses. Responsible for overall technical review.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 14 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

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SECTION 8.0 REFERENCES

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SECTION 9.0 PERSONS CONSULTED

Information was solicited and collected from the following individuals or organizations in preparation of this document:

- USARC installation personnel
- Members of the Kuhl LRA
- City of Ripley
- Jackson County BOE
- Jackson County Development Authority

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SECTION 10.0 ACRONYMS

A

ACM	Asbestos-Containing Material
AMSA	Area Maintenance Support Activity
AST	Aboveground Storage Tank

B

BOE	Board of Education
BRAC Commission	Base Closure and Realignment Commission

C

CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations

D

DoD	Department of Defense

E

EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order

F

FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact

G

H

HVAC	Heating, Ventilation, and Air Conditioning

I

J

K

L

LBP	Lead-Based Paint
LRA	Local Redevelopment Authority

M

MEP	Military Equipment Parking

N

NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOI	Notice of Interest
NRHP	National Register of Historic Places
NWR	National Wildlife Refuge

O

OMS	Organizational Maintenance Shop
OWS	Oil-Water Separator

P

PCB	Polychlorinated biphenyls
pCi/L	picoCuries Per Liter

POL	Petroleum, Oils, and Lubricants
POV	Privately Owned Vehicle
ppm	Parts per Million

Q

R

RCRA	Resource Conservation and Recovery Act
REC	Record of Environmental Consideration
ROI	Region of Influence
RSC	Regional Support Command
RTV	Rational Threshold Values

S

SIP	State Implementation Plan
SHPO	State Historic Preservation Officer
SQG	Small Quantity Generator

T

U

US	United States
USACE	United States Army Corps of Engineers
USAR	United States Army Reserve
USARC	United States Army Reserve Center
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank

V

W

WV SHPO	West Virginia State Historic Preservation Office

X

Y

Z

APPENDIX A – PUBLIC AND AGENCY COORDINATION

A.1 Scoping Coordination A-3
A.2 SHPO – Section 106 Consultation A-15
A.3 USFWS Consultation A-23
A.4 Agency and Public Notices A-31

Environmental Assessment Public and Agency Scoping

Agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process. The Army invites public participation in the National Environmental Policy Act (NEPA) process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Initial scoping letters were sent to federal, state, and local agencies as well as other interested parties to request comments on the proposed scope of the Kuhl U.S. Army Reserve Center (USARC) Environmental Assessment (EA). A 30-day comment period was initiated from the date of the letters. Information obtained during the scoping process could be used to develop the scope of the EA.

Public and Agency Comments on the Final Environmental Assessment and Draft FNSI

As noted in Section 1.2, public involvement includes public comment on the final EA and draft Finding of No Significant Impact (FNSI). Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the final EA was available for public and agency comment for a 30-calendar-day review period [starting with the publication of the notice of availability (NOA)] to provide agencies, organizations, and individuals with the opportunity to comment on the EA and draft FNSI. Public notices were published in local newspapers to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Scoping Coordination

Appendix A.1 contains the following correspondence associated with the preparation of the Environmental Assessment

Agency	Date
Mr. Jeff Lapp, USEPA, Region 3	September 11, 2012
Honorable Carolyn L. Rader, Mayor, City of Ripley	September 11, 2012
Yogesh Patel, Engineer Chief, West Virginia DEP	September 11, 2012
Office of Environmental Policy and Compliance, U.S. Department of the Interior	September 11, 2012
Linda R. Charest, BRAC Coordinator, U.S. Dept. of Housing and Urban Development	September 11, 2012
Mr. Blaine Hess, Jackson County Board of Education	September 11, 2012
Craig Stihler, West Virginia Division of Natural Resources	September 11, 2012
Ms. LaToya Cannon, U.S. Department of Education	September 11, 2012

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
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SEP 1 1 2012

Mr. Jeff Lapp, NEPA Coordinator
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1650 Arch Street
Philadelphia, Pennsylvania 19106

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Mr. Lapp,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Kuhl USARC is to meet the requirements of the Base Closure and Realignment Act. The Kuhl USARC is located at 311 Second Avenue, Ripley, West Virginia. The site is 3.2 acres in size and contains four permanent structures. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Kuhl USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Kuhl USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Kuhl USARC by the Jackson County Board of Education for Elementary School Classrooms, District Maintenance Support Facilities, and a School Bus Loop and Student Drop-off Point.

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SEP 1 1 2012

The Honorable Carolyn L. Rader
Mayor
City of Ripley
203 S. Church Street
Ripley, West Virginia 25271

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Mayor Rader,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

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NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Kuhl USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Kuhl USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Kuhl USARC by the Jackson County Board of Education for Elementary School Classrooms, District Maintenance Support Facilities, and a School Bus Loop and Student Drop-off Point.

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5231 SOUTH SCOTT PLAZA
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SEP 1 1 2012

Yogesh Patel, Engineer Chief
Division of Water and Waste Management
West Virginia Department of Environmental Protection
601 57th Street, S.E.
Charleston, West Virginia 25304

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Mr. Patel,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Kuhl USARC is to meet the requirements of the Base Closure and Realignment Act. The Kuhl USARC is located at 311 Second Avenue, Ripley, West Virginia. The site is 3.2 acres in size and contains four permanent structures. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Kuhl USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Kuhl USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Kuhl USARC by the Jackson County Board of Education for Elementary School Classrooms, District Maintenance Support Facilities, and a School Bus Loop and Student Drop-off Point.

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
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SEP 1 1 2012

Director, Office of Environmental Policy and Compliance
U.S. Department of the Interior
1849 C Street, NW (MS2462)
Washington, D.C. 20240

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Dear Interested Party,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

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SEP 1 1 2012

Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, D.C. 20410

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Ms. Charest,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

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SEP 1 1 2012

Mr. Blaine Hess, Superintendent
Jackson County Board of Education
P.O Box 770
Ripley, West Virginia 25271

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Mr. Hess,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

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SEP 1 1 2012

Craig Stihler, Wildlife Biologist
West Virginia Division of Natural Resources
Building 74
324 Fourth Ave.
South Charleston, West Virginia 25303

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Mr. Stihler,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

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SEP 1 1 2012

Ms. LaToya Cannon
Federal Real Property Division
U.S. Department of Education
400 Maryland Avenue SW
Room 2E113
Washington, D.C. 20202

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Ms. Cannon,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions,* 32 CFR Part 651.

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The Army has identified five environmental resource areas for detailed analysis (Asbestos, Lead Based Paint, Land Use, Socioeconomics, and Transportation). Nine other environmental resource areas will be addressed in the EA; however, because the resource is either not present, not impacted, or the proposed action's impact would have little to no measurable effect, it will not be carried forward for detailed analysis in the EA (Aesthetics and Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soil, Hazardous and Toxic Substances, Noise, Utilities, and Water Resources). As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

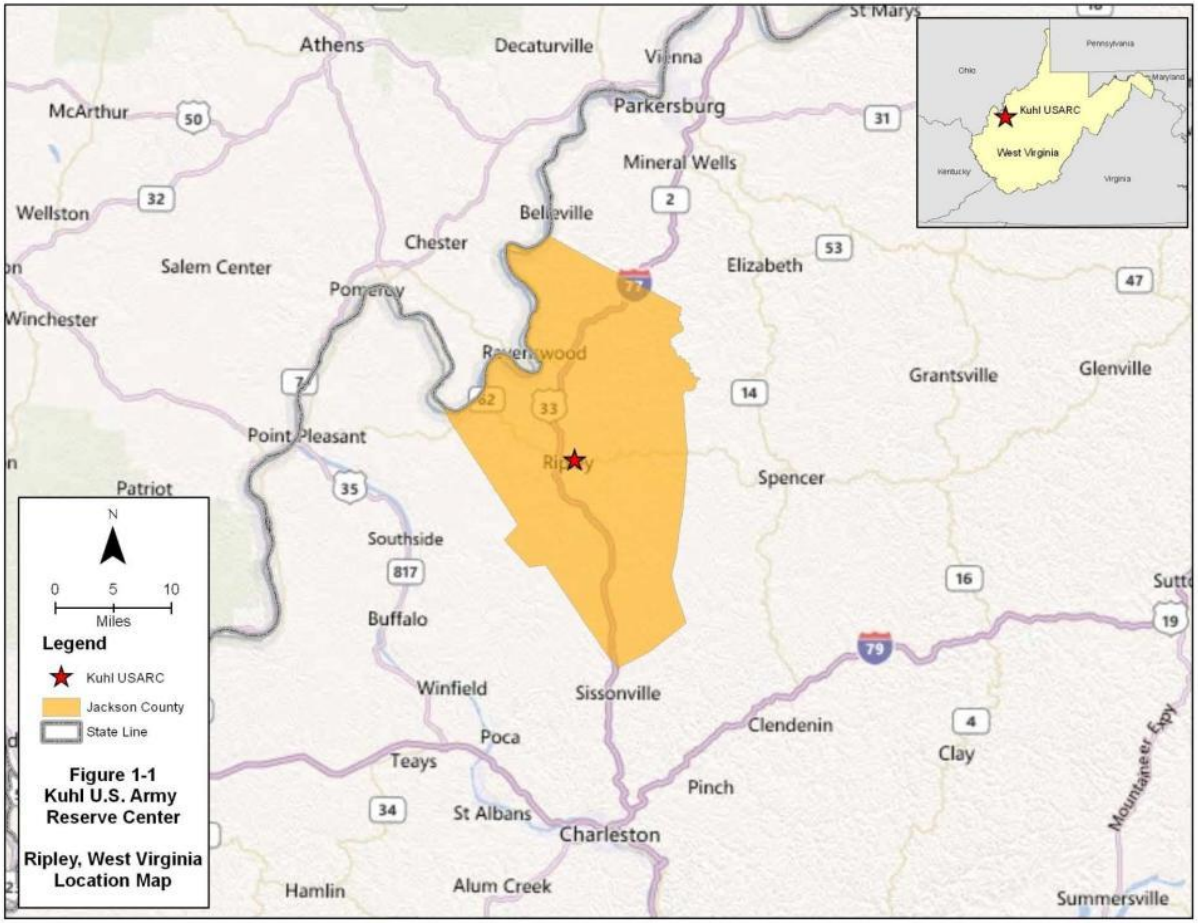
Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC, Department of Public Works at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Location Map
Site Plan

Page 3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Ravenswood
Grantsville
Glenville
Point Pleasant
Ripley
Spencer
Patriot
Southside
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Sissonville
Poca
Teays
Clendenin
Clay
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Hamlin
Alum Creek
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West Virginia
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Kuhl USARC
Jackson County
State Line
Figure 1-1
Kuhl U.S. Army
Reserve Center
Ripley, West Virginia
Location Map

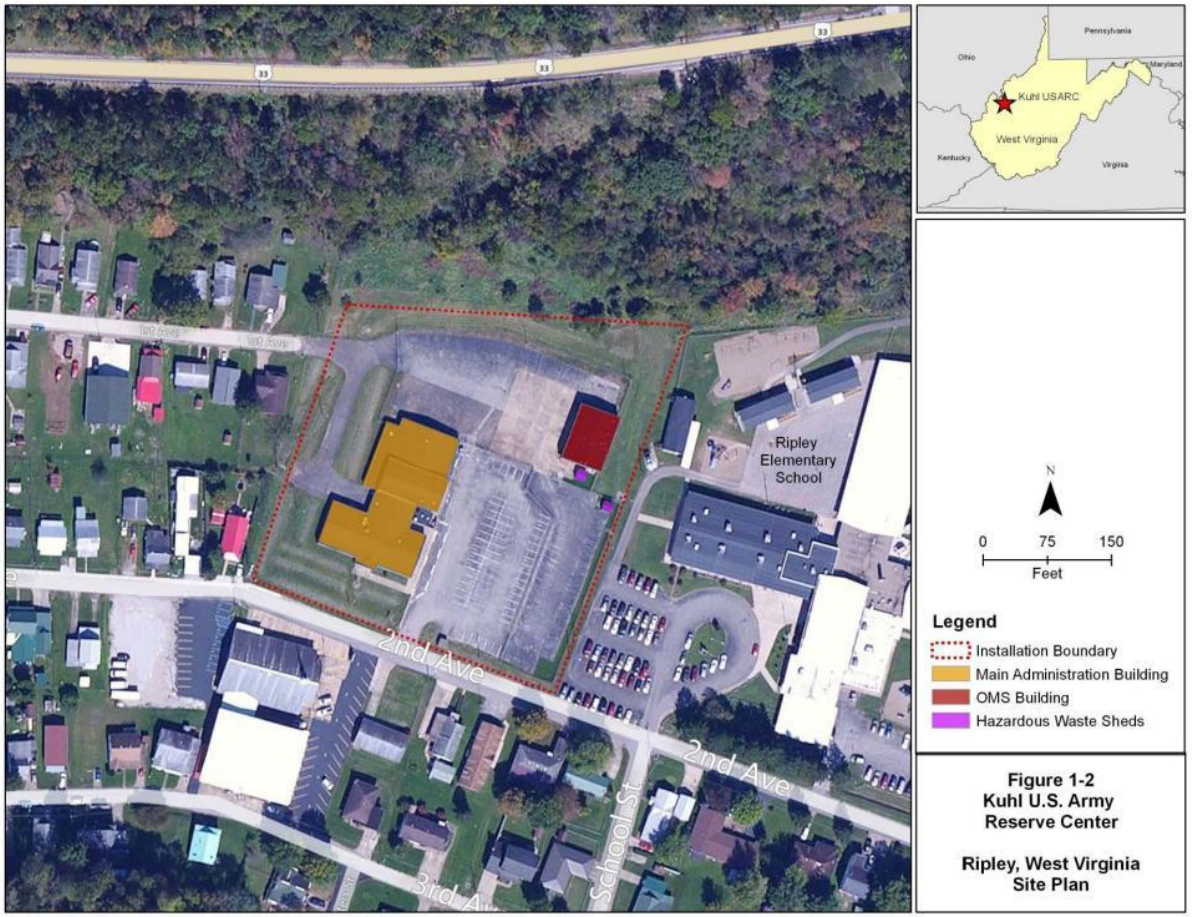

Figure 1-2
Kuhl U.S. Army Reserve Center

Ripley, West Virginia
Site Plan

A.2 SHPO – Section 106 Consultation

Appendix A.2 contains the following correspondence associated with the preparation of the Environmental Assessment and coordination with the State Historic Preservation Officer (SHPO) and Native American tribes.

Agency/Tribe	**Date**
Susan Pierce, Deputy State Historic Preservation Officer, West Virginia Division of Culture and History	October 17, 2012
SHPO Concurrence Letter	November 19, 2012
Ron Sparkman, Chairman, Shawnee Tribe	September 11, 2012
George Blanchard, Governor, Absentee-Shawnee Tribe of Indians of Oklahoma	September 11, 2012

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

October 17, 2012

Ms. Susan Pierce
Deputy State Historic Preservation Officer
West Virginia Division of Culture and History
1900 Kanawha Boulevard East
Charleston, WV 25305

Reference: Section 106 Coordination for the Disposal of the Kuhl U.S. Army Reserve Center in Ripley, WV (Jackson County)
Determination of No Historic Properties Affected

Ms. Pierce,

The United States Army Reserve, 99th Regional Support Command (RSC) is planning to dispose of the SSGT Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC) to meet the requirements of the Base Closure and Realignment Act (BRAC). The Kuhl USARC is located 331 2nd Avenue, Ripley, West Virginia. The intended property recipient will be the City of Ripley for reuse as an elementary school. The disposal of federal property to a non-federal entity is an undertaking that could have an effect on historic properties and requires consultation under Section 106 of the National Historic Preservation Act, as amended.

An architectural survey of the Kuhl USARC was completed in February 2012, and a Phase I archaeological survey was completed in October 2011. Based on the results of these surveys, the Army has determined there are:

1) no historic properties eligible for the National Register of Historic Places at the Kuhl USARC,
2) no further archaeological investigations are required at the Kuhl USARC and,
3) no historic properties are affected by the proposed undertaking.

Enclosed are studies and other documentation to aid in your review. The Army requests concurrence on our determination of **no historic properties affected** within 30 days from the date on this letter. Please direct your comments and questions to: Ms. Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000, Phone: (609) 562-7666, Email: amanda.w.murphy@usar.army.mil. Thank you for your cooperation on this important project.

Sincerely,

Jeffrey M. Hrzic
Chief, Environmental Division

WEST VIRGINIA
Division of Culture and History

The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300
Randall Reid-Smith, Commissioner
Phone 304.558.0220 • www.wvculture.org
Fax 304.558.2779 • TDD 304.558.3562
EEO/AA Employer

November 19, 2012

Ms. Amanda Murphy
U.S. Department of the Army
99th RSC DPW
Environmental Division
5231 South Scott Plaza
Fort Dix, NJ 08640-5000

Re: Kuhl U.S. Army Reserve Center, Ripley
FR#: 13-69-JA

Dear Ms. Murphy:

We have reviewed the cultural resources reports that were submitted for the above referenced project to determine its effects to cultural resources. As required by Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties," we submit our comments.

Submitted information indicates that this project will result in the transfer of the above identified property to the City of Ripley for reuse as an elementary school.

Architectural Resources
Submitted information indicates that the buildings associated with the Kuhl U.S. Army Reserve Center in Ripley, Jackson County, are not eligible individually or collectively for inclusion in the National Register of Historic Places. After review of the thorough documentation submitted to our office, we concur with this assessment. It is our opinion that the Kuhl U.S. Army Reserve Center buildings are not eligible for inclusion in the National Register of Historic Places. No further consultation regarding architectural is necessary.

Archaeological Resources
According to the archaeological survey report, the 4.8 acre army reserve center underwent systematic pedestrian survey and shovel probe excavation. The survey documented previous disturbance resulting from grading, utility installation and construction of the facility. Shovel probes encountered modern trash and construction materials; no cultural materials were identified. As a result, we concur that no further archaeological work is needed. In our opinion there are no archaeological properties within the project area that are eligible for inclusion in the National Register of Historic Places.

We appreciate the opportunity to be of service. *If you have questions regarding our comments or the Section 106 process, please contact Shirley Stewart Burns, Structural Historian, or in the Historic Preservation Office at (304) 558-0240.*

Sincerely,

Jennifer Brennan for

Susan M. Pierce
Deputy State Historic Preservation Officer

SMP/SSB

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

SEP 1 1 2012

Ron Sparkman, Chairman
Shawnee Tribe
P.O. Box 189
Miami, Oklahoma 7435

Mr. Sparkman,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and Environmental Analysis of Army Actions, 32 CFR Part 651. The EA is being coordinated with compliance of other federal laws such as the National Historic Preservation Act.

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HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

SEP 1 1 2012

George Blanchard, Governor
Absentee-Shawnee Tribe of Indians of Oklahoma
2025 S. Gordon Cooper Drive
Shawnee, Oklahoma 74801

Governor Blanchard,

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To comply with Section 106 of the National Historic Preservation Act and its implementing regulation (36 CFR Part 800), the Army conducted cultural resources surveys to identify historic properties in the project area. Copies of these reports are enclosed. No properties eligible for the National Register of Historic Places were identified. Consultation with the WV State Historic Preservation Officer is ongoing and we are seeking concurrence with these findings. As part of these efforts to identify cultural resources, we are initiating correspondence and consultation with affiliated tribal groups regarding the project. To ensure that any areas or resources of sacred or spiritual significance to Native American groups are considered, we would appreciate your help in identifying any interests or concerns regarding traditional resources or properties within the project area.

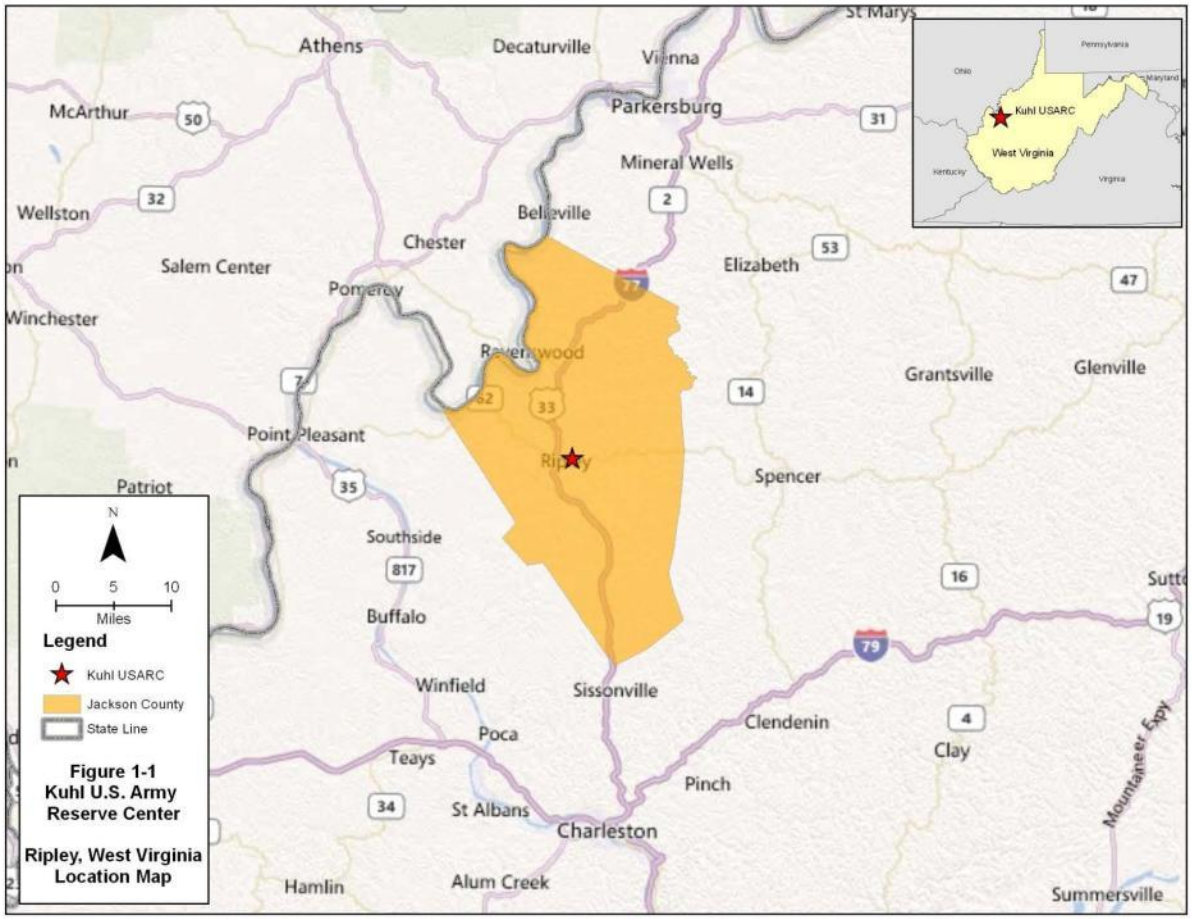
The Army requests your comments within 30 days from the date on this letter. Please send written comments to: Amanda Murphy, USAR 99th RSC DPW, at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil. If you have any questions please contact Ms. Murphy at 609-562-7666.

Sincerely,

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Site Location Map
Current Site Plan
Phase I Cultural Resources Survey for the SSG Roy F. Kuhl USARC
Architectural Resource Survey for the SSG Roy F. Kuhl USARC

Page 3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Grantsville
Glenville
Point Pleasant
Ripley
Spencer
Patriot
Southside
Buffalo
Winfield
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Poca
Clendenin
Clay
Teays
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Hamlin
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Jackson County
State Line
Figure 1-1
Kuhl U.S. Army
Reserve Center
Ripley, West Virginia
Location Map

Page 4

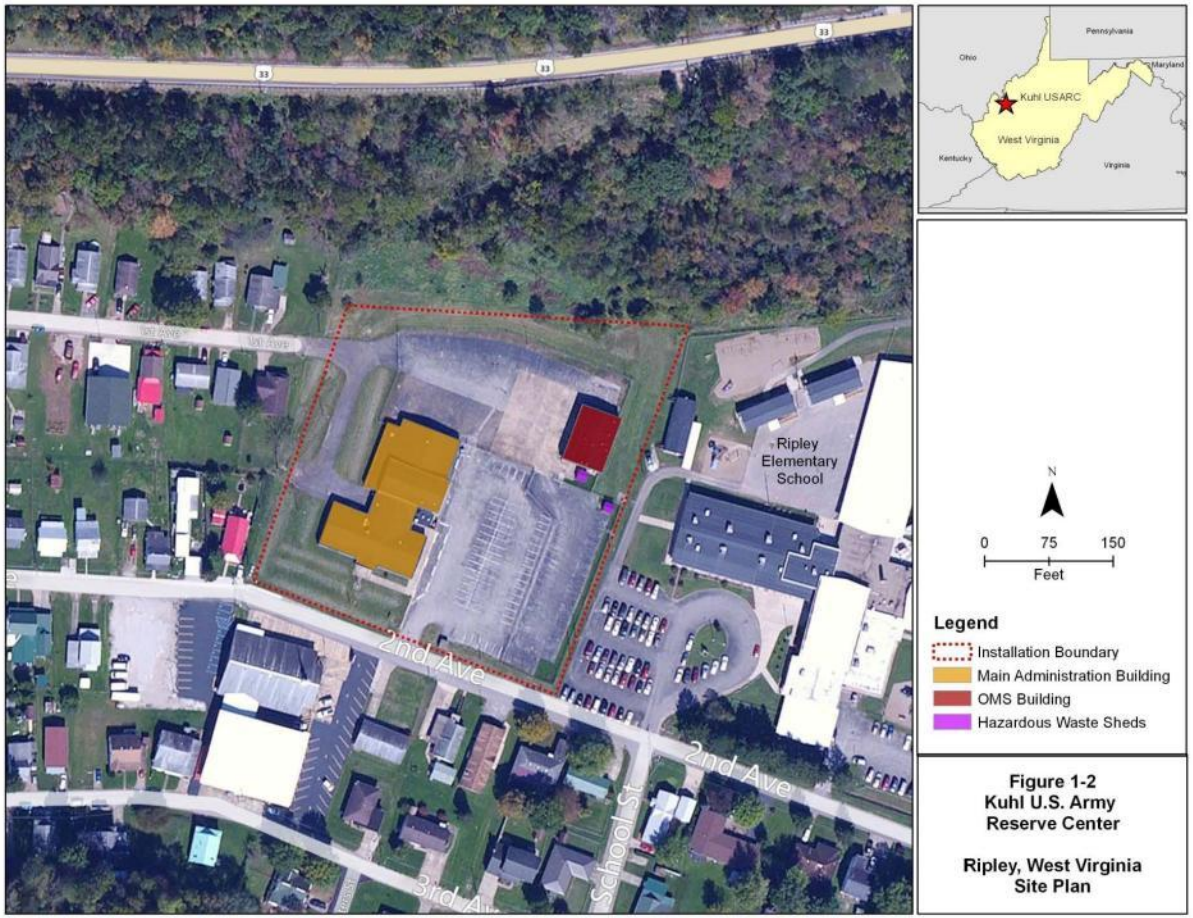


Figure 1-2
Kuhl U.S. Army Reserve Center

Ripley, West Virginia
Site Plan

A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with U.S. Fish and Wildlife Service (USFWS) associated with the preparation of the Environmental Assessment

Agency	Date
Ms. Barbara Douglas, USFWS, West Virginia Field Office	September 11, 2012
Response – USFWS Determination of No Effect	September 13, 2012

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

SEP 1 1 2012

Ms. Barbara Douglas
Senior Endangered Species Biologist
U.S. Fish and Wildlife Service
West Virginia Field Office
694 Beverly Pike
Elkins, West Virginia 26241

Reference: Environmental Assessment for the Closure, Disposal, and Reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center, Ripley, West Virginia.

Ms. Douglas,

The United States Army Reserve 99th Regional Support Command is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the SSG Roy F. Kuhl U.S. Army Reserve Center (Kuhl USARC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and Environmental Analysis of Army Actions, 32 CFR Part 651. The NEPA process is being coordinated with compliance of other federal laws such as the Endangered Species Act.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Kuhl USARC is to meet the requirements of the Base Closure and Realignment Act. The Kuhl USARC is located at 311 Second Avenue, Ripley, West Virginia. The site is 3.2 acres in size and contains four permanent structures. The majority of the site is covered in pavement or building area. The remainder is covered by landscaped areas.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Kuhl USARC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Kuhl USARC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. Alternative 3 involves the disposal and reuse of the Kuhl USARC by the Jackson County Board of Education for Elementary School Classrooms and School District Maintenance Support Facilities.

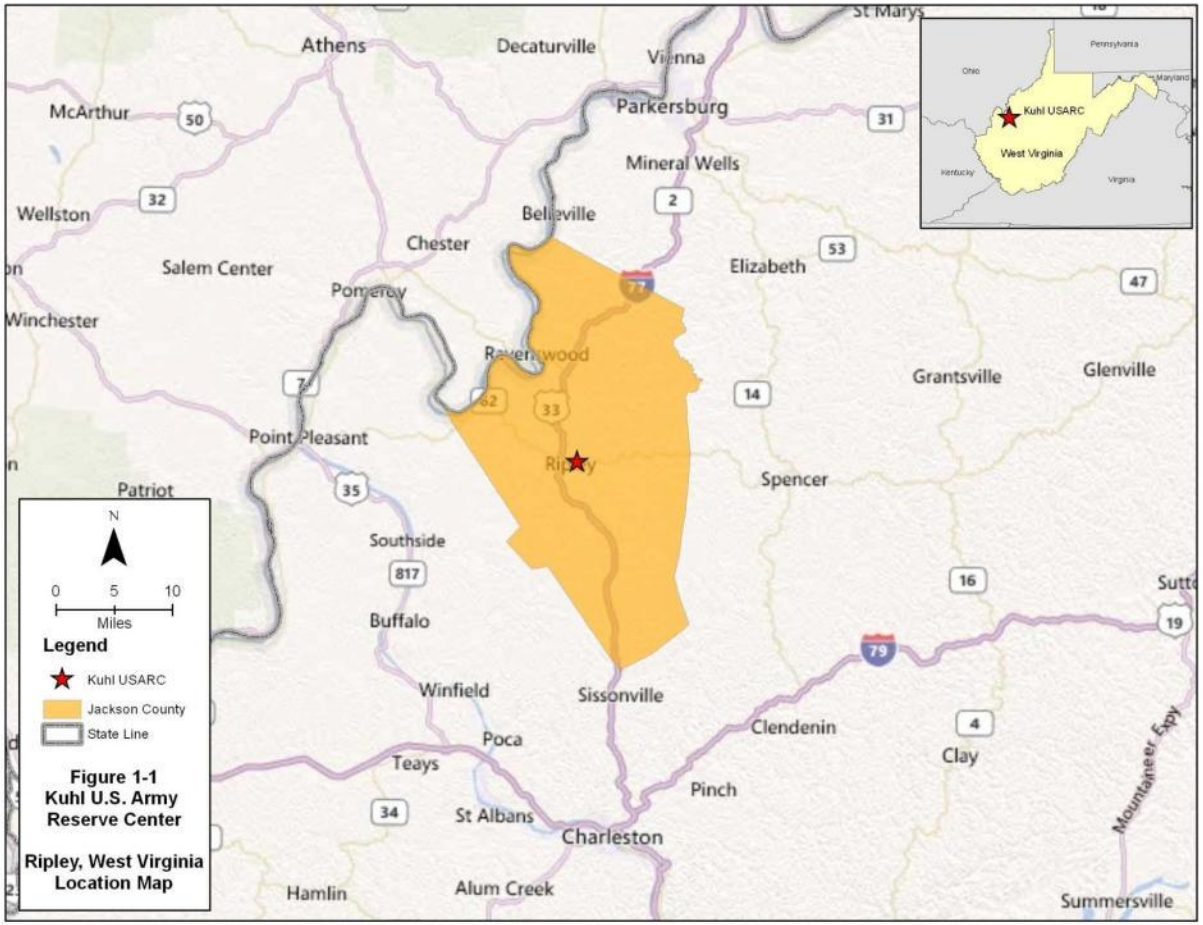
As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. A Species by County Report was generated from the Endangered Species Program Database at www.usfws.gov/endangered and it is enclosed. The Indiana Bat (*Myotis sodalis*) is the only Federally-listed or proposed endangered or threatened species, or candidate species are known to exist in Jackson County. In addition, a scoping letter was sent to the West Virginia Division of Natural Resources to inquire about state protected species. We have concluded that there is no habitat present on the site for federal T&E species. If you concur with this conclusion, your written concurrence would be greatly appreciated.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to: Amanda Murphy, 99th RSC, Department of Public Works at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,

Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:
Site Location Map
Current Site Plan
Jackson County, West Virginia Federally Listed Endangered and Threatened Species and Candidate List


Athens
Decaturville
Vienna
St Marys
McArthur
Parkersburg
Mineral Wells
Wellston
Belleville
Chester
Salem Center
Pomeroy
Elizabeth
Winchester
Ravenswood
Grantsville
Glenville
Point Pleasant
Ripley
Spencer
Patriot
Southside
Buffalo
Winfield
Sissonville
Clendenin
Poca
Teays
Clay
Pinch
St Albans
Charleston
Hamlin
Alum Creek
Summersville
Mountaineer Expy
Kuhl USARC
West Virginia
Pennsylvania
Ohio
Maryland
Kentucky
Virginia
N
0 5 10
Miles
Legend
Kuhl USARC
Jackson County
State Line
Figure 1-1
Kuhl U.S. Army
Reserve Center
Ripley, West Virginia
Location Map

Page 4

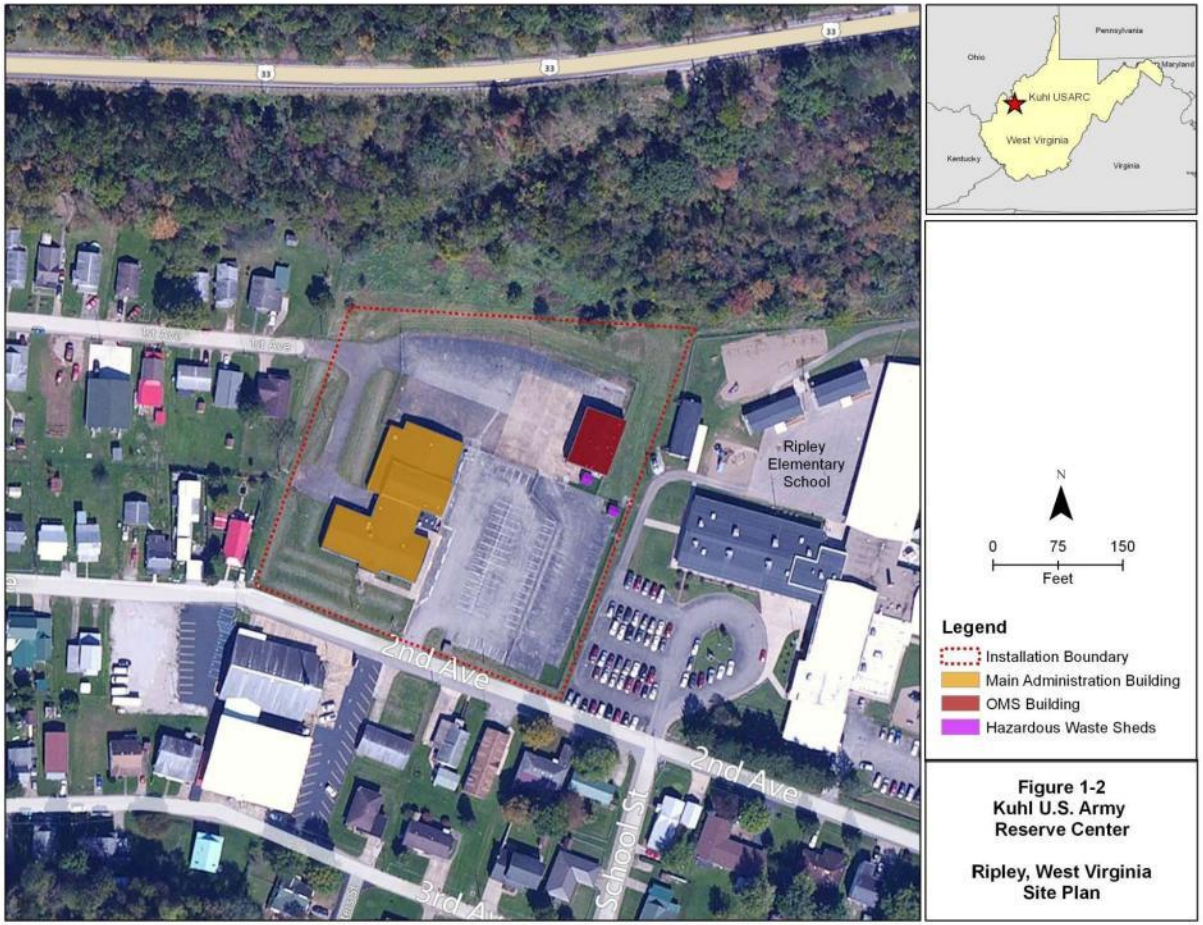


Figure 1-2
Kuhl U.S. Army Reserve Center

Ripley, West Virginia
Site Plan

Species Reports

Environmental Conservation Online System

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the IPaC application.

County: Jackson, WV

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Action Status	Recovery Plan Stage
Mammals	Indiana bat (*Myotis sodalis*)		Endangered	Bloomington Ecological Services Field Office	Indiana Bat (Myotis sodalis) Draft Recovery Plan: First Revision	View Implementation Progress	Draft Revision 1

Export options: CSV | EXCEL | XML | PDF

Last updated: July 31, 2012

ECOS Home | Contact Us

DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

RECEIVED
SEP 11 2012
WVFO

SEP 1 1 2012

Ms. Barbara Douglas
Senior Endangered Species Biologist
U.S. Fish and Wildlife Service
West Virginia Field Office
694 Beverly Pike
Elkins, West Virginia 26241

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NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your

United States Department of the Interior

FISH AND WILDLIFE SERVICE

West Virginia Field Office
694 Beverly Pike
Elkins, West Virginia 26241

In response to your letter above, we have made a "no effect" determination that the project will not affect federally-listed endangered or threatened species. Therefore no biological assessment or further section 7 consultation under the Endangered Species Act is required with the Fish and Wildlife Service. Should project plans change, or if additional information on listed and proposed species becomes available, this determination may be reconsidered.

Definitive determinations of the presence of waters of the United States, including wetlands, in the project area and the need for permits, if any, are made by the U.S. Army Corps of Engineers. They may be contacted at: Huntington District, Regulatory Branch, 502 Eighth Street, Huntington, West Virginia 25701, telephone (304) 399-5710.

9/12/12
Reviewer's signature and date

Deborah Carter 9/13/2012
Field Supervisor's signature and date

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A.4 Agency and Public Notices

Per requirements specified in 32 CFR Part 651.4, a 30-calendar-day review period (starting with the publication of the NOA) was established to provide all agencies, organizations, and individuals with the opportunity to comment on the EA and FNSI. A NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- *Jackson Herald*,
- *The Charleston Gazette.*

The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and FNSI for review, listed where paper copies of the EA and FNSI could be reviewed, and advised the public that an electronic version of the EA and FNSI were available for download at the following Web site: http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The EA was available for public review and comment at the following locations:

- Jackson County Public Library – Main Branch;
- Jackson County Public Library – Ravenswood Branch; and
- The Jackson County Board of Education Administrative Offices.

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APPENDIX B – EIFS REPORT

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

Alternative 3

The total construction costs for this project are approximately $1.1 million over 2 years. It is assumed that 60 percent of total annual construction costs reflect materials and supplies ($1,060,000 million), 30 percent of total annual construction costs reflect labor costs ($318,000), and 10 percent of total annual construction costs reflect profit/overhead ($106,000). The construction timeframe is 24 months, so the annual construction cost ($318,000) was used for the changes in local expenditures forecast input below. The change in civilian employment forecast input below was determined by dividing the annual labor costs ($159,000) by the wages for construction and extraction workers in West Virginia ($43,240) [Bureau of Labor Statistics]. This resulted in an input of 4.

EIFS REPORT

PROJECT NAME		
	BRAC EA - Kuhl Alternative 3	
STUDY AREA		
	54035	Jackson, WV
FORECAST INPUT		
Change In Local Expenditures	$318,000	
Change In Civilian Employment	4	
Average Income of Affected Civilian	$43,240	
Percent Expected to Relocate	0	
Change In Military Employment	0	
Average Income of Affected Military	$0	
Percent of Military Living On-post	0	
FORECAST OUTPUT		
Employment Multiplier	1.92	
Income Multiplier	1.92	
Sales Volume - Direct	$291,435	
Sales Volume - Induced	$268,120	
Sales Volume - Total	$559,555	0.09%
Income - Direct	$193,011	
Income - Induced)	$35,282	
Income - Total(place of work)	$228,294	0.05%
Employment - Direct	5	
Employment - Induced	1	
Employment - Total	6	0.05%
Local Population	0	
Local Off-base Population	0	0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	12.64 %	8.37 %	7.69 %	2.98 %
Negative RTV	-28.22 %	-9.41 %	-14.92 %	-2.33 %

APPENDIX C – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the Kuhl USARC in Ripley, West Virginia. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission's recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Kuhl USARC:

> "C*lose SSG Roy Kuhl U.S. Army Reserve Center and Maintenance Facility in Ripley…and re-locate units into a new Armed Forces Reserve Center in the vicinity of Ripley, WV.*"

To implement these recommendations, the Army has closed the Kuhl USARC.

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President's Program to Revitalize Base Closure Communities.

Relevant Statutes and Executive Orders

A decision on how to proceed with the Proposed Action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

- EO 11988 (Floodplain Management)
- EO 11990 (Protection of Wetlands)
- EO 12088 (Federal Compliance with Pollution Control Standards)
- EO 12580 (Superfund Implementation)
- EO 12873 (Federal Acquisition, Recycling and Waste Prevention)
- EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)
- EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)
- EO 13175 (Consultation and Coordination with Indian Tribal Governments)
- EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)

EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this EA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at http://www.denix.osd.mil.

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.

APPENDIX D – SELECTED COMPONENTS OF THE KUHL USARC REUSE PLAN

Appendix D contains the following components associated with reuse of the Kuhl USARC. For brevity, West Virginia School of Law information and financial information for the Jackson County Board of Education and Westbrook Health Services were omitted from this Appendix. The Reuse Plan, in its entirety, can be requested from the following agency/individual:

Mayor Carolyn Rader
City of Ripley
203 South Church Street
Ripley, WV 25271
Phone: (304) 372–3482

Document	**Date**
U.S. Department of Education approval letter	February 1, 2012
Local Redevelopment Authority Final Reuse Report for SSG Roy F. Kuhl USARC Center, Ripley, West Virginia.	June 2007
Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes, Prepared by the Board of Education of Jackson County, West Virginia.	November 17, 2011

UNITED STATES DEPARTMENT OF EDUCATION

WASHINGTON, DC 20202

E-Mail: latoya.cannon@ed.gov

February 1, 2012

Dr. Thomas Layne, III
President
Board of Education of the
County of Jackson
P.O. Box 770
Ripley, WV 25271

Dear Dr. Layne, III,

This will acknowledge receipt of the Board of Education of the County of Jackson's recertified application dated November 17, 2011 to acquire the SSG Roy F. Kuhl U.S. Army Reserve Center located in Ripley, West Virginia for educational utilization. The property consists of five acres of land improved by two buildings and perimeter fencing.

The U.S. Department of Education has approved the Board of Education of the County of Jackson's recertified application to acquire the SSG Roy F. Kuhl U.S. Army Reserve Center as an elementary educational facility to provide instructional space for students of Ripley Elementary School. The main structure on the property would be used entirely to provide classroom space, physical education instruction, remedial and/or special education services, space for related student services and an administrative counseling office. There will also be a student dining area, technology distribution center and teacher preparation area. The property would be used by an anticipated 120 students, 6 teachers and 1 administrator/counselor.

The Board of Education of the County of Jackson intends to invest $1,175,000 to renovate the buildings to create classrooms, additional restrooms, student support services, instructional preparation areas and a food services area. The parking lot will also be reconfigured, by outside contractors to create a driveway to allow a separate bus loop and an area for parents to drop students off for school. The Board of Education of the County of Jackson will place the property into full utilization within thirty-six months from the date of conveyance.

The U.S. Department of Education has requested assignment of the SSG Roy F. Kuhl U.S. Army Reserve Center from the U. S. Army for conveyance to the Board of Education of the County of Jackson at 100% Public Benefit Allowance discount. However, our approval is contingent upon

www.ed.gov

The Department of Education's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access.

satisfactory remediation of any environmental contamination discovered during environmental investigation of the property prior to the Army's assignment to the Department. Our approval is also based upon the express condition and requirement that a clear majority of the property be used at all times for the Board of Education of the County of Jackson's elementary educational facility to provide instructional space for students of Ripley Elementary School. If at any time during the 30 year period of restrictions the majority use of the property is not used as intended, the Board of Education of the County of Jackson may be required to remit a portion of the property's fair market value to account for the change in diminished use.

Depending on the length of time it takes the Army to proceed with the disposal of the SSG Roy F. Kuhl U.S. Army Reserve Center, the Department may require the Board of Education of the County of Jackson to update its proposed program and plan of use to ensure that your needs and financial resources have not changed during the intervening period since application approval. Please recognize that the Public Benefit Allowance discount granted with our approval of your application may change if your proposed program and plan of use is materially revised in the future.

Congratulations and we look forward to working with you on the conveyance of the SSG Roy F. Kuhl U.S. Army Reserve Center for the Board of Education of the County of Jackson's instructional space for students of Ripley Elementary School. If you have any further questions, please feel free to contact me at latoya.cannon@ed.gov or at (202) 401-9506.

Sincerely,

LaToya Cannon

LaToya Cannon
Federal Real Property Division

cc: Blaine C. Hess, Superintendent
Honorable Carolyn L. Rader, Mayor, City of Ripley

Local Redevelopment Authority

FINAL REPORT

SSG Roy F. Kuhl USAR Center
Ripley, West Virginia

June 2007

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Base Closure Community Redevelopment and Homeless Assistance Act

Redevelopment Plan and Homeless Assistance Submission Completeness Review

SSG Roy Kuhl Army Reserve Center,Ripley,WV
Name of the Installation

Jackson County Local Redevelopment Authority
Name of the Local Redevelopment Authority

Redevelopment Plan

1. yes_X_ no__ Does the LRA Application include a redevelopment plan for the installation?

Outreach to Homeless Assistance Providers

2. yes_X_ no__ Does the LRA Application include a list of the political jurisdictions that comprise the LRA?

3. yes_X_ no__ Does the LRA Application include a copy of the LRA newspaper advertisement from a newspaper of general circulation in the vicinity of the installation?

3a. yes_X_no__ Did the newspaper advertisement announce the receipt of notices of interest for a minimum of 90 days, maximum 180 days?

4. yes_X_ no__ Does the LRA Application provide a list of homeless assistance providers consulted during the outreach process?

5. yes_X_ no__ Does the LRA Application discuss the LRA's overall efforts of outreach to homeless providers in the community in the vicinity of the installation?

29

6. yes_X_ no__ Does the LRA Application discuss the workshop that was conducted during the outreach period?

Information about Homeless in the Vicinity of the Installation

7. yes_X_no__ Is there a list of all the political jurisdictions that comprise the LRA?

7a. yes__no__ n/a_X_ Does the LRA Application include copies of the appropriate Consolidated Plan(s) Tables 1 and 2 along with appropriate narrative? LRAs that represent cities within urban counties should comment on how the Consolidated Plan applies to their particular jurisdiction.

7b. yes_X_no__ n/a___ If the community in the vicinity of the installation is not an entitlement city or a city in an urban county, did the LRA provide information on the homeless population?

Notices of Interest (NOIs)

8. yes__Xno__ n/a (no NOIs) Does the LRA include a copy of each NOI received from homeless providers (this includes both approved and disapproved NOIs)?

8a. yes_X_ no__ n/a (no NOIs) Does the LRA explain why each NOI from a homeless assistance provider was either approved/disapproved?

Legally Binding Agreements (LBAs) N/A

9. yes__ no_ Does the LRA Application include an LBA for each of the selected NOIs with homeless assistance providers?

9a. yes__ no__ Does each LBA for property have an 'environmental renegotiation' clause (586.30(b)(3)(i)), i.e., does each LBA provide for a process for negotiating alternative arrangements that would enable the same balance of interests made originally in the event that an environmental review conducted subsequent to HUD approval indicates that any property identified for transfer in the agreement is not suitable for the intended purpose?

30

9b. yes__ no__ Does each LBA have a 'Reverter' clause (586.30(b)(3)(i) and 586.45(e)), i.e., when an LBA discusses on-base property awards, does it provide for the reversion or transfer, either to the LRA or to another entity or entities, of building and property in the event they cease to be used for the homeless?

10. yes__ no__ n/a_X_ Does the LRA application discuss how the LBA(s) with homeless providers meet gap(s) in the continuum of care?

11. yes__no__ n/a_X_ Does the LRA application discuss how the LBAs may/may not impact the community in terms of:

11a. yes__ no__ n/a _X_ the impact the homeless housing and services provided through the LBA(s) might have on the community?

11b. yes__ no__ n/a _X_ the concentration of homeless/low income individuals and families in the community?

11c. yes__ no__ n/aX_ availability of general services in support of the homeless persons or families served by LBA(s)?

12. yes__ no__ n/a _X_ Are the LBA's executed?

If unexecuted:

12a. yes__ no__ Are LBA acceptance letters provided from each non-profit with an LBA?

12b. yes__ no__ If the non-profit is an umbrella or consortium organization, did the provider organizations consent to the arrangement with the umbrella/consortium and LRA as reflected within the LBA?

13. yes__ no__ Has the LRA's or political jurisdiction's chief legal counsel provided an opinion for LBA(s) as to their enforceability under State law (586.30(b)(3)(i)?

31

Balance between Economic Redevelopment, Other Development, and Homeless Assistance

14. yes__ no__ n/a__X__ Does the LRA Application discuss how the LBAs are the consistent with Consolidated Plan?

14a. yes__ no__ n/a __X__ Does the LRA Application relate the LBAs to the priorities discussed in the Consolidated Plan?

14b. yes__X__ no__ n/a __ Does the LRA Application describe how it balances the needs for economic redevelopment, other development, and homeless assistance?

Public Comment Requirements

15. yes__X__ no__ Does the LRA Application provide an overview of the citizen participation process? Public hearing and workshop

15a. yes__X__ no__ Does the LRA Application provide information on the public hearing?

15b. yes__ no__ Does the LRA Application include a summary of the comments from the public hearing on the draft application?

Public Benefit Transfer Outreach

16. yes__ no__ Does the LRA Application contain evidence that public benefit transfer outreach was conducted?

Field Office Review completed by: _____ on _____
Name Date

Headquarters Review completed by: _____ on _____
Name Date

32

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

July 3, 2007

TO WHOM IT MAY CONCERN:

Please be aware that as of July 1, 2007, I am no longer Mayor of Ripley; however, I will continue to serve as chairman of the Local Redevelopment Authority until a final decision is made by the military.

I request that correspondence please come to me at my home address: 403 Cedarcrest Drive, Ripley, West Virginia 25271. Telephone: 304-372-9516.

I have considered it a privilege to organize and work with the LRA and am very pleased to submit their final report to the following:

HUD (2 copies)

Assistant Secretary for Community Planning and Development
U.S. Department of Housing and Urban Development
Attn: BRAC Coordinator
451 7th Street SW, Room 7266
Washington, DC 20410

HQDA (surface mail)
HQ Dept. of the Army Office of the Assistant Chief of Staff for installation Mgm.
BRAC Division
600 Army Pentagon Cube #5070D (Ken Harris, Southeast Region)
Washington, D.C. 20310-0600

HQDA (Fed. Ex)
OACSIM BRAC Division
NC3/Taylor Building (Ken Harris, Southeast Region)
2530 Crystal Drive, Arlington, VA 22202

Mr. Lynn Daniels, POC
Community Planning and Development
Pittsburgh, PA (I am waiting for a proper address for Mr. Daniels) have left telephone message 7/2)

Ollie M. Harvey

Ollie M. Harvey

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

June 20, 2007

HUD Headquarters
Ass't Secretary for Community Planning and Development
U.S. Department of Housing and Urban Development,
ATTN: BRAC Coordinator
451 7th Street SW., Room 7266
Washington, DC 20410

Dear Assistant Secretary:

On behalf of the Jackson County Local Redevelopment Authority, I am pleased to present to you this report outlining our recommendation with regard to the Notices of Interest received on behalf of the U.S. Roy Kuhl Reserve Center, located at Ripley, West Virginia.

Over this past six months this Authority has issued news advertising for Notice of Interest's (NOI's), two public meetings, a workshop for the public, a tour of the facility, and extensive outreach to the public for information on the homeless in our rural community.

My colleagues on the Authority, and I, believe that the recommendation outlined in this report represent a reasoned and sound approach to fulfilling the LRA's need to balance the development of the Center for the betterment of the Jackson County Board of Education and the children of Jackson County.

We are addressing the homeless assessment to the best of our knowledge with response from our health outreach agencies.

Thank you for giving us the opportunity to assist you in making a decision for the benefit of our community of 3,200 citizens. I am confident that your final decision with regard to the two Notices of Interest will reflect the best interests of Ripley.

Sincerely,

Ollie Harvey

Ollie M. Harvey
Mayor

OMH:isb

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

FINAL REPORT

SSG. ROY F. KUHL U.S. ARMY RESERVE CENTER

RIPLEY, WEST VIRGINIA

APPENDIX

I. FINAL REPORT AND RECOMMENDATION OF THE JACKSON COUNTY LOCAL REDEVELOPMENT AUTHORITY

II. FORMATION OF THE LOCAL REDEVELOPMENT AUTHORITY

III. PUBLIC WORKSHOPS AND SITE TOUR

IV. HOMELESS ASSESSMENT

V. REDEVELOPMENT PLAN

LRA MEMBERS:
Tom Armstead, Financial Director, City of Ripley
Tim King, City Superintendent
Don Stephens, President,Jackson County Commission
Mark Whitley, Director, County Development Authority
Bill Kuryla, PHD, Retired Chemist
Blaine Hess, Superintendent, Jackson County Schools
Kevin Harris, Attorney at Law
David Rothrock, Director, County Housing Authority
Rev. Ken Krimmel, Minister, Epworth United Methodist
Vikki Nichols, Dept. of Health and Human Services
Mike Ruben, Publisher, Jackson Herald
Glynn Ridenour, Licensed Contractor
Ollie M. Harvey, Mayor, City of Ripley

REPORT PREPARED BY:

Ollie M. Harvey
Mayor
June 20, 2007

FINAL REPORT AND RECOMMENDATION OF THE
JACKSON COUNTY LOCAL REDEVELOPMENT
AUTHORITY (LRA)

A. FORMATION OF LRA

During the spring of 2006, the City of Ripley was informed that the SSG Roy Kuhl U.S. Army reserve Center, located in Ripley, had been declared surplus property and was to be disposed of by the Army in accordance with applicable federal law.[1]

At a meeting of the Common Council held on June 6, 2006, a Resolution was passed showing willingness to work with the government, local and county entities responsible for re-development plans, including formation of a LRA.

Pursuant to this Resolution, county residents listed on the cover were appointed to serve on the Local Redevelopment Authority.

A copy of the Resolution was submitted to the Office of the Secretary of Defense, and that office was asked to recognize the Jackson County Local Redevelopment Authority as the official body responsible for preparing the necessary land use plan and recommendation. On July 3, 2006, we received official notice from Patrick J. O'Brien, Director, Office of Economic Adjustment, designating the LRA the agency for reuse planning. On July 10,2006 the LRA was recognized in the Federal Register.[2]

The LRA established a planning time frame and, as part of the time frame, established a six-month screening period for interested parties to file applications to reuse the property. This period extended from June to November 2006.

On July 11, 2006, the LRA members and interested citizens attended an informational meeting with Liz Gabor, Project Manager from the Office of the Secretary of Defense, Office of Economic Adjustment, and Harold Miller, recently retired from HUD, Pittsburgh Office, who reviewed with the LRA the procedure and requirements for screening for this property.

B. PUBLIC WORKSHOP AND SITE TOUR

As part of the public planning process, the LRA held the above described workshop and site tour of the Reserve Center that provided three public benefit organizations with the opportunity to become familiar with the property and to answer any questions about the NOI process. This meeting was advertised in the local newspaper, The Jackson Herald.[3]

1. The Federal Register notice is included in Appendix I
2. The Resolution is included in Appendix I.
3. A copy of the notice as advertised is included in Apendix II

B. PUBLIC WORKSHOPS, CONTINUED

As part of the public planning process, the LRA held two public workshops on February 6, 2007 and April 2, 2007 providing participants input, and also to conduct presentation of the two NOI's submitting narratives.

The workshops were advertised in the local newspaper, the Jackson Herald.[3] Public and local government agencies including agencies that serve as health outreach organizations were invited to attend.

At both meetings the citizens were encouraged to give remarks on one, or both, of the presentations. No comments were given. They were invited to submit a letter; however, only one was received from the Jackson County Commission; one from an LRA member who could not be present; and, one from a board member of Westbrooke Services.[4]

We considered the site tour as a third public meeting as the public was invited. Liz Gabor gave an excellent presentation, and Harold Miller, Army official, talked about the Reserve Center and the military's involvement.

C. HOMELESS ASSESSMENT

In our small rural town of 3,243 citizens the LRA conducted outreach with the various health agencies including Health and Human Resources; Community Resources; the Welfare Department; and, Mason County Shelter for the Homeless. Response letters[4] indicated there is not a homeless problem in our community. The Mason County Shelter did serve 162 residents from Jackson County during 2006 involving health issues of mental illness, domestic violence, and drug abuse; however, no homeless due to housing were reported. We do not have a Salvation Army or Red Cross facility in the county.

D. NOI EVALUATION

The LRA received two NOI's: Westbrooke Health Services and Jackson County Board of Education. Westbrookes submission was for mentally disabled services. Their mission was to address a need for housing for the permanently disabled. After further research by LRA members, it indicated a desire for a Mason County Shelter prototype.

E. THE REDEVELOPMENT PLAN AND ENVIRONMENT ASSESSMENT OF THE CENTER

The Local Redevelopment Authority submits the Jackson County Board of Education Plan as their priority. It contains complete details of how the center will be utilized, if they are approved.

3. Advertisements for public meetings
4. Response letters from public

ENVIRONMENTAL ASSESSMENT OF THE ROY F. KUHL US ARMY RESERVE CENTER THE FINAL ENVIRONMENTAL CONDITION OF PROPERTY REPORT PREPARED FOR THE U.S. ARMY CORPS OF ENGINEERS BY CH2M HILL, INDICATES THE CENTER IS IN GOOD CONDITION AND WHILE THERE WERE SOME MINOR INFRACTIONS IT APPEARS THAT NO HAZARDOUS SUBSTANCES, ASBESTOS, RADON, OR OTHER RADIOLOGICAL SUBSTANCES ARE INDICATED THAT COULD CAUSE FUTURE PROBLEMS.

THE CITY OF RIPLEY PROVIDES WATER AND SANITARY SEWER SERVICES AND COLUMBIA GAS PROVIDES NATURAL GAS SERVICE, WHILE APPALACHIAN ELECTRIC POWER PROVIDES ELECTRIC SERVICE TO THE PROPERTY.

THE ENVIRONMENTAL REPORT STATES FINDINGS OF THE ECP report were based on reasonably available environmental information; interviews with site, state, and local personnel; review of previous environmental studies; and federal and state database and file information related to the storage, release, treatment, or disposal of hazardous substances or petroleum products. Results also were based on visual observations of the Property and adjacent properties. Based on the results of the ECP study, the Property has been assigned an overall DoD Environmental Condition Type 1. The property type is based on the following major findings:

* The neutralization pit has been closed
* An active wash rack and OWS were investigated in 1997 and evaluated in 1998, and recommended for no further action in 2000.

The REAL PROPERTY ACTION PLAN is located at the end of this report.

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

June 6, 2006

R E S O L U T I O N

WHEREAS, the City of Ripley recognizes the closure of the SSG Roy Kuhl United States Reserve Center and Maintenance Facility and,

WHEREAS, the City of Ripley is willing to work with government officials and local and county entities responsible for re-development plans and,

WHEREAS, we realize creating a genuine partnership between the military departments and local government is essential, we are willing to be the point of contact and,

WHEREAS, closing of the Roy Kuhl U.S. Reserve Center will not cause economic distress as employment is almost nil at the center. Redevelopment of the infra-structure to meet the needs of the community will be a challenge, the city will plan partnerships with non-profits and local officials for the best use of the facility and,

WHEREAS, we do not have a need for homeless-assistance in the community, there is a need for some short-term housing for domestic violence recipients and that would be part of the community growth plan, NOW THEREFORE,

The City of Ripley will be glad to be the point of contact for matters relating to the closure or realignment of the U.S. Reserve Center. We ask for permission to become the Local Redevelopment Authority.

Ollie M. Harvey
Mayor

William E. Casto
Recorder

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

ACQUISITION, TECHNOLOGY AND LOGISTICS

JUN 29 2006

RECEIVED
JUL 03 2006

Honorable Ollie M. Harvey
Mayor of Ripley
Ripley, West Virginia 25271

Dear Mayor Harvey:

This is in response to your letter requesting that the City of Ripley be recognized as the Local Redevelopment Authority for planning the redevelopment of SSG Kuhl USARC/AMSA 114, Ripley, West Virginia, including outreach to homeless providers and other interested parties. On behalf of the Secretary of Defense, the request is approved. The following information will be published in the Federal Register and a newspaper of general circulation in the local area.

Point of Contact:	Ollie M. Harvey Mayor City of Ripley
Address:	203 South Church Street Ripley, WV 25271
Phone:	(304) 372-3482

Questions pertaining to this recognition or requests for assistance to guide your organizational and planning activity may be directed to Liz Gabor, your Office of Economic Adjustment Project Manager, at (703) 604-5140.

Sincerely,

Patrick J. O'Brien

Patrick J. O'Brien
Director
Office of Economic Adjustment

cc:
DASA (I&H)
DAS HUD (Special Needs Program)

Tom Armstead

From: "Gabor, Liz, CIV, WSO-OEA" <liz.gabor@wso.whs.mil>
To: <ripleycityclerk@charter.net>
Sent: Monday, July 10, 2006 12:18 PM
Attach: July 10 Published Federal Register Notice #6.dat
Subject: July 10 Federal Register Notice Published

For Mayor Harvey:

Congratulations! You have been recognized in the Federal Register as an LRA.

Please find attached the 6th Federal Register LRA recognition notice that was published today. Use Adobe to open file.

You'll want to print and hold onto this for your documentation to go into the final submission to HUD and DOD.

07/10/2006

approximately 10 minutes (0.17 hours) to complete either the paper or the online survey. This includes the time to gather the necessary information, respond to the survey, and submit it to the USPTO.

Needs and Uses: Individuals who work at firms that file more than six patent applications a year use the Customer Panel Quality Survey to provide the USPTO with their perceptions of examination quality. The USPTO uses the feedback gathered from the survey to assist them in targeting key areas for examination quality improvement and to identify important areas for examiner training.

Affected Public: Individuals or households, businesses or other for-profits, and not-for-profit institutions.

Frequency: Quarterly.

Respondent's Obligation: Voluntary.

OMB Desk Officer: David Rostker, (202) 395–3897.

Copies of the above information collection proposal can be obtained by any of the following methods:

E-mail: Susan.Brown@uspto.gov. Include "0651–00xx Customer Panel Quality Survey copy request" in the subject line of the message.

Fax: 571–273–0112, marked to the attention of Susan Brown.

Mail: Susan K. Brown, Records Officer, Office of the Chief Information Officer, Architecture, Engineering and Technical Services, Data Architecture and Services Division, U.S. Patent and Trademark Office, P.O. Box 1450, Alexandria, VA 22313–1450.

Written comments and recommendations for the proposed information collection should be sent on or before August 9, 2006 to David Rostker, OMB Desk Officer, Room 10202, New Executive Office Building, 725 17th Street, NW., Washington, DC 20503.

Dated: June 30, 2006.

Susan K. Brown,

Records Officer, USPTO, Office of the Chief Information Officer, Architecture, Engineering and Technical Services, Data Architecture and Services Division.

[FR Doc. E6–10707 Filed 7–7–06; 8:45 am]

BILLING CODE 3510–16–P

DEPARTMENT OF DEFENSE

Office of the Secretary

[DoD–2006–OS–0073]

Base Closure and Realignment

AGENCY: Department of Defense, Office of Economic Adjustment.

ACTION: Notice.

SUMMARY: This Notice is provided pursuant to section 2905(b)(7)(B)(ii) of the Defense Base Closure and Realignment Act of 1990. It provides a partial list of military installations closing or realigning pursuant to the 2005 Defense Base Closure and Realignment (BRAC) Report. It also provides a corresponding listing of the Local Redevelopment Authorities (LRAs) recognized by the Secretary of Defense, acting through the Department of Defense Office of Economic Adjustment (OEA), as well as the points of contact, addresses, and telephone numbers for the LRAs for those installations. Representatives of state and local governments, homeless providers, and other parties interested in the redevelopment of an installation should contact the person or organization listed. The following information will also be published simultaneously in a newspaper of general circulation in the area of each installation. There will be additional Notices providing this same information about LRAs for other closing or realigning installations where surplus government property is available as those LRAs are recognized by the OEA.

DATES: *Effective Date:* July 10, 2006.

FOR FURTHER INFORMATION CONTACT: Director, Office of Economic Adjustment, Office of the Secretary of Defense, 400 Army Navy Drive, Suite 200, Arlington, VA 22202–4704, (703) 604–6020.

Local Redevelopment Authorities (LRAs) for Closing and Realigning Military Installations

Alabama

Installation Name: AMSA 51.
LRA Name: City of Tuscaloosa.
Point of Contact: Evelyn K. Young, AICP, Associate Director, Community Planning & Development Department, City of Tuscaloosa.
Address: P.O. Box 2089, Tuscaloosa, AL 35403.
Phone: (205) 349–0160.

Installation Name: Finnell AFRC.
LRA Name: City of Tuscaloosa.
Point of Contact: Evelyn K. Young, AICP, Associate Director, Community Planning & Development Department, City of Tuscaloosa.
Address: P.O. Box 2089, Tuscaloosa, AL 35403.
Phone: (205) 349–0160.

Installation Name: Cleveland Leight Abbott USARC.
LRA Name: Tuskegee Local Redevelopment Authority.
Point of Contact: Alfred J. Davis, City Manager, City of Tuskegee.
Address: 101 Fonville Street, Tuskegee, AL 36083.
Phone: (334) 727–833.

Michigan

Installation Name: George Dolliver USARC/AMSA 135.
LRA Name: Battle Creek Local Redevelopment Authority.
Point of Contact: Michael J. Buckley, Planning and Community Development Director, City of Battle Creek.
Address: P.O. Box 1717, Battle Creek, MI 49016–1717.
Phone: (269) 966–3320.

Missouri

Installation Name: Marine Corps Support Activity Kansas City.
LRA Name: City of Kansas City.
Point of Contact: Edgar Jordan, Division Head, Property & Relocation Services, City Planning & Development Department, City of Kansas City.
Address: 16th Floor, City Hall, Kansas City, MO 64106.
Phone: (816) 513–2894.

Oregon

Installation Name: 2LT Alfred Sharff USARC.
LRA Name: Portland Development Commission.
Point of Contact: Ryan Moore, Project Coordinator/Housing Department, Portland Development Commission.
Address: 222 NW., Fifth Avenue, Portland, OR 97209–3859.
Phone: (503) 823–3278.

Installation Name: SGT Jerome Sears USARC.
LRA Name: Portland Development Commission.
Point of Contact: Ryan Moore, Project Coordinator/Housing Department, Portland Development Commission.
Address: 222 NW. Fifth Avenue, Portland, OR 97209–3859.
Phone: (503) 823–3278.

Pennsylvania

Installation Name: Wilkes-Varre USARC.
LRA Name: Township of Plains.
Point of Contact: Rose Corcoran, Commissioner, Plains Township Board of Commissioners.
Address: Plains Township Municipal Building, 126 Main Street, Plains, PA 18705.
Phone: (570) 829–3439.

Washington

Installation Name: 2LT Robert R. Leisy USARC/AMSA 79.
LRA Name: City of Seattle.
Point of Contact: Linda Cannon.
Address: Office of Intergovernmental Relations, City of Seattle, 600 4th Avenue, FL 5, P.O. Box 94746, Seattle, WA 98124–4746.
Phone: (206) 684–8263.

Installation Name: CPT James R. Harvey USARC.
LRA Name: City of Seattle.
Point of Contact: Linda Cannon.
Address: Office of Intergovernmental Relations, City of Seattle, 600 4th Avenue, FL 5, P.O. Box 94746, Seattle, WA 98124–4746.
Phone: (206) 684–8263.

Installation Name: Fort Lawton USAR Complex.

LRA Name: City of Seattle.
Point of Contact: Linda Cannon.
Address: Office of Intergovernmental Relations, City of Seattle, 600 4th Avenue, FL 5, P.O. Box 94746, Seattle, WA 98124–4746.
Phone: (206) 684–8263.

West Virginia

Installation Name: SSG Kuhl USARC/AMSA 114.
LRA Name: City of Ripley.
Point of Contact: Ollie M. Harvey, Mayor, City of Ripley.
Address: 203 South Church Street, Ripley, WV 25271.
Phone: (304) 372–3482.

Dated: June 30, 2006.

L.M. Bynum,

OSD Federal Register Liaison Officer, Department of Defense.

[FR Doc. 06–6078 Filed 7–7–06; 8:45 am]

BILLING CODE 5001–06–M

DEPARTMENT OF DEFENSE

GENERAL SERVICES ADMINISTRATION

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

[OMB Control No. 9000–0132]

Federal Acquisition Regulation; Information Collection; Contractors' Purchasing Systems Reviews

AGENCIES: Department of Defense (DOD), General Services Administration (GSA), and National Aeronautics and Space Administration (NASA).

ACTION: Notice of request for public comments regarding an extension to an existing OMB clearance (9000–0132).

SUMMARY: Under the provisions of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35), the Federal Acquisition Regulation (FAR) Secretariat will be submitting to the Office of Management and Budget (OMB) a request to review and approve an extension of a currently approved information collection requirement concerning contractors' purchasing systems reviews (CPSRs). This OMB clearance expires on October 31, 2006.

Public comments are particularly invited on: Whether this collection of information is necessary for the proper performance of functions of the FAR, and whether it will have practical utility; whether our estimate of the public burden of this collection of information is accurate, and based on valid assumptions and methodology; ways to enhance the quality, utility, and clarity of the information to be collected; and ways in which we can minimize the burden of the collection of information on those who are to respond, through the use of appropriate technological collection techniques or other forms of information technology.

DATES: Comments may be submitted on or before September 8, 2006.

ADDRESSES: Submit comments, including suggestions for reducing this burden to the General Services Administration, FAR Secretariat (VIR), 1800 F Street, NW, Room 4035, Washington, DC 20405.

FOR FURTHER INFORMATION CONTACT Ms. Rhonda Cundiff, Contract Policy Division, GSA, (202) 501–3755.

SUPPLEMENTARY INFORMATION:

A. Purpose

The objective of a CPSR, as discussed in Part 44 of the FAR, is to evaluate the efficiency and effectiveness with which the contractor spends Government funds and complies with Government policy when subcontracting. The review provides the administrative contracting officer a basis for granting, withholding, or withdrawing approval of the contractor's purchasing system.

B. Annual Reporting Burden

Number of Respondents: 1,580.
Responses Per Respondent: 1.
Total Responses: 1,580.
Average Burden Per Response: 17.
Total Burden Hours: 26,860.
Obtaining Copies of Proposals: Requesters may obtain a copy of the information collection documents from the General Services Administration, FAR Secretariat (VIR), Room 4035, Washington, DC 20405, telephone (202) 501–4755. Please cite OMB Control No. 9000–0132, Contractors' Purchasing Systems Reviews, in all correspondence.

Dated: July 3, 2006.

Linda Nelson,

Deputy Director, Contract Policy Division.

[FR Doc. 06–6061 Filed 7–7–06; 8:45 am]

BILLING CODE 6820–EP–S

DEPARTMENT OF DEFENSE

GENERAL SERVICES ADMINISTRATION

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

[OMB Control No. 9000–0133]

Federal Acquisition Regulation; Information Collection; Defense Production Act Amendments

AGENCIES: Department of Defense (DOD), General Services Administration (GSA), and National Aeronautics and Space Administration (NASA).

ACTION: Notice of request for comments regarding an extension to an existing OMB clearance (9000–0133).

SUMMARY: Under the provisions of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35), the Federal Acquisition Regulation (FAR) Secretariat will be submitting to the Office of Management and Budget (OMB) a request to review and approve an extension of a currently approved information collection requirement concerning Defense Production Act Amendments. The clearance currently expires on October 31, 2006.

Public comments are particularly invited on: Whether this collection of information is necessary for the proper performance of functions of the FAR, and whether it will have practical utility; whether our estimate of the public burden of this collection of information is accurate, and based on valid assumptions and methodology; ways to enhance the quality, utility, and clarity of the information to be collected; and ways in which we can minimize the burden of the collection of information on those who are to respond, through the use of appropriate technological collection techniques or other forms of information technology.

DATES: Comments may be submitted on or before September 8, 2006.

ADDRESSES: Submit comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden to the General Services Administration, Regulatory Secretariat (VIR), 1800 F Street, NW, Room 4035, Washington, DC 20405.

FOR FURTHER INFORMATION CONTACT: Ms. Jeritta Parnell, Contract Policy Division, GSA, (202) 501–4082.

SUPPLEMENTARY INFORMATION:

A. Purpose

Title III of the Defense Production Act (DPA) of 1950 authorizes various forms of Government assistance to encourage expansion of production capacity and supply of industrial resources essential to national defense. The DPA Amendments of 1992 provide for the testing, qualification, and use of industrial resources manufactured or developed with assistance provided under Title III of the DPA.

FAR 34.1 and 52.234–1 require contractors, upon the direction of the contracting officer, to test Title III industrial resources for qualification, and provide the test results to the Defense Production Act Office. The FAR

September 1, 2006

PRESS RELEASE

AVAILABILITY OF SURPLUS FEDERAL PROPERTY

AS REQUIRED BY THE BASE CLOSURE REDEVELOPMENT AND HOMELESS ASSISTANCE ACT OF 1994, THE LOCAL REDEVELOPMENT AUTHORITY OF JACKSON COUNTY IN CHARGE OF RECEIVING APPLICATIONS FROM INTERESTED PARTIES IN THE CLOSURE OF THE US ARMY SSG ROY KUHL RESERVE CENTER LOCATED IN RIPLEY, HAS EXTENDED THE DEADLINE FOR APPLICATIONS. STATE AND LOCAL GOVERNMENTS, HOMELESS SERVICE PROVIDERS AND OTHER INTERESTED PARTIES MAY SUBMIT NOTICE OF INTEREST,REQUIRING APPLICATION FORMS,FROM: OLLIE M. HARVEY, MAYOR, CITY OF RIPLEY TELEPHONE: 304-372-3482 or 3497. DEADLINE FOR APPLICATIONS IS NOVEMBER 1, 2006.

BASE REALIGNMENT AND CLOSURE
NOTIFICATION OF SURPLUS PROPERTY

The following listed property is surplus to the needs of the United States based upon the approved recommendations of the Base Closure and Realignment Commission and completion of screening with Federal and Department of Defense components. Surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Notices of interest must be submitted to the Army point of contact listed below within 90 days from the date of this notice.

FACILITY TITLE	ADDRESS	CITY	ACRES	SQ. FT.	# BLDGS	YR. BUILT
SSG JUHL USARC/AMSA 114	331 SECOND AVENUE	RIPLEY	3	19280	6	1958

Additional information may be obtained by contacting the Base Transition Coordinator at:

Commander 99th Regional Readiness Command
ATTN: Base Transition Coordinator
99 Soldiers Lane
Corapolis, PA 15108-2550
Telephone: 412-604-8159

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers

Redevelopment Authority of Jackson County
Municipal Building, City of Ripley
203 S. Church Street
Ripley, WV 25271

As required by the Base Closure Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the Redevelopment Authority (LRA) for the US Army SSG Roy Kuhl Reserve Center, is seeking notices of interest (NOI's) from State and local eligible parties, including homeless services providers, for real property determined to be surplus by the Department of Defense at the US Army SSG Roy Kuhl Center.

State and local governments, homeless service providers and other interested parties may submit NOI's to the address below, no later than 4:00 p.m. on September 15, 2006. A listing of surplus property at the US Army SSG Roy Kuhl Reserve Center was published by the Department of the Army in the Jackson Herald, May 11, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOI's for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in Jackson County.

A workshop will be held at the Municipal Building, City of Ripley, on July 13, 2006 at 7:00 p.m., which will include an overview of the base redevelopment planning process, information on any land use constraints known at the time, and information on the NOI process. To register at this workshop, please call the LRA person identified below by Friday, July 7, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOI's from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service providers proposes to carry out at the Roy Kuhl Reserve Center; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Roy Kuhl Reserve Center; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Roy Kuhl Reserve Center that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a **public benefit conveyance** (PBC), other than a homeless assistance conveyance, shall submit an NOI including, at a minimum: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate. The LRA may request additional information.

A complete listing of the Federal agencies with PBC programs and specific points of contact is available from the Base Transition Coordinator or the LRA. Federal agencies sponsoring PBC's include the Department of Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; Department of Education for educational uses; Department of Health and Human Services for public health uses; Department of Justice for correctional facilities and law enforcement uses; Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. The LRA encourages interested entities to contact the appropriate agency to learn more about the PBC program and to determine their potential for qualifying for this conveyance.

For additional information or to register for the workshop, contact:

Redevelopment Authority of Jackson County
Municipal Building, City of Ripley
Ollie M. Harvey, Mayor
Telephone: 304-372-3482 or 3497

JACKSON HERALD, RIPLEY, W.VA.
JUNE 27, 2006

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

With the closure of the US Army SSG Roy Kuhl Reserve Center located on Second Avenue, Ripley, the city is in the process of organizing a Local Redevelopment Authority (LRA) responsible for putting a plan in place with public input and partnership, and directing the implementation of such a plan.

The Office of Economic Adjustment (OEA) will work with a community as they are the primary resource for communities in need. They have been in contact and know that the City of Ripley is willing to set up the LRA as the point of contact.

It is essential and most important that the LRA includes a group of effective local leaders who will create a genuine partnership in getting through the process.

I am setting up a committee of thirteen persons from throughout the county to serve as the LRA, you are one of those persons. The next process is to advertise a Notice of Intent (NOI) where persons, businesses, non-profits, etc. interested in submitting a plan for use of the facility will submit a plan that the LRA will study,and make their decision within 270 days on the best plan for implementation to be submitted to the military for their approval.

