



UMADRA – LRA NEWS

Volume 1 Issue 3

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Dana Mission Support Team:

Supporting the Umatilla Army Depot Reuse Authority

UMADRA: A Year in Review

The Umatilla Army Depot Reuse Authority (UMADRA) geared-up, staffed-up, and teamed-up in preparation to plan a successful future for the Umatilla Chemical Depot property in 2009. Although the Local Redevelopment Authority (LRA) members have been involved with planning the future use of the site since the facility was first placed on the Base Realignment and Closure (BRAC) list in 1988, slow closure activities have prolonged the planning process. With actual closure now in sight, the UMADRA was officially recognized by the Department of Defense, Office of Economic Adjustment (OEA) on **January 12, 2009**.

Recognized by the State of Oregon through the Oregon Revised Statute 190 in 1996, the 14-member board is comprised of members of Umatilla and Morrow Counties, Umatilla and Morrow Port Districts, and the Confederated Tribes of the Umatilla Indian Reservation. In addition, there are two ex-officio members, one from the State of Oregon Military Department and one from the Oregon Economic Revitalization Team. Umatilla County Commissioner Bill Hansell presides as Chairman of the Board with Judge Terry Tallman, Morrow County, as Vice-Chair.

In **February 2009**, the board applied for grant funding through the OEA to help the committee fund planning activities and bring in a team of professionals to assist them. The board was required to submit a grant application describing the need, schedule, and purpose for the funding. There are certain processes the LRA must follow within the BRAC requirements for base transition. Among these processes are community outreach,

visioning, assessments and the Redevelopment Plan/Homeless Assistance Plan which will be submitted to the Secretary of the Department of Housing and Urban Development (HUD) and the Department of Defense in the summer of 2010. The HUD Submittal is mandated per the *Base Closure Community Redevelopment and Homeless Assistance Act of 1994* which governs the 2005 installation realignment and closures. The UMADRA simultaneously began Public Outreach by posting the Notice of Availability of property in the local papers and began contacting local Homeless Service Providers as required by the BRAC process.

The OEA recognition allows the UMADRA the ability to apply for and receive federal support through grants, guidance, and networking with other LRAs.

March and April found the UMADRA working on all the requirements and experience they would be seeking from their contracted professionals. The group worked together with the Army and the OEA to establish criteria needed for the Redevelopment Plan submittal. The also needed to establish the timeline they would need to meet according to the BRAC guidelines. The selected contractor would be required to help them meet the schedule and provide all the necessary requirements.

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UMADRA—LRA NEWS

By the end of **May**, the UMADRA felt confident they had all the necessary materials to issue a Request for Proposals (RFP) to the public. Prior to issuing the RFP, the Army hosted an LRA and public meeting highlighting the environmental programs currently underway at the depot. Among speakers at the meeting: Lt. Col. Stein, UMCD Commanding Officer—US Army; Mike Strong, UMCD Site Program Manager; Sheila Monroe, Manager—Oregon Department of Environmental Quality (ODEQ); Rich Duval, Programs Manager—ODEQ HW ; David Anderson, Project Manager—ODEQ; Harry Craig, Manager for Umatilla Program Superfund Site—US Environmental Protection Agency; Tom Lederle, Overall Program Manager of the Environmental Cleanup Programs—Army BRAC Office; Deborah Lopez, UMCD Risk Management Environmental. The meeting highlighted the progress of the environmental programs across the site, discussed the environmental permits held, and gave an overview of the site as a whole.

In **June**, the UMADRA issued the RFP to the public and the Army scheduled a site tour for the prospective bidders, due dates for the proposal submission was set for June 19, 2009. June also marked the first 90 day Homeless Service Provider Outreach period with Notice of Interests due on June 13. The OEA granted a 90 day extension to take the Outreach period to August 04 this extended the 270 day Planning period to May 30, 2010. On June 26, the LRA determined the lead bidders (short-list) who would give an oral presentation to the LRA.

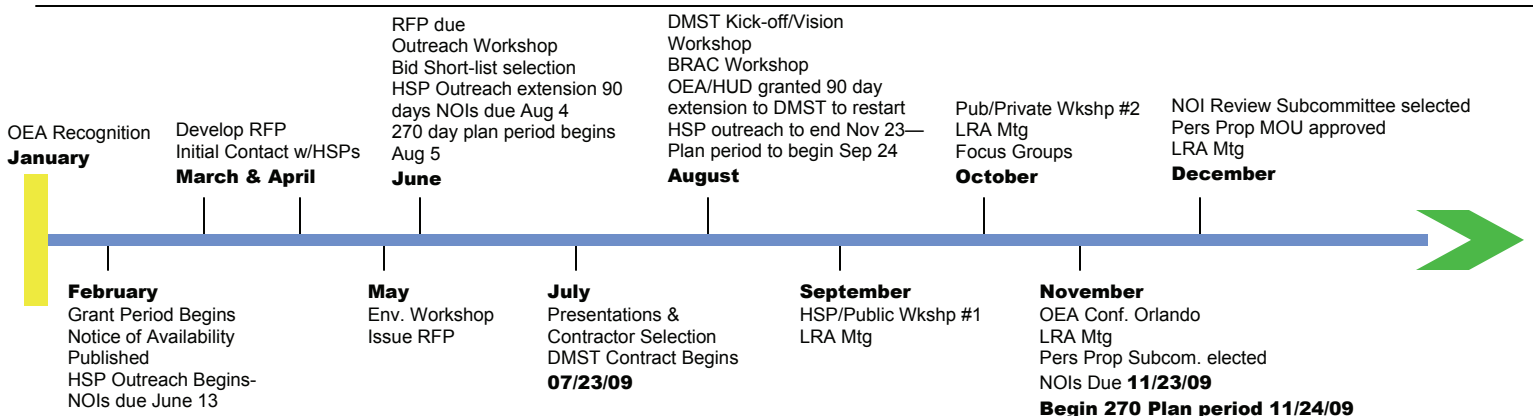
July 7, the top competitors were given the opportunity to present their approach, offer suggested solutions, and answer questions. The Dana Mission Support Team was selected. The Dana Team contract began on July 23.

August was a busy month for the UMADRA. It started off with the DMST Kick-off and Values Mapping™ session and ended with the BRAC Requirements Workshop. The DMST was able to get a 90 day extension on the HSP Outreach so the UMADRA Plan period is now extended to August.

September – December with the DMST now fully engaged, the UMADRA still remained busy. During now scheduled monthly meetings they identified two subcommittees, one for Personal Property and the other for NOI Review. These subcommittees take on the tasks of reviewing the personal property that will be available to them for reuse and reviewing the NOIs that were submitted by interested parties in November. The subcommittees report to the LRA Board and provide recommendations based on their findings.

Two unique processes the DMST brought to the LRA were the Values Mapping Process which assisted the LRA identifying "Characteristics of an Outstanding LRA Board" and "Characteristics of Outstanding Land Use for the UMCD" *find the final report on www.missionumatilla.com/documents/DMST_reports/DMