

Headquarters, Department of the Army



**U.S. Army Garrison
Michigan (Selfridge)
Conveyance Progress Report**



As of 1 October 2015

Office of the Assistant Chief of Staff for Installation Management (OACSIM)

Operations Directorate– Base Realignment and Closure (ODB)

TABLE OF CONTENTS

Summary	2
Environment	4
Reuse Plan	5
Conveyance Plan	6
Key Milestones Achieved	6



BRAC 2005 Recommendation

Close United States Army Garrison Michigan (USAG-M) at Selfridge, which is located on Selfridge Air National Guard Base. Retain an enclave to support the Dynamic Structural Load Simulator (Bridging) Laboratory and the Water Purification Laboratory on Selfridge.

History

Selfridge was established in the early 1900s as the “Joy Aviation Field,” named after its founder Henry B. Joy, an early aviation enthusiast. Mr. Joy overcame many obstacles in transforming the 641 acres of marshy land adjoining Lake St. Clair into an aviation field. In 1917, during World War I, the site was leased to the Government and became operational and was then officially activated as a military installation on 1 July. At that time, the field was officially renamed “Selfridge Field” in honor of First Lieutenant Thomas E. Selfridge, the first U.S. military member to lose his life as a result of an aircraft accident. After World War II, Selfridge Field became an Air Force Base for the Strategic Air Command and expanded in size to over 3,700 acres. On 1 July 1971, Selfridge Air Force Base, one of the nation’s oldest and most historic military installations, was transferred to the Michigan Air National Guard and became Selfridge Air National Guard Base (SANG). In 1975, the U.S. Army Tank-automotive and Armaments Command (TACOM) assumed responsibility for the community activities mission, and the TACOM Support Activity was established. In 1989, 623 acres of Air Force property was transferred to the Army and in 1996, the U.S. Army Garrison-Selfridges was established. In November 2003, USAG-Selfridge was consolidated with the base operations staff at Detroit Arsenal and renamed U.S. Army Garrison-Michigan (USAG-M) at Selfridge. Selfridge has the distinction of being the only Reserve Forces installation in the country with assigned tenant units representing every branch of the uniformed services, plus the U.S. Coast Guard and U.S. Border Patrol.

Current Status

USAG-M at Selfridge consisted of two non-contiguous areas: a 520-acre main post area with administrative, MWR, and housing facilities located in Harrison Township and the 103-acre Seville Manor Housing (Capehart Housing program) located in Chesterfield Township. Under BRAC 2005, USAG-M was closed and the 520-acre main post area was transferred to the Air Force in August 2006 and leased back to the Army for base closure activities until September 2008. The facilities housing the Structural Load Simulator (Bridging) Laboratory and the Water Purification Laboratory were located on the property transferred to the Air Force National Guard, therefore the Army was not required to, and did not, retain property for a separate enclave to satisfy the BRAC Recommendation. The remaining 103 acre Seville Manor housing area underwent a failed public sale in early 2009 as a result of the severe fiscal downturn in the Detroit area. Despite the area experiencing a slight economic upturn, successive attempts at a public sale to dispose of the property were unsuccessful. The Army will hold the property until such time that the economic conditions are favorable enough for a resale.

Property Description

The 520-acre USAG-M at Selfridge is located along the northwest shoreline of Lake St. Clair and the north bank of the Clinton River in southeastern Macomb County, MI. The installation is approximately two miles east of Mt. Clemens and 30 miles north of Detroit. USAG-M lies entirely within Harrison Township and covers a narrow, hook-shaped area of land bounded by Rosso Highway to the north, the Michigan Air National Guard (MIANG) property and Irwin Road to the west, North River Road and the Clinton River to the south, and Lake St. Clair to the east.

The 103-acre Seville Manor Housing is located three miles north of SANG on the west side of Sugarbush Road, north of 22 Mile Road in Chesterfield Township, Macomb County, MI.