Critical to the process is a meeting to be set up in the very near future for a visit with the military representative who will also take members of the committee on a tour of the facility. On July 13, 2006, 7:00 p.m. at the city municipal building located at 203 S. Church Street, a workshop with HUD officials will be held.

I would be very pleased if you can serve on the LRA and would appreciate a response by letter, e-mail or telephone no later than July 1. The city's e-mail is: ripleycityclerk@charter.net.

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

CITIZENS INVITED TO BE MEMBERS OF THE REDEVELOPMENT AUTHORITY OF JACKSON COUNTY:

TOM ARMSTEAD, CITY OF RIPLEY, FINANCIAL DIRECTOR

TIM KING, CITY SUPERINTENDENT

DON STEPHENS, PRESIDENT, COUNTY COMMISSION, JACKSON COUNTY COURTHOUSE, COURT STREET, RIPLEY, 25271

MARK WHITLEY, DIRECTOR, JACKSON COUNTY DEVELOPMENT AUTHORITY, 104 MILLER DRIVE, RIPLEY 25271

BILL KURYLA, RETIRED CHEMIST, PHD, 200 BATTENFARM ROAD, RIPLEY

BLAINE HESS, JACKSON COUNTY SUPERINTENDENT OF SCHOOLS, SCHOOL STREET, RIPLEY, 25271

KEVIN HARRIS, ATTORNEY, HARRIS AND HOLMES, 111 W. MAIN STREET,RIPLEY

DAVID ROTCHROCK, JACKSON COUNTY HOUSING AUTHORITY, DIRECTOR, TANGLEWOOD VILLA, WHISPERING WAY, RIPLEY

REV. KEN KRIMMEL, EPWORTH UNITED METHODIST CHURCH, 299 NORTH CHURCH STREET, RIPLEY

VICKI NICHOLS, DEPARTMENT OF HEALTH AND HUMAN RESOURCES, FAIRPLAIN 2139 CEDAR LAKES ROAD, RIPLEY

MIKE RUBEN, EDITOR, JACKSON HERALD, P.O. BOX 31, RIPLEY

GLYNN RIDENOUR, LICENSED CONTRACTOR, RT. 1, BOX 178BB, LEROY,WV 25252

OLLIE HARVEY, MAYOR, CITY OF RIPLEY, 203 SOUTH CHURCH ST.,RIPLEY

TOUR OF SSG ROY F. Kuhl U.S. Army Reserve Center
Held July 11, 2006, 3:00 PM

The meeting was called to order by Ollie Harvey, Mayor, and a member of the Local Redevelopment Authority.

Speakers were Liz Gabor, Project Manager, Office of Economic Adjustment, Office of the Secretary of Defense and Harold Miller, recently retired from HUD, Pittsburgh Office.

The speakers went over all phases of the LRA's involvement in the complete process of working toward a Redevelopment Plan for the Reserve Center; and, explaining the need for extensive outreach to the health agencies and the public in determining an assessment of the homeless population in our town of 3,200 citizens.

A group from the Jackson County Board of Education were present for the talk and tour of the facility. Jackson General Hospital requested NOI information that was sent including an invitation to participate in the tour; however they did not attend. In June 2006, Westbrook Health Services requested NOI material that did not come in until November 6, 2006.

The Jackson County Board of Education requested the point-of-contact from the preferred Federal agency that Mayor Harvey said was available.

Many of those in attendance ask pointed questions and received answers from Ms. Gabor and Mr. Miller. We appreciated Susan Baker, Reserve Center coordinator who assisted in setting up the tour.

It was announced a meeting would be held by those invited to join the LRA on July 13, 2007 at the Municipal Building.

Minutes provided by Vikki Nichols,
Interim Secretary

Attendance: Susan Baker, Liz Gabor, Harold Miller, Ollie Harvey,

Tim King, Superintendent, City of Ripley; Blaine Hess, Jackson County Schools Superintendent; Vikki S. Nichols, Dept. of Health and Human Resources; Kevin C. Harris, Attorney; Mike Ruben, Jackson Newspapers; Tom Armstead, Finance Director, City of Ripley; James Dunlap, Building Inspector, City of Ripley.

No additional people who toured the facility signed the attendance record.

A G E N D A

LOCAL REDEVELOPMENT AUTHORITY
July 13, 2006

CALL TO ORDER OLLIE HARVEY, CHAIR

INTRODUCTION OF MEMBERS/GUESTS

BUSINESS ITEM: SECRETARY FOR LRA

OVERVIEW OF LRA; POINT OF CONTACT, NOI PROCEDURE; UPDATE/

TOUR OF FACILITY

(For those unable to tour on Tuesday, we can set a date next week, after that no one can come in until fall .. let's talk after the meeting.)

FOLDER INFORMATION: RECOGNITION AS AN LRA; QUESTIONS REGARDING AN LRA; FEDERAL NOTICE THAT APPEARED IN THE JACKSON HERALD.

SPECIAL GUEST: CYNTHIA THOMPSON, CABELL-HUNTINGTON COALITION FOR THE HOMELESS .. RIPLEY, FAIRMONT AND ELKINS ARE LOOKING AT THE HOMELESS SITUATION IN THEIR AREAS.

NOTICE OF INTENT (NOI)

A. Plan must be to us by September 15, 2006 (this was 90 days from time the center was declared surplus property.)

B. We have until May 2007 to decide on the best plan to serve the city/county.

C. A description of the financial plan to carry out a program should be required from the LRA .. any homeless group submitting an NOI—must show a financial plan.

The LRA has the option to conduct an informal solicitation of Notices of interest from public and non-profit entities interested in obtaining the property via a public benefit transfer other than a homeless assistance conveyance.

After the property was declared "surplus" (May 9) we had 30 days to post the outreach advertisement with 90 to 180 days to conduct outreach for NOI's. May 2007 is indeed the drop-dead deadline for the final plan to be submitted.

Tom Armstead: Has a disc for each of you that will give complete information.

OTHER MATERIALS THAT WILL BE HELPFUL: LRA COMMITTEE STRUCTURE, IF WE CHOOSE TO USE; FEDERAL NOTICE; SAMPLE OF RIPLEYS VERY ELEMENTARY PLAN; REAL PROPERTY ACTION PLAN; UTILITY RATES 2004 TO 2011; public BENEFIT TRANSFER SCREENING (ADD'L PLANNING AID FOR NOI'S.)

The first organizational meeting of the Jackson County LRA was held July 13, 7:00 pm in the City of Ripley Conference Room. Mayor Ollie Harvey presided over the meeting. Introduction of LRA members and guests was the first item of business. An attendance sign-in sheet was passed around for all to sign.

Mayor Harvey gave an overview of the group's tour of the US Army Reserve Center located on Second Avenue in Ripley on July 11, 2006 and shared information distributed to the group the day of the tour. Due to the planned closing by the BRAC Commission of the local reserve center, interested entities are encouraged to submit proposals to obtain ownership of this property to be used for the good of the citizens of the county. Ownership will be deeded to the selected entity at no cost providing certain stipulations are met.

A round-table discussion of the group followed with several ideas for usage of the center. It was the consensus of the group that this is an excellent opportunity for Jackson county to provide many services to our citizens.

Mayor Harvey concluded the meeting by thanking all who attended and encouraging interested parties to begin the planning of their proposals. She will notify members of the next meeting date.

Vikki S. Nichols
Secretary Pro-tem

Attendance: Vikki S. Nichols, DHHR; Don Stephens, President, Jackson County Commission; Bill Monterosso, Ross Learning Center; Tim King, City of Ripley, Superintendent; Kevin Harris, Lawyer; Blaine Hess, Superintendent, Jackson County Schools; Mike Ruben, Publisher, Jackson Herald; W.C. Kuryla, Retired Chemist; David Rothrock, Jackson County Housing Authority; Ollie Harvey, Mayor

08/01/2006 09:15 WV DHHR BCSE JACKSON CO. → 93726693 NO.093 D02

NOTICE

Local Redevelopment Authority
For
US Army SSG Roy Kuhl Reserve Center
Ripley, WV

PUBLIC MEETING

To be held

Tuesday, February 6, 2007

7:00pm

Ripley Municipal Building

Purpose:
To hear the proposals submitted by two public entities interested in obtaining the property through a public benefit conveyance.

Redevelopment Authority of Jackson County
Municipal Building, City of Ripley
Ollie M. Harvey, Mayor
Telephone: 304-372-3482 or 3497

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

January 24, 2007

Mr. David N. Cisler, Development Director
Westbrooke Health Services, Inc.,
2121 Seventh Street,
Parkersburg, West Virginia 26101

Dear Mr. Cisler:

I am so sorry not to have been able to get an appointment set up to have your group tour the U.S. Reserve Center in Ripley. I have tried every resource that has been given to me. To my knowledge, they are still training troops to be sent abroad.

Yesterday at a meeting of the Local Redevelopment Authority a national contact was given to me and I left a message for him to call me and told him the conflict we were having.

The committee wants to interview the two candidates whose applications we have received that are Westbrooke and the Jackson County Board of Education. The following date and schedule has been set:

February 6, 2:00 p.m. Jackson County Board of Education

February 6, 2:45 p.m. Westbrooke Health Services, Inc.

The meeting will be held in council chambers.In case I did not send you maps of the inside of the center, a copy is enclosed. I will make contact as soon as someone gives me a date and time.

Sincerely,

Ollie Harvey

Ollie M. Harvey
Mayor

OMH:isb
Enclosure

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

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Mayor
Ollie M. Harvey
Recorder
William E. Casto

February 6, 2007

LOCAL REDEVELOPMENT AUTHORITY
U.S. ROY KUHL RESERVE CENTER

CALL TO ORDER Ollie Harvey

OBJECTIVE OF MEETING: Interview two candidates who have submitted Notice of Interest requests for the Reserve Center:

Jackson County Board of Education and Westbrooke Health Services

Westbrooke toured the center on Thursday, February 1, 2007; the Board of Education toured in September 2006.

INTERVIEWS:

2:00 Jackson County Board of Education: Gary Samples

2:45 Westbrooke Health Services, Inc.: David Cisler

BUSINESS:

Discussion/Decision on applicant to submit to the military for consideration.

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

LOCAL REDEVELOPMENT AUTHORITY
MINUTES OF FEBRUARY 6, 2007 PUBLIC MEETING

A PUBLIC MEETING WAS HELD ON FEBRUARY 6, 2007, FOR THE PURPOSE OF HEARING NARRATIVES SUBMITTED TO THE LRA AS NOTICES OF INTEREST FOR THE SSG. ROY F. KUHL UNITED STATES ARMY RESERVE CENTER LOCATED AT RIPLEY, WEST VIRGINIA. NOI'S WERE RECEIVED FROM THE JACKSON COUNTY BOARD OF EDUCATION AND WESTBROOKE HEALTH SERVICES, INC. MR. GARY SAMPLES PRESENTED A POWER POINT ON BEHALF OF THE COUNTY BOARD OF EDUCATION; MR. DAVID SISLER, MADE THE PRESENTATION FOR WESTBROOKE SERVICES.

FOLLOWING THE PRESENTATIONS, THE AUDIENCE WAS INVITED TO ADDRESS ANY COMMENTS ON EITHER, OR BOTH, OF THE PROJECTS .. NO COMMENTS WERE RECEIVED. CITIZENS WERE ALSO INVITED TO SUBMIT THEIR THOUGHTS IN LETTER FORM. ONE LETTER WAS RECEIVED FROM THE JACKSON COUNTY COMMISSION: ONE FROM AN LRA MEMBER WHO WAS NOT PRESENT, BUT HAVE PREVIOUSLY READ THE TWO REPORTS; AND, ONE FROM A BOARD MEMBER OF WESTBROOKE HEALTH SERVICES.

ATTENDANCE: MAYOR OLLIE HARVEY, BLAINE HESS,SUPERINTENDENT OF SCHOOLS; JIM MAHAN, JACKSON COUNTY SCHOOLS; GARY SAMPLES, JACKSON COUNTY SCHOOLS; DON STEPHENS, PRESIDENT, JACKSON COUNTY COMMISSION; VIKKI NICHOLS, DEPARTMENT OF HEALTH AND HUMAN RESOURCES; MIKE RUBEN, PUBLISHER, JACKSON HERALD; W.C. KURYLA, RETIRED CHEMIST; DAVID ROTHROCK, JACKSON COUNTY HOUSING AUTHORITY; KEVIN HARRIS, ATTORNEY; TIM KING, SUPERINTENDENT, CITY OF RIPLEY; AND SEVERAL BOARD MEMBERS FROM WESTBROOKE SERVICES WHO DID NOT SIGN IN.

Vikki S. Nichols
Secretary
LRA

NOTICE

Local Redevelopment Authority
For
US Army SSG Roy Kuhl Reserve Center
Ripley, WV

PUBLIC MEETING

To Be Held

Monday, April 2, 2007

7:00pm

Ripley Municipal Building

Purpose:
To hear the proposals submitted by two public entities interested in obtaining the property through a public benefit conveyance.

Redevelopment Authority of Jackson County
Municipal Building,City of Ripley

Ollie M. Harvey, Mayor
Telephone: 304-372-3482 or 3497

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
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Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

March 22, 2007

Memorandum To: Local Redevelopment Authority

From: Ollie Harvey

Subject: Public Meeting, April 2, 2007, 7:00 PM

As I got into the Redevelopment Plan required by the Military and HUD, one requirement is to hold an advertised public meeting where all of those who applied for consideration through the Notice of Interest, have the opportunity to present their resume for utilization of the building (Reserve Center), to the public.

It will be announced that evening that letters of support for their choice must be sent to the City of Ripley, 203 South Church Street, Ripley, WV 25271.

I am enclosing two documents, one from the U.S. Department of Education who has accepted our project; however, the letter received today from William T. Birney, Acting Deputy Assistant Secretary of the Army brings the homeless priority out in the open.

We must have this meeting and it will be a part of the final submittal along with many other documents, most of which are in the Jackson County Board of Education submittal.

I hope you can attend the meeting on April 2, it was in the initial guidelines for the Redevelopment Plan, but was over-looked by me. I want to get the plan into the various military and HUD officials by May 1, if at all possible.

OMH:isb

Enclosures

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

M I N U T E S

PUBLIC MEETING
August 2, 2007

The public meeting was called to order by Mayor Harvey. The purpose of the meeting called by the Local Redevelopment Authority for interviews to be heard from the Notice of Interests received (two) interested in obtaining the property through a public benefit conveyance.

The Jackson County Board of Education NOI was presented by Jim Mahan of the school system, followed by a presentation by David N. Cisler, Development Director, Westbrooke Health Services, Inc., Parkersburg, W.Va.

Following the presentations, the audience was invited to give remarks regarding the NOI's; however, no one addressed either application.

Those in attendance were also requested to send a letter giving their thoughts on either, or both, presentations.One letter from Don Stephens, president of the Jackson County Commission wasreceived and another from Stella Moon, Westbrooke Health Services.

In attendance: Victor Yoak, City Council Member
Don Henthorne, Council Member
Charles Coffman, businessman
W. R. Martin, Ripley resident
Tim Underwood, staff at Westbrooke
Jo Ann Powell, Westbrooke
David N. Cisler, Director, Westbrooke
Holly Maynard, Westbrooke
Tom Hardman, business owner from Spencer, WV
(their town will be working with closing of a National Guard Unit)
Blaine Hess, Superintendent, Jackson County Schools
Gary Samples, Staff, Jackson County Schools
Jim Mahan, staff, Jackson County Board of Education
Stella Moon, Mid-Ohio Valley Continnum of Care
Melanie Paglia, Community Resources, Inc.

City of Ripley
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Mayor
Ollie M. Harvey
Recorder
William E. Casto

April 3, 2007

Ms. Liz Gabor
Project Manager
Office of Economic Adjustment
Office of the Secretary of Defense
400 Army Navy Drive, Suite 200
Arlington, VA 22202

Dear Ms. Gabor:

The town of Spencer, West Virginia also has a National Guard Armory that will be closing and their members of the Guard will be utilizing a new facility designated to be built in Jackson County at Millwood, West Virginia.

Mr. Thomas F. Hardman, a business man from Spencer is looking for guidance as to whom he should contact in regard to the closure. His address is 102 Court Street, Spencer, WV 25276, telephone: 304-927-4701; fax: 304-927-4702; email: tom.hardman@hardmans.com.

I would appreciate your making contact with him in the near future.

Sincerely,

Ollie

Ollie M. Harvey
Mayor

OMH:isb

cc: Tom Hardman

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

City of Ripley
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Mayor
Ollie M. Harvey
Recorder
William E. Casto

April 3, 2007

Mr. Tom Hardman, Vice President
Hardman's
102 Court Street,
Spencer, West Virginia 25276

Dear Tom:

It was good to have you at our public meeting last evening, I hope it will be helpful as you begin planning for closure of the National Guard Armory in Spencer.

The enclosed information will give you insight into the rather complex process I am working with and I particularly wanted you to have the Base Redevelopment Planning for BRAC Sites booklet. Also enclosed is a copy of our LRA membership; public announcement required when the LRA is formed and time begins for accepting Notice of Interest (NOI's) from the public for the property (this takes place after it is declared "surplus" by the govern ment; a letter that went initially to citizens in forming the committee; and an information sheet that I have highlighted regarding the responsibilities of an LRA for National Guard and Reserve closures that leads me to think you will be going through BRAC, also.

Liz Gabor's telephone is 703-604-5843. Let me know if I can be of more assistance.

Sincerely,

Ollie

Ollie M. Harvey
Mayor

OMH:isb
Enclosures
cc: Liz Gabor

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

STATE OF WEST VIRGINIA
DEPARTMENT OF HEALTH AND HUMAN RESOURCES

Joe Manchin III
Governor

Jackson/Roane/Mason District
2139 Cedar Lakes Road
Ripley, West Virginia 25271
Telephone: (304) 372-7885 Fax: (304) 372-7888

Martha Yeager Walker
Secretary

March 1, 2007

The Honorable Mayor Ollie C. Harvey
City of Ripley
Ripley, West Virginia

Dear Mayor Harvey:

This letter is written to discuss the challenges faced by the homeless population in Jackson county. As you know, this issue came up in discussion at the Local Redevelopment Authority meetings held in the past few months ,

As a supervisor for the Jackson County Department of Health and Human Resources we serve approximately 10-12 homeless individuals in a one year period here in the county. These are folks referred to us by local law enforcement agencies and others who may be victims of adult abuse and neglect or families affected by child protective service issues or domestic violence.

Our homeless population is served by the homeless shelter located in the neighboring county of Mason. This is a well-run and equipped shelter that we feel serves and meets the needs of our folks. As you know, in the past, Jackson county had our own homeless shelter which did not have the population needed to support such a facility. I have spoken with my co-supervisors here at Jackson County Department of Health and Human Resources who agree that we do not have a "homeless problem" here in our county that is not being met for our citizens.

Sincerely yours,

Vikki S. Nichols
Family Support Supervisor
Jackson County Department of Health and Human Resources

City of Ripley
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Mayor
Ollie M. Harvey
Recorder
William E. Casto

March 27, 2007

Ms. Melanie Paglairo, Executive Director
Community Resources,
113 Ann Street,
Parkersburg, West Virginia 26101

Dear Ms. Paglairo:

We are in the process of preparing a final report for the military and HUD in regard to the U.S. Reserve Center located in Ripley.

We had two Notices of Interest submitted, those being from the Jackson County Board of Education and Westbrook Health Services. There is to be a public meeting held on Monday, April 2, 7:00 p.m. in Council Chambers of the municipal building to hear the two resumes.

The Local Redevelopment Authority chose the Board of Education to be the best plan for Jackson County; however, on the national level the homeless must be given priority if there is a homeless problem in the area .. the committee does not feel we have a problem.

The city's submittal letter will show we worked for ten years to have a shelter provided for the homeless and finally gave the facility to Community Resources to take over the program.

I need you to please submit a letter showing why Community Resources did not continue the program; number of homeless using the shelter, etc.

Please call me if this letter is not outlining our need clearly. If you can, please come to the meeting on the 2nd. I look forward to hearing from you.

Sincerely,

Ollie M. Harvey
Mayor

OMH:isb
Enclosure

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

Community Resources, Inc.

community Action PARTNERSHIP
Helping People. Changing Lives.

SERVING THE COUNTIES OF:

CALHOUN
DODDRIDGE
GILMER
JACKSON
PLEASANTS
RITCHIE
ROANE
TYLER
WETZEL
WIRT
WOOD

April 2, 2007

Ms. Ollie M. Harvey
Mayor
City of Ripley
203 South Church Street
Ripley, WV 25271

Dear Ms. Harvey:

In regards to your March 27, 2007 letter concerning the final report for the military and HUD in regard to the U.S. Reserve Center located in Ripley.

Community Resources, Inc. was unable to continue operating the homeless shelter in Ripley due to several factors. Although specific numbers of clients using the shelter are unavailable at this time, the numbers were not high. Few clients utilized the shelter during the years it was operated by Community Resources, Inc. Another reason for the closing of the shelter was due to a lack of funding for the cost of operations. According to our client demographics in calendar year 2005 and 2006, Community Resources, Inc., did not provide any services to homeless customers in Jackson County. It is my understanding that the previous shelter operated by our agency was for the purposes of a transitional shelter and not a true homeless shelter.

Please feel free to contact me for any additional information that you may need. Community Resources, Inc. appreciates the opportunity to work with you and to serve the needs of Ripley in Jackson County.

Sincerely yours,

Melanie A. Pagliaro
Executive Director

be

113 Ann Street ▪ Parkersburg, WV 26101 ▪ **PHONE:** 304.485.5525 ▪ **FAX:** 304.485.5526

City of Ripley
203 SOUTH CHURCH STREET
RIPLEY, WV 25271
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Mayor
Ollie M. Harvey
Recorder
William E. Casto

March 9, 2007

Ms. Cynthia Thompson
306 12th Street
Mason County Shelter
Pt. Pleasant, WV 25550

Dear Cynthia:

As you are aware, the Local Redevelopment Authority has been seeking Notices of Interest from groups desiring to occupy the U.S.Reserve Center up for closure. The deadline has past and we are now ask to receive letters from agencies involved in serving the homeless, showing the need for service in our county area.

I have received a letter from Vikki Nichols, Department of Health and Human Services giving her opinion on there being a homeless problem in Jackson County. I would appreciate very much receiving a letter from you as this is an area you will be very aware of.

We did have one application from Westbrooke Health Services that included outreach assistance; however, it was not the chosen project to be submitted to HUD.

I would appreciate very much receiving a letter from you regarding your thoughts on our town in relation to homelessness.

Sincerely,

Ollie Harvey

Ollie M. Harvey
Mayor

OMH:isb

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

RECEIVED
MAR 14 2007
CITY OF RIPLEY, WV

MASON COUNTY SHELTER
306 12th Street
Point Pleasant, WV 25550
304.675.1124
cindythompson@scacwv.org

Honorable Ollie Harvey
203 South Church Street
Ripley, WV 25271

March 12, 2007

Dear Ms. Harvey,

This is in response of your letter concerning the homeless population in Ripley/Jackson County; the Mason County Shelter had a written contract with Department of Health and Human Resources to provide temporary shelter to the homeless of Jackson County. We have great working relationship with both Jackson and Roane Adult Protective Services. A need for an emergency shelter may not be your need however permanent housing for the chronically homeless/mentally ill may be the area of concern for your community. Most of the persons we serve from your area our chronic and mentally disabled. Westbrook Mental Health Center would be the agency to work with on the mental health issues and they could also do the permanent housing part.

If you have any further questions please call me.

Cindy Thompson

Cindy Thompson, MCS
Program Director

The Jackson County Commission
Jackson County Courthouse
Ripley, West Virginia 25271
Phone (304) 373-2220
Fax (304) 373-0245

Commissioner
Joe Pitts

Commissioner
JamesL. Waybright

Commissioner
Donald Stephens

RECEIVED
APR 0 9 2007
CITY OF RIPLEY, WV

April 5, 2007

The Honorable Mayor Ollie Harvey
City of Ripley
203 South Church Street
Ripley, West Virginia 25271

Re: Disposition of old National Guard Armory Building

Dear Mayor Harvey:

During our regular meeting of Thursday, April 5, 2007, the Commission voted unanimously to support the application of the Board of Education and its usage for this building. Please consider this our formal and written recommendation for their application.

If you have any questions or if anything further is needed, please feel free to contact us.

Sincerely,

THE JACKSON COUNTY COMMISSION

Donald G. Stephens, President

James L. Waybright, Commissioner

Joe Pitts, Commissioner

JCC:sg

An Equal Opportunity Employer

EPWORTH UNITED METHODIST CHURCH

299 N. Church Street Ripley, WV 25271

372-3493

June 5, 2007

To whom it may concern:

This is in response to a question asked of me concerning my perception of a homeless problem in Jackson County, WV. I have served as pastor of Epworth United Methodist Church in Ripley, WV for the past twelve years. During this time I have served as both treasurer and president of the Jackson County Ministerial Association. I also served on the Board of Directors of New Beginnings, a shelter for the homeless in Ripley.

While the shelter was open we had a regular group of individuals and families who received temporary housing, assistance with food, and help with how to manage their funds and pay bills. I cannot recall the exact numbers, but my memory is that we usually had about three families living in the shelter at all times, and individuals who occasionally needed a place to stay.

Unfortunately, the cost to maintain the shelter, and pay a staff required us to close the doors. At one time a group from Beckley used the shelter for victims of domestic violence. That seemed to meet a great need, but they too closed the doors after a short period of time.

Today, we continue to receive requests from the 911 center for people who are stranded or are passing through town without having any funds. These persons are provided a room at a nearby motel for one night and the bill is paid by the ministerial association.

I do not have any statistics to show how severe the homeless situation is in Jackson County, but my estimate would be that there are a handful of families and individuals at any given time who are in need of temporary shelter either due to unemployment, fire, domestic violence, or because of moving about the country without any funds.

Very sincerely:

Dr. Kenneth W. Krimmel

CALVARY UNITED METHODIST CHURCH

205 COURT STREET, RIPLEY, WV 25271 (304) 372-3203

RECEIVED

JUN 06 2007

CITY OF RIPLEY, WV

June 6, 2007

Mayor Ollie Harvey
City of Ripley
Ripley, WV 25271

Mayor Harvey,

To the best of my knowledge, I am not aware of any homeless folks in the Ripley area. Our church helps transients with lodging and gasoline costs.

Sincerely yours,

Charles E. Hicks
Pastor

City of Ripley
203 SOUTH CHURCH STREET
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(304) 372-3482
Fax: (304) 372-6693
Website: www.cityofripley.org

Mayor
Ollie M. Harvey
Recorder
William E. Casto

June 20, 2007

REDEVELOPMENT PLAN FOR THE U.S. ROY KUHL ARMY RESERVE CENTER
AS PROPOSED AND APPROVED BY THE LOCAL REDEVELOPMENT AUTHORITY

THE LRA HAS APPROVED THE APPLICATION (NOI) FROM THE JACKSON COUNTY BOARD OF EDUCATION AS AN EXCELLENT PLAN FOR THE SCHOOL SYSTEM AND THE COMMUNITY, AND COUNTY. THE PROPERTY WILL PROVIDE CENTRALIZED SPACE FOR ITS PARENT EDUCATOR RESOURCE CENTER; TO RELOCATE ITS ALTERNATIVE AND ADULT EDUCATION PROGRAMS FROM PUBLIC CLASSROOM SPACE; AND TO RELOCATE ITS MAINTENANCE AND TRANSPORTATION DEPARTMENTS AND RELATED ADMINISTRATIVE OFFICES. THE SCHOOL BOARD WILL INVEST IN EXCESS OF $50,000 IN IMPROVEMENTS TO THE PROPERTY INCLUDING CREATING A BUS LOOP TURNAROUND AND STUDENT DROP OFF AND PICK UP AREA APPROPRIATE FOR THE ELEMENTARY SCHOOL THAT IS ABOUT 500 FEET FROM THE CENTER. IT IS ANTICIPATED THAT MORE THAN 100 STUDENTS AND STAFF WILL UTILIZE THE PROPERTY DAILY.

THE LRA SUBMITS THE ENTIRE PLAN OF THE JACKSON COUNTY BOARD OF EDUCATION AS ITS REDEVELOPMENT PLAN WITH APPROVAL OF THE CITY OF RIPLEY PLANNING AND ZONING COMMITTEE, AND, THE COMMON COUNCIL OF RIPLEY.

INCLUDED AS PART OF THE LRA REDEVELOPMENT PLAN IS A REAL PROPERTY ACTION PLAN PROVIDED BY THE BRAC COMMISSION; A MAP OF THE ENTIRE FACILITY; AND, CORRESPONDENCE REGARDING THE HOMELESS IN OUR RURAL COMMUNITY OF 3,240 CITIZENS.

Common Council

Curtis Anderson David Brubaker Don Henthorne
Russ Vannoy Victor Yoak

Page II - Redevelopment Plan/ Overview

INCLUDED IN THIS REPORT IS INFORMATION ON THE HOMELESS POPULATION IN OUR TOWN. EXISTING SERVICES TO PERSONS IN NEED COME THROUGH THE WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN SERVICES; LOCAL WELFARE DEPARTMENT; RIVERSIDE HEALTH AND HUMAN SERVICES; WESTBROOK HEALTH SERVICES, INCORPORATED; AND, COMMUNITY RESOURCES.

FROM 1990 TO 2000,THE CITY OF RIPLEY COORDINATED A SHELTER FOR THE HOMELESS WITH ASSISTANCE FROM MOST OF THE ABOVE RESOURCES AND THE MINISTERIAL ASSOCIATION. AS CORRESPONDENCE INDICATES, THERE WERE MAINLY MENTAL HEALTH, DOMESTIC VIOLENCE AND TRANSIENTS WHO NEEDED TEMPORARY SHELTER WITH NO MORE THAN 3 OR 4 PERSONS AT A GIVEN TIME.

WITH ASSISTANCE FROM THE HEALTH AGENCIES AND IN COOPERATION WITH THE MASON COUNTY SHELTER LOCATED APPROXIMATELY 25 MILES FROM RIPLEY, SERVICES ARE PROVIDED TO THOSE IN NEED.

THE LOCAL REDEVELOPMENT AUTHORITY TRULY FEELS THERE IS NOT A NEED FOR A SHELTER FOR THE HOMELESS IN OUR TOWN, OR COUNTY. WE HAVE AN EXCELLENT HOUSING PROGRAM IN JACKSON COUNTY THAT IS FOR LOW-INCOME AND AGAIN, THE HEALTH AGENCIES WORK WITH THOSE IN NEED TO GET THEM HOUSING WITHIN THE STATE AND FEDERAL GUIDELINES.

OUR SCHOOL SYSTEM IS EXCELLENT AND EXTREMELY OVERCROWDED AND THE U.S. RESERVE CENTER WILL STRENGTHEN THE ENTIRE SCHOOL SYSTEM IF IT BECOMES AVAILABLE TO THE JACKSON COUNTY BOARD OF EDUCATION.

THIS FINAL REPORT IS WRITTEN BY MAYOR OLLIE HARVEY WHO HAS SERVED ON THE REDEVELOPMENT COMMITTEE.

Ollie M. Harvey

Ollie M. Harvey
Mayor

NOTE: A COMPLETE FINANCIAL PLAN AND AUDIT IS INCLUDED IN THE JACKSON COUNTY BOARD OF EDUCATION NARRATIVE.

REAL PROPERTY ACTION PLAN

Facility Name and Location: SSG ROY F. KUHL USARC, WV037, 331 Second Avenue, Ripley, WV 25271-1592

1. Purpose.
   a. The BRAC Commission recommended the complete closure of the SSG ROY F KUHL USARC and relocation of units into a new Armed Forces Reserve Center.
2. Assumptions.
   a. The Cost Estimate of Funding for implementation of the closure is $50,000, TBD in conjunction with NEPA Support Team.
   b. The Proposed/Required NEPA Completion date for the closure must occur NLT 6 years from Dec 05. .
3. General Concept of Operations.
   a. Land and Land Use: Facility WV037 is located on 3 acres of land located at 331 Second Ave, Ripley, Pa. Acreage was purchased in 1958. The facility is situated in a residential area.
4. Facilities.
   a. The center consists of two main buildings: a one story training building and a two-bay OMS building. Both buildings are brick masonry construction built in 1959. Four smaller structures also occupy the site: two, one-story masonry, flammable storage buildings and two, one-story metal storage buildings. The general condition of the buildings is Good.
   b. IFS data

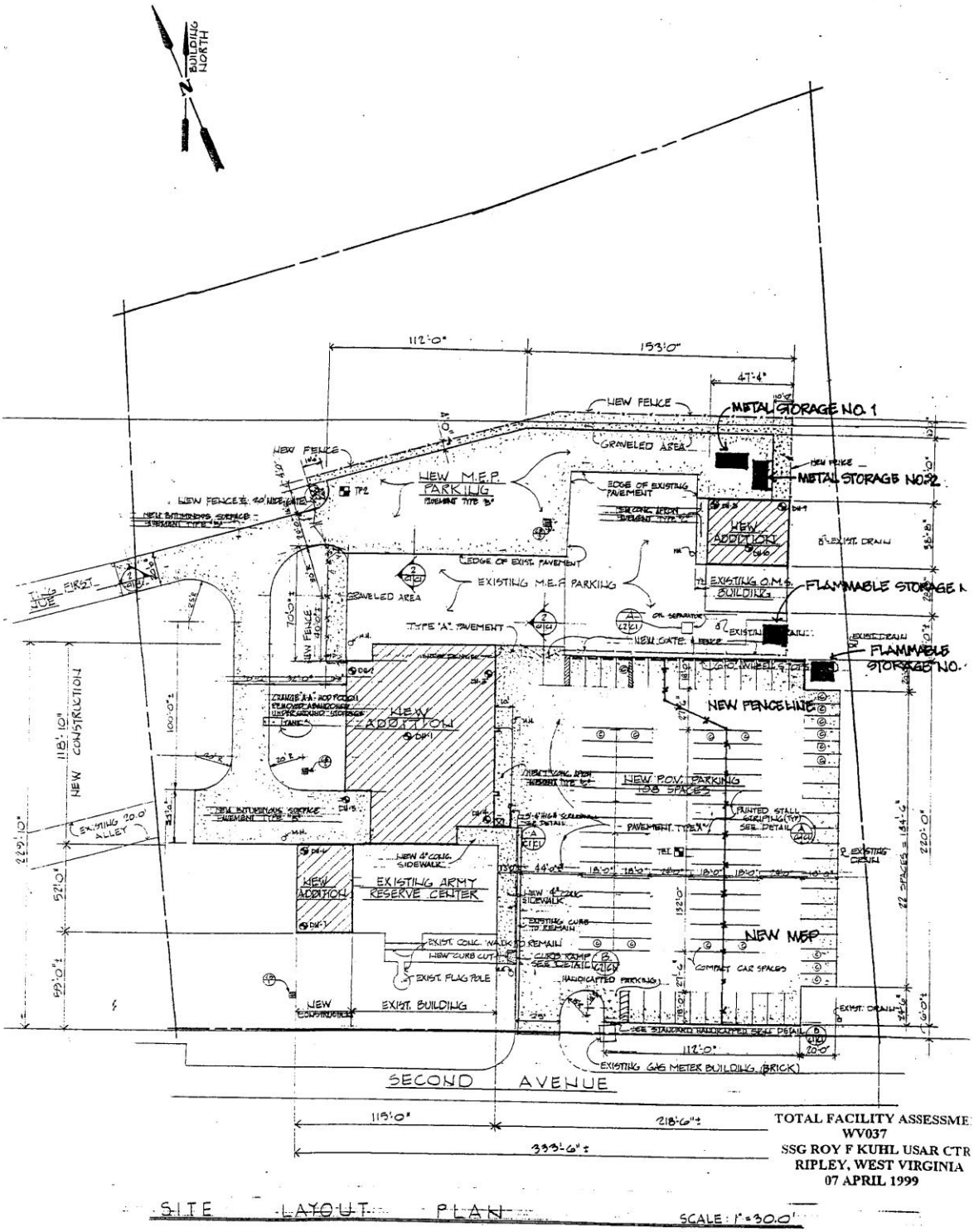
Training Bldg	15,447 GSF
OMS	3,433 GSF
Flam Storage	228 GSF
Storage	400 GSF
POV Parking	2807 SY
MEP Parking	7403 SY
Access Roads	1856 SY
Sidewalk	252 SY
Fence/Gates	1370 LF

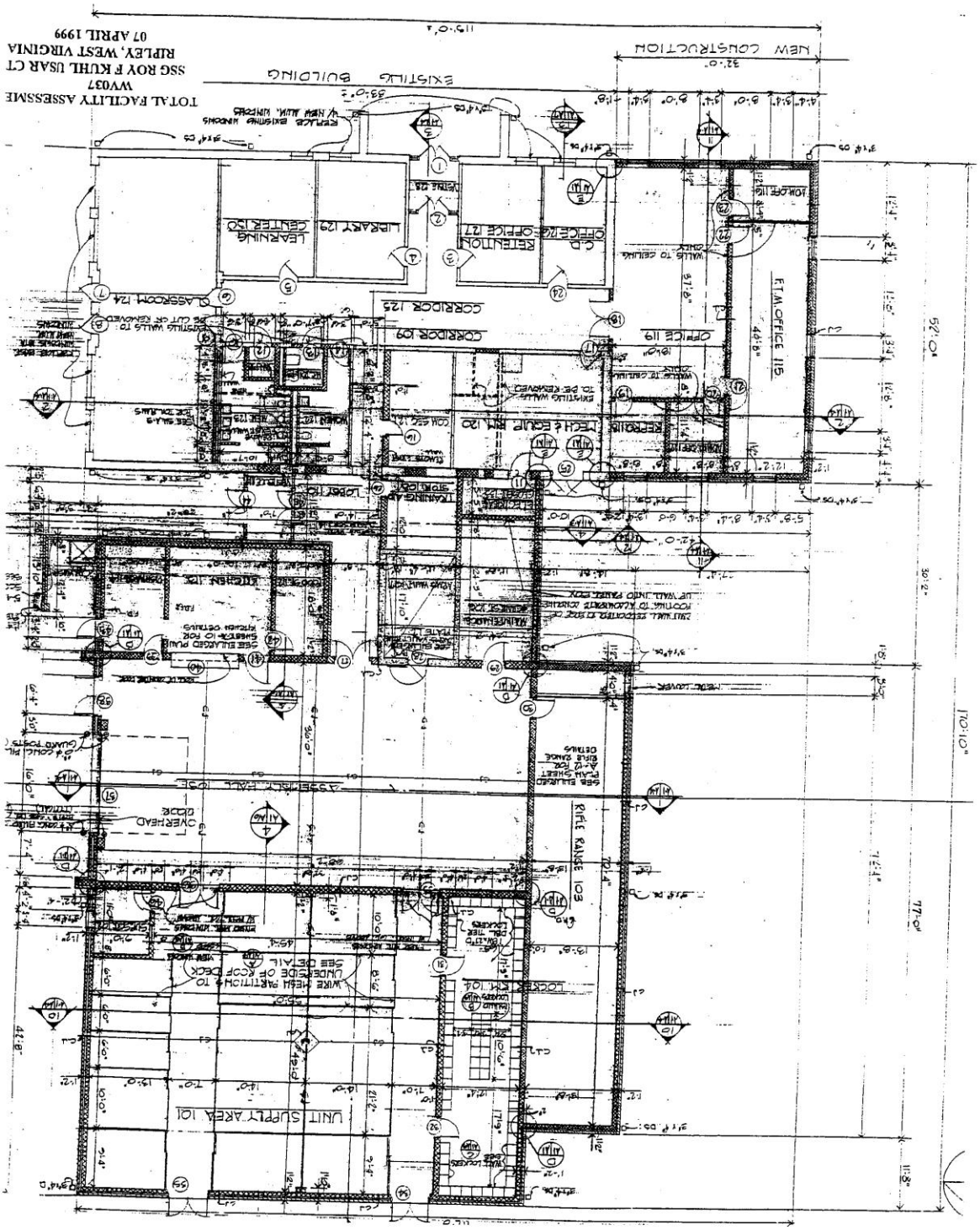
5. Training Ranges and Programs: None
6. Outgrants and Tenants
   a. Current tenants of the facility:
      261 OD CO 3 PLT
      554 AG CO Postal
7. Off-Post Leases (N/A)
8. Infrastructure
   a. The facility is serviced by local electric and gas companies. Water distribution, sanitary sewer and storm sewer are also maintained thru local utility companies.

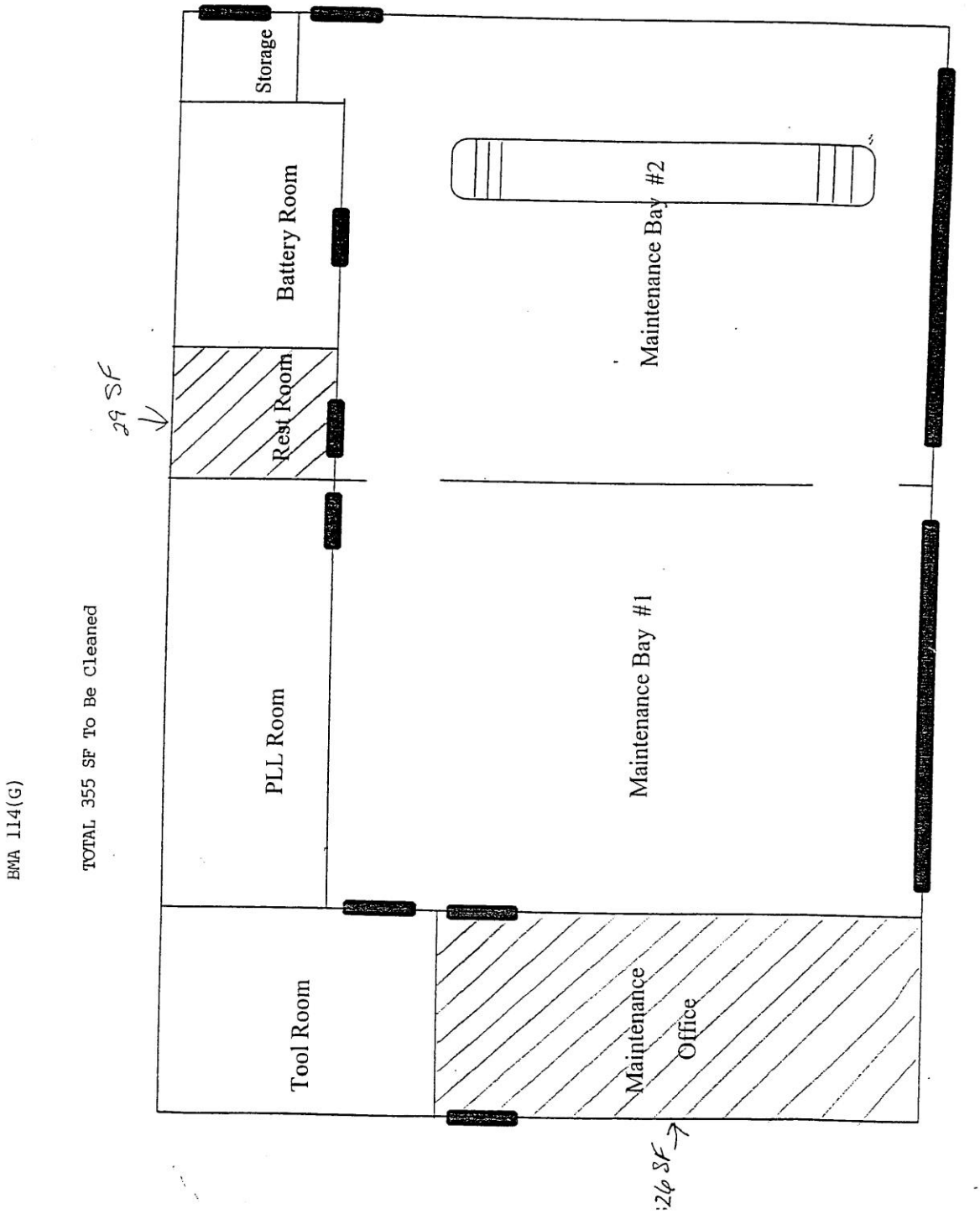
   b. Refer to Facility Action Plan Data for costs of the facility's utilities and

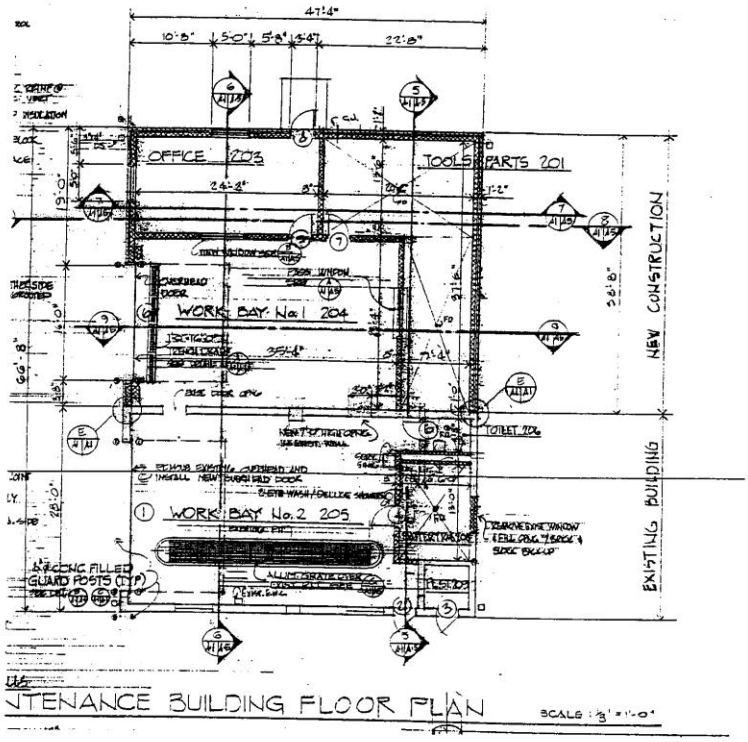
maintenance services.

c. Privatization Initiatives: TBD
d. Environmental Concerns
    a. Refer to Environmental Action Plan.
e. Plans after Mission Close-Out: TBD
f. Contact 99th RRC Real Property Officer for following:
    a. Maps
    b. Additional geospatial data if available
    c. Additional graphic representation s of property
    d. As-Builts
    e. Environmental Condition of Property
    f. Out grants required to use and manage real property
    g. DD1354
    h. DA 337
    i. DD 1391 (original)
    j. Building history
        i. Maintenance records
        ii. Sustainment records
g. Point of Contact List (see following)
    a. BRAC 2005 Implementation Guidance POC: TBD
    b. BRAC 2005 Division/Real Property Conveyance Planning POC: TBD
    c. Facility POC(s):
       Mr Hicks, Facility Coordinator, (304) 372-8037
       Robert Hadfield, Facility Manager Specialist, (304) 428-7518
    d. 99th RRC Real Property Accountability Officer POC's:
       Ken Dunham, (412) 604-8163, kenneth.dunham@usar.army.mil
       Roger Kies, (412) 604-8127, roger.kies@us.army.mil
    e. USACE District Real Property POC:
       Robert Webb, (410) 952-3666, bob.webb@nab02.usace.army.mil

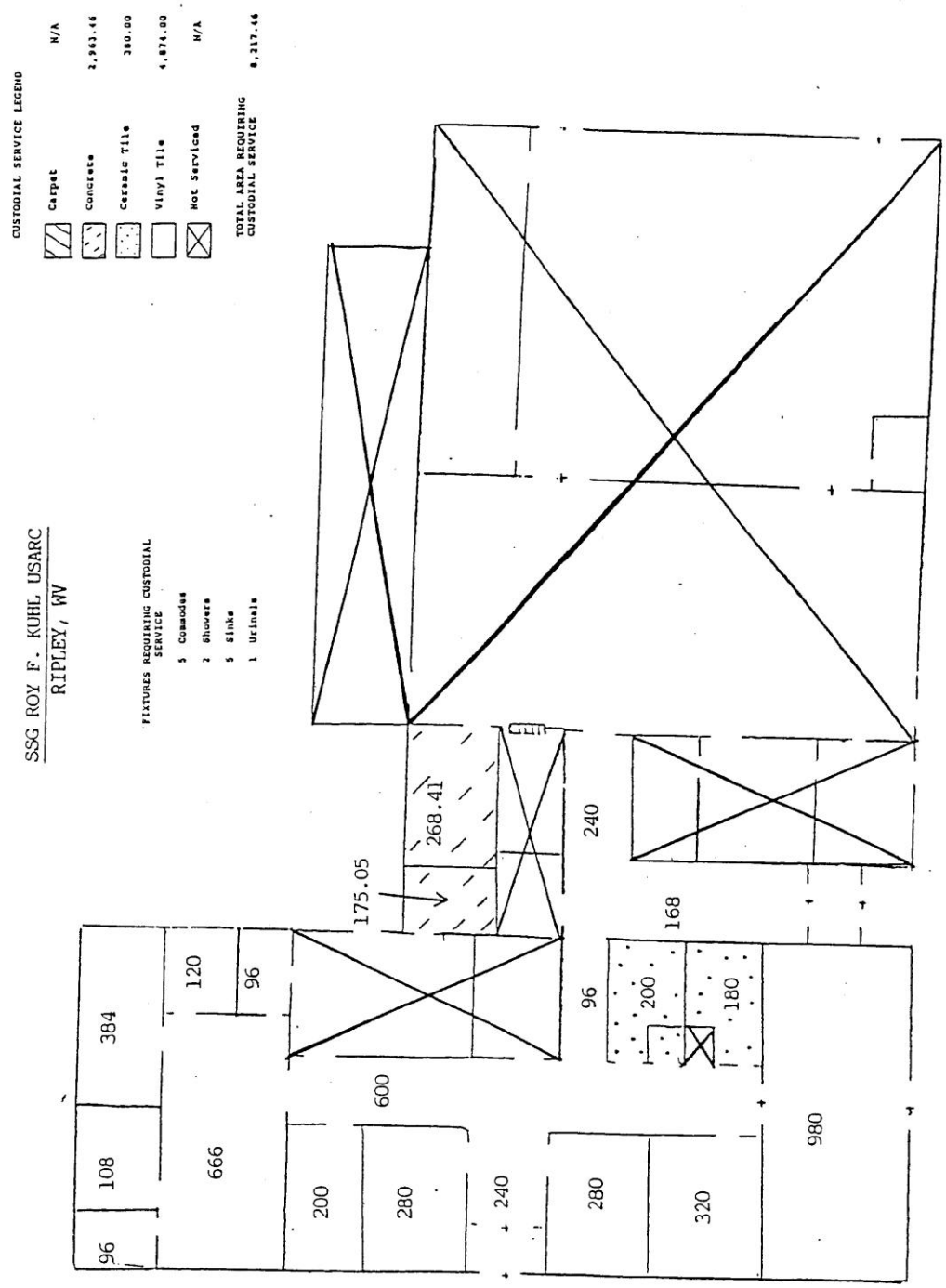

BUILDING NORTH
112'-0"
153'-0"
47'-4"
NEW FENCE
METAL STORAGE NO. 1
GRAVELED AREA
METAL STORAGE NO. 2
NEW M.E.P. PARKING
EDGE OF EXISTING PAVEMENT
NEW ADDITION
EXISTING O.M.S. BUILDING
FLAMMABLE STORAGE
EXISTING M.E.P. PARKING
TYPE 'A' PAVEMENT
NEW GATE & FENCE
FLAMMABLE STORAGE NO.
NEW FENCELINE
NEW P.O.V. PARKING 138 SPACES
NEW CONSTRUCTION
EXISTING ALLEY
NEW ADDITION
EXISTING ARMY RESERVE CENTER
NEW MEP
COMPACT CAR SPACES
HANDICAPPED PARKING
EXIST. BUILDING
EXISTING GAS METER BUILDING (BRICK)
SECOND AVENUE
119'-0"
218'-6"±
333'-6"±
TOTAL FACILITY ASSESSME
WV037
SSG ROY F KUHL USAR CTR
RIPLEY, WEST VIRGINIA
07 APRIL 1999
SITE LAYOUT PLAN
SCALE: 1"=30.0'


TOTAL FACILITY ASSESSME
WV037
SSG ROY F KUHL USAR CT
RIPLEY, WEST VIRGINIA
07 APRIL 1999
EXISTING BUILDING
NEW CONSTRUCTION
LEARNING CENTER 130
LIBRARY 129
RETENTION OFFICE 128
C.D. OFFICE 127
CLASSROOM 124
CORRIDOR 125
CORRIDOR 109
OFFICE 119
FIAM OFFICE 118
TECH & EQUIP RM 120
TRAINING AIDS STORE 108
LOBBY 110
KITCHEN 106
ASSEMBLY HALL 105
OVERHEAD DOOR
RIFLE RANGE 103
UNIT SUPPLY AREA 101
LOCKER RM 104
52'-0"
101'-0"
77'-0"
119'-0"


BMA 114(G)
TOTAL 355 SF To Be Cleaned
Storage
Battery Room
Rest Room
29 SF
PLL Room
Tool Room
Maintenance Bay #2
Maintenance Bay #1
Maintenance
Office
126 SF



TOTAL FACILITY ASSESSMENT
WV037
SSG ROY F KUHL USAR CTR
RIPLEY, WEST VIRGINIA
07 APRIL 1999


SSG ROY F. KUHL USARC
RIPLEY, WV
FIXTURES REQUIRING CUSTODIAL SERVICE
5 Commodes
2 Showers
5 Sinks
1 Urinals
CUSTODIAL SERVICE LEGEND
Carpet N/A
Concrete 2,963.46
Ceramic Tile 380.00
Vinyl Tile 4,874.00
Not Serviced N/A
TOTAL AREA REQUIRING CUSTODIAL SERVICE 8,217.46
175.05
268.41
240
168
96
200
180
600
384
120
96
108
666
200
280
240
280
320
980

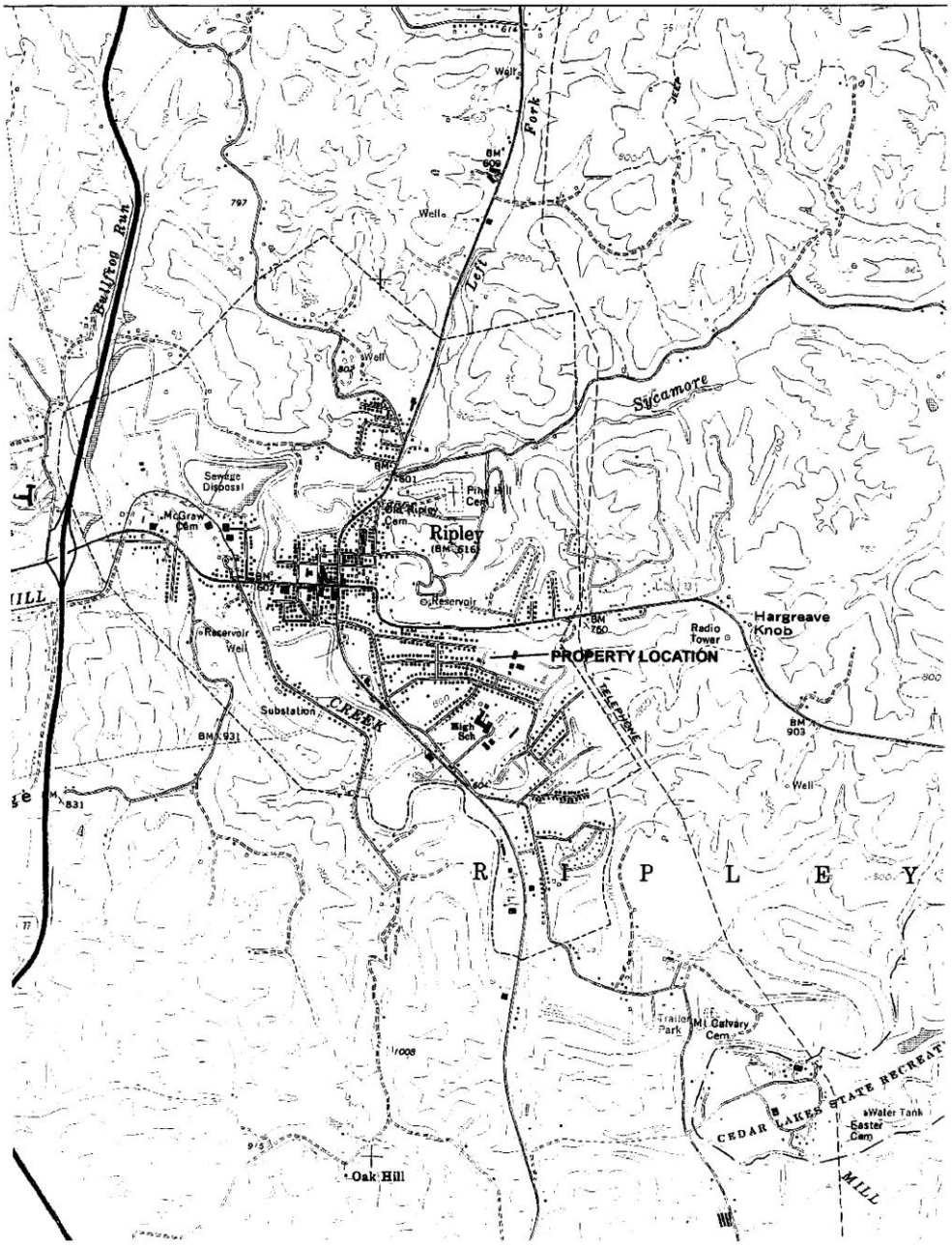


FIGURE 7
1975 Topographic Map
Phase I ECP Report

ES082006013MKE Figure_7_1975_Topographic_Map_v2 9-25-06 cae

CH2MHILL

LOCAL REDEVELOPMENT AUTHORITY
OFFICIAL NOTICE

Official Certification

This document was approved by the Jackson County Board of Education on the 19th Day of October 2006.

by _____
Jo Boggess Phillips, President
Jackson County Board of Education

by _____
Blaine C. Hess, Superintendent
Jackson County Board of Education

Content Page

Local Redevelopment Authority
Official Notice

Local Redevelopment Authority
Official Notice . . . . . Pages 1-17

West Virginia School Law
18-5-1, 18-5-5, 18-5-6 . . . . . Exhibit #1

West Virginia School Law
18-5-7 through 18-5-9 . . . . . Exhibit #2

Map of Buildings 1 and 2
Proposed Room Uses . . . . . Exhibit #3

Existing Jackson County Schools
Pictures . . . . . Exhibit #4

Audit Report of Jackson County
Board of Education, June 30, 2004 . . . . . Exhibit #5a

Audit Report of Jackson County
Board of Education, June 30, 2005 . . . . . Exhibit #5b

Custodian III Job Description . . . . . Exhibit #6

Projected Operating Cash Flow . . . . . Exhibit #7

Map of Ripley Location of Armory
and Ripley Elementary School . . . . . Additional Information

LOCAL REDEVELOPMENT AUTHORITY OFFICIAL NOTICE

Organizational Profile

1. Legal name of government entity or non-profit institution requesting use of buildings or property at the **SSG ROY F. KUHL USAR CTR**, Ripley, West Virginia.

   The Board of Education of the County of Jackson
   P.O. Box 770
   Ripley, WV 25271

2. Address and telephone number of applicant.

   Mrs. Jo Boggess Phillips, President
   The Board of Education of the County of Jackson
   P.O. Box 770
   Ripley, WV 25271
   Email: jbphillips@citynet.net
   Phone: 304-372-7300
   Fax: 304-372-7312

3. Name and title of contact person.

   Blaine C. Hess, Superintendent
   Jackson County Schools
   P.O. Box 770
   Ripley, WV. 25271
   Email: bhess@access.k12.wv.us
   Phone: 304-372-7300
   Fax: 304-372-7312

4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.

   Mrs. Jo Boggess Phillips, President
   Jackson County Board of Education

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Legal authority is established by WV Law, Chapter 18-5-5 (IV, B. Liability)

(See Exhibit #1)

5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501c (3) of the 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501c (3) exemption status.

   WV Law Chapter 18-5-5 includes the following:
   "All public school property used for school purposes shall be exempt from execution or other process, and free from lien or distress for taxes or municipal, county or state levies." (See Exhibit #1)

6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.

   WV Law, Chapter 18-5-5 through 18-5-9. (See Exhibit #1 and #2)

7. For applicants other than public agencies:

   a.- e. Not applicable

8. A copy of current constitution/charter/by-laws or Articles of Incorporation as appropriate.

   Refer to WV Law, Chapter 18-5-1. (See Exhibit #1)
   "Each county school district shall be under the supervision and control of a county board of education..."

PROPOSED PROGRAM

1. A detailed narrative description of the proposed use of the property or building.

   The Jackson County Board of Education proposes utilizing the entire SSGT ROY F. KUHL USARC (Army Reserve Center) property and all buildings for instructional programs and instructional support services. In Building #1,

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psychologists, Parent Educator Resource Center (PERC), the county Alternative Education Center, and Adult Basic Education Programs. Large spaces at either end of the hallway will be used as classrooms and resource centers. The Transportation Department will utilize one classroom on non-instructional days to conduct large group training and staff development.

The warehouse section of the Army Reserve Center, located in the rear, of Building #1 will be utilized as transportation offices, maintenance offices, textbook depository, warehousing and storage for maintenance.

Building #2, the maintenance building, will continue in operation with two large operational garage doors that will accommodate lawn equipment and vehicles. Existing office space will be utilized as storage for blueprints and for a library of Operation and Maintenance Manuals pertaining to the various buildings located on twelve different sites.

Existing parking lots will continue in operation with a portion being renovated into a driveway for parents and visitors to Ripley Elementary School which is located adjacent to the Army Reserve Center.

2. A detailed assessment of the need for the proposed program. In the case of homeless assistance programs, include an explanation of what homeless needs in the communities in the vicinity of the **SSG ROY F. KUHL USAR CTR** you will be fulfilling.

The Army Reserve Center is needed by the Jackson County Board of Education for education and support services due to a severe shortage of space that exists at the present time. Changing requirements of the State Department of Education and WV Law, coupled with increasing curricular demands and technology, has stressed existing facility demands beyond their limit.

In 1960 when the majority of county schools were constructed there were no computers, computer labs, computer servers or switching gear. Today there are computer labs in all twelve schools. For instance, there are four classrooms that are occupied by computer labs at the main building of Ripley High School that were once occupied by more traditional course offerings. Computer labs have limited the use of the spaces they occupy creating the need for additional space. Other schools suffer from the same lack of space.

Architects in 1960 did not anticipate the need for classrooms to accommodate the needs of special education teachers and students. Today,

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at our middle and high schools, there is an ever increasing demand for space to meet the needs of special education students. Renovations are currently underway at Ripley High School to convert a walk-in fireproof safe into a small instructional space to meet the needs of hearing impaired students. A shower room was renovated and converted into a classroom. A second shower room was converted into a storage area to house the records and documents that were once kept in the safe. One regular education classroom in at Ripley High School has been partitioned into two small classrooms to serve special needs students. At Ravenswood High School a boiler room was partitioned off with the largest space being converted into a classroom. Elementary school nurses work from spaces once used as closets, psychologists oftentimes find it necessary to work in open corridors and share file space with classroom teachers. The same can be said for school guidance counselors. In the 1960's there were few, if any, school nurses or school psychologists in schools. Today, every school is served by a nurse and a psychologist and a counselor who require an office from which to work. There were very few school secretaries in the 1960's. Today, Ripley High School has three secretaries and each needs a space from which to work and storage for necessary supplies.

Programs that have been added in recent years include the countywide Safe and Drug Free Coordinator as well as the Prevention Resource Officers at each of the county High Schools. These important programs have been established to respond to the challenges of providing a safe and secure environment on campus for students, staff and families.

Today there are thirteen maintenance workers responsible for keeping school buildings and grounds functioning as designed. They are based in the rear section of the County Board Office just outside of Ripley High School classrooms. The motorized equipment, building supplies, and materials necessary to do their job is stored in this area. The noise and constant motion, of maintenance completing normal daily operations, outside these classrooms must be a distraction for students. No other alternate locations are available that offer the advantages of a warehouse and centralized location until the Army Reserve Center became available.

Since the 1960's when most of our schools were designed and built, a full array of services have become available, through the Board of Education, for adults who are seeking further educational opportunities. Such services require adequate space for classroom instruction and office space for meetings, planning, and communications. Alternative school is required for students who are unable to be successful in the regular educational environment. It is difficult to alter the environment when it is necessary to

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conduct alternative education classes on the campus of one of our schools. The Reserve Center offers the opportunity to take such students off campus, to an alternate site, to an environment separate of the regular school setting.

Ripley Elementary, located next door to the Army Reserve Center, has inadequate space to separate bus traffic from private vehicles traveling into and away from the school. All schools being constructed today are providing adequate space for separate driveways. Students are provided a greater degree of safety when they are not placed in close proximity of private vehicles. The Army Reserve Center property when added to Ripley Elementary School property provides enough space to accomplish the separation of traffic.

The transportation department office staff is currently located in the "Keith Building" which is old beyond its years. Asbestos containing building materials were used in its construction and there is the perception that there may be an indoor air quality issue that has a negative impact on health. This building should be demolished and the transportation department relocated. The Army Reserve Center offers the same central location in Ripley as the current facility and has the added benefit of a large meeting room where county bus operators may assemble together for staff development and training. School psychologists and nurses who maintain storage in the Keith Building and share the space with transportation would be afforded their own space in the Army Reserve Center if this proposal is accepted.

The county's mowing equipment is currently parked in the area behind the County Board Office along with the Skid Steer and dump trucks. This equipment is not only a distraction to instruction but is subject to the weather which reduces the useful life of valuable pieces of equipment. The Reserve Center offers the opportunity for storage under the roof of Building #2.

3. Provide the following:

a. The need to expand existing facilities.

Existing school facilities were constructed in the 1950's and 1960's. There was insufficient information known at that time to anticipate the demand for school nurses, school counselors, school psychologists and diagnosticians. Additional space would soon be needed to satisfy added programs such as, special education, computer and technology education, alternative and after school programs, adult education, and the support personnel needed to maintain everything. The additional space that the Army Reserve Center offers will enable all schools to regain needed storage

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closets, custodial rooms, and shower rooms that are used at this time to house professional support staff.

b. Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.

All schools will regain spaces within their individual buildings that will be vacated when offices and personnel are relocated to the Army Reserve Center. The additional space is needed for storage of supplies and materials.

c. Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.

Jackson County Schools is in full compliance with all state and federal requirements, however, this compliance has not been without the sacrifice of students, teachers and staff. Special education programs require support personnel that operate out of storage and coat closets that have been renovated to house them. Alternative school and adult education programs exist, but in less than ideal locations. The added space afforded by the Army Reserve Center will enable Jackson County Schools to improve the environment for all.

d. Include statement that applicant does not currently possess real estate suitable for the proposed program.

Jackson County Schools does not currently possess the real estate suitable for meeting the needs of all of the programs proposed to be relocated into the Army Reserve Center. The central location of the Army Reserve Center and close proximity to Ripley Elementary School enable it to resolve a multitude of facility needs that exist throughout the school system.

The Army Reserve Center property borders Ripley Elementary School property. The Army Reserve property is situated so that a new driveway may be constructed where the parking lot is presently located while leaving ample parking to serve both facilities.

4. In the case of a homeless assistance program, a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of SSG ROY F KUHL USAR CTR.

Not Applicable

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5. A description of the time required to commence the proposed program.

The proposed relocation of all programs to the Army Reserve Center could commence immediately. There is an immediate need due to the inadequate space afforded to critical members of the education team. At Ripley Elementary School there is an immediate need to separate private vehicles traffic and bus traffic.

If this proposal is accepted, within one year after the transfer of property, the Army Reserve Center will be occupied by the programs proposed in this document. Interior renovations and construction of a driveway will be completed within one year.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of requested facilities, land, buildings, improvements, easements and related equipment. (Describe by building number and include an illustrative map). **(See Exhibit #3)**

The Board of Education of the County of Jackson requests receipt and transfer of title and ownership of all property and buildings that make up the SSG ROY F. KUHL USARC (Army Reserve Center), Ripley, WV for school purposes.

The Board of Education proposes relocating the Parent Educator Resource Center (PERC) from Ravenswood to the Ripley Army Reserve Center. The PERC would be better utilized in Ripley where it will be more centrally located in the county and located in an area that is home to a greater number of parents of handicapped students who need the resource services of the PERC. Room 116 of the diagram would house the PERC office. Room 119 is proposed to contain the PERC Library and training room for small groups. Room 117 would be used for PERC storage and files. Room 118 is proposed to house a Work Room that contains copiers and office machines shared by other programs.

It is also proposed to locate the Alternative School that serves all of Jackson County to the Army Reserve Center. Students who are unable to attend school in a normal setting must be schooled in an environment that enables them to be successful. To achieve the desired total change in environments, we propose moving the alternative school from a classroom at Ripley High School to the Reserve Center. The Alternative School could be located in room 115 which is in close proximity to the proposed PERC Library and work room where the teacher could make necessary preparations for

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class.

Rooms 126, 127 and 129 are proposed to be occupied by three school psychologists who currently work from small inconvenient spaces that are distributed across the county in different locations. These remote spaces, currently in use, are not large enough, nor do they offer the privacy required to maintain confidentiality of student information. Within the Reserve Center we propose placing the psychologists into offices that are located just inside the front entrance, convenient and easy for parents to find. These offices are spacious, offer privacy that is essential for psychologists and equipped to handle the computer equipment school psychologists require.

It is proposed that Room 130 become an office for the Adult Basic Education and Adult Education Coordinator. Room 124, located adjacent to room 130 will used as an Adult Basic Education classroom for daytime and evening classes. It is a large spacious classroom that is suitable for large group instruction and for the technology required in modern classrooms. Room 121 which is located in close proximity to the Adult Education office and classroom will make an ideal space in which to store necessary supplies and materials for the program. It is important for adult students that the Army Reserve Center is located in central Jackson County which makes collaboration and partnerships with the WV Department of Health and Human Resources, local businesses, schools and day care centers more effective.

Room 124 will also be utilized as a meeting room where bus operators from around the county may assemble for staff development and continuing education during non instructional days. The Transportation Department and the Adult Education Coordinator will schedule this space in such a manner to avoid conflicts.

The Boiler Room (room 120) and Rest Rooms (rooms 122 and 123) will continue to exist in their current capacity if this proposal is approved. Existing corridor spaces will continue in operation as corridor spaces throughout the building.

In the rear of the building, room 106 will be used as storage for custodial supplies and equipment such as auto scrubbers, floor burnishers, ladders, etc. The space currently used as a walk-in safe, room 107,will continue in operation as a lockable storage space for paints and flammable materials. Room 108 is proposed to become a communications center for the building where computer servers and switching apparatus is located. Centrally located within the building, room 108 will be an excellent location and of satisfactory size to permit routine maintenance and repair.

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It is proposed that the county maintenance department, currently located at the County Board Office, be relocated to occupy the rear area of the Army Reserve Center. The county maintenance department would have adequate space at the Reserve Center to store supplies required for electrical, plumbing, heating, air conditioning, roofing, flooring, ceilings, insulation, lights, and other supplies too numerous to mention in the large room 102. These supplies are kept as stock items so that they may be used without delay in the repair and upkeep in all twelve county schools on a daily basis. Supplies are reordered and replaced in the warehouse as it is used. The space at the County Office vacated by the maintenance department will be utilized as storage for various programs for records that include finance, federal programs, attendance, and special education. The county technology department space will continue to operate from the county office with more than double the current square feet available. The technology department is currently undersized and lacks adequate space to receive new shipments, repair existing units, and store the parts and equipment necessary to maintain computer and communications across the county.

The small space designated as 101 is proposed to be the location of the Receiving Office, where records of incoming and outgoing items are kept on file. Room 101 is located in close proximity to areas where maintenance supplies and equipment are being stored. The location of this tiny office is ideal for visually monitoring and confirming the flow of warehouse items.

The large area designated as 105, located inside a large garage door, will continue to exist "as is" for receiving and loading of maintenance equipment and supplies. The large garage door will provide access for delivery trucks and enough space for a motorized fork truck to load and unload items. A fork truck, pallet jacks and other necessary equipment will be stored in this area to make loading and unloading easier.

The spaces designated as rooms 112, 113, and 114 are proposed to be occupied by the Maintenance Supervisor who monitors daily activity within the department. Room 112, formerly the walk-in freezer will become a lockable storage area for sensitive pieces of equipment that only the supervisor may unlock and assign to employees. Instruments such as the laser level device, surveyor's transit, key cutter and spare key cabinet, HVAC gasses, and pressure gauges. Other devices would include but not be limited to devices that sniff for flammable gases and measure electrical energy. Rooms 113 and 114 would provide adequate space for the Supervisor to maintain an office desk and computer work station, file cabinets, book cases and storage for various miscellaneous items that he finds are necessary. Additional space would also be available for a conference area where the

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Supervisor may have space to accommodate a table and several chairs where he may sit down and meet with various contractors and vendors to discuss the many details of the bidding and purchasing process.

The "textbook depository" will be relocated from its current location at the County Board Office to the Army Reserve Center. At the county office the textbook depository is in an unfinished space petitioned off from a food storage area. It is unheated and less than ideal for storage of textbooks that are vital and used throughout the school system. Room 103, formerly the shooting range, will provide adequate and suitable space to store textbooks by grade level and subject so that the inventory may be easily added to and withdrawn from as needed. The area will also house the county multimedia library.

The Transportation Department Offices are proposed to be relocated from the "Keith Building" to the Army Reserve Center. The Keith Building provides inadequate parking and is an aging structure made of tile and timber construction that has asbestos building materials used throughout. Health related concerns surrounding the Keith Building create the need to complete extensive renovations. A more cost effective approach would be to completely demolish the building.

The transportation offices will be relocated to room 104. This space would be petitioned so that it would contain an office space for the Transportation Supervisor and a separate office space for the secretary. There are no plans to park school buses on the existing armory grounds during or after the instructional day. The current bus parking lot off Route 21 will continue in operation and will be used to park school buses that are not being used.

It is, however, proposed to utilize a section occupied by approximately sixty parking spaces in the existing Army Reserve Center parking lot nearest Ripley Elementary to construct a driveway for parents and visitors. Constructing such a driveway will make it possible to separate private vehicle traffic from bus traffic during morning delivery of students to school and dismissal from school in the afternoon. The separation of private vehicles and bus traffic will provide a greater degree of safety for the students who attend Ripley Elementary School. It should also be noted that, in the beginning, one acre of land from Ripley Elementary School was given to the United States Government to make construction of the center possible. It seems reasonable to return this property to the school from which it was obtained.

Jackson County Schools proposes to completely utilize the Army

Reserve Center Maintenance Building, Building #2, with few renovations or modifications necessary. We propose moving a welding shop from the county office to one half of Maintenance Bay #1. The remaining half of Maintenance Bay #1 would be used as a wood working shop which would also be relocated from the county office. Adequate space will exist in the new setting for the storage of related wood working equipment, supplies and materials. Separation of the two work shops will be necessary by constructing a petition between the two areas while maintaining the existing garage door.

Maintenance Bay #2 is proposed to house motorized equipment that includes three Kubota lawn tractors, one Massey Ferguson tractor and one Ford tractor with finish mowers. Maintenance Bay #2 will also be used to house a Ford back hoe and a Skid Steer with attachments. During icy weather, a dump truck with motorized cinder spreader will be parked inside the bay. During warm weather, the cinder spreader will be removed from the truck and stored inside Bay #1 until it is needed. We anticipate filling the existing automotive maintenance pit to create additional concrete floor space within the garage, however, we would want to reevaluate the "pit's" usefulness and make a final decision after occupying the Army Reserve Center.

The space identified as a maintenance office will be utilized as a "Blue Print Room" where the blue prints of all county school buildings and grounds may be sorted, stored for easy retrieval and displayed on appropriate tables. Blueprints are oversized, bulky and difficult to retrieve without sufficient space. The maintenance office will provide this needed space. Maintenance employees will construct, out of basic wood building materials, specialized racks where Blueprints may be hung when not in use. Blueprints will be relocated from the county office where they are stored in an attic space that is not heated or cooled making their reference inconvenient, unhealthy and time intensive.

The existing space identified as a Tool Room, in building #2, will continue to be used for the storage of tools such as shovels, axes, sledge hammers and other hand and electrical tools that should be stored behind a locked door. The space identified a PLL Room, located at the end of Maintenance Bay #1, is proposed to become a Library of School Building Operation and Maintenance Manuals and utilized as a Staff Development and Training Room for small numbers of employees. A computer station is proposed for this room where information may be retrieved as needed, as well as a television and VCR for the presentation and viewing of training material. The existing Battery Room is proposed to become a storage area for paints

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and flammable materials associated with lawn and vehicle maintenance. The garage doors in Bay #1 and Bay #2 are proposed to remain in operation if the facility is transferred into the Board of Education's ownership.

Ripley High School will inherit the space vacated behind the high school when the maintenance department relocates to the Army Reserve Center. The departure of lawn care equipment, vehicles, back-hoe, skid steer and other maintenance related equipment will leave an area that is quiet and free from distractions. Teachers with classrooms that have windows opening into this area will no longer compete with distracting noises for the attention of their students. This same space will become available for the construction of the additional classrooms at Ripley High School that is noted in the Comprehensive Educational Facilities Ten Year Plan that is approved by the West Virginia State Department of Education and the School Building Authority of West Virginia.

The Army Reserve Center property line boarders along one side with the Ripley Elementary School property line. The existing fence in this area will be removed to permit construction of a new driveway for parents and visitors to use when dropping off and picking up children at Ripley Elementary School. All other sections of the fence will remain and continue to provide security for Ripley Elementary School.

In the case of homeless services providers describe the suitability of the buildings and property for the proposed homeless assistance program and needs of the homeless in the communities in the vicinity of **SSG ROY F KUHL USAR CTR**.

Not applicable

2. Is the applicant requesting a deed transfer? Would the applicant agree to the Redevelopment Authority owning the property and building and leasing such properties to the applicant at no cost?

Yes, the Jackson County Board of Education is requesting deed transfer, ownership of all buildings and grounds now occupied by the SSG ROY F KUHL USAR CTR. One acre of the existing property was donated to the government so that there would be ample room to construct the Army Reserve Center. The Jackson County Board of Education would not consider the occupation of buildings or grounds that are not owned by the Board of Education.

3. Indicate what land use and zoning requirements or entitlements are necessary for the applicant to implement its Proposed Program in and around the buildings and

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property requested.

Full implementation of the proposed plan may be accomplished without any issues related to zoning or land use.