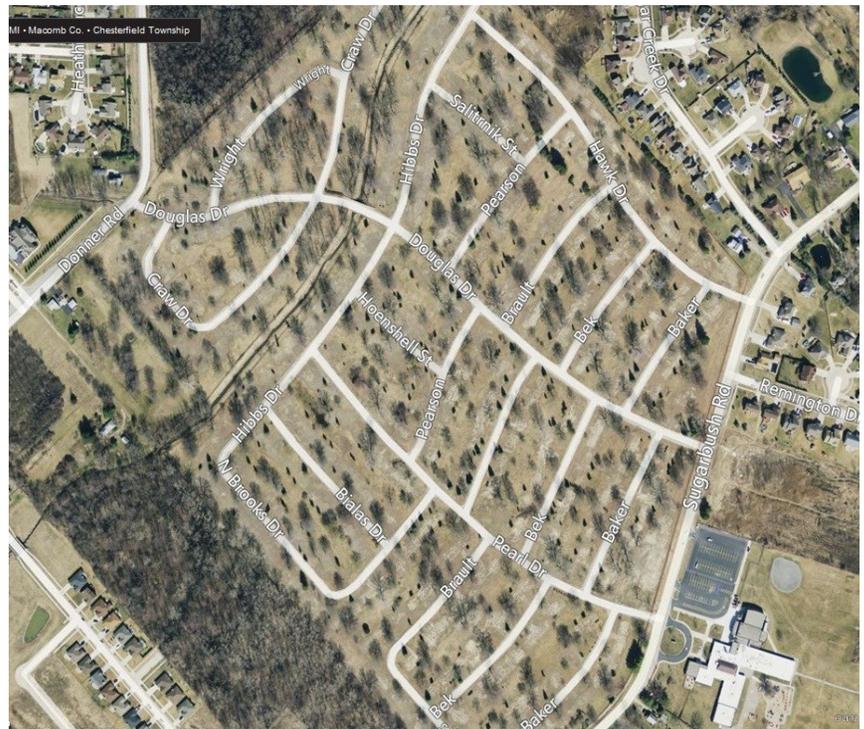
Caretaking Status

USAG-M main post area was transferred 'as is' to the U.S. Air Force, and, therefore, there are no required caretaker activities. However, at Seville Manor, the Army demolished all the housing and other above-ground building structures in December 2010, and all that remains are roads, limited components of underground infrastructure, storm and sewer drains, and water mains. Seville Manor requires limited caretaking activities prior to final disposal. Currently, Detroit Arsenal has oversight of limited but necessary grounds maintenance and security activities funded through the BRAC appropriation.

USAG-M at Selfridge



Seville Manor



Environmental Cleanup

Contamination Concerns

USAG-M is not on the National Priorities List (NPL) and does not have any active Installation Restoration Program funded sites. However, it has three sites under the Compliance-Related Cleanup Program (CG). Of the three sites, two are active and are related to Petroleum, Oil, and Lubricant (POL) release from former underground storage tanks (USTs) with one site (located on MIANG property) falling outside of the property defined for transfer. The third site is related to suspected sediment contamination causing POL release to surface water but was considered to be response complete with no further action anticipated. The remaining active site defined for transfer is currently under the control of Detroit Arsenal for the duration of monitoring required for natural attenuation. Remaining contaminants of concern are metals, petroleum, oil, and lubricants (POL). There are no other hazardous conditions that present an unacceptable threat to human health or the environment on the former Army property.

Seville Manor is also not on the NPL, and, in accordance with CERCLA 120(h) (4), the property can be identified as "Uncontaminated Property" (a Category 1). No obvious presence or likely presence of a release or threatened release of any hazardous substance or any petroleum product or its derivatives, including aviation fuel and motor oil, was found on the property (Environmental Condition of Property Report Update, Sept 2013 and an Environmental Condition of Property Re-certification, March 2015).



Proposed Reuse Plan

The is no alternate reuse plan for the USAG-M main post area. With the exception of the closed military housing on Selfridge, all other administrative and MWR facilities are under the operational control of the U.S. Air Force.

For Seville Manor, the Chesterfield Township LRA envisions the site being utilized primarily for residential, passive recreational, and educational purposes. The original concept vision (Reuse Plan A, 2008) did not, however, dismiss the potential for office and limited neighborhood commercial uses developed as a cohesive part of the overall development. The developer’s vision for the property included

- respecting the abutting residential uses by placing compatible uses on their borders,
- allowing uses that can reasonably be accommodated by existing service roads,
- creating recreational and open space opportunities for the Township as a whole, and
- adding an educational and congregational component to the community that improves the quality of life for Chesterfield residents.

It is anticipated that the Seville Manor Reuse Plan will conform to the Township Master Plan and be compatible with surrounding land uses. The Township Master Plan calls for single-family, residential development at a density range of 2.2 to 3.4 units per acre and also indicates a need for park land in this area. The community goals and objectives are generally compatible with the Master Plan, and the Township wishes to develop a cemetery (Reuse Plan B, 2011) to help address a need within the Township. The residents gave a clear indication of no desire for multi-family residential uses.

After a failed attempt at a public sale in 2009, the revised conveyance method for Seville Manor was a Negotiated Sale at Fair Market Value. The Township continued to face budgetary constraints, however, and, with limited liquid assets and no development partner, was unable to commit to site acquisition or development. Other conveyance options, to allow for a storm water management facility and/or a park/recreation area, were explored. However, none of these could easily fit within any Public Benefit Conveyance Programs.

PLAN A



PLAN B



SEVILLE MANOR
REUSE PLAN

- Active Living
- Assisted Living
- Commercial
- Park
- Single Family

Property Conveyance Plan

Property Conveyed (520 of 623 total acres) and Projected

The following table provides the projected schedule for property conveyances at Selfridge, U.S:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Selfridge - USAG	520.0	1 Aug 2006	U.S. Air Force – Air National Guard	Fed-to-Fed
Sebille Manor	102.7	3 rd Qtr FY16	Unknown Public /Private Entity	Public Sale

As of 1 October 2015

Key Milestones Achieved

1 August 2006	The Army and the Air Force signed the Memorandum of Agreement (MOA) for transfer of the main post property.
1 August 2006	The Army signed an outgrant permit document from the Air Force for the main post property, until 30 September 2008, to conduct close out activities.
30 September 2008	The Army Garrison closed USAG-M and relocated to Detroit Arsenal on 30 September 2008.
March 2009	Public Sale unsuccessful. Restart planned for 4th Quarter 2014.
30 September 2013	Army signed Amendment 1 to the Finding of Suitability to Transfer, the Record of Environmental Consideration, and the Environmental Condition of Property Report Update to initiate a second Public Sale event.
September 2014	Public Sale unsuccessful. Restart planned for June 2015
June 2015	Public Sale unsuccessful. Future sale possible in late FY16.



The former Sebille Manor Housing Area after the housing units were removed