4. Indicate whether existing buildings will be used and describe any new construction or rehabilitation that is anticipated on the requested property necessary for program implementation.

Army Reserve Center buildings #1 and #2 will be used in a similar manner as they are presently being used. Office spaces will continue in operation as offices, warehouse space will continue to be utilized as warehouse space. The old shooting range will become a textbook depository and multimedia library with little renovation necessary. The two-bay maintenance garage (building #2) will continue in operation for lawn and maintenance equipment while office spaces in this building will be used as a library for blue prints and for Operation and Maintenance Manuals.

Construction of a new driveway for visitors and parents to and from Ripley Elementary School is proposed. The driveway will be paved with an exit and entrance to Second Avenue. The new driveway will enable buses and private vehicles to use separate driveways, making the loading and unloading of school buses more safe for primary age students who attend Ripley Elementary School.

ORGANIZATIONAL CAPACITY

Evidence that the management team is capable of successfully operating any proposed program will be examined. The applicant must demonstrate a record of past performance and experience with similar programs, viability, and financial and administrative solvency and stability based on the following:

1. A general description of past performance and experience operating similar programs to those proposed.

The Jackson County Board of Education has been successfully operating schools for over fifty years.

2. A list of all projects/properties owed or managed (as applicable to the request) by the applicant including:

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- Development name, address, and telephone number and name of on-site manager.

  THE BOARD OF EDUCATION OF THE COUNTY OF JACKSON
  P.O. Box 770
  Ripley, WV 25271
  Phone: 304-372-7300
  Blaine C. Hess, Superintendent

- Number and type of units (emergency shelter, transitional housing, supportive housing, SRO 1-4 BR, market, etc. and the type of assistance).

  Cottageville Elementary School
  Evans Elementary School
  Fairplain Elementary School
  Gilmore Elementary School
  Kenna Elementary School
  Henry J. Kaiser Elementary School
  Ravenswood Grade School
  Ripley Elementary School
  Ravenswood Middle School
  Ripley Middle School
  Ravenswood High School
  Ripley High School

- Photos demonstrating exterior and interior physical condition of buildings.

  See attachment #4.

- Supportive services provided at each site.

Administrative	-	**Principals**
Custodial	-	**Full Time**
Secretarial	-	**Full Time**
General Maintenance	-	**Thirteen County Employees**
Technology Maintenance	-	**Four County Employees**
Transportation	-	**Fifty-Seven County Bus Routes**

- Years managed/owned

  More than fifty years.

- Audited financial statements for last two years on each site.

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See Exhibit #5.A and #5.B

In case of homeless services providers, also provide the current number of units or beds assisting the homeless, or government subsidized low and moderate income units owned or managed and detailed information for at least three programs/projects owned and or managed.

Not applicable

3. Plans for the expansion of the organization to meet an increased demand for services from the proposed programs. Identify and organizational adjustments needed for proposed programs including number of employees needed and job descriptions.

   The proposed expansion incorporates existing personnel and services in a more effective manner. There will be no organizational adjustments needed for the proposed program modifications. There will be the need to add a half time custodian. (See attachment #6, Job Description for Custodian)

4. Provide a list of management functions that will be staffed at the property or in buildings requested and whether those management functions will be provided by the applicant or contracted out to a third party. If contracted out, please provide information regarding the selection process for those management services and how often a site manager will visit the property.

   Management functions will be provided by the Jackson County Board of Education and directed by the Superintendent of Schools. There will be no contracting of management functions.

5. For other than public agencies, the following information must be provided:

   a. - d. Not applicable

6. Homeless providers must attach a management plan demonstrating the experience and ability to manage the programs enumerated in the Notice of Interest.

   a. - c. Not applicable

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FINANCIAL PLAN

Information in this section will not be released to the public without the written consent of the applicant.

Prepare a financial plan for the specific building, property and/or program requested which shall include:

a. A development proforma that identifies estimated costs associated with ensuring buildings and property that can be used for the proposed program. These costs shall include the cost of any needed construction to comply with local building codes, ADA requirements and to bring properties into conformance with design standards envisioned in the Reuse Plan. The costs of any proposed improvements, and costs associated with securing needed utility services Soft costs such as architectural/engineering services, survey work, title services, legal services and government permit fees shall also be identified. In addition, any financing costs for said improvements shall be identified. A schedule for completion and financing of all improvements shall be provided.

Only minor renovation to the existing buildings are anticipated to implement the proposed program. The estimated cost of renovation to the existing buildings is $25,000 primarily for the installation of drop ceilings and the construction and/or demolition of partitions or walls. An additional $25,000 will be required for excavation and paving expenses to separate the bus loop from private vehicle traffic at adjacent Ripley Elementary School. All renovations, excavation and paving are expected to be completed within twelve months.

b. A five (5) year projected operating cash-flow analysis for the program which shall include: annual gross income (with sources of all income and revenue producing operations for the program identified). A complete breakdown of expenses (including, as applicable, vacancy costs, utility costs, maintenance costs, management fees, security costs, capital and operating reserves, salaries and benefits, insurance, real estate taxes, other expenses (postage, collections, training, supplies, etc.), net operating income after debt service and depreciation, debt service, net operating income after debt service and depreciation.

The attached exhibit #7 details a five year projected operating cash flow for the proposed program. Because there is no anticipated additional income projected, the net operating income is approximately minus $60,000 per year.

c. Provide a detailed statement of the source of anticipated funding to establish

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the program operations, including a statement that funds are currently available for expenditure to carry out the proposed program.

If the proposed program contemplates major development costs and funds are not currently available, identify plans and sources of funds to carry out the proposed program and development.

Funds are currently available from fund balance to implement the proposed program. No additional sources of funding will be established by the proposed program.

d. Indicate whether the applicant is receiving federal, state or local grants or subsidies for programs they provide. If so, what percentage of total organization revenues relies on these grants?

Approximately $4.6 million of federal funds were received during fiscal year 2006. Federal funds account for about twelve percent of total revenue. State funds account for about fifty-seven percent of total revenue or $24.3 million for fiscal year 2006.

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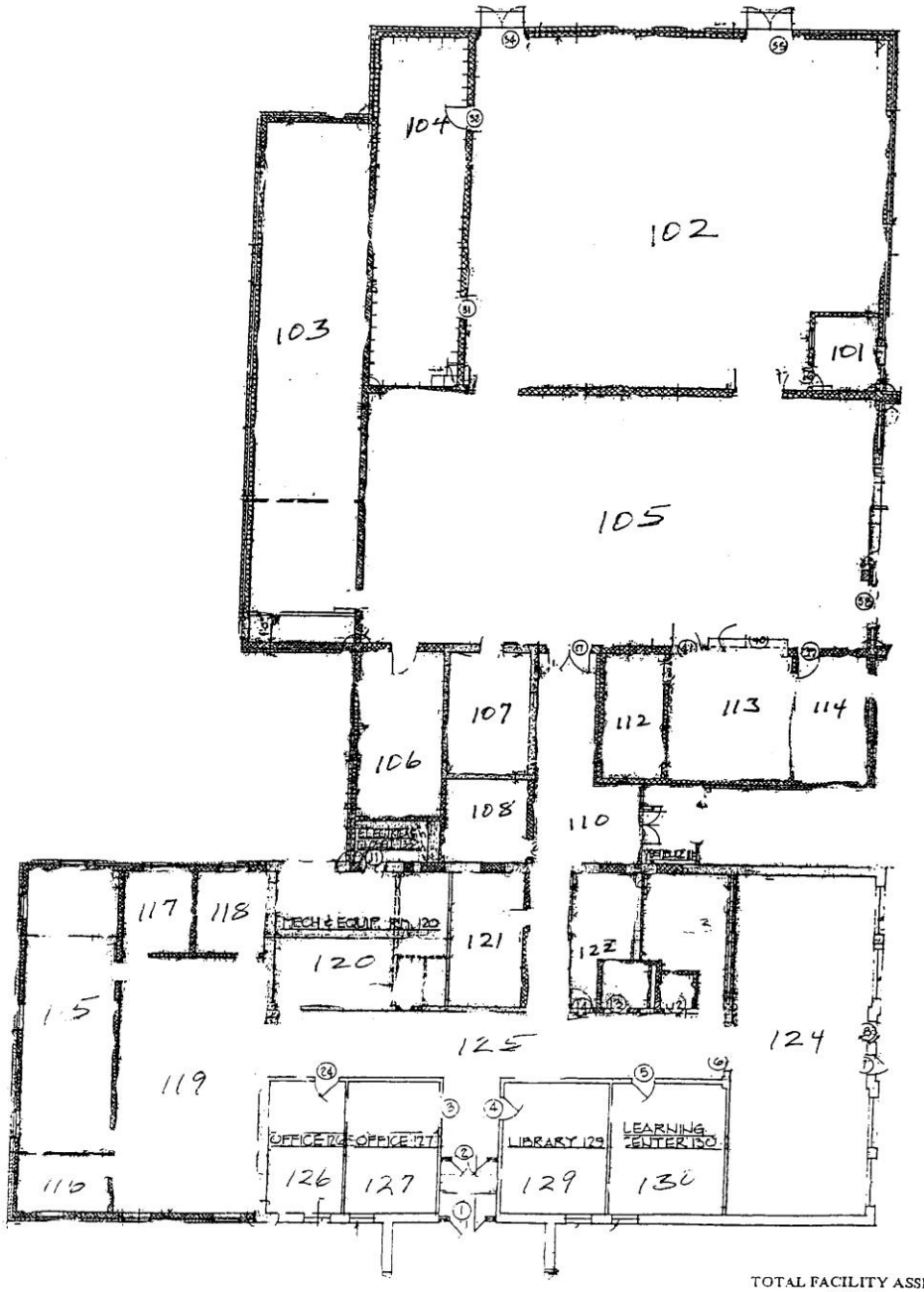
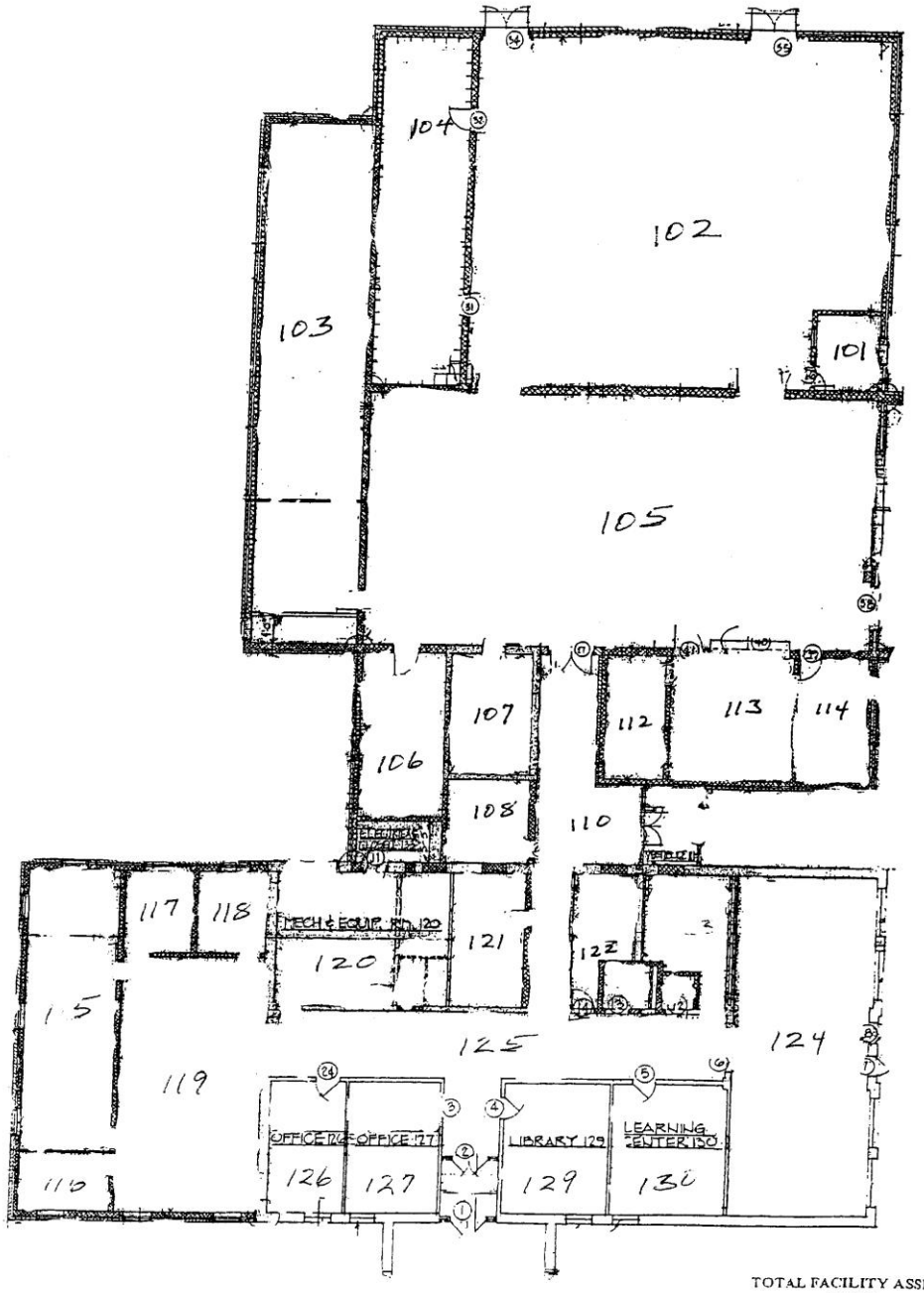


TOTAL FACILITY ASSESSMENT
WV037
SSG ROY F KUHL USAR CTR
RIPLEY, WEST VIRGINIA
07 APRIL 1999



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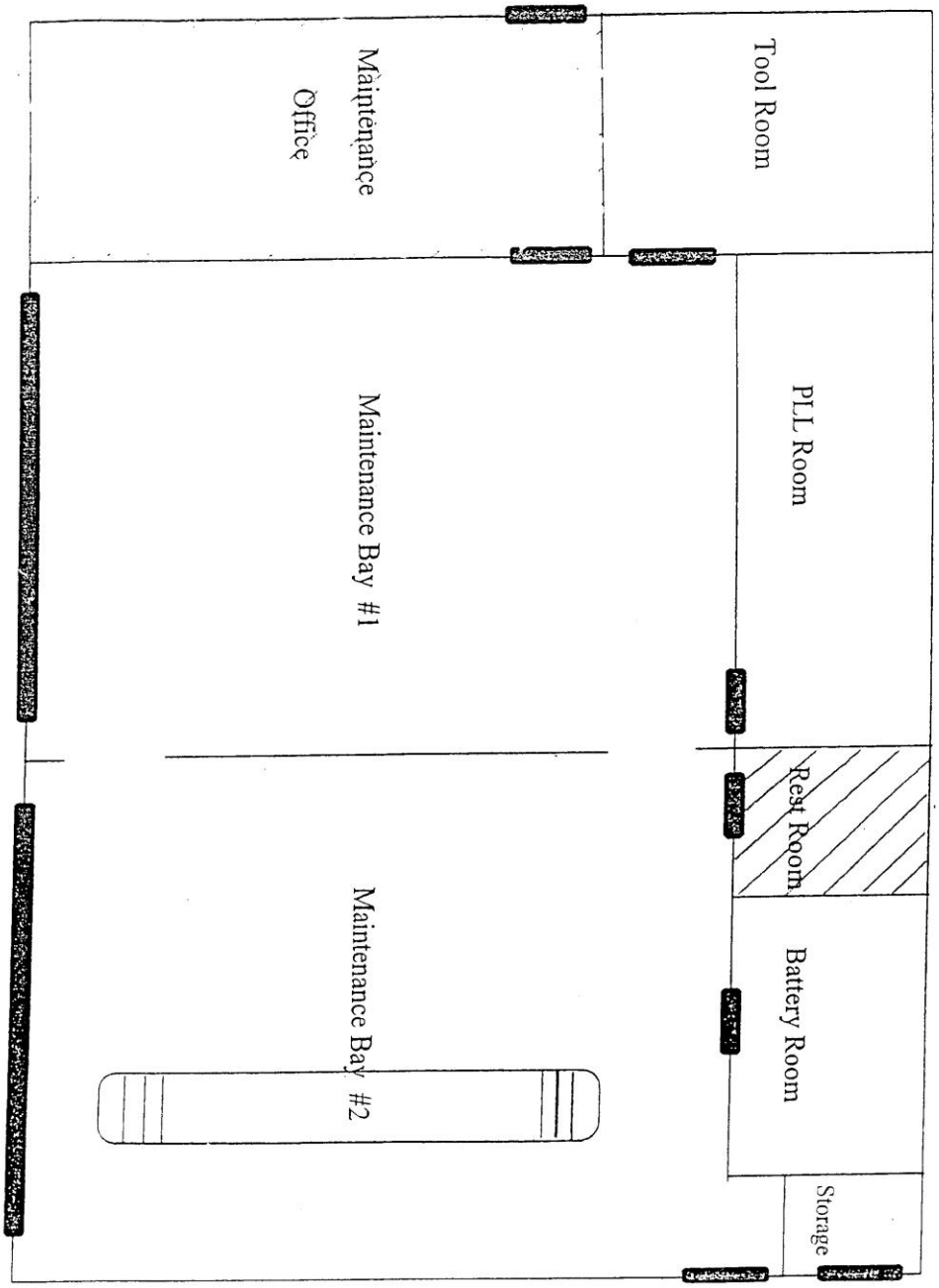
Tool Room
Maintenance Office
PLL Room
Rest Room
Battery Room
Storage
Maintenance Bay #1
Maintenance Bay #2

Room Utilization Summary Sheet

Room Number	Proposed Use
101	Office for Receiving and Shipping Maintenance Department
102	Maintenance Warehouse
103	Textbook Depository
104	Transportation Offices (2)
105	Maintenance Warehouse Loading, Unloading, Receiving and Shipping
106	Custodial Equipment Storage Room
107	Storage of Flammable Materials
108	Communication Center/Technology
110	Corridor, Entrance
112	Maintenance Supervisor Lockable Storage Area For Sensitive Equipment
113	Maintenance Supervisor Conference Area
114	Maintenance Supervisor Office Area
115	Alternative Education Classroom
116	PERC Office
117	Alternative Ed. Storage Area
118	Copy Room / Office Equipment
119	PERC Library

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Room Number	Proposed Use
120	Boiler and Equipment Room
121	Adult Education Program Storage
122	Women's Rest Room
123	Men's Rest Room
124	Adult Education Classroom Bus Operator Training Classroom
125	Corridor Entrance Area
126	School Psychologist Office
127	School Psychologist Office
129	School Psychologist Office
130	Adult Education Office

Jackson County Schools
Custodian III
Job Description

Qualifications:

1. High school diploma or GED.
2. Ability to perform custodian work and simple repairs.
3. Physically and mentally alert.
4. Ability to get along with people.
5. Ability to read, write, compute, and communicate.
6. Able to list up to 50 pounds.
7. Successful completion of the State Competency Test for Custodian.

Immediate Supervisor: School Principal
County Office: Assistant Superintendent

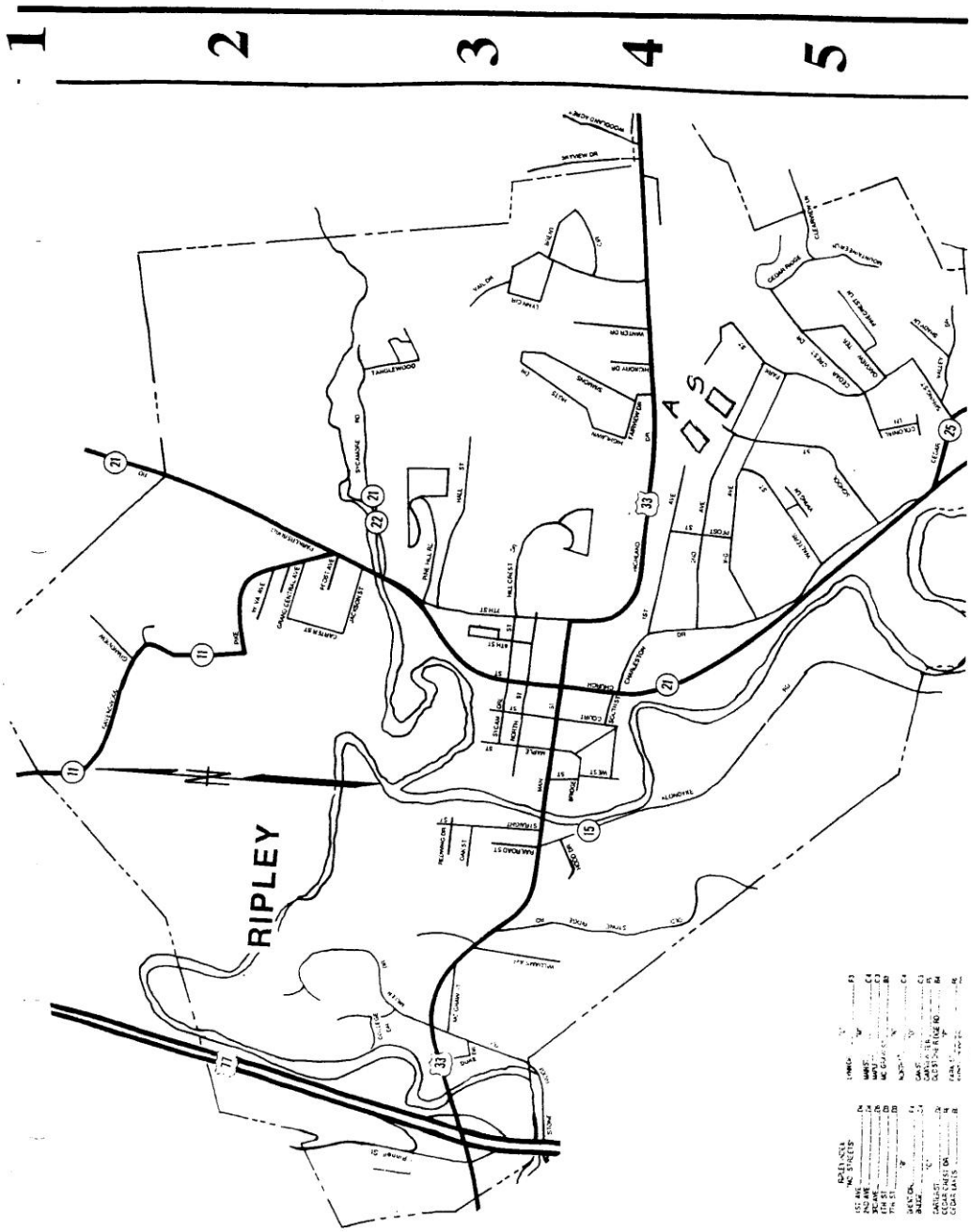
Duties and Responsibilities:

1. Maintain positive work habits.
2. Perform duties efficiently and productively.
3. Maintain and/or upgrade skills.
4. Unlock and secure building each day as is necessary.
5. Be sure that building is clean to start each school day.
6. Make certain that rooms are comfortably heated during cold weather before the arrival of the first child.
7. Prepare cafeteria (put down/up tables, etc.) for meals, clean-up, etc.
8. Clean each assigned room(s)/area(s) in building each day or more often if supervisor feels it is necessary.
9. Clean all windows when necessary.
10. Report any repairs needed to building principal.
11. Keep grounds free of litter.
12. Remove snow and ice from designated areas.
13. Requisition custodial supplies such as mops, tissue, etc., each month.
14. Properly display appropriate flags.
15. Have the building ready for any meetings that are scheduled at the building.
16. Report incidents, such as vandalism, to school principal.
17. Maintain confidentiality.
18. Be cordial and cooperate with school personnel and visitors.
19. Be able to follow a daily schedule as set forth by supervisor.
20. Treat building with proper disinfectant as directed by supervisor.
21. Perform other job related duties as assigned by the principal or supervisor.

Jackson County Board of Education
April, 1993
Revised: November, 1999

PROJECTED OPERATING CASHFLOW
FOR SSG ROY F. KUHL USAR CTR
EXHIBIT

DESCRIPTION	YEAR ONE	YEAR TWO	YEAR THREE	YEAR FOUR	YEAR FIVE
ADDITIONAL INCOME GENERATED	$0	$0	$0	$0	$0
ADDITIONAL EXPENSES:					
WATER	1,089	1,187	1,210	1,235	1,260
SEWAGE	342	373	380	388	396
ELECTRIC	9,671	10,541	10,752	10,967	11,186
NATURAL GAS	9,522	10,379	10,587	10,799	11,015
REFUSE	1,091	1,190	1,213	1,238	1,263
GROUNDS MAINTENANCE	4,982	5,430	5,539	5,649	5,762
MAINTENANCE & REPAIR	7,276	7,930	8,089	8,251	8,416
FIRE PROTECTION	381	416	424	432	441
ENTOMOLOGY	347	378	386	394	402
ENVIRONMENTAL SERVICES	728	794	809	826	842
SALARY/BENEFITS FOR HALF TIME CUSTODIAN	22,130	22,623	23,116	23,609	24,102
TOTAL ADDITIONAL EXPENSES	$57,559	$61,241	$62,505	$63,788	$65,085
NET OPERATING INCOME	($57,559)	($61,241)	($62,505)	($63,788)	($65,085)


1
2
3
4
5
RIPLEY
A
S
A - Army Reserve
S - Ripley Elementary

WESTBROOK HEALTH SERVICES, INC.

NOTICE OF INTEREST

IDENTIFICATION OF PROPERTY

SSG Roy Kuhl Reserve Center
331 2nd Avenue
Ripley, WV

ORGANIZATIONAL PROFILE

LEGAL NAME: Westbrook Health Services, Inc.: 501(c)(3) not-for-profit corporation providing services to individuals with mental health, substance abuse and developmental disabilities. Westbrook's mission statement is: "Westbrook Health Services, Inc. exists to provide outcome-driven services to persons with mental health, developmental disabilities and chemical dependency problems in order to improve their level of functioning and quality of life".

ADDRESS: 2121 Seventh Street, Parkersburg, WV 26101, 304-485-1721

CONTACT: David N. Cisler MA, LSW, QA/Development Director
2121 Seventh Street, Parkersburg, WV 26101, 304-485-1721
Timothy Underwood MA, LPC, Jackson County Coordinator
2471 State Route 21, Ripley, WV 304-372-6833

AUTHORIZED PERSONS / PRINCIPALS / OFFICERS and BACKGROUND/EXPERIENCE:

Jo Ann Powell MS, Executive Director: Previous experience as Outreach Coordinator, Program Director, Assistant Administrator and Administrator at Colin Anderson Center for 16 years; Ms Powell worked for Res Care while under contract with Colin Anderson and then as a private consultant. As a consultant Ms Powell worked as a traveling Quality Assurance Person in NB, OH, KS, and WV. She was Acting Administrator for the Belmont Habilitation Center in St. Clairsville, Ohio for 2 years. Ms Powell has been a substitute teacher and has served on a number of different boards, including current membership on the Sharpe Hospital Board, the FRN Board to name two.

Kevin L. Trippett MA, Chief Finance Officer: Previous experience as accountant at Westbrook and Chief Finance Officer of Westbrook Health Services. Mr. Trippett holds a BS/BA in Finance and MA in Safety Management from WVU and has worked at Westbrook for over 7 years.

Holly W. Maynard MA, LP, Clinical Director: Previous experience as a developer of therapeutic programs designed to provide training for individuals with mental illness, substance abuse problems, or MR/DD challenges. Designed and implemented programs for the homeless, programs for children and adolescents, and various out patient programs for adults. Ms Maynard holds a Master's Degree in Psychology and has completed all of her Doctoral course work in Psychology. She was trained in Clinical Psychology and evaluations to assess intellectual functioning, personality, clinical competency and forensics.

David N. Cisler MA, LSW (WV, OH), QA/Development Director: Previous experience for 20 years in human services, including 5 years as Probation Officer, Director of Open Door Home and Juvenile Court Services at Washington County Juvenile Court in OH, EI Coordinator and Assessor / Case Manager in Elderly Services in OH, over 5 years as Case Manager and Clinical Supervisor in DD Services. Mr. Cisler has over 7 years experience as Training Coordinator and Development Director at Westbrook, including 4 years as QA Director and 3 years as Privacy Officer. Mr. Cisler holds a BS in Psychology and a Master's in Education and serves on the Board of Directors for Mid-Ohio Valley Continuum of Care and has served on other boards.

Timothy Underwood MA, LPC, CCAC, CCJP, LSW, Jackson County Coordinator: previous experience for 20 years in the mental health field with an emphasis in substance abuse treatment & coordination. Mr. Underwood holds a Master's Degree in Psychology. He has practiced in both inpatient (hospital) and outpatient (community mental health) settings, as well as in private practice and has coordinated the WV DUI Safety & Intervention Program, the Substance Abuse Contract for Federal Probation, and Substance Abuse Services for the Wood County Day Report (Alternative Sentencing) Program.

PROPOSED PROGRAM

1. Description of activities proposed

The target population for this program will be chronically homeless and homeless individuals as defined by HUD who have an identified need for support services in their growth toward self-sufficiency, including but not limited to Drop-in Center services, Shelter pending transitional / permanent housing and/or support services such as case management, therapy, psychological services, psychiatric services and so forth. Coordination with other homeless programs for this public benefit transfer will include but not be limited to the Mason County Shelter, Mason County WV, Westbrook's pending Transitional Housing program, local housing authority and local hospitals, providers and other facilities treating individuals who may fit the definition of homelessness.

Westbrook Health Services proposes utilization of the facility to support wrap-around services for these individuals as follows:

a. Drop-In Center: The Drop-In Center will serve as a day-time program to facilitate services for individuals in need of assistance. In general, the Drop-in Center will include, but not be limited to education, training, shower facilities; laundry facilities, linkage / referral (see Case Management and MH/SA Technician services, below) and access to other support services
b. Shelter: shelter services will permit individuals who are homeless, publicly intoxicated (sheltered in a separate area) or otherwise in need of temporary shelter to be housed in a clean, safe and monitored environment. The vast majority of individuals seeking shelter services will be those who are homeless or at-risk of homelessness because of some life situation. The service includes a clean, safe and monitored place to stay while wrap-around services are provided and/or linkage and referral made. By nature, this is not a transitional housing program, but rather a one-day-at-a-time, temporary placement option. Referral for can be made to Westbrook's pending HUD-funded Transitional Housing program in Jackson county or permanent housing through the local housing authority
c. Treatment services: Treatment will be made available for consumers presenting who are experiencing substance abuse, mental health or developmental disabilities. Treatment services will be available through the center per below:
    1. Case management services: Services to assure that those entering the Drop-in Center, Shelter or other services are provided individualized plans if appropriate and/or linked and referred to further services to accommodate their needs.
    2. Therapy and Counseling services: Includes access to group and individual services to assure mental health / substance abuse needs of the consumers are met. Therapy and counseling may or may not be utilized by all individuals presenting for services, depending upon individual need;
    3. Psychological services: Services to assure the testing, diagnostic and other psychological needs of the individuals utilizing the facility and/or facility services are met. As with therapy/counseling, this service may or may not be utilized by all consumers but the service will be available either on-site or by referral;
    4. Medical services: Services to assure that psychiatric and diagnostic needs of the individuals utilizing the facility or facility services are met. As with 2 and 3 above, this service may or may not be utilized by all consumers, but the service will be available either on-site or by referral;
    5. Community-focused Treatment (CFT): group day program services available to those in need, including training, education and outreach into the community. CFT is not a requirement for individuals utilizing Drop-in or shelter services, but may be made available, depending on need and funding; however, the service will be available to others as needed.
    6. Crisis services: Consumers in crisis will have access to Crisis Line services, which will provide access to professionals available to provide telephone support and linkage/referral to

more intensive services if needed. Crisis Care Managers are available to provide more intensive Crisis Line services and face-to-face contact in the event that Crisis Line services are insufficient to ameliorate the crisis. Linkage and referral to Crisis Stabilization services, Diversion hospital services, voluntary treatment agreements and as a last resort, state hospitals under involuntary commitment services is available under this program for all individuals presenting at the facility;

7. Technician services: This is another Core service for consumers who enter the Drop-in Center or Shelter and others seeking treatment. On-site Mental Health/Substance Abuse Technicians at the Drop-in Center and Shelter will provide day-to-day monitoring, support, education, training, supportive counseling to address problem-solving issues in consumer's lives, transportation assistance and other similar services;
8. Job services: While Westbrook is not a job placement agency, support with respect to work is essential for homeless or other individuals who seek or receive services. Case Managers and other staff will support work services either through linkage / referral to job training, placement and other work services or through transportation or other similar support;
9. Training and education services: independent living/basic living skills (cooking, basic hygiene, housekeeping etc), social skills (interaction with others, anger management etc), budgeting and other money management skills training, computer, basic literacy etc. may be provided for those in need;
10. Transportation service: MH/SA Technicians will be able to provide basic, but limited transportation to consumers under the program.

2. Anticipated level of Environmental Clearance

Westbrook does not believe that the project will have any significant impact on the human environment.

3. Assessment of need

Westbrook Health Services, Inc. serves an eight-county region in West Virginia, including Wood, Wirt, Jackson and Roane Counties, the principal counties this project addresses. The region is very rural in nature except for central Parkersburg area of Wood County. Outside of Parkersburg and its suburbs, Wood County is also very rural. The entire area of service is bisected by Interstate 77, resulting in the region being a "funnel" for individuals who are homeless into the population centers, including the main center of this project, Ripley, WV. Westbrook expects that most individuals utilizing the program will be from the Jackson/Roane Counties areas, but expanded the potential service area to include Wirt and Wood Counties to assure ample opportunities within the region.

As funding and resources decrease, Westbrook has seen an increase in the need for supportive services and housing services for under-served and marginalized individuals and, especially, those who are chronically homeless. Wait-lists or difficulties in achieving permanent housing because of various stigma and other issues cause difficulties for individuals needing housing. The need for this kind of service is well documented across the state and the target area is included in that documented need. Wood County Salvation Army Shelter and other similar facilities are too far away from family and community for many homeless individuals, leaving them little opportunity to find appropriate living arrangements. These individuals find themselves living in the streets and in places not normally meant for human habitation or living in a shelter out of their communities. Other contributions to this problem include: the local psychiatric facility at St. Joseph's Hospital closed, funding for mental health "day program" services was virtually eliminated and funding for Mental Health residential services was discontinued. Consumers who were living in the community and served in their community were no longer able to be so served and consumers have less support, fewer options for services available in the area and increased likeliness for homelessness, referrals to services outside of their community, including hospital/crisis unit during commitment procedures.

Individuals needing behavioral health services, especially those in crisis, frequently find themselves in situations that have profound impacts on not only their mental and emotional well being but also their quality of life. The result is that the individual often needs supportive services and alternative living arrangements such as in charitable overnight "safe houses", Shelters, Crisis Residential Units (CRU), Crisis Respite beds, jails and in hospitals (including by commitment process): all with no or limited funding mechanisms. Unfortunately, not all individuals may be served in some of the "less restrictive" settings because of problems such as their mental health condition, behaviors, non-compliance with medication and/or personal habits (grooming, etc). Consumers often do not "choose" placement in these facilities and the frequent result is worsened existing problems and "revolving door" hospitalizations.

Re-achieving the stability, quality of life and safety of "home" with all that it encompasses is not an easy proposition, even with existing services. This is especially true of those being placed in hospital or other out-of-home settings. Once an individual is in such a situation, unless there is someone to "keep their home going", it is common for the individual to lose their home or placement. Reasons for this include "no one to do what needs to be done" or "no funding" because the consumer's funds are now targeted to the hospital or facility, to name two of the most common. Unfortunately, Advanced Directives that tell others what needs to be done if a consumer is hospitalized do not assure that those left in the community fulfill their role. Losing shelter is not the entire problem. Quality of life basics may be lost, as well: food, stability, safety, access to transportation, funding for medications, human dignity staples like soap, shampoo, a comb/brush, and so on. Supportive services may be lost or limited due to loss of these basics: case management support, counseling/therapy, doctor appointments, family/friends support and assistance (unavailable or withheld because of behaviors), and so on. These are undesirable, yet common and integral issues in treatment. Part of the problem is that many believe that a consumer "can live in the community" without support systems. Unfortunately, this is not true; in this time of dwindling resources and fewer resources, more consumers are left with less support and fewer housing opportunities.

4. Extent to which project/services will solve problem/meet needs

It is anticipated that the Drop-in Center part of the project will provide a day-to-day support system for consumers who are homeless or otherwise in need of support and allow the service delivery system an opportunity to address the situation early in onset. The Shelter part of the project is expected to provide safe, clean, overnight stays for individuals in need of the service, such that they can be linked to support services if needed. Again, the opportunity to reach a consumer early in onset to the problem is essential in interrupting the cycle of homelessness and other life situations. The Support services part of the project is the lynchpin of the system and should be available to all consumers presenting, irrespective of their reason for presentation. Consumers arriving via the Drop-in Center, Shelter or simply "calling" or "walking in" will have the opportunity to receive needed services to assure their well-being and to meet their needs.

5. Detailed timeline and activities necessary to complete the project

Timelines are highly related to availability of the building timelines and remodeling requirements as needed once access is provided. Since Westbrook has not had the opportunity to review the site in person or see a floor plan and it is not entirely clear when the facility will be available, this Notice of Interest must defer detailed timelines pending more information. Activities necessary to complete the project include but are not limited to:

a. Access to facility
b. Remodeling as required depending on above
c. Furnishing the facility
d. Opening support services part of project
e. Implementation of existing Drop-in Center protocol (Westbrook already has a Drop-in Center protocol that can be implemented quickly, once the previous activities are in place)
f. Development of Shelter protocol (Westbrook already has a PI Shelter protocol (in a separate area) that can be modified to meet homelessness requirements)

g. Implementation of Shelter protocol

PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. Facilities, lands, buildings, improvements, easements, equipment

Westbrook anticipates that the Roy Kuhl facility will be needed, including all lands and buildings in order to accomplish the activities. Existing office space within the facility will be utilized as appropriate for offices for staff, therapists, physicians etc and administrative activities to support all services, including Drop-in Center and Shelter as well as other services available to individuals who present. It is likely that any barracks area (s), Mess area (s) and shower/toilet facilities can be utilized for shelter services and other areas within the building can be utilized for Drop-in Center activities. Safe vehicle storage can be attained by use of the outbuilding and existing parking and grounds can be utilized for parking for staff and consumers who have vehicles, whether using the Drop-in Center facilities, Shelter or other services.

Improvements: Since Westbrook has not seen the interior of the building or a floor plan, it is impossible to be certain exactly how the project will pan out within the building. It is likely, however, that some work will be required to provide for appropriate subdivisions of service areas such as assuring the Drop-in Center area is large enough to accommodate drop-ins but not so large that it is an intimidating space.

Equipment: Westbrook is not familiar with the availability of any equipment that will be left on-site. Any equipment not left on site that is required for Westbrook to use the facility will have to be provided. This may include but is not limited to stove, refrigerator, tables/chairs in kitchen areas, tables/chairs/sofas etc for the Drop-in Center area, technological equipment (phones, televisions, radios, computers, etc.), sleeping arrangement equipment for Shelter area (s) such as beds and so forth, shower facilities/toilet facilities equipment, office equipment such as desks, chairs, storage cabinets, shelving and the like.

2. MAP

See map of site. Westbrook has no floor plan access and currently cannot provide a map of how the building will be utilized.

3. Land Use/Zoning Requirements

The facility will be used for human activities, similar to, but not the same as, activities previously occurring at the site. There are expected to be daily human occupation of the building and, if the Shelter portion of the project is in operation, over-night stays. No industrial or manufacturing type activities will take place on the grounds.

4. Deed transfer or lease

This issue cannot be addressed fully; however, at first blush, Westbrook would be interested in a Deed Transfer of the facility. Until more information is gathered, the question cannot be answered more fully at this time.

5. Existing buildings/new construction

Westbrook does not anticipate any new construction other than that necessary to remodel the interior of the primary building for use.

ORGANIZATIONAL CAPACITY

Westbrook Health Services is a 501(c)(3) not-for-profit Comprehensive Community Behavioral Health Center (CMHC) as provided for under WV State Law. Westbrook services eight counties in West Virginia and provides services for individuals and families in three (3) disability groups: Mental Health, Substance Abuse and Developmental Disabilities. Westbrook serves approximately 5,000 consumers each year with approximately a million individual services. Programs include: Children & Family services, Outpatient Substance Abuse, Outpatient Mental Health, EAP, OPTIONS Alternative School Program, GENESIS Women's Program and Residential Support services for individuals with Developmental Disabilities. Because Westbrook is a well-established Comprehensive Center with a comprehensive staff and a wide palette of available programs and sites in its service network, Westbrook is uniquely able to provide services across its large service area and, through eradicating chronic homelessness, Westbrook can provide greatly needed assistance to our consumers.

- Past Performance / Experience

Westbrook provides services per above across its service area. Westbrook was the site of a Drop-in Center for consumers in 2004-5 until the project was moved into a transitional housing program site. Westbrook has operated a number of residential facilities for many years, including Amity Center (12-bed Substance Abuse Detoxification, Residential Treatment and SA Crisis Stabilization Program), New Day Crisis Stabilization Unit (12-bed Mental Health Crisis Stabilization Unit), Hawthorne and Holly Houses (Transitional housing programs for homeless and homeless consumers with Mental Health disabilities), Public Intoxication shelters (in various counties, providing monitored shelters for medically-cleared individuals who have been found intoxicated in public), Genesis Women's Program homes (three facilities providing transitional housing for women with Substance Abuse problems and their children), Residential Services for a substantial number of individuals with developmental disabilities and permanent housing through Westbrook's Adams Apartments complex. As such, Westbrook is highly experienced in mental health, substance abuse, developmental disabilities services and residential services. Homeless services are integrated into the model and Westbrook's experience with transitional and permanent housing is substantial.

- List of projects / properties managed

Westbrook has many projects running at the same time. Among the current projects are: Community-focused Treatment, Intensive Out-patient services, various group services, Crisis Care Coordination project under a state grant, School-based services under mental health block grants and projects listed below under properties managed.

Westbrook manages the following properties:

1. Adams Apartments (permanent HUD housing managed through a management company)
2. Hawthorne House (transitional housing through PATH and Sisters of St. Joseph grants for males with mental health disabilities)
3. Holly House (transitional housing through PATH and Sisters of St. Joseph grants for females with mental health disabilities)
4. Mirador West Apartments (transitional housing through SA grants for females with substance abuse problems and their children)
5. Branches of Hope (transitional housing through SA grants for females with substance abuse problems and their children)
6. NEW HOME pending in the Roane County area (transitional housing through SA grants for females with substance abuse problems and their children in collaboration with the Domestic Violence Shelter)
7. Amity Center (SA Detox, residential and crisis stabilization program)
8. New Day CSU (MH crisis stabilization unit)
9. 14 group homes for individuals with developmental disabilities in Wood and Roane Counties
10. Westbrook sites list:
    a. Administrative Offices, Parkersburg WV
    b. Options Alternative School, Vienna WV
    c. Residential Offices and Emerson Avenue DD Day Program

d. Pleasants County Offices, St. Marys WV
e. Ritchie County Offices, Harrisville WV
f. Jackson County Offices, Ripley WV
g. Roane County Offices, Spencer WV

- Expansion plans to meet increased service demands

Plans to expand services will be based on need and use and implemented within the scope of the mission of Westbrook Health Services.

- Management functions at new project and management plan for proposed project/service

Management will be provided the Jackson County Coordinator, Timothy Underwood MA, LPC, CCAC, CCJP, LSW, who will provide a number of functions, including but not limited to: monitoring and oversight of the developing project, oversight of the facility changes needed, oversight of the program services when put in place and assuring staff are sufficient to the task, training, billing and other financial oversight and normal clinical supervision of staff under his oversight.

- Affirmative marketing, strategy, screening process, linkages, enforcement

Westbrook expects to market the project to the surrounding Jackson County area to assure that all players in the area, including but not limited to local government officials and other persons and entities interested in and familiar with the issues and services. It is expected that there will be close interaction with local law enforcement, city and county officials, local hospitals, local churches and providers of homeless, mental health, substance abuse and developmental disability services.

- Financial accounting procedures and periodic reporting

Westbrook will provide accounting in accordance with generally accepted accounting procedures and as driven by Westbrook accounting policy and procedures. Any reporting or processes that are required by the Federal Government with respect to this property will be provided as needed.

- Property maintenance: Depending upon the contracting language upon completion of the transfer of the property, Westbrook will provide maintenance to assure that the facility is kept up.
- Security: Security of the property will follow HIPAA security standards and normal site security standards. Since the project will be open 24 hours / day while the Shelter portion of the project is in operation, there will normally be staff on-site to maintain contact with local authorities in the event that a problem is discovered.
- Annual Evaluation: Westbrook will provide an annual evaluation if required in a format as required.
- Resident support: The only residents on-site will be those in the Shelter portion of the project. No other residents will be present unless the Shelter is occupied. Staff will provide resident support when the Shelter project is active.

FINANCIAL PLAN

- **Development Pro Forma**
  - Estimated costs, including construction/improvements: Westbrook has not seen the property or the floor plan to estimate any costs for construction / improvement. It is anticipated that these changes will be as minimal as possible, depending upon the facility and will be limited to only those construction / improvement activities that are required in order to meet the needs of the staff and consumers
  - Soft costs, including architecture, legal, permits: Costs of architecture, legal issues and permits will be ascertained upon determination what construction / improvement activities are required
  - Financing schedule: Westbrook has no plans to borrow funds for this project. It is anticipated that internal funding resources and grants will be accessed for funding.

- **Cash flow analysis**
  - 5 year projected operating costs: Projected operating costs across 5 years is 150,000 per year as broken down below
  - Breakdown of revenue producing operations: Westbrook accesses the following resources for funding: Medicaid, Medicare and Private Insurance (if available and appropriate) and Charity Care, which is a WV State project where indigent individuals seeking services are funded through a Charity Care funding resource. Westbrook's income is likely to follow the following percentage breakdown: Medicaid = 63.34%; Private Insurance = 11.48%; Medicare = 2.05%; Charity Care = 17.09% with a balance to "other" of .34%.
  - Breakdown of all expenses: Projected expenses, without considering construction/modification which is impossible to ascertain at this time are:
    1. $63,000: Wages
    2. $12,500: Benefits
    3. $50,000: Overhead, utilities etc
    4. $$5,000: Furnishings
    5. $19,500: Food
  - NOI before debt and depreciation: Westbrook projects that this will be a break even project and does not expect to incur debt in the program

- **Funding**
  - Level of commitment: Westbrook has committed funding to this project such that it should break even. Any funding shortfalls will be targeted for grants such as the 2007 HUD NOFA, Ross Foundation, Jackson County Community Foundation, Sisters of St. Joseph Charitable Trust and other similar grant opportunities. Construction and other improvements will be funded as Westbrook determines need.
  - Availability and timeframes: Funding to operate the projected is available immediately.
  - ID of funds not currently available: All previous funding resources are "not currently available"; however, funding may be approved upon application at any time

- **Government Grants/subsidies**
  - ID of federal, state, local grants: See above for federal and local grants. State grants vary and are addressed as Westbrook is made aware of the availability
  - % reliance on Governmental funds: Westbrook relies upon grant funding for 20% of its annual revenue. The remaining 80% of Westbrook's revenue is from fee-for-services activities.

- **Operating Plan**
  - Relationship of financial plan with operating plan: Westbrook does not anticipate a financial and operating shortfall. However, identification of potential shortfalls and unfunded actions may include: building construction in excess of anticipated changes, unexpected upkeep problems with significant costs, unexpected overhead and other unexpected expenses.

ATTACHMENTS:

- 501 (c) (3)
- Articles of Incorporation
- Documentation of Legal Ability to Acquire
- Organizational Chart
- Board Roster
- Audited financial statement for 2 years
- Disclosure of officers, principals or partners (5 years)

Westbrook Health Services
Administrative Offices
2121 Seventh Street, Parkersburg, WV 26101
Telephone 304-485-1721
Crisis Line 800-579-5844

November 10, 2006

City of Ripley
Ripley WV

REFERENCE: Documentation of Legal Ability to Acquire
Notice of Interest, Roy Kuhl Reserve Center

To Whom It May Concern:

Westbrook Health Services, Inc. has the legal ability to acquire, including acquisition of the above-referenced property. Westbrook currently owns property within its eight-county service area and is able to negotiate loans for property that must be purchased and can receive donated property.

If you have any questions, please do not hesitate to call. Thank you.

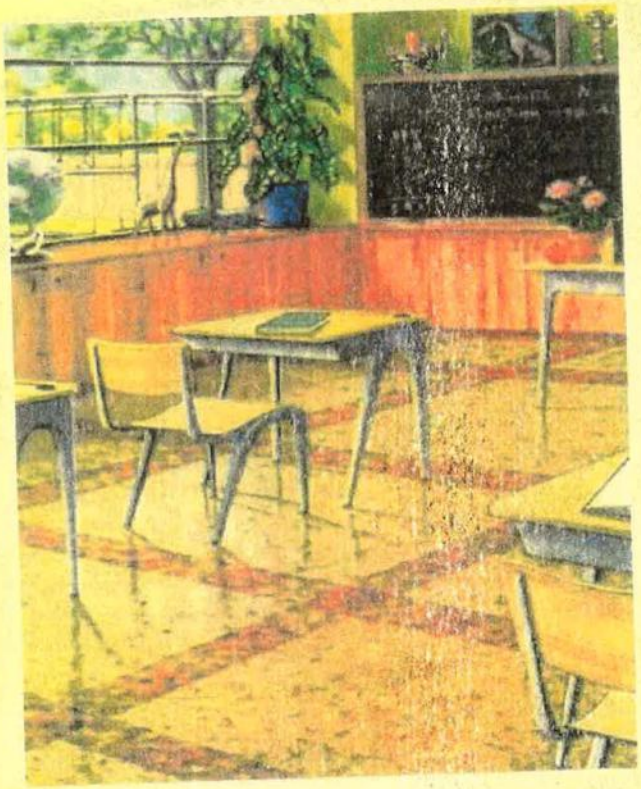
Very Truly Yours,

Kevin L. Trippett MA
Chief Finance Officer

CC: file

Roane County 304-927-5200 | Jackson County 304-372-8833 | Wirt County 304-275-3301 | Ritchie County 304-643-3096 | Tyler County 304-652-1319 | Amity Center 304-485-1781 | Pleasants County 304-684-2656

Application For Public Benefit Allowance Acquisition of Surplus Federal Real Property For Educational Purposes



Content Page

Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes

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West Virginia School Law
18-5-1 and 18-5-5 . . . . . Exhibit #1

Map of Building #1
Office/Warehouse . . . . . Exhibit #2

Map of Building #2
Maintenance Garage . . . . . Exhibit #3

Jackson County Balance Sheet/
Financial Information . . . . . Exhibit #4

Environmental Questionnaire . . . . . Exhibit #5

GSA Customer Guide to Real
Property Disposal, CFR 102-75.965 . . . . . Exhibit #6

Map of Ripley, Location of Armory
and Ripley Elementary School . . . . . Additional Information

APPLICATION FOR PUBLIC BENEFIT ALLOWANCE ACQUISITION OF SURPLUS FEDERAL REAL PROPERTY FOR EDUCATIONAL PURPOSES
2828
Public Law 81-152

November 17, 2011
(Date of Revised Application)

1. **Identification of applicant**

A. Legal Name, address, telephone and facsimile numbers, and email address of the applicant organization.

The Board of Education of the County of Jackson
P.O. Box 770,
Ripley West Virginia, 25271
Phone 304-372-7300
Fax 304-372-7312
Home Page, http://boe.jack.k12.wv.us

B. Authorized representative - Name and title of the individual who has been authorized by resolution of your governing authority in the exhibit attached to this application to negotiate and accept acquisition of the requested Federal real property at public benefit allowance.

Dr. Thomas Layne, III, President
Board of Education of the County of Jackson

C. The applicant must be fully authorized under state statute or its operating charter to acquire and hold title to real property. Please cite and attach appropriate references 1128 confirming the specific authority of the applicant organization to acquire and hold title to real property.

Legal authority is established by WV Law,
Chapter 18-5-1, and 18-5-5.

2. **Description of property requested**

A. Describe the property that is the subject of this application including details as to the approximate acreage, identity of buildings or improvements located thereon, and any easements that may also be necessary. Specific Federal building numbers and/or names should be used when available to identify improvements. A surveyor's description of the boundaries of the requested property is **NOT** necessary at this time but may be required later. Plot maps may be furnished as exhibits to your application.

1

The SSG Roy F. Kuhl USAR CTR was constructed in 1959 on five (5) acres of property bordering property occupied by Ripley Elementary School and owned by the Jackson County Board of Education. One (1) acre of the five obtained for the Reserve Center was obtained from the Jackson County Board of Education so that there would be satisfactory space to construct the center. The Army Reserve Center consists of the original building, additions to the building in 1987 and a free standing masonry transportation shop/maintenance garage. The property includes a paved driveway and parking lot that will handle approximately 100+ vehicles. The remaining area is lawn or hillside that is covered in trees and brush.

B. The application must certify that the proposed program of usage will comply with all state and local planning and zoning regulations and building codes after acquisition of title since the property will pass out of Federal ownership during the acquisition process.

The Jackson County Board of Education certifies that the proposed usage of the Army Reserve Center will comply with all state and local planning, zoning regulations and building codes.

C. If related personal property is requested in conjunction with the real property, a detailed list of the requested property by item and number should be attached as an exhibit to your application together with a statement under this section confirming your desire to acquire the related personal property and agreement to utilize such property only upon the requested real property.

Kitchen Appliances/Equipment and Miscellaneous

Cook Stove
Food Mixer
Food Warming Cabinet
Refrigerator
Walk-In Freezer
Dish Washer
Garbage Disposal
Fire Suppression Hood and Exhaust System
Stainless Steel Serving Counter
Stainless Steel Food Preparation Table(s)
Retractable Serving Window
Stainless Steel Food Cart
Food Storage Shelving Units
Stainless Steel Food Slicer

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3. **Applicant's current facilities**

Please describe or summarize your present landholdings including the total acreage, location of different sites and number of buildings currently owned by your organization. Please identify any facilities that are leased to other organizations or not entirely used by your own organization.

SCHOOL	ACREAGE	NUMBER OF BUILDINGS
Cottageville Elementary School	2.77	1
Evans Elementary School	10	1
Fairplain Elementary School	7.04	1
Gilmore Elementary School	14.29	1
Kenna Elementary School	8.30	5
Henry J. Kaiser Elementary School	4.29	1
Ravenswood Grade School	205.03	1
Ripley Elementary School	26.0	5
Ravenswood Middle School	2.0	3
Ripley Middle School	14.06	3
Ravenswood High School	7.45	5
Ripley High School	24.00	8
Sandyville Warehouse	2.0*	2
Crooked Run Road Bus Garage	5.0*	2
White Dodge Property	20.0	2
Leased by City of Ripley for a Park	4.0*	-
	356.23	41
*estimated acres		

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4. **Proposed program and plan of use**

A. Describe in narrative form your proposed program and plan for utilization of the requested property after acquisition of title. Your description should contain a clear unambiguous commitment to utilize the requested property for specific educational purposes. (Please note: Since the application will be referenced in your deed, your proposed program and plan will comprise a contractually-binding obligation to utilize the requested property solely and continuously for the purposes described under this section. Care should be taken to assure that all components of the proposed program and plan of use are feasible and will actually be delivered or your organization may be subject to compliance penalties later; including but not limited to reversion of title to the Federal government.)

The Board of Education of the County of Jackson requests receipt and transfer of title and ownership of all property and buildings that make up the SSG ROY F. KUHL USARC (Army Reserve Center), Ripley, WV for use as a educational facility to provide instructional space for students of Ripley Elementary School.

Due to continued growth of the student population and instructional programs offered at Ripley Elementary School, which adjoins the Army Reserve Center, the Board of Education has determined that it is necessary to revise the application previously submitted in our desire to obtain the facility. The main structure on the property would be used entirely to provide classroom space and space for related student services.

The intended use for the space within the main building is as follows:

Location/Room	Intended Use
101	Continued use as a corridor.
102 & 104	This area will be renovated to accommodate three (3) to four (4) classrooms. Storage areas and restrooms required by early childhood policies will also be designed into the area.
103	This area will be used as a student dining area.
105	This area will be used for physical education instruction.
106	This area will be used as the technology distribution center and teacher preparation area.

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107 & 108	The walls separating these rooms will be removed and this are will be used as a computer lab for instructional programs.
110	Continued use as a corridor.
112 -114	This area will continued to be used as a food preparation area.
115-119	Renovations will allow for walls to be removed to expand the size of Room 119 to provide required instructional area and student restrooms as required by early childhood education policy.
120	This area will continue to be used as a boiler/mechanical room.
121	Teacher instructional preparation area.
122	Will continued to be used as adult restrooms.
123	Will continued to be used as adult restrooms.
124 & 130	This area will be renovated for use as classroom space and student restrooms as required by early childhood education policy.
125	Continued use as a corridor.
126 & 127	This area will be used as instructional space for students receiving remedial and/or special education services.
129	Administrative/Counseling Office

The existing parking area at the Army Reserve Center would be reconfigured to allow for to a school bus drop off loop and a driveway entrance and exit for parents and visitors. Constructing such a driveway will make it possible to separate private vehicle traffic and bus traffic during morning delivery of students to school and dismissal from school in the afternoon. The separation of private vehicles and bus traffic will provide a greater degree of safety for the students who attend Ripley Elementary School. It should also be noted that, in the beginning, one acre of land from Ripley Elementary School was given to the United States Government to make construction of the center possible. It seems reasonable to return this property to the school from which it was obtained.

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Jackson County Schools proposes to completely utilize the Army Reserve Center Maintenance Building, Building #2, with little or no renovations or modifications to the existing structure. We propose moving a welding shop from the county office to one half of Maintenance Bay #1. The remaining half of Maintenance Bay #1 would be used as a wood working shop which would also be relocated from the county office. Adequate space will exist in the new setting for the storage of related wood working equipment, supplies and materials. Separation of the two work shops will be necessary by constructing a petition between the two areas while maintaining the existing garage door.

Maintenance Bay #2 is proposed to house motorized equipment that includes three Kubota lawn tractors, one Massey Ferguson tractor and one Ford tractor with finish mowers. During icy weather, a dump truck with motorized cinder spreader will be parked inside the bay. During warm weather, the cinder spreader will be removed from the truck and stored inside Bay #1 until it is needed. We anticipate filling the existing automotive maintenance pit to create additional concrete floor space within the garage, however, we would want to reevaluate the "pit's" usefulness and make a final decision after occupying the Army Reserve Center.

The space identified as a maintenance office will be utilized as a "Blue Print Room" where the blue prints of all county school buildings and grounds may be sorted, stored for easy retrieval and displayed on appropriate tables. Blueprints are oversized, bulky and difficult to retrieve without sufficient space. The maintenance office will provide this needed space.

The existing space identified as a Tool Room, in Building #2, will continue to be used for the storage of tools such as shovels, axes, sledge hammers and other hand and electrical tools that should be stored behind a locked door. The space identified a PLL Room, located at the end of Maintenance Bay #1, is proposed to become a Library of School Building Operation and Maintenance Manuals and utilized as a Staff Development and Training Room for small numbers of employees. A computer station is proposed for this room where information may be retrieved as needed, as well as a television and DVD/VCR for the presentation and viewing of training material. The existing Battery Room is proposed to become a storage area for paints and flammable materials associated with lawn and vehicle maintenance. The garage doors in Bay #1 and Bay #2 are proposed to remain in operation if the facility is transferred into the Board of Education's ownership.

The Army Reserve Center property line borders along one side

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with the Ripley Elementary School property line. The existing fence in this area will be removed which will allow the parking areas for both facilities to be connected.

B. Estimate the approximate number of staff and students who will actually participate in programs upon the requested property on a regular basis.

Administrator or Counselor	**1**
Teachers	**6**
Students	**120**

C. Explain how frequently the property will be utilized in the proposed program and plan of use.

The Reserve Center will become an educational facility which will be used five (5) days a week, during the school year, as a school. Some summer programs may also be offered in the school to provide services to students.

D. Indicate the time that will be required to bring the property into full educational utilization. (Please note; Federal regulations require that the property be placed into utilization in the proposed program and plan within twelve (12) months from the date of acquisition of title unless approval has been granted in the application for construction or renovation. If major construction or renovation has been approved, Federal regulations provide the applicant thirty-six (36) months in which to place the property into utilization in the proposed program and plan.)

In order to provide the educational services planned in the main building, a significant amount of renovation will be necessary to prepare the areas for: 1) classroom use, 2) additional restroom facilities, 3) student support services, 4) instructional preparation area, 5) technology distribution area, 6) computer lab, and 7) food service.

It is proposed that the reserve center parking lot be reconfigured, by outside contractors to create a driveway to allow a separate bus loop and an area for parents to drop students off for school.

In order to complete the necessary renovations and provide for an orderly relocation of classrooms from portable classrooms and the main Ripley Elementary School facility, the Jackson County Board of Education requests approval for a time extension of up to 36 months to begin full educational utilization of the Army Reserve Center.

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E. Describe any buildings proposed for demolition.

No buildings are identified for demolition.

F. List the buildings and structures that will be required to implement your proposed program and plan and furnish the information indicated below in the manner illustrated in the following example:

Building	Name/ Description	Proposed Use	Date Use to Begin	Approximate Cost
Original Building #1	Army Reserve Center	Classrooms/ Student Services	Within 24-36 months	$750,000 - $1,000,000
Building #2	Maintenance Shop	Maintenance Shop, Blueprint/ O&M Manual Depository	Within 12 months	$10,000
#1 and #2	Driveway Modification	Ripley Elem. Parent/Visitor Driveway	Within 24-36 months	$50,000

G. Fully describe the proposed utilization of all land requested. If any land will be utilized for research or experimentation purposes, your response to this section must include description of the proposed research projects, the number of staff and students who will actually visit the property in the performance of such studies, and the frequency of visitations to the site.

The entire acreage included in the Reserve Center is requested. The majority of the outside area is paved and utilized as driveway and parking areas. These areas will continue in operation for this purpose or may be, at a future date, reconfigured to create a driveway/bus loop to serve the Ripley Elementary School parents and visitors. Some of the unpaved outdoor areas will be developed for student playgrounds.

H. Sketches, floor plans, or plot maps may be attached as exhibits to clearly demonstrate how the requested property will be utilized or developed in your proposed program and plan.

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(See Exhibits #2 and #3)

I. Public benefit allowance regulations contain a formula which is utilized to rank competing applications and calculated the amount of discount to which your proposed program and plan is entitled. The following information must be provided to determine the discount applicable to your proposal:

1. Is your organization accredited by any Federal, state or other oversight authority? If so, please identify the accrediting authority.

West Virginia Department of Education,
Office of Educational Performance Audits

2. Does your organization receive Federal financial assistance as the result of certain Federal activities upon the community (such as impact aid under Public Law 81-874)? Describe the sources of that assistance and the causes of the Federal impact.

Federal funding is received for the Elementary and Secondary Education Act (Title I), Improving Teacher Quality State Plans (Title II), Innovative Programs (Title V), Child Nutrition, Drug Free Schools, and the Individuals with Disabilities Education Act, Part B.

3. Will the property be utilized for public service training for ROTC or other personnel training contracts for Federal or state governments?

The facility, when not in use by students, may be used for training of personnel.

4. Does the need for this property arise from a significant hardship such as fire, flood, disaster, condemnation or serious economic factors such as isolation or remote location?

No

5. Will the property be utilized to introduce new instructional programs, which cannot be provided with existing facilities; such as vocational education, physical education, libraries, or other programs?

The Universal Preschool program mandated by West Virginia Board of Education Policy has presented a significant challenge to local school systems to provide adequate space to institute this program. Ripley Elementary School also offers a wide array of special education services. The acquisition of the

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Army Reserve Property will allow the school system to gain the space needed for the addition of this program at our largest elementary school.

6. Will the property be utilized to improve the health and welfare of students through such programs as cafeterias, clinics, infirmaries, bus loading shelters, for students. Or other activities which provide for the elimination of health or safety hazards?

The use of the Army Reserve Center as an elementary education facility will include space for student dining and quality physical education programs which will contribute to the health and welfare of students. Space within the facility will also be designated for use by a school counselor and/or school psychologist to meet the mental health needs of students.

The property at the Army Reserve Center is ideal for constructing a new driveway for parents to use when they drop-off and pick-up students at Ripley Elementary School.

Separate driveways will enhance the safety of students by enabling the school to maintain a separate Bus Loop for students who ride a bus into school or back to their homes in the afternoon.

7. Will the property predominantly be used for research purposes?

No, the property will not be used predominantly for research.

8. Is the property primarily being requested to develop, establish or improve facilities or programs for special education purposes or for the physically or mentally handicapped?

No

5. **Proof of need**

A. Under this section, your application should fully explain why additional property is needed. Your response should address both the need for additional property as well as the need to add to your existing programs.

Ripley Elementary School, which is located on an adjoining property, is the largest elementary school in Jackson County. Due to the additionof Universal Preschool program, the general growth of the school, and special education programs at Ripley

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Elementary School, the need for additional space is a high priority. Currently there are four (4) portable classroom buildings on the school's campus. The acquisition of the Army Reserve Center will allow for the removal of most, if not all, of the portable classrooms from the property.

B. Describe any inadequacies in your existing facilities that may limit your ability to provide necessary services or comply with minimum standards for funding, accreditation, licensing or Federal, state and local laws.

While Ripley Elementary School is in good condition, the limit of available classroom space still plagues the school. The relocation of early childhood programs to the Army Reserve Center would ease the space issue at the school and allow for the removal of most, if not all, of the four (4) portable classroom building from the school's campus.

C. Specific data should be provided to demonstrate the inadequacy of existing facilities including such information as the maximum enrollment which can be accommodated in present facilities under state standards without double or night sessions, or the number of students who cannot be accepted because of inadequate facilities. Please provide such data for the past three years.

Jackson County Schools does not fail to accept students due to inadequate facility space. The school system has placed professionals and support personnel in spaces that are less than suitable to accomplish the mission for which they are employed.

D. Federal regulations require that your application only request so much property as is immediately needed and can be placed into utilization within the time limits described under section 4.D. Full justification should be provided to demonstrate your need for all land requested.

Please refer to question 4-A, Narrative Description which fully justifies the need for the property.

The needs outlined in 4-A have materialized due to the legislated and curricular changes that have occurred over the past several years.

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E. Explain why the requested property is deemed to be particularly suitable for your proposed program and plan. Indicate whether other property is owned by your organization, which could meet the same needs described above.

The Army Reserve Center, in close proximity to Ripley Elementary School, would provide the most reasonable solution of over crowding issues at the county's largest elementary school. While the type of instruction and services to be offered in this facility are also provided in the other elementary schools in the county, the need for these programs at Ripley Elementary School necessitate the need for additional space.

6. Financial information demonstrating the ability to implement the proposed program

A. Estimate the total cost required to initially renovate or prepare the property for your proposed program and plan and the amount required thereafter to operate and maintain the property on an annual basis.

The main building on the property would need substantial renovations in order to transform it for use as an elementary education facility. Additional restroom facilities would be added to the structure and room configuration would be changed in some cases to allow for adequately sized classroom space to be provided.

The amount required to operate and maintain the property is estimated at approximately $37,000 for utilities/maintenance and $35,000 for additional personnel needed for custodial services.

B. Before applications for surplus Federal property can be approved, Federal regulations require that applicants demonstrate that they have the necessary funding to carry out their proposed program and plan or have the ability to obtain such funds. Explain where the funding will be obtained to implement your approved program and plan. Copies of your most recent balance sheets and income statements should be attached as exhibits to the application.

Funds are currently available from fund balance to implement the proposed program. See Exhibit #4.

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C. If funding is to be obtained in part through bonds or loans, a letter of commitment should be provided from the prospective financing sources confirming that they are prepared to lend the sums needed.

Not applicable.

D. Please identify any income or revenues, which may be received or generated as a result of your proposed program and plan.

No additional income or revenues will be generated.

7. **Period of use**

The applicant must certify that the requested property is needed at the time of the application for the educational purposes described in its proposed program and plan and will be utilized for such purposes for a period of thirty (30) years. (The applicant may not modify its proposed program and plan during the thirty-year period without the prior written consent of the United States Department of Education.)

The Board of Education of the County of Jackson does certify that the proposed instructional programs are needed at the time of application for educational purposes and that the need will continue for such purposes for a period of thirty (30) years. It is understood that the plan may not be modified during without the prior written consent of the United States Department of Education.

8. **Assurance of compliance with nondiscrimination requirements**

The applicant must state and agree that it will not discriminate because of race, color, national origin, sex or disability in the use of the property, in keeping with Section 606 of the Federal Property and Administrative Services Act of 1949, Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Title IX of the Education Amendments of 1972 (P.L. 92-318), and section 844 of the Education Amendments of 1974 (P.L. 93-380) (in relation to education), and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title II of the Americans with Disabilities Act of 1990, and the Department's Regulations issued pursuant to such Acts (34 CFR Parts 12, 80, 84, 86, 100, 104, and 106).

The Board of Education of the County of Jackson guarantees that it will not discriminate because of race, color, national origin, sex or disability in the use of the property in keeping with all sections of Federal Law.

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9. Insurance provision

The applicant agrees, for itself, its successors, and assigns, that if any conveyed improvements are insured against loss, damage, or destruction and if such loss, damage or destruction should occur during the period the grantee holds title to the requested property while under the period of restricted usage specified in the deed of transfer, said insurance and all moneys received therefrom by the Grantee, its successors or assigns shall be held in trust by the Grantee, its successor or assigns, and shall be promptly utilized by the Grantee for the purpose of repairing such improvements and restoring the same to their former condition and use, or for the purpose of replacing said improvements with equivalent or more suitable facilities; or, if not so used, shall be paid over to the Treasurer of the United States in an amount equal to the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged or destroyed.

Accepted by the Board of Education of the County of Jackson.

***10.* Environmental analysis**

Public benefit allowance transfers of Federal real property are subject to the requirements of the national Environmental Policy Act of 1969 (P.L. 91-190) and related environmental acts. Please analyze the environmental impact of your proposed program and plan by answering the questions in the enclosed Environmental Questionnaire. Identify the Environmental Questionnaire and your responses as an exhibit to your application and provide the exhibit number here.

See Exhibit #5

11. Protection and maintenance of the property

The applicant must state and agree for itself, its successors and assigns, that in the event Grantor exercises its option to revert all right, title and interest in the requested property to the Grantor, or the Grantee voluntarily returns title to the requested property in lieu of reverter, then the Grantee shall provide protection to and maintenance of the requested property at all times until such as the title is actually reverted and returned to and accepted by the Grantor. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in Appendix A of the "GSA Customer Guide to Real Property Disposal" as referenced at 41 CFR 102-75.965, a copy of which is summarized and attached to the application and labeled as an exhibit to said application.

The GSA Customer Guide to Real Property Disposal as in 41 CFR 102-75.965 will be followed by the Board of Education should it become necessary the property reverts back to the Grantor. See Exhibit #3.

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12. Exhibits

The applicant must list and identify all exhibits under this section and state that the exhibits are a part of this application. Please attach this application as one of the exhibits to your application to fully explain the questions that are being answered under each section.

Exhibit #1 - West Virginia School Law, 18-5-1 and 18-5-5
Exhibit #2 - Environmental Questionnaire
Exhibit #3 - GSA Customer Guide to Real Property Disposal, CFR 102-5.965

13. Certification of signing official

The following statement should be inserted under this section and signed by the authorized representative of the applicant's organization:

" I/We certify by signature hereto, that I/we am/are duly authorized by the Governing body of this organization or institution to act on behalf of the governing body to do any and all things necessary to acquire the Federal surplus real property identified and requested herein, including the preparation of this application and payment of such sums as may be necessary toward the purchase price of the requested property, and that all information given herein, and in exhibits hereto, are true and correct to the best of my/our knowledge."

By:_____

Title:_____

Date:_____

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RESOLUTION

WHEREAS, certain real property owned by the United States of America, located in the County of Jackson, State of West Virginia, has been declared surplus to the needs of the Federal government and is subject to assignment for disposal for educational purposes by the Secretary of Education, under the provisions of Section 203(k) (1)(a) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) (Act), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

The SSG ROY F. KUHL UNITED STATES ARMY RESERVE CENTER and surrounding grounds, located on Second Avenue in Ripley, West Virginia.

WHEREAS, **The Board of Education of the County of Jackson,** needs and can utilize said property for educational purposes in accordance with the requirements of said Act and the rules and regulations promulgated thereunder of which this Board is fully informed, including commitments regarding use and time within such use shall commence.

NOW, THEREFORE, BE IT RESOLVED, that **The Board of Education of the County of Jackson,** shall make application to the Secretary of Education for, and secure the transfer to it of, the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions and restrictions as the Secretary of Education, or his authorized representative may require in connection with the disposal of said property under said Act and rules and regulations issued thereto; and

BE IT FURTHER RESOLVED, that **The Board of Education of the County of Jackson,** has legal authority and is willing and is in a position financially and otherwise to assume immediate care and maintenance of the property, and that **Blaine C. Hess, Superintendent of Schools,** is hereby authorized, for and on behalf of **The Board of Education of the County of Jackson** to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution including the preparing, making and filing of plans, applications, reports and other documents; the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property; and the payment of any and all sums necessary on account of the purchase price thereof including fees or costs incurred in connection with the transfer of said property for surveys, title searches, real estate appraisals, recordation of instruments or costs associated with escrow arrangements; together with any payments necessary by virtue of nonuse or deferral of use of the property. If the applicant is unable to place the property into use (or determines that a deferral of use should occur), **IT IS UNDERSTOOD AND AGREED** that **The Board of Education of the County of Jackson** will pay to the United States Department of Education for each month of non-use beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of 1/360th of the then current fair market value of the property for each month of nonuse.

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If submission of the Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes is approved, a copy of the application and standard deed conditions will be filed with the permanent minutes of the Board.

The Board of Education of the County of Jackson
Post Office Box 770
Ripley, West Virginia 25271

I, **Thomas Layne, III,** hereby certify that I am the **President,** of **The Board of Education of the County of Jackson** and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said **Board of Education of the County of Jackson** present at a meeting of said Board of the **17th** day of **November 2011,** at which time a quorum was present.

_____
Thomas Layne, III - Board President
(Signature of certifying officer)

(NOTE: The official certifying and attesting to the action taken by the governing board in this resolution must NOT be the same individual designated and authorized to represent the applicant organization in the body of the resolution.)

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APPLICATION FOR PUBLIC BENEFIT ALLOWANCE ACQUISITION OF SURPLUS FEDERAL REAL PROPERTY FOR EDUCATIONAL PURPOSES
3434
Public Law 81-152

October 19, 2006
(Date of Application)

1. **Identification of Applicant**

A. Legal Name, address, telephone and facsimile numbers, and email address of the applicant organization.

The Board of Education of the County of Jackson
P.O. Box 770,
Ripley, West Virginia, 25271
Phone: 304-372-7300
Fax: 304-372-7312
Home Page: http://boe.jack.k12.wv.us

B. Authorized representative - Name and title of the individual who has been authorized by resolution of your governing authority in the exhibit attached to this application to negotiate and accept acquisition of the requested Federal real property at public benefit allowance.

Mrs. Jo Boggess Phillips, President
Board of Education of the County of Jackson

C. The applicant must be fully authorized under state statute or its operating charter to acquire and hold title to real property. Please cite and attach appropriate references 1134confirming the specific authority of the applicant organization to acquire and hold title to real property. **(See Exhibit #1)**

WV Law, Chapter 18-5-1, "Each county...shall be under the supervision and control of a county board of education"
WV Law, Chapter 18-5-5, "The board shall according to law, hold and dispose of any real estate or personal property..."

2. **Description of property requested**

A. Describe the property that is the subject of this application including details as to the approximate acreage, identity of buildings or improvements located thereon, and any easements that may also be necessary. Specific Federal building numbers and/or names should be used when available to identify improvements. A

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surveyor's description of the boundaries of the requested property is **NOT** necessary at this time but may be required later. Plot maps may be furnished as exhibits to your application.

The SSG Roy F. Kuhl USAR CTR was constructed in 1959 on five acres of property bordering property occupied adjacent to Ripley Elementary School and owned by the Jackson County Board of Education. One acre of the five obtained for the Reserve Center was obtained from the Jackson County Board of Education so that there would be satisfactory space to construct the center. The Army Reserve Center consists of the original building, additions to the building in 1987 and a free standing masonry transportation shop/maintenance garage. The property includes a paved driveway and parking lot that will handle approximately 100+ vehicles. The remaining area is lawn or hillside that is covered in trees and brush. The entire area is fenced.

B. The application must certify that the proposed program of usage will comply with all state and local planning and zoning regulations and building codes after acquisition of title since the property will pass out of Federal ownership during the acquisition process.

The Jackson County Board of Education certifies that the proposed usage of the Army Reserve Center will comply with all state and local planning, zoning regulations and building codes.

C. If related personal property is requested in conjunction with the real property, a detailed list of the requested personalty by item and number should be attached as an exhibit to your application together with a statement under this section confirming your desire to acquire the related personal property and agreement to utilize such property only upon the requested real property.

Kitchen Appliances/Equipment and Miscellaneous

- **Cook Stove**
- **Food Mixer**
- **Food Warming Cabinet**
- **Refrigerator**
- **Walk-In Freezer**
- **Dish Washer**
- **Garbage Disposal**
- **Fire Suppression Hood and Exhaust System**
- **Stainless Steel Serving Counter**
- **Stainless Steel Food Preparation Table(s)**
- **Retractable Serving Window**
- **Stainless Steel Food Cart**

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Food Storage Shelving Units
Stainless Steel Food Slicer

3. **Applicant's Current Facilities**

Please describe or summarize your present landholdings including the total acreage, location of different sites and number of buildings currently owned by your organization. Please identify any facilities that are leased to other organizations or not entirely used by your own organization.

Cottageville Elementary School	**2.77 acres**	**1 Building**
Evans Elementary School	**10.00 acres**	**2 Buildings**
Fairplain Elementary School	**3.97 acres**	**1 Building**
Gilmore Elementary School	**14.29 acres**	**1 Building**
Kenna Elementary School	**8.30 acres**	**4 Buildings**
Henry J. Kaiser Elementary School	**4.29 acres**	**1 Building**
Ravenswood Grade School	**74.03 acres**	**1 Building**
Ripley Elementary School	**26.00 acres**	**3 Buildings**
Ravenswood Middle School	**2.00 acres**	**3 Buildings**
Ripley Middle School	**14.06 acres**	**3 Buildings**
Ravenswood High School	**7.45 acres**	**5 Buildings**
Ripley High School	**24.00 acres**	**8 Buildings**
Sandyville Storage Area	***2.00 acres**	**2 Buildings**
Crooked Run Bus Garage	***5.00 acres**	**2 Buildings**
Leased by City of Ripley For Park	***4.00 acres**	
Totals	**202.16 acres**	**37 Buildings**

* estimated acres

4. **Proposed program and plan of use**

A. Describe in narrative form your proposed program and plan for utilization of the requested property after acquisition of title. Your description should contain a clear unambiguous commitment to utilize the requested property for specific educational purposes. (Please note: Since the application will be referenced in your deed, your proposed program and plan will comprise a contractually-binding obligation to utilize the requested property solely and continuously for the purposes described under this section. Care should be taken to assure that all components of the proposed program and plan of use are feasible and will actually be delivered or your organization may be subject to compliance penalties later; including but not limited to reversion of title to the Federal government.)

The Board of Education of the County of Jackson requests receipt and transfer of title and ownership of all property and buildings that make up the SSG ROY F. KUHL USARC (Army Reserve Center), Ripley, WV for educational purposes.

The Board of Education proposes relocating the Parent Educator Resource Center (PERC) from Ravenswood to the Ripley Army Reserve Center. The PERC would be better utilized in Ripley where it will be more central in the county and located in an area that is home to a greater number of parents of handicapped students who need the resource services of the PERC. Room 116 of the diagram would house the PERC office. Room 119 is proposed to contain the PERC Library and training room for small groups. Room 117 would be used for PERC storage and files. Room 118 is proposed to house a Work Room that contains copiers and office machines shared by other programs.

It is also proposed to locate the Alternative School that serves all of Jackson County to the Army Reserve Center. Students who are unable to attend school in a normal setting must be schooled in an environment that enables them to be successful. To achieve the desired total change in environments, we propose moving the alternative school from a classroom at Ripley High School to the Reserve Center. The Alternative School could be located in room 115 which is in close proximity to the proposed PERC Library and work room where the teacher could make necessary preparations for class.

Rooms 126, 127 and 129 are proposed to be occupied by three school psychologists who currently work from small inconvenient spaces that are distributed across the county in different locations. These remote spaces, currently in use, are not large enough, nor do they offer the privacy required to maintain confidentiality of student information. Within the Reserve Center we propose locating the psychologists into offices that are located just inside the front entrance, convenient and easy for parents to find. These offices are spacious, offer privacy that is essential for psychologists and equipped to handle the computer equipment school psychologists require.

It is proposed that Room 130 become an office for the Adult Basic Education and Adult Education coordinator. Room 124, located adjacent to room 130, will become an Adult Basic Education classroom for daily classes. It is a large spacious classroom that is suitable for large group instruction and for the technology required in modern classrooms. Room 121 which is located in close proximity to the Adult Education office and classroom will make an ideal space in which to store necessary supplies and materials for the program. It is important for adult students that the Army Reserve Center

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is located in central Jackson County which makes collaboration and partnerships with the WV Department of Health and Human Resources, local businesses, schools and day care centers more effective.

Room 124 will also be utilized as a meeting room where bus operators from around the county may assemble for staff development and continuing education during non instructional days. The Transportation Department and the Adult Education Coordinator will schedule this space in such a manner to avoid conflicts.

The Boiler Room (room 120) and Rest Rooms (rooms 122 and 123) will continue to exist in their current capacity if this proposal is approved. Existing corridor spaces will continue in operation as corridor spaces throughout the building.

In the rear of the building, room 106 will be used as storage for custodial supplies and equipment such as auto scrubbers, floor burnishers, ladders, etc. The space currently used as a walk-in safe, room 107, will continue in operation as a lockable storage space for paints and flammable materials. Room 108 is proposed to become a communications center for the building where computer servers and switching apparatus is located. Centrally located within the building, room 108 will be an excellent location and of satisfactory size to permit routine maintenance and repair.

It is proposed that the county maintenance department, currently located at the County Board Office, be relocated to occupy the rear area of the Army Reserve Center. The county maintenance department would have adequate space at the Reserve Center to store supplies required for electrical, plumbing, heating, air conditioning, roofing, flooring, ceilings, insulation, lights, and other supplies too numerous to mention in the large room 102. These supplies are kept as stock items so that they may be used without delay in the repair and upkeep in all twelve county schools on a daily basis. Supplies are reordered and replaced in the warehouse as it is used. The space at the County Office vacated by the maintenance department will be utilized as storage for various programs for records that include finance, federal programs, attendance, and special education. The county technology department space will continue to operate from the county office with more than double the current square feet available. The technology department is currently undersized and lacks adequate space to receive new shipments, repair existing units, and store the parts and equipment necessary to maintain instructional computers from twelve schools.

The small space designated as 101 is proposed to be the location of the

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Receiving Office, where records of incoming and outgoing items are kept on file. Room 101 is located in close proximity to areas where maintenance supplies and equipment will be stored. The location is ideal for visually monitoring and confirming the flow of warehouse items.

The large area designated as room 105, located inside a large garage door, will continue to exist "as is" for receiving and loading of maintenance equipment and supplies. The large garage door will provide access for delivery trucks and enough space for a motorized fork truck to load and unload items. A fork truck, pallet jacks and other necessary equipment will be stored in this area to make loading and unloading easier.

The spaces designated as rooms 112, 113, and 114 are proposed to be occupied by the Maintenance Supervisor who monitors daily activity within the department. Room 112, formerly the walk-in freezer will become a lockable storage area for sensitive pieces of equipment that only the supervisor may unlock and assign to employees. Instruments such as the laser level device, surveyor's transit, key cutter and spare key cabinet, HVAC gasses, and pressure gauges are included. Other devices would include but not be limited to devices that sniff for flammable gases and measure electrical energy. Rooms 113 and 114 would provide adequate space for the Supervisor to maintain an office desk and computer work station, file cabinets, book cases and storage for various miscellaneous items that he finds are necessary. Additional space would also be available for a conference area where the Supervisor may have space to accommodate a table and several chairs where he may sit down and meet with contractors and vendors to discuss the many details of the bidding and purchasing process.

The "textbook depository" and multimedia library will be relocated from its current location at the County Board Office to the Army Reserve Center. At the county office the textbook depository is in an unfinished space petitioned off from a food storage area that is unheated and less than ideal for storage of textbooks that are vital and used throughout the school system. The area designated as room 103, formerly the shooting range, will provide adequate and suitable space to store textbooks by grade level and subject so that the inventory may be easily added to and withdrawn from as needed.

The Transportation Department Offices are proposed to be relocated from the "Keith Building" to the Army Reserve Center. The Keith Building provides inadequate parking and is an aging structure made of tile and timber construction that has asbestos building materials used throughout. Health related concerns surrounding the Keith Building create the need to complete extensive renovations. A more cost effective approach would be to

completely demolish the building.

The transportation offices will be relocated to room 104. This space would be partitioned so that it would contain an office space for the Transportation Supervisor and a separate office space for the secretary. There are no plans to park school buses on the existing armory grounds during or after the instructional day. The current bus parking lot off Route 21 will continue in operation and will be used to park school buses that are not being used.

It is, however, proposed to utilize a section occupied by approximately sixty parking spaces in the existing Army Reserve Center parking lot nearest Ripley Elementary to construct a driveway for parents and visitors. Constructing such a driveway will make it possible to separate private vehicle traffic from bus traffic during morning delivery of students to school and dismissal from school in the afternoon. The separation of private vehicles and bus traffic will provide a greater degree of safety for the students who attend Ripley Elementary School. It should also be noted that, in the beginning, one acre of land from Ripley Elementary School was given to the United States Government to make construction of the center possible. It seems reasonable to return this property to the school from which it was obtained.

Jackson County Schools proposes to completely utilize the Army Reserve Center Maintenance Building, Building #2, with little or no renovations or modifications to the existing structure. We propose moving a welding shop from the county office to one half of Maintenance Bay #1. The remaining half of Maintenance Bay #1 would be used as a wood working shop which would also be relocated from the county office. Adequate space will exist in the new setting for the storage of related wood working equipment, supplies and materials. Separation of the two work shops will be necessary by constructing a petition between the two areas while maintaining the existing garage door.

Maintenance Bay #2 is proposed to house motorized equipment that includes three Kubota lawn tractors, one Massey Ferguson tractor and one Ford tractor with finish mowers. Maintenance Bay #2 will also be used to house a Ford back hoe and a Skid Steer with attachments. During icy weather, a dump truck with motorized cinder spreader will be parked inside the bay. During warm weather, the cinder spreader will be removed from the truck and stored inside Bay #1 until it is needed. We anticipate filling the existing automotive maintenance pit to create additional concrete floor space within the garage, however, we would want to reevaluate the "pit's" usefulness and make a final decision after occupying the Army Reserve

Center.

The space identified as a maintenance office will be utilized as a "Blue Print Room" where the blue prints of all county school buildings and grounds may be sorted, stored for easy retrieval and displayed on appropriate tables. Blueprints are oversized, bulky and difficult to retrieve without sufficient space. The maintenance office will provide this needed space. Maintenance employees will construct, out of basic wood building materials, specialized racks where Blueprints may be hung when not in use. Blueprints will be relocated from the county office where they are stored in an attic space that is not heated or cooled making their reference inconvenient, unhealthy and time intensive.

The existing space identified as a Tool Room, in building #2, will continue to be used for the storage of tools such as shovels, axes, sledge hammers and other hand and electrical tools that should be stored behind a locked door. The space identified a PLL Room, located at the end of Maintenance Bay #1, is proposed to become a Library of School Building Operation and Maintenance Manuals and utilized as a Staff Development and Training Room for small numbers of employees. A computer station is proposed for this room where information may be retrieved as needed, as well as a television and VCR for the presentation and viewing of training material. The existing Battery Room is proposed to become a storage area for paints and flammable materials associated with lawn and vehicle maintenance. The garage doors in Bay #1 and Bay #2 are proposed to remain in operation if the facility is transferred into the Board of Education's ownership.

Ripley High School will inherit the space vacated behind the high school when the maintenance department relocates to the Army Reserve Center. The departure of lawn care equipment, vehicles, back-hoe, skid steer and other maintenance related equipment will leave an area that is quiet and free from distractions. Teachers with classrooms that have windows opening into this area will no longer compete with distracting noises for the attention of their students. This same space will also become available space for the construction of the additional classrooms at Ripley High School that is noted in the Comprehensive Educational Facilities Ten Year Plan that is approved by the West Virginia State Department of Education and the School Building Authority of West Virginia.

The Army Reserve Center property line borders along one side with the Ripley Elementary School property line. The existing fence in this area will be removed. To permit construction of a new driveway for parents and visitors to use when dropping off and picking up children at Ripley Elementary

School. All other sections of the fence will remain and continue to provide security for Ripley Elementary School.

B. Estimate the approximate number of staff and students who will actually participate in programs upon the requested property on a regular basis.

Psychologists	**3**
Teachers	**3**
Alternative Education Students	**1-10**
Adult Education Students	**30+**
Maintenance	**13**
Transportation	**57**

C. Explain how frequently the property will be utilized in the proposed program and plan of use.

The Reserve Center will become an educational facility that is used five days a week by students, teachers, and psychologists throughout the school year. They will be supported by routine maintenance and custodial services. Maintenance and Transportation will be based in this location five days a week throughout the entire year.

D. Indicate the time that will be required to bring the property into full educational utilization. (Please note; Federal regulations require that the property be placed into utilization in the proposed program and plan within twelve (12) months from the date of acquisition of title unless approval has been granted in the application for construction or renovation. If major construction or renovation has been approved, Federal regulations provide the applicant thirty-six (36) months in which to place the property into utilization in the proposed program and plan.)

Very little will be required to bring this facility into condition to fulfill the required educational function. All foreseen obstacles may be overcome by utilizing existing full time Board of Education maintenance employees to install petitions and drop ceilings within spaces, or to remove undesirable items such as dressing room lockers within the twelve (12) month time line. It is proposed that the reserve center parking lot be reconfigured, by outside contractors within twelve (12) months of acquisition, to create a driveway to serve Ripley Elementary School.

E. Describe any buildings proposed for demolition.

The two major structures will remain standing and be fully utilized by educational programs or services. Four small metal storage units, located

outside on the grounds will be removed to improve the overall visual appearance of the property.

F. List the buildings and structures that will be required to implement your proposed program and plan and furnish the information indicated below in the manner illustrated in the following example:

Building #	Name/ Description	Proposed Use	Date Use to Begin	Approximate Cost
Original Building #1	Administrative Offices	Classrooms/Offices/ Resource	Within 12 months of acquisition	$5,000
Addition to Original #1	Warehouse/ Shooting Range	Maintenance Transportation Textbook Depository	Within 12 months of acquisition	$10,000
Maintenance Shop Building #2	Maintenance Shop	Maintenance Shop, Blueprint/ O&M Manual Depository	Within 12 mos.	$10,000
#1 and #2	Driveway Modification	Ripley Elem. Parent/Visitor Driveway	Within 12 mos.	$25,000

There are no foreseeable major capital improvement projects proposed at this time.

G. Fully describe the proposed utilization of all land requested. If any land will be utilized for research or experimentation purposes, your response to this section must include description of the proposed research projects, the number of staff and students who will actually visit the property in the performance of such studies, and the frequency of visitations to the site.

The entire acreage included in the Reserve Center is requested. The majority of the outside area is paved and utilized as driveway and parking areas. These areas will continue in operation for this purpose or be reconfigured to create a driveway to serve the Ripley Elementary School parents and visitors. The remaining area will continue to be utilized as lawn or hillside which would not be useful or large enough for any other purposes.

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H. Sketches, floor plans, or plot maps may be attached as exhibits to clearly demonstrate how the requested property will be utilized or developed in your proposed program and plan.

(See Exhibits #2 and #3)

I. Public benefit allowance regulations contain a formula which is utilized to rank competing applications and calculated the amount of discount to which your proposed program and plan is entitled. The following information must be provided to determine the discount applicable to your proposal:

1. Is your organization accredited by any Federal, state or other oversight authority? If so, please identify the accrediting authority.

West Virginia Department of Education,
West Virginia Office of Educational Performance Audits

2. Does your organization receive Federal financial assistance as the result of certain Federal activities upon the community (such as impact aid under Public Law 81-874)? Describe the sources of that assistance and the causes of the Federal impact.

Federal funding is received for the Elementary and Secondary Education Act (Title I), Improving Teacher Quality State Plans (Title II), Innovative Programs (Title V), Child Nutrition, Drug Free Schools, and the Individuals with Disabilities Education Act, Part B.

3. Will the property be utilized for public service training for ROTC or other personnel training contracts for Federal or state governments?

Training will be conducted for employees of the Jackson County Board of Education.

4. Does the need for this property arise from a significant hardship such as fire, flood, disaster, condemnation or serious economic factors such as isolation or remote location?

There is a significant hardship resulting from decades of changes that have been made in public education brought about by such legislation as the Americans With Disabilities Act and other legislation that make it necessary for schools to have special educational opportunities for students with special needs who qualify. This requirement also makes it necessary to employ school nurses and school psychologists to assess, determine eligibility for special

services and care for the needs of those who require care.

Curricular offerings have changed during the years bringing modern technology into every classroom that includes computer wired to the internet, printers, networking systems and communications equipment.

Legislative changes together with curricular changes have created a severe need for additional space in all public schools. The Army Reserve Center is the opportunity to provide, at no cost to the local community or taxpayers, much of the space needed to maintain the excellent educational opportunities that exist in Jackson County.

5. Will the property be utilized to introduce new instructional programs, which cannot be provided with existing facilities; such as vocational education, physical education, libraries, or other programs?

While the Alternative Education Program, the PERC and Adult Education Programs are not new, they have been fully implemented in locations that do not provided the optimum opportunity for success. The Army Reserve Center will provide the optimum opportunity for success by providing adequate space and being centrally located within the county and providing adequate parking to accommodate those who work there take advantage of the educational opportunities.

6. Will the property be utilized to improve the health and welfare of students through such programs as cafeterias, clinics, infirmaries, bus loading shelters, for students. Or other activities which provide for the elimination of health or safety hazards?

The property at the Army Reserve Center is ideal for constructing a new driveway for parents to use when they drop-off and pick-up students at Ripley Elementary School.

Separate driveways will enhance the safety of students by enabling the school to maintain a separate Bus Loop for students who ride a bus into school or back to their homes in the afternoon.

7. Will the property predominantly be used for research purposes?

No, the property will not be used predominantly for research.

8. Is the property primarily being requested to develop, establish or improve facilities or programs for special education purposes or for the physically or

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mentally handicapped?

School psychologists are vital members of the team of specialists who evaluate and determine student eligibility for various special education programs. The offices that the Army Reserve Center offer place psychologists near the highest concentration of population and in the center of our county.

Alternative Education will be ideally situated in the Army Reserve Center close to the PERC library and the offices of school psychologists. The Army Reserve Center is located far enough away from school campuses that will enable students in the program to have the best opportunity to remain in school and complete their education without dropping out.

The Parent Educator Resource Center (PERC) is also best situated in the center of the county where a large number of residents are located. Parents who utilize these services will be close enough to drop their children off at school and then walk to the Army Reserve Center where the PERC will be convenient and accessible for those who need it.

Adult Education Programs that are proposed for the Army Reserve Center closely compliment the other educational services proposed by enabling adults to further their education while they are involved with the education of their children. Some may wish to study for qualification tests for preemployment, while others pursue a GED. The close proximity of the Army Reserve Center to Ripley Elementary School where nearly 700 students are enrolled will enable busy parents to better manage time while furthering their education.

5. **Proof of need**

A. Under this section, your application should fully explain why additional property is needed. Your response should address both the need for additional property as well as the need to add to your existing programs.

The alternative education classroom is currently located at Ripley High School where it occupies a space that is needed for general instructional needs. Students placed in the alternative classroom remain on campus where they have demonstrated unsurmountable barriers to successfully continuing their education. Other suitable space does not exist at this time other than the Army Reserve Center.

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Adult Education programs are currently being conducted in spaces that do not belong to the Board of Education. The space is temporary and may be sold by the owner at any time. There is a need to relocate to a permanent location that provides ample space and necessary infrastructure for required educational equipment, furniture and supplies. The Army Reserve Center provides everything needed.

The Parent Educator Resource Center is located in Ravenswood, in the north end of the county away from the major population center of the county. It is located in Ravenswood due to the shortage of classrooms and facilities in the Ripley area where most of the parents of special needs students reside. The Army Reserve Center will offer the opportunity, at no expense to the Board, to locate this valuable resource next door to the school where these parents send their children to school. The convenience to parents, students and teachers makes this an exciting opportunity that will increase the likelihood of reaching those who need the PERC most.

With the increasing role that special education playing in education there is a severe shortage in suitable office and storage space for the teachers and support personnel that are necessary to comply with Federal and State laws. School psychologists do not have adequate office space at this time to carry on the work for which they are employed. There is inadequate space to store student records, necessary equipment, and supplies. The Army Reserve Center offers the opportunity to move three psychologists into offices that will meet their need while eliminating the need to share office space with others in each of our schools. Additional storage space will become available, computer programs and hardware will be better utilized.

Moving the transportation department into the Army Reserve Center will vacate a building that is constructed of asbestos building materials. This will resolve a significant health related concern for many. The vacated building will be less costly to demolish than to remove asbestos and renovate for further use.

The maintenance department has no other space to conduct its operations except outside the two story Ripley High School Annex. Students and teachers complain that engines of equipment and vehicles is a constant distraction that decreases student time on task and interrupts the learning thought processes. The move to the Army Reserve Center will also create available space in which to construct new classrooms needed at Ripley High School.

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B. Describe any inadequacies in your existing facilities that may limit your ability to provide necessary services or comply with minimum standards for funding, accreditation, licensing or Federal, state and local laws.

Students who attend an alternative education class have demonstrated an inability to successfully attend class in the normal environment. Such classrooms have small numbers of students in the classroom at one time. Ideally, such a classroom is located off-campus away from peers and other environmental distractions that have contributed to the need for specialized classroom instruction.

The Army Reserve Center offers the opportunity to move the alternative education classroom off-campus, in a well equipped facility, where students may have the best opportunity to successfully continue their education.

The PERC is not located in the center of the county at this time. The only available space is in Ravenswood where the fewest number of parents with special needs students reside. By relocating the PERC to the Army Reserve Center, parents of handicapped and special needs students will reside close by and their child's school will be located next door to this valuable resource.

School psychologists, who evaluate students, generate a great deal of written reports that are confidential and unique for each child. Office space and computers are necessary to maintain privacy and to prepare reports. School psychologists are currently sharing spaces in each school that does not provide space where they may carry on their work and guarantee the confidentiality that is necessary.

C. Specific data should be provided to demonstrate the inadequacy of existing facilities including such information as the maximum enrollment which can be accommodated in present facilities under state standards without double or night sessions, or the number of students who cannot be accepted because of inadequate facilities. Please provide such data for the past three years.

Jackson County Schools does not fail to accept students due to inadequate facility space. The school system has placed professionals and support personnel in spaces that are less than suitable to accomplish the mission for which they are employed. Psychologists find themselves working in corridors, sharing file space with teachers. Counselors find themselves located in closets and offices shared by others making it difficult to carry on confidential conversations and meetings. Nurses operate from school secretarial offices where it is difficult to store and administer medications and other supplies necessary for students.

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D. Federal regulations require that your application only request so much property as is immediately needed and can be placed into utilization within the time limits described under section 4.D. Full justification should be provided to demonstrate your need for all land requested.

Please refer to question 4-A, Narrative Description which fully justifies the need for the property.

The needs outlined in 4-A have materialized due to the legislated and curricular changes that have occurred over the past several year. Existing schools and school grounds were not planned with special education in mind. There was no thought give to the evolution of technology into a curricular requirement.

Traditional schools were designed as empty classrooms spaces along a corridor that were heated, lighted, filled with appropriate furniture for seating, provided a chalkboard and desk for each teacher. There were enough classrooms to handle the enrollment of students. A school office was constructed near the center of the facility where records and a telephone were located.

Today, students are supported by full time principals, school secretaries, school nurses, school psychologists, councilors, and diagnosticians. Itinerate teachers for art, music, physical education, Title I reading and Math, Speech Pathologists, Hearing Impaired, Mentally Impaired, Physically Impaired, and English as a second language give classroom teachers assistance in assuring that all children learn. Classrooms are also supported by extensive computer networking and hardware equipment that did not exist twenty years ago.

The two newest schools in Jackson County were constructed in 1977. The oldest was constructed in 1950. Even the newest schools were not designed to accommodate the support personnel and services that are provided to all students today. Space has been made available in these school by utilizing storage closets, shower rooms, a walk-in school safe, lobbies, janitor closets, corridors, stairwells and other out of the way locations within the school.

The addition of the Army Reserve Center will not be a remedy for all of the space problems that exist in Jackson County, but will provide adequate space in a centralized location to improve the effectiveness of the programs described in item 4-A.

E. Explain why the requested property is deemed to be particularly suitable for your proposed program and plan. Indicate whether other property is owned by your

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organization, which could meet the same needs described above.

Centrally located in the county, offices are appropriate size for school psychologists, adult ed teachers and there is a large area for alternative ed and a second large area for adult ed and training room for bus operators.

Warehouse addition is ideal for school maintenance warehouse. The vehicle maintenance building is ideal for use as school lawn equipment storage and maintenance as well as welding and carpentry shop, blueprint file and display room and Operation and Maintenance Library room.

Close proximity to Ripley Elementary enables the parking lot to be reconfigured to create a separate driveway for parents and visitors at Ripley Elementary School. Separate driveways for school buses and private vehicles will offer a greater degree of safety for students and make the delivery and departure of students more timely.

6. Financial information demonstrating the ability to implement the proposed program

A. Estimate the total cost required to initially renovate or prepare the property for your proposed program and plan and the amount required thereafter to operate and maintain the property on an annual basis.

Only minor renovations to the existing buildings are anticipated to implement the proposed program. The estimated cost of renovations to the existing buildings is $25,000 primarily for the installation of drop ceilings and the construction and/or demolition of partitions or walls. An additional $25,000 will be required for excavation and paving expenses to separate the bus loop from private vehicle traffic at adjacent Ripley Elementary School.

The amount required to operate and maintain the property is estimated at approximately $37,000 for utilities/maintenance and $23,000 for additional personnel or a total of $60,000 per year.

B. Before applications for surplus Federal property can be approved, Federal regulations require that applicants demonstrate that they have the necessary funding to carry out their proposed program and plan or have the ability to obtain such funds. Explain where the funding will be obtained to implement your approved program and plan. Copies of your most recent balance sheets and income statements should be attached as exhibits to the application.

Funds are currently available from fund balance to implement the proposed

program. See Exhibit #4.

C. If funding is to be obtained in part through bonds or loans, a letter of commitment should be provided from the prospective financing sources confirming that they are prepared to lend the sums needed.

Not applicable.

D. Please identify any income or revenues, which may be received or generated as a result of your proposed program and plan.

No additional income or revenues will be generated.

7. Period of use

The applicant must certify that the requested property is needed at the time of the application for the educational purposes described in its proposed program and plan and will be utilized for such purposes for a period of thirty (30) years. (The applicant may not modify its proposed program and plan during the thirty-year period without the prior written consent of the United States Department of Education.)

The Board of Education of the County of Jackson does certify that the proposed programs are needed at the time of application for educational purposes and that the need will continue for such purposes for a period of thirty (30) years. It is understood that the plan may not be modified during without the prior written consent of the United States Department of Education.

8. Assurance of compliance with nondiscrimination requirements

The applicant must state and agree that it will not discriminate because of race, color, national origin, sex or disability in the use of the property, in keeping with Section 606 of the Federal Property and Administrative Services Act of 1949, Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Title IX of the Education Amendments of 1972 (P.L. 92-318), and section 844 of the Education Amendments of 1974 (P.L. 93-380) (in relation to education), and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title II of the Americans with Disabilities Act of 1990, and the Department's Regulations issued pursuant to such Acts (34 CFR Parts 12, 80, 84, 86, 100, 104, and 106).

The Board of Education of the County of Jackson guarantees that it will not discriminate because of race, color, national origin, sex or disability in the use

of the property in keeping with all sections of Federal Law.

9. Insurance provision

The applicant agrees, for itself, its successors, and assigns, that if any conveyed improvements are insured against loss, damage, or destruction and if such loss, damage or destruction should occur during the period the grantee holds title to the requested property while under the period of restricted usage specified in the deed of transfer, said insurance and all moneys received therefrom by the Grantee, its successors or assigns shall be held in trust by the Grantee, its successor or assigns, and shall be promptly utilized by the Grantee for the purpose of repairing such improvements and restoring the same to their former condition and use, or for the purpose of replacing said improvements with equivalent or more suitable facilities; or, if not so used, shall be paid over to the Treasurer of the United States in an amount equal to the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged or destroyed.

Accepted by the Board of Education of the County of Jackson.

10. Environmental analysis

Public benefit allowance transfers of Federal real property are subject to the requirements of the national Environmental Policy Act of 1969 (P.L. 91-190) and related environmental acts. Please analyze the environmental impact of your proposed program and plan by answering the questions in the enclosed Environmental Questionnaire. Identify the Environmental Questionnaire and your responses as an exhibit to your application and provide the exhibit number here.

See Exhibit #5

11. Protection and maintenance of the property

The applicant must state and agree for itself, its successors and assigns, that in the event Grantor exercises its option to revert all right, title and interest in the requested property to the Grantor, or the Grantee voluntarily returns title to the requested property in lieu of reverter, then the Grantee shall provide protection to and maintenance of the requested property at all times until such as the title is actually reverted and returned to and accepted by the Grantor. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in Appendix A of the "GSA Customer Guide to Real Property Disposal" as referenced at 41 CFR 102-75.965, a copy of which is

summarized and attached to the application and labeled as an exhibit to said application.

The GSA Customer Guide to Real Property Disposal as in 41 CFR 102-75.965 will be followed by the Board of Education should it become necessary the property reverts back to the Grantor. (See Exhibit #6)

12. Exhibits

The applicant must list and identify all exhibits under this section and state that the exhibits are a part of this application. Please attach this application as one of the exhibits to your application to fully explain the questions that are being answered under each section.

Exhibit #1 - West Virginia School Law, 18-5-1 and 18-5-5
Exhibit #2 - Map of Building #1 Office / Warehouse
Exhibit #3 - Map of Building #2 Maintenance Garage
Exhibit #4 - Jackson County Balance Sheet / Financial Information
Exhibit #5 - Environmental Questionnaire
Exhibit #6 - GSA Customer Guide to Real Property Disposal, CFR 102-75.965

13. Certification of signing official

The following statement should be inserted under this section and signed by the authorized representative of the applicant's organization:

"I/We certify by signature hereto, that I/we am/are duly authorized by the Governing body of this organization or institution to act on behalf of the governing body to do any and all things necessary to acquire the Federal surplus real property identified and requested herein, including the preparation of this application and payment of such sums as may be necessary toward the purchase price of the requested property, and that all information given herein, and in exhibits hereto, are true and correct to the best of my/our knowledge."

By: Blaine C. Hess

Title: Superintendent

Date: October 19, 2006

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RESOLUTION

WHEREAS, certain real property owned by the United States of America, located in the County of Jackson, State of West Virginia, has been declared surplus to the needs of the Federal government and is subject to assignment for disposal for educational purposes by the Secretary of Education, under the provisions of Section 203(k) (1)(a) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) (Act), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

The SSG ROY F. KUHL UNITED STATES ARMY RESERVE CENTER and surrounding grounds, located on Second Avenue in Ripley, West Virginia.

WHEREAS, **The Board of Education of the County of Jackson,** needs and can utilize said property for educational purposes in accordance with the requirements of said Act and the rules and regulations promulgated thereunder of which this Board is fully informed, including commitments regarding use and time within such use shall commence.

NOW, THEREFORE, BE IT RESOLVED, that **The Board of Education of the County of Jackson,** shall make application to the Secretary of Education for, and secure the transfer to it of, the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions and restrictions as the Secretary of Education, or his authorized representative may require in connection with the disposal of said property under said Act and rules and regulations issued thereto; and

BE IT FURTHER RESOLVED, that **The Board of Education of the County of Jackson,** has legal authority and is willing and is in a position financially and otherwise to assume immediate care and maintenance of the property, and that **Mrs. Jo Boggess Phillips, President,** is hereby authorized, for and on behalf of **The Board of Education of the County of Jackson** to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution including the preparing, making and filing of plans, applications, reports and other documents; the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property; and the payment of any and all sums necessary on account of the purchase price thereof including fees or costs incurred in connection with the transfer of said property for surveys, title searches, real estate appraisals, recordation of instruments or costs associated with escrow arrangements; together with any payments necessary by virtue of nonuse or deferral of use of the property. If the applicant is unable to place the property into use (or determines that a deferral of use should occur), **IT IS UNDERSTOOD AND AGREED** that **The Board of Education of the County of Jackson** will pay to the United States Department of Education for each month of nonuse beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of 1/360th of the then current fair market value of the property for each month of nonuse.

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If submission of the Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes is approved, a copy of the application and standard deed conditions will be filed with the permanent minutes of the Board.

The Board of Education of the County of Jackson
Post Office Box 770
Ripley, West Virginia 25271

I, **Jo Boggess Phillips,** hereby certify that I am the **President,** of **The Board of Education of the County of Jackson** and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said **Board of Education of the County of Jackson** present at a meeting of said Board of the **19th** day of **October, 2006,** at which time a quorum was present.

Jo Boggess Phillips
(Signature of certifying officer)

(NOTE: The official certifying and attesting to the action taken by the governing board in this resolution must NOT be the same individual designated and authorized to represent the applicant organization in the body of the resolution.)

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Exhibit 3

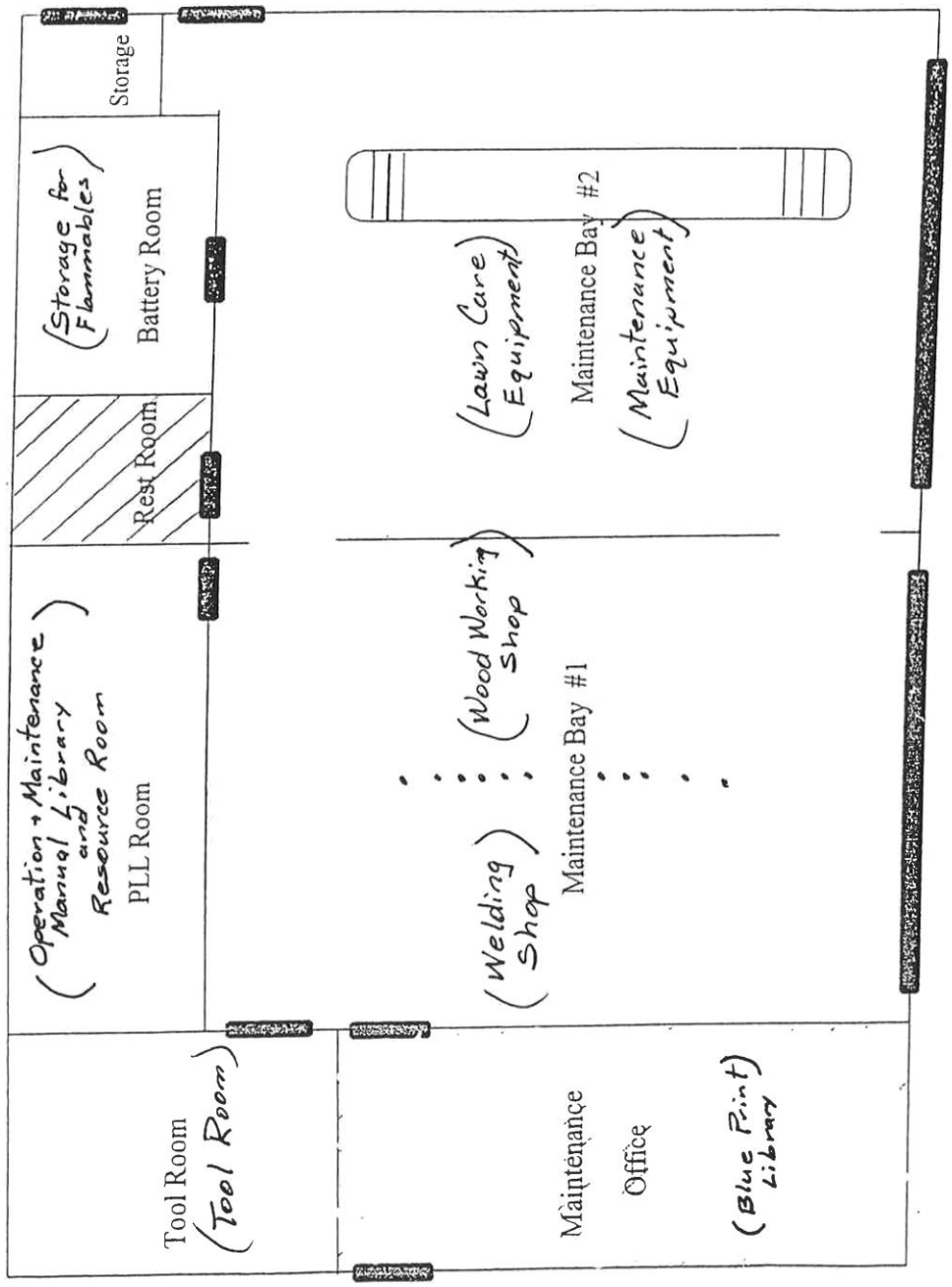
Storage
(Storage for Flammables)
Battery Room
Rest Room
(Operation + Maintenance Manual Library and Resource Room)
PLL Room
Tool Room
(Tool Room)
(Welding Shop)
(Wood Working Shop)
Maintenance Bay #1
(Lawn Care Equipment)
Maintenance Bay #2
(Maintenance Equipment)
Maintenance
Office
(Blue Print Library)

Exhibit 4

JACKSON COUNTY BOARD OF EDUCATION

BALANCE SHEET - GOVERNMENTAL FUNDS

JUNE 30, 2011

	General Current Expense Fund	Special Revenue Fund	ARRA Fund	Capital Projects Fund	Total Governmental
ASSETS					
Cash and cash equivalents	$ 9,830,866	$ 924,726	$ -	$ 2,282,022	$ 13,037,614
Investments	-	139,992	-	-	139,992
Prepaid expenses	50,381	-	-	-	50,381
Inventory of Consumable Supplies	177,685	30,157	-	-	207,841
Taxes receivable, net	803,086	-	-	-	803,086
Food service receivable, net	-	28,358	-	-	28,358
Other receivables	280,343	-	-	-	280,343
Due from other governments					
State aid receivable	92,168	-	-	-	92,168
PEIA allocation receivable	653,776	-	-	-	653,776
Reimbursements receivable	-	504,320	148,005	29,684	682,008
Due from other funds	84,227	-		-	84,227
Total assets	$ 11,972,532	$ 1,627,552	$ 148,005	$ 2,311,706	$ 16,059,795
LIABILITIES AND FUND BALANCES					
Liabilities:					
Salaries payable and related payroll liabilities	$ 3,446,911	$ 542,563	$ 54,048	$ -	$ 4,043,521
Workers' compensation payable	2,154	-	-	-	2,154
PEIA premiums payable	481,096	84,803	7,366	-	573,264
OPEB payable - pay go portion	121,509	21,777	2,004	-	145,290
OPEB payable - Non-State Aid Funded Employees	1,283,895	-	-	-	1,283,895
OPEB payable - State Aid Funded Employees	8,094,122	-	-	-	8,094,122
Accounts payable	142,012	15,953	360	18,266	176,591
Deferred revenue	644,706	756,666	-	-	1,401,372
Other Current Liability	38,000	-	-	-	38,000
Due to other funds	-	-	84,227	-	84,227
Total liabilities	14,254,404	1,421,760	148,005	18,266	15,842,436
Fund Balances:					
Nonspendable	228,066	30,157	-	-	258,222
Restricted	-	175,635	-	-	175,635
Committed	863,053	-	-	2,474,666	3,337,719
Assigned	-	-	-	-	-
Unassigned	(3,372,991)	-	-	(181,226)	(3,554,217)
Total fund balances	(2,281,873)	205,792	(0)	2,293,440	217,359
TOTAL LIABILITIES AND FUND BALANCES	$ 11,972,532	$ 1,627,552	$ 148,005	$ 2,311,706	$ 16,059,795

See Notes to Financial Statements

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JACKSON COUNTY BOARD OF EDUCATION

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2011

	General Current Expense Fund	Special Revenue Fund	ARRA Fund	Capital Projects Fund	Total Governmental
Revenues:					
Property taxes	$ 15,584,341	$ -	$ -	$ -	$ 15,584,341
Other Local sources	280,028	311,779	-	-	591,807
State sources	30,304,816	1,601,137	153,667	741,556	32,801,176
Federal sources	525,090	4,360,730	2,346,831	-	7,232,650
Miscellaneous sources	8,066	-	-	-	8,066
Total revenues	46,702,340	6,273,646	2,500,498	741,556	56,218,040
Expenditures:					
Instruction	27,693,978	3,295,983	2,234,165	-	33,224,125
Supporting services:					
Students	3,277,421	254,229	61,197	-	3,592,846
Instructional staff	1,308,951	431,448	11,405	-	1,751,804
Central administration	1,042,016	-	-	-	1,042,016
School administration	3,497,109	600	-	-	3,497,709
Business	403,023	5,106	-	-	408,129
Operation and maintenance of facilities	5,897,020	5,467	215,630	-	6,118,117
Student transportation	4,768,552	545,579	27,393	-	5,341,524
Food services	453,432	2,548,897	-	-	3,002,329
Community services	84,680	-	-	-	84,680
Capital outlay	411,288	-	-	864,557	1,275,845
Total expenditures	48,837,471	7,087,308	2,549,790	864,557	59,339,126
Excess (deficiency) of revenues over expenditures	(2,135,131)	(813,663)	(49,292)	(123,001)	(3,121,087)
Other financing sources (uses):					
Transfers in	587,819	842,983	-	617,440	2,048,242
Transfers (out)	(1,515,720)	(15,672)	(9,458)	(507,392)	(2,048,242)
Total other financing sources (uses)	(927,901)	827,311	(9,458)	110,048	-
Net change in fund balances	(3,063,032)	13,648	(58,750)	(12,952)	(3,121,087)
Fund balances - beginning	748,510	192,144	58,750	2,306,392	3,305,796
Restatement of fund balance	32,650	-	-	-	32,650
Fund balances - beginning, as restated	781,160	192,144	58,750	2,306,392	3,338,446
Fund balances - ending	$ (2,281,873)	$ 205,792	$ (0)	$ 2,293,440	$ 217,359

See Notes to Financial Statements

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JACKSON COUNTY BOARD OF EDUCATION
BALANCE SHEET
JUNE 30, 2006

	General Current Expense (Fund 11)	Special Revenue (Fund 61)	Capital Projects Fund (Fund 51)	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 6,147,401	$ 799,475	$ 1,012,000	$ 7,958,876
Taxes receivable	1,008,860	-	-	1,008,860
Allowance for uncollectible taxes	(643,934)	-	-	(643,934)
Interest receivable	1,206	-	-	1,206
Due from other governments:				
State aid receivable	197,776	-	-	197,776
PEIA allocation receivable	592,908	-	-	592,908
Reimbursements receivable	-	232,378	-	232,378
Due from other funds	-	-	-	-
Total assets	7,304,218	1,031,853	1,012,000	9,348,071
LIABILITIES AND FUND BALANCES				
Liabilities:				
Salaries payable and related payroll liabilities	2,872,854	458,835	-	3,331,689
Workers' compensation payable	40,024	-	-	40,024
PEIA premiums payable	648,964	19,527	-	668,490
Deferred revenue	91,592	-	-	91,592
Due to other funds	-	-	-	-
Total liabilities	3,653,434	478,362	-	4,131,795
Fund balances:				
Reserved for:				
Encumbrances	1,982,782	170,672	100,000	2,253,454
Special projects	-	463,831	-	463,831
Capital projects	-	-	980,000	980,000
Unreserved:				
Designated	959,695	-	-	959,695
Undesignated	708,307	(81,011)	(68,000)	559,296
Total unreserved	1,668,002	(81,011)	(68,000)	1,518,991
Total fund balances	3,650,784	553,491	1,012,000	5,216,276
TOTAL LIABILITIES AND FUND BALANCES	$ 7,304,218	$ 1,031,853	$ 1,012,000	$ 9,348,071

The notes to the financial statements are an integral part of this statement.

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JACKSON COUNTY BOARD OF EDUCATION
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2006

	General Current Expense (Fund 11)	Special Revenue (Fund 61)	Capital Projects Fund (Fund 51)	Total Governmental Funds
Revenues				
Property taxes	$ 12,906,257	$ -	$ -	$ 12,906,257
Other Local sources	470,115	354,676	-	824,791
State sources	22,543,753	1,190,656	648,631	24,383,041
Federal sources	585,997	4,374,774	-	4,960,772
Miscellaneous sources	9,503	-	-	9,503
Total revenues	36,515,626	5,920,107	648,631	43,084,364
Expenditures				
Instruction	20,605,455	3,535,751	-	24,141,206
Supporting services:				
Students	2,142,175	232,669	-	2,374,844
Instructional staff	899,162	505,030	-	1,404,192
Central administration	725,537	-	-	725,537
School administration	2,388,934	600	-	2,389,534
Business	236,680	4,443	-	241,123
Operation and maintenance of facilities	4,545,704	29,202	86,947	4,661,853
Student transportation	3,272,681	436,265	-	3,708,946
Food services	4,276	2,147,589	-	2,151,866
Community services	78,954	-	-	78,954
Capital outlay	211,859	-	762,195	974,054
Total expenditures	35,111,416	6,891,550	849,142	42,852,108
Excess (deficiency) of revenues over expenditures	1,404,210	(971,443)	(200,511)	232,256
Other financing sources (uses)				
Transfers in	480,717	845,602	985,896	2,312,215
Transfers (out)	(2,129,411)	(126,754)	(56,050)	(2,312,215)
Total other financing sources (uses)	(1,648,694)	718,848	929,846	-
Net change in fund balances	(244,484)	(252,595)	729,335	232,256
Fund balance - July 1, 2005	3,879,080	806,086	282,665	5,773,917
Adjustment to beginning fund balance (Note 10)	16,188	-	-	16,188
Fund balance - June 30, 2006	$ 3,650,784	$ 553,491	$ 1,012,000	$ 5,216,276

The notes to the financial statements are an integral part of this statement.

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Exhibit 5

EXHIBIT #5

ENVIRONMENTAL QUESTIONNAIRE

A. Objective of the Proposed Action

Please describe the objective(s) of the proposed action as to what needs will such action attempt to meet and the nature of the project (i.e., briefly identify the project as being an alteration or expansion to an existing facility, a new or additional facility by itself, or an initial or planned component part of a complex or facilities) and what will be the estimated duration and financial costs for construction of the planned facility.

1. **To relocate elementary education instructional programs, from Ripley Elementary School, to the Army Reserve Center in building #1. The additional instructional and student services areas are needed to meet the growth of education programs at Ripley Elementary School.**

2. **Jackson County Schools proposes to completely utilize the Army Reserve Center Maintenance Building, Building #2, with little or no renovations or modifications to the existing structure. We propose moving a welding shop from the county office to one half of Maintenance Bay #1. The remaining half of Maintenance Bay #1 would be used as a wood working shop which would also be relocated from the county office. Adequate space will exist in the new setting for the storage of related wood working equipment, supplies and materials. Separation of the two work shops will be necessary by constructing a petition between the two areas while maintaining the existing garage door.**

   Maintenance Bay #2 is proposed to house motorized equipment that includes three Kubota lawn tractors, one Massey Ferguson tractor and one Ford tractor with finish mowers. During icy weather, a dump truck with motorized cinder spreader will be parked inside the bay. During warm weather, the cinder spreader will be removed from the truck and stored inside Bay #1 until it is needed. We anticipate filling the existing automotive maintenance pit to create additional concrete floor space within the garage, however, we would want to reevaluate the "pit's" usefulness and make a final decision after occupying the Army Reserve Center.

   The space identified as a maintenance office will be utilized as a "Blue Print Room" where the blue prints of all county school buildings and grounds may be sorted, stored for easy retrieval and displayed on appropriate tables. Blueprints are oversized, bulky and difficult to retrieve without sufficient space. The maintenance office will provide this needed space.

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The existing space identified as a Tool Room, in building #2, will continue to be used for the storage of tools such as shovels, axes, sledge hammers and other hand and electrical tools that should be stored behind a locked door. The space identified a PLL Room, located at the end of Maintenance Bay #1, is proposed to become a Library of School Building Operation and Maintenance Manuals and utilized as a Staff Development and Training Room for small numbers of employees. A computer station is proposed for this room where information may be retrieved as needed, as well as a television and DVD/VCR for the presentation and viewing of training material. The existing Battery Room is proposed to become a storage area for paints and flammable materials associated with lawn and vehicle maintenance. The garage doors in Bay #1 and Bay #2 are proposed to remain in operation if the facility is transferred into the Board of Education's ownership.

3. **Construct a new driveway on the Army Reserve Center parking lot for parents and visitors who visit Ripley Elementary School. The need to improve safety for elementary age students will be met by creating separation between the driveways used by Buses and the driveway used by all others. (Changes to the blacktop stripping, some paving and removal of a fence are required to accomplish this objective. The estimated cost of this work is $50,000.)**

B. Description of the Environment to be Affected

The environment should be considered as being that area which the proposed project would both impact upon and serve. The greatest detail should concern the probable environmental impact of the project on the particular site of construction and its surrounding community, both in the short and long term. This section should broadly and briefly discuss the geography of the area, wildlife, water and air quality, area population and potential users of the service to be provided, the economy of the area, and any present environmental concerns.

The environmental influences of the Army Reserve Center and the grounds surrounding it will remain unchanged due to its conversion to an educational facility. There will be no construction of additional buildings. The parking lot will remain in tact with some additional asphalt required to create a driveway. Outside areas of grass will continue to be mowed and maintained. The hillside that is covered in brush will continue to grow and eventually mature into trees. Air quality will not be impacted, in a negative manner, by any of the maintenance activity or storage.

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C. Probable Environmental Effects of the Proposed Action

Please provide a Narrative explanation of the probable environmental effects occurring in each of the following 42 areas of importance:

1. Describe the property that will be directly affected by the construction. Is it in a rural, urban or suburban area? Is it directly associated with current facilities operated by the applicant? Please describe the specific piece of land upon which the construction will occur in terms of its current use by man. If the land is in a natural state, please provide a brief description with respect to plant and animal life.

   While no new buildings will be erected on the property, significant renovation of the interior spaces of the main facility will be necessary to accomplish the educational goals of this proposal. Located within city limits, adjacent to Ripley Elementary School, the property will be carefully mowed and maintained. Parking lots will continue in use and be maintained as needed.

2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile. (Street Maps or line drawings for urban projects are sufficient.)

   The surrounding area is within city limits and is primarily residential with Ripley Elementary School bordering the Army Reserve Property on one side. Transforming the Army Reserve Center into a center for educational purposes will not conflict with zoning ordinances.

3. Will the construction occur in a flood plain, wetland area, desert, tundra, or some other type of unique geological/meteorological interest?

   The buildings and grounds will be converted to meet the needs of the school system without any major exterior changes being necessary. There is nothing unique about this location. One acre of this property was donated by the school board to the United States Government so that the existing Army Reserve Center could be built. It makes sense to return this property to its original owner.

4. Will existing underground service systems (sewer, water, telephone cables, etc.) require more than alterations associated with routing connections or hookups? If so, please describe.

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Underground service systems will remain unchanged as a result of the proposed conversion of the Army Reserve Center into an educational facility.

5. Please describe the composition of the sub-surface area. Are there mineral deposits? (Applicable only for all new complexes as well as new facilities in rural and suburban areas.)

Not applicable

6. Will the facility obtain water from a natural source, such as wells, rivers, lakes, catchment basins, etc.?

The facility will continue to obtain water from the City of Ripley.

7. How high will the facility be from ground level? Are there any aircraft approach or departure patterns, TV or radio transmission facilities within three horizontal miles of the facility? If so, please describe.

This facility is not within an area where aircraft, TV or radio transmission facilities are a concern.

8. Describe any new air pollution sources that will be introduced as part of the facility (heating, cooling, incineration, etc.) together with the emission rates expected. Provide the percent increase of emissions from the usage of existing sources. Please classify such sources as to short-term (construction) and long-term (operation) and describe methods for minimizing such effects if such remedies are known.

There will be no new air pollution sources introduced at this facility.

9. Approximately, how many vehicles will be introduced into the area on a daily basis as a result of the operation of the facility? What is the approximate percentage increase in daily traffic in the area?

Traffic in the area will not increase as the result of the proposed conversion of the Army Reserve Center into an educational facility. The proposed driveway to accommodate parents visiting Ripley Elementary School will meet the needs of those who are currently using the Bus loop to gain entry to the elementary school.

The Army Reserve Center is located in close proximity to Ripley Elementary School and Ripley High School. Parents, teachers, and staff and were already using the area at Ripley Elementary School that borders the Reserve Center. Local residents will notice no increase in

traffic in their neighborhood.

10. How much additional water (runoff or otherwise) will be diverted into natural water systems? (Not applicable for modifications or alterations.) Through what channels will the water flow into such a system? Will the additional flow of water introduce or increase the number of annual occurrences of flood conditions? (As necessary, describe steps that will be taken to prevent this.)

Not Applicable for the modifications proposed in this program.

11. Will an identifiable increase in sedimentation occur in any natural water system during construction and/or operation?

There will be no increase in sedimentation. Outside areas of lawn and wood land will remain undisturbed. Parking lots and driveways will remain in operation and under good repair.

12. Will the facility introduce or increase the occurrence of water systems, including sewage lines, outside the facility? If so, please describe in general terms. If traps, etc., are to be installed in the facility. Please identify. Also, identify the ultimate fate of such wastes, including a sewage treatment plant or natural water system.

The existing city water and sewer systems will remain in operation without the need of any alterations. The City of Ripley will continue to process sewage generated by the Army Reserve Center.

13. Describe the sound created by the facility which will be audible in the immediate area(external to the building) other than sounds associated with the normal functioning of a human population.

There will be the sound of automobiles coming to and from the facility. The vehicles of parents visiting Ripley Elementary School will be audible. School buses will continue to transport student to and from the school. There will be no expected increase in the traffic accessing the school grounds.

The sound of the heavy equipment owned by the Army Reserve Center will no longer be heard.

14. Describe the new electromagnetic wave sources that will be used in the facility and identify the extent to which they may be identifiable external to the structure. (Exclude light sources.)

There will be no additional electromagnetic waves as the result of the transition from an Army Reserve Center to an educational center.

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15. Describe external light sources that will be introduced, if any, above and beyond street lighting.

Street lighting will continue to be needed after the transition to an educational center.

16. To what extent will the facility alter existing wind patterns? (Generally applicable only in rural areas or highly developed urban areas when a wind tunnel would be created or the current wind velocity increased considerably.)

Wind patterns will not be impacted by the transition to an educational facility. There is no need for additional buildings on the site to have a future impact on wind patterns.

17. During the operation of the facility, will any materials be recycled and/or discarded which could reasonably be recycled? If so, please describe.

It is not anticipated that anything will be discarded that could be recycled. Jackson County Schools currently recycles paper, printer cartridges etc,. Computers, televisions, HVAC gases are also recycled when no longer needed by the school system. This practice will continue should the Army Reserve Center be converted into an educational center.

18. Will contaminants be stored at the facility? If so, please describe physical safeguards that will be used to guard against their introduction to the natural environment should they be accidentally released (fuel oil, large amounts of chemicals, etc,.)

Storage tanks for chemicals or fuel will not be located on the site.

19. Approximately how many people now live in the immediate area? How many people can be expected to live in the immediate area as a result of the operation of the facility (or complex)?

The number of people living in the immediate area will not change due to the conversion of the Army Reserve Center into an educational center. There will be no additional residents in the area and there will not be a decrease in the number of residents. The total number of residents living in close proximity to the Army Reserve Center and Ripley Elementary is estimated to be less than one thousand.

20. Approximately how may temporary residents will be introduced to the area during construction? (Generally applicable only to rural projects.)

No temporary residents are expected due to the renovation of the

facility.

21. Approximately how many temporary residents will normally be associated with the operation of the facility (or complex)?

There will be no temporary residents associated with the operation of the facility.

22. Approximately how many additional transients will be introduced to the area on a daily basis during operation (e.g., staff, students, etc.)?

The conversion of the Army Reserve Center into an educational center will bring no transients into the area on a daily basis.

23. If the project will use agricultural land, parks, woods, forests, prairies, etc., list the types of animals that currently inhabit the area. Generally describe the site in terms of flora which will be destroyed or altered.

There will be no construction to destroy any flora or to upset the natural environment of animals or wildlife.

24. Will the construction of the facility disrupt any of the following servicew to a human population for more than 24 hours (water, electrical power, natural gas, or sewage)?

No construction is necessary to disrupt services noted above.

25. How much electricity will the facility (complex) utilize (peak load)? Provide the name and address of the source supplying the electricity.

The anticipated peak load of electricity will not significantly vary from the load generated by the Army Reserve Center.

26. How much water will the facility use in a normal day? What is the system that provides the water (name and address of system)? What is the immediate source (reservoir, pumping station, water tower, etc.)?

Water consumption will increase at the facility due to the educational use, the overall water usage for the entire Ripley Elementary School complex will not significantly increase. Water is provided by the City of Ripley. It is stored in a large tank on the hillside above the center. It is pumped from Mill Creek, a small stream that is the source of all city water. Correspondence should be sent to the City of Ripley, Water Department, 117 Church Street, Ripley, West Virginia, 25271.

27. How much sewage will the facility generate on a daily basis? Will the sewage be

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handled by a sewage treatment facility? If so, provide the name and address of the system and identify the particular facility by name. What level of treatment (primary, secondary, tertiary) does the plant provide? What is the remaining capacity of the plant?

The amount of sewage generated will increase at the facility due to the educational use: however, the overall sewage usage for the entire Ripley Elementary School complex will not significantly increase. Sewage will continue to be handled by the City of Ripley in a primary treatment center. The City will not experience greater demands should the center be converted into an educational center. Correspondence should be sent to City of Ripley, Water Department, 117 Church Street, Ripley, West Virginia, 25271.

28 How much solid waste will be generated by the facility on a daily basis? What is the ultimate disposal of this waste (landfill, incineration, recycle)? Please provide the name and address of any service organization that will be associated with the removal of wastes.

The City of Ripley will continue to provide waste disposal should the Army Reserve Center be converted into an educational center. The daily solid waste generated by offices will be placed in a dumpster and picked up routinely by the city. Correspondence should be sent to City of Ripley, 117 Church Street, Ripley, West Virginia, 25271.

29. Will any residences, hotels, rooming houses, etc., be destroyed or temporarily vacated as the result of the project?

There will be no residences, hotels, rooming houses, etc., temporarily vacated by the project.

30. Will any of the following existing services be altered through the construction of the facility: mentally retarded or handicapped, educational or day care? If so, please describe.

No

31 Will the new facility contain of any of the services listed above. If so, please describe.

As an elementary education facility, special education services may be provided within the instructional setting.

32. Please briefly identify those existing streets, freeways, etc., in the immediate area

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that will receive the increased traffic as a result of the operation of the facility and describe their ability to handle the increase.

There will be no increased traffic in the area of 3rd avenue in Ripley, where the facility is located. Parents and students are already traveling to and from the school each day. The school borders on the Army Reserve Center property. By utilizing the existing Army Reserve Center parking lot to create a parent and visitor driveway, buses and private vehicles will experience less congestion during delivery and departure times for students making traffic move into and out of the area more smoothly.

33. Will any other transportation system be directly affected by the operation of the facility? Is there an identifiable percentage increase in the volume of traffic?

No other transportation system will be directly impacted by the proposal to transform the Army Reserve Center into an educational center.

34. Is there a site in the area which is listed or proposed for listing on the national Register of Historic Places, the National Landmarks Registry or any state or local variation thereof? If so, please describe its geographic relationship to the project.

No such sites exist within the area of the Army Reserve Center.

35. Did any historic activity of significance occur on the site or will a facility that is more than 50 years old be altered or destroyed?

There are no buildings of historic significance more than 50 years old that will be demolished. The two buildings that make up the Army Reserve Center will remain standing and will remain occupied for at least thirty (30) years after transformation into an educational center.

36. Will the activity destroy or decrease access to any known or potential archaeological sites?

There is nothing of archaeological significance in the area of the Army Reserve Center.

37. Are there any members of an endangered species in the immediate area?

There are no endangered species in the immediate area.

38. Will the construction or operation of the facility violate or require a variance from

any federal, state or local laws pertaining to the visual environment, odors, noise?

The proposed operation of an educational center will not violate any of the above nor will it require a variance.

39. Will the construction or operation of the facility violate or require a variance from any federal, state, or local laws pertaining to land, air or water pollution or land use?

The proposed operation of an educational center will not violate any of the above, nor will it require a variance.

40. Will construction of the facility disrupt the cultural harmony of the community or neighborhood?

The proposed transformation of an Army Reserve Center into an educational center will not disrupt or impact in any way the cultural harmony of the community or neighborhood. The Local Redevelopment Authority has recommended that the Jackson County Board of Education receive this property through an educational conveyance.

41. What are the dimensions and architectural design features of the facility proposed for renovation or construction.

The Army Reserve Center is a single story masonry structure consisting of two independent buildings. Building #1 is larger and currently occupied by offices and a warehouse. The proposed revisions of this facility will be contained within the existing footprint of the building and will require no addition to the facility.

Building #2, currently the maintenance garage will remain in use as a storage facility for lawn equipment in one bay and a welding and wood working shop in the second bay. It will be necessary to construct a fire proof partition approximately eight feet high in the second bay to separate the welding shop from the wood working shop while leaving the garage doors operational. The partition will be of fire proof masonry construction approximately twenty feet in length.

The maintenance office in building #2 will be cleared of all furniture and equipment and equipped with blueprint storage racks constructed from wood building materials.

42. What is the planned disposition of any facility(ies) being vacated as a result of the proposed project?

The use of the Army Reserve Center as an elementary education

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facility will allow for up to four (4) portable classroom buildings to be removed from the Ripley Elementary School property. This will greatly improve the instructional areas available to students and enhance school security.

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EXHIBIT #5

ENVIRONMENTAL QUESTIONNAIRE

A. Objective of the Proposed Action

Please describe the objective(s) of the proposed action as to what needs will such action attempt to meet and the nature of the project (i.e., briefly identify the project as being an alteration or expansion to an existing facility, a new or additional facility by itself, or an initial or planned component part of a complex or facilities) and what will be the estimated duration and financial costs for construction of the planned facility.

1. **To relocate existing instructional programs that include the Alternative Education Classroom, Parent Educator Resource Center, and Adult Education Programs from various locations to the Army Reserve Center in building #1. The need to locate these programs in a centralized location close to Ripley Elementary and Ripley High Schools will be met. (No changes to the facility are needed to accomplish this objective)**

2. **Relocate three school psychologists from various locations to offices in the Army Reserve Center. The need to provide appropriate office space that maintains a high degree of privacy for the psychologists will be met. (No changes to the facility are needed to accomplish this objective)**

3. **Relocate the school maintenance department from its present location at Ripley High School to the Army Reserve Center. The need to vacate the warehouse behind the County Board office so that Board Office personnel may expand into this area will be met. (Only minor changes to the facility will be needed to accomplish this objective. This includes demolition of dressing room lockers and storage cages. Partitions will be constructed to created two offices where there is only one at this time.)**

4. **Relocate the school maintenance warehouse from its present location at Ripley High School to the Army Reserve Center. The need to eliminate noise and distractions from outside Ripley High School instructional classrooms will be met. (No changes to the facility are needed to accomplish this objective)**

5. **Relocate the school maintenance equipment storage area behind Ripley High School to the Army Reserve Center. The need to vacate an area behind Ripley High School for construction of additional**

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classrooms will be met. (Only minor changes will be required to building #2 to accomplish this objective. Changes include demolition of small metal storage buildings, construction of a partition in Maintenance Bay #1 and the construction of specialized shelving to store blue prints.)

6. **Construct a new driveway on the Army Reserve Center parking lot for parents and visitors who visit Ripley Elementary School. The need to improve safety for elementary age students will be met by creating separation between the driveways used by Buses and the driveway used by all others. (Minor changes to the blacktop stripping, some paving and removal of a fence are required to accomplish this objective. The estimated cost of this work is $25,000.)**

7. **Make property available behind Ripley High School for future construction of additional classrooms. (No changes to the Army Reserve Center will be required to accomplish this objective.)**

B. Description of the Environment to be Affected

The environment should be considered as being that area which the proposed project would both impact upon and serve. The greatest detail should concern the probable environmental impact of the project on the particular site of construction and its surrounding community, both in the short and long term. This section should broadly and briefly discuss the geography of the area, wildlife, water and air quality, area population and potential users of the service to be provided, the economy of the area, and any present environmental concerns.

The environmental influences of the Army Reserve Center and the grounds surrounding it will remain unchanged due to its conversion to an educational facility. There will be no construction of additional buildings. The parking lot will remain in tact with some additional asphalt required to create a driveway. Outside areas of grass will continue to be mowed and maintained. The hillside that is covered in brush will continue to grow and eventually mature into trees. Air quality will not be impacted, in a negative manner, by any of the maintenance activity or storage.

C. Probable Environmental Effects of the Proposed Action

Please provide a Narrative explanation of the probable environmental effects occurring in each of the following 42 areas of importance:

1. Describe the property that will be directly affected by the construction. Is it in a rural, urban or suburban area? Is it directly associated with current facilities

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operated by the applicant? Please describe the specific piece of land upon which the construction will occur in terms of its current use by man. If the land is in a natural state, please provide a brief description with respect to plant and animal life.

Construction will not be necessary to accomplish the goals of this proposal. Existing buildings #1 and #2 will remain in operation as offices, warehouse and maintenance building. Located within city limits, adjacent to Ripley Elementary School, the property will be carefully mowed and maintained. Parking lots will continue in use and be maintained as needed.

2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile. (Street Maps or line drawings for urban projects are sufficient.)

The surrounding area is within city limits and is primarily residential with Ripley Elementary School bordering the Army Reserve Property on one side. Transforming the Army Reserve Center into a center for educational purposes will not conflict with zoning ordinances. (See attachment #3,)

3. Will the construction occur in a flood plain, wetland area, desert, tundra, or some other type of unique geological/meteorological interest?

Construction will not occur on the Army Reserve Center. The buildings and grounds will be converted to meet the needs of the school system without any major changes being necessary. There is nothing unique about this location. One acre of this property was donated by the school board to the United States Government so that the existing Army Reserve Center could be built. It makes sense to return this property to its original owner.

4. Will existing underground service systems (sewer, water, telephone cables, etc.) require more than alterations associated with routing connections or hookups? If so, please describe.

Underground service systems will remain unchanged as a result of the proposed conversion of the Army Reserve Center into an educational facility.

5. Please describe the composition of the sub-surface area. Are there mineral deposits? (Applicable only for all new complexes as well as new facilities in rural and suburban areas.)

Not applicable

6. Will the facility obtain water from a natural source, such as wells, rivers, lakes,

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catchment basins, etc.?

The facility will continue to obtain water from the City of Ripley.

7. How high will the facility be from ground level? Are there any aircraft approach or departure patterns, TV or radio transmission facilities within three horizontal miles of the facility? If so, please describe.

This facility is not within an area where aircraft, TV or radio transmission facilities are a concern.

8. Describe any new air pollution sources that will be introduced as part of the facility (heating, cooling, incineration, etc.) together with the emission rates expected. Provide the percent increase of emissions from the usage of existing sources. Please classify such sources as to short-term (construction) and long-term (operation) and describe methods for minimizing such effects if such remedies are known.

There will be no new air pollution sources introduced at this facility.

9. Approximately, how many vehicles will be introduced into the area on a daily basis as a result of the operation of the facility? What is the approximate percentage increase in daily traffic in the area?

Traffic in the area will not increase as the result of the proposed conversion of the Army Reserve Center into an educational facility. The proposed driveway to accommodate parents visiting Ripley Elementary School will meet the needs of those who are currently using the Bus loop to gain entry to the elementary school.

There will be approximately seventeen maintenance vehicles using the area each day. There will also be approximately thirty students and staff members using the parking lot each day.

The Army Reserve Center is located in close proximity to Ripley Elementary School and Ripley High School. Parents, teachers, staff and maintenance vehicles were already using the area at Ripley Elementary School that borders the Reserve Center. Local residents will notice no increase in traffic in their neighborhood.

10. How much additional water (runoff or otherwise) will be diverted into natural water systems? (Not applicable for modifications or alterations.) Through what channels will the water flow into such a system? Will the additional flow of water introduce or increase the number of annual occurrences of flood conditions? (As necessary,

describe steps that will be taken to prevent this.)

Not Applicable for the modifications proposed in this program.

11. Will an identifiable increase in sedimentation occur in any natural water system during construction and/or operation?

There will be no increase in sedimentation. Outside areas of lawn and wood land will remain undisturbed. Parking lots and driveways will remain in operation and under good repair.

12. Will the facility introduce or increase the occurrence of water systems, including sewage lines, outside the facility? If so, please describe in general terms. If traps, etc., are to be installed in the facility. Please identify. Also, identify the ultimate fate of such wastes, including a sewage treatment plant or natural water system.

The existing city water and sewer systems will remain in operation without the need of any alterations. The City of Ripley will continue to process sewage generated by the Army Reserve Center.

13. Describe the sound created by the facility which will be audible in the immediate area(external to the building) other than sounds associated with the normal functioning of a human population.

There will be the sound of automobiles coming to and from the facility. Maintenance vans will leave the lot in the morning and return in the afternoon. Delivery trucks will come and go from the warehouse. The vehicles of parents visiting Ripley Elementary School will be audible. There will be the sound of lawn tractors and small equipment being loaded and unloaded in front of th maintenance garage. Maintenance vehicles will have a buzzer to sound when backing.

The sound of the heavy equipment owned by the Army Reserve Center will not longer be heard.

14. Describe the new electromagnetic wave sources that will be used in the facility and identify the extent to which they may be identifiable external to the sturcture. (Exclude light sources.)

There will be no additional electromagnetic waves as the result of the transition from an Army Reserve Center to an educational center.

15. Describe external light sources that will be introduced, if any, above and beyond street lighting.

Street lighting will continue to be needed after the transition to an educational center. There will be no further outside lighting needed.

16. To what extent will the facility alter existing wind patterns? (Generally applicable only in rural areas or highly developed urban areas when a wind tunnel would be created or the current wind velocity increased considerably.)

Wind patterns will not be impacted by the transition to an educational facility. There is no need for additional buildings on the site to have a future impact on wind patterns.

17. During the operation of the facility, will any materials be recycled and/or discarded which could reasonably be recycled? If so, please describe.

It is not anticipated that anything will be discarded that could be recycled. Jackson County Schools currently recycles paper, printer cartridges etc,. Computers, televisions, HVAC gases are also recycled when no longer needed by the school system. This practice will continue should the Army Reserve Center be converted into an educational center.

18. Will contaminants be stored at the facility? If so, please describe physical safeguards that will be used to guard against their introduction to the natural environment should they be accidentally released (fuel oil, large amounts of chemicals, etc,.)

Storage tanks for chemicals or fuel will not be located on the site. Small amounts of contaminates necessary to service lawn equipment will be stored on the facility grounds. Items such as tubes of grease, quart cans of motor oil, five-gallon cans of gasoline, and diesel fuel may also be on the site. Gallon cans and aerosol cans of paint will also be stored on site.

Such materials will be stored only in approved containers or their original containers. Flammable materials will be stored in the areas designated for flammable storage.

A groundwater protection plan will be developed for the facility through the Department of Environmental Protection similar to the one that is already implemented for other areas. This plan includes employee awareness training, proper materials on-site to clean up small spills and appropriate contact numbers to call when spills or accidents occur. A copy of the plan will be on file with the Department of Environmental Protection.

19. Approximately how many people now live in the immediate area? How many people can be expected to live in the immediate area as a result of the operation of

the facility (or complex)?

The number of people living in the immediate area will not change due to the conversion of the Army Reserve Center into an educational center. The enrollment at Ripley Elementary School will not be impacted positively or negatively. There will be no additional residents in the area and there will not be a decrease in the number of residents. The total number of residents living in close proximity to the Army Reserve Center and Ripley Elementary is estimated to be less than one thousand.

20. Approximately how may temporary residents will be introduced to the area during construction? (Generally applicable only to rural projects.)

There will be no construction necessary. There will be no temporary residents introduced to the area.

21. Approximately how many temporary residents will normally be associated with the operation of the facility (or complex)?

There will be no temporary residents associated with the operation of the facility.

22. Approximately how many additional transients will be introduced to the area on a daily basis during operation (e.g., staff, students, etc.)?

The conversion of the Army Reserve Center into an educational center will bring no transients into the area on a daily basis.

23. If the project will use agricultural land, parks, woods, forests, prairies, etc., list the types of animals that currently inhabit the area. Generally describe the site in terms of flora which will be destroyed or altered.

There will be no construction to destroy any flora or to upset the natural environment of animals or wildlife.

24. Will the construction of the facility disrupt any of the following servicew to a human population for more than 24 hours (water, electrical power, natural gas, or sewage)?

No construction is necessary to disrupt services noted above.

25. How much electricity will the facility (complex) utilize (peak load)? Provide the name and address of the source supplying the electricity.

The anticipated peak load of electricity will not significantly vary from

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the load generated by the Army Reserve Center. Offices, warehouse and maintenance garage will continue in operation much as they were in the past. Additional pieces of equipment that requires significant electrical energy draw will not be necessary.

26. How much water will the facility use in a normal day? What is the system that provides the water (name and address of system)? What is the immediate source (reservoir, pumping station, water tower, etc.)?

Water consumption will not vary significantly from the usage of the Army Reserve Center due to similar programs of use. Water is provided by the City of Ripley. It is stored in a large tank on the hillside above the center. It is pumped from Mill Creek, a small stream that is the source of all city water. Correspondence should be sent to the City of Ripley, Water Department, 117 Church Street, Ripley, West Virginia, 25271.

27. How much sewage will the facility generate on a daily basis? Will the sewage be handled by a sewage treatment facility? If so, provide the name and address of the system and identify the particular facility by name. What level of treatment (primary, secondary, tertiary) does the plant provide? What is the remaining capacity of the plant?

The sewage generated by the facility will not vary significantly from that generated by the Army Reserve Center due to similarity of programs. Sewage will continue to be handled by the City of Ripley in a primary treatment center. The City will not experience greater demands should the center be converted into an educational center. Correspondence should be sent to City of Ripley, Water Department, 117 Church Street, Ripley, West Virginia, 25271.

28 How much solid waste will be generated by the facility on a daily basis? What is the ultimate disposal of this waste (landfill, incineration, recycle)? Please provide the name and address of any service organization that will be associated with the removal of wastes.

The City of Ripley will continue to provide waste disposal should the Army Reserve Center be converted into an educational center. The daily solid waste generated by offices will be placed in a dumpster and picked up routinely by the city.

There will also be a construction dumpster located on the property where maintenance will dispose of refuse generated during routine maintenance projects from about the county at twelve (12) schools. This refuse will be placed in the construction dumpster and taken to a land fill on a monthly basis. Waste Management Inc., provides the construction dumpster

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services and may be contacted at Rt. 9, Box 376, Parkersburg, WV 26101.

29. Will any residences, hotels, rooming houses, etc., be destroyed or temporarily vacated as the result of the project?

There will be no residences, hotels, rooming houses, etc., temporarily vacated by the project.

30. Will any of the following existing services be altered through the construction of the facility: mentally retarded or handicapped, educational or day care? If so, please describe.

There is no construction associated with this project. Services will, however, be improved for each of the above listed programs by locating the PARENT EDUCATOR RESOURCE CENTER (PERC) in the Army Reserve Center where it will be centrally located in the county close to a heavily populated area. The close proximity to Ripley Elementary School and Ripley High School, where many special needs students attend school, will enable parents to have the opportunity to seek assistance at the PERC while being within walking distance of their school. School psychologists will also be located in the proposed facility where conferences and consultation may occur.

31 Will the new facility contain (or increase the capacity) of any of the services listed above. If so, please describe.

The converted facility will not contain mentally retarded or handicapped students. The facility will contain a classroom to accommodate the needs of those placed in an alternative education program. It will also have a classroom for basic adult education for those seeking a GED degree, as well as those adults seeking to prepare to pass various qualification tests for local job opportunities that are available.

32. Please briefly identify those existing streets, freeways, etc., in the immediate area that will receive the increased traffic as a result of the operation of the facility and describe their ability to handle the increase.

There will be no increased traffic in the area of 3rd avenue in Ripley, where the facility is located. Parents and students are already traveling to and from the school each day. The school borders on the Army Reserve Center property. By utilizing the existing Army Reserve Center parking lot to create a parent and visitor driveway, buses and private vehicles will experience less congestion during delivery and departure times for students making traffic move into and out of the area more smoothly.

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Traffic created by relocating maintenance, educational offices and educational programs to the Army Reserve Center will be negligible.

33. Will any other transportation system be directly affected by the operation of the facility? Is there an identifiable percentage increase in the volume of traffic?

No other transportation system will be directly impacted by the proposal to transform the Army Reserve Center into an educational center.

34. Is there a site in the area which is listed or proposed for listing on the national Register of Historic Places, the National Landmarks Registry or any state or local variation thereof? If so, please describe its geographic relationship to the project.

No such sites exist within the area of the Army Reserve Center.

35. Did any historic activity of significance occur on the site or will a facility that is more than 50 years old be altered or destroyed?

There are no buildings of historic significance more than 50 years old that will be demolished. The two buildings that make up the Army Reserve Center will remain standing and will remain occupied for at least thirty (30) years after transformation into an educational center.

36. Will the activity destroy or decrease access to any known or potential archaeological sites?

There is nothing of archaeological significance in the area of the Army Reserve Center.

37. Are there any members of an endangered species in the immediate area?

There are no endangered species in the immediate area.

38. Will the construction or operation of the facility violate or require a variance from any federal, state or local laws pertaining to the visual environment, odors, noise?

The proposed operation of an educational center will not violate any of the above nor will it require a variance.

39. Will the construction or operation of the facility violate or require a variance from any federal, state, or local laws pertaining to land, air or water pollution or land use?

The proposed operation of an educational center will not violate any of the above, nor will it require a variance.

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40. Will construction of the facility disrupt the cultural harmony of the community or neighborhood?

The proposed transformation of an Army Reserve Center into an educational center will not disrupt or impact in any way the cultural harmony of the community or neighborhood.

41. What are the dimensions and architectural design features of the facility proposed for renovation or construction.

The army reserve center is a single story masonry structure consisting of two independent buildings. The first is larger and occupied by offices and a warehouse. The proposed renovations are very minor in nature. They include the removal of existing storage cages that are located in an area approximately 1,700 square feet in size, to create open floor space for warehousing purposes.

Secondly, lockers will be removed from an existing dressing room that is approximately 420 square feet to create an open space that will be partitioned with dry wall construction materials to create two office spaces for the transportation department. Drop ceilings and recessed lights will be installed. Walls will be painted, furniture moved in etc,.

Thirdly, the kitchen equipment and walk in freezer will be removed from building #1. The remaining spaces will be utilized as the maintenance supervisors offices. Walls will be painted, floors will be refinished and new ceiling lights installed.

Fourthly, building #2, the maintenance garage will remain in use as a storage facility for lawn equipment in one bay and a welding and word working shop in the second bay. It will be necessary to construct a fire proof partition approximately eight feet high in the second bay to separate the welding shop from the wood working shop while leaving the garage doors operational. The partition will be of fire proof masonry construction approximately twenty feet in length.

Lastly, the maintenance office in building #2 will be cleared of all furniture and equipment and equipped with blueprint storage racks constructed from wood building materials.

42. What is the planned disposition of any facility(ies) being vacated as a result of the proposed project?

The "Keith Building" will be vacated when the transportation

department is relocated to the Army Reserve Center. The building is ageing, of tile construction and contains asbestos building materials throughout. The most cost effective disposition of this building is demolition.

The spaces vacated in schools by the relocation of psychologists will be re-utilized by school principals as storage spaces, custodial closets, dressing rooms, etc,.

The area outside classroom windows behind Ripley High School vacated by the departure of maintenance equipment, lawn care equipment will become a quiet area uninterrupted by the noise and activity of the maintenance department. This area will also become available space for future construction of classrooms needed by Ripley High School.

The area vacated by the departure of the warehouse from the Board Office will become available for construction of a conference room, storage for Federal Programs, Special Education and Finance. There will also be needed space to expand the technology department and food storage section of the warehouse.

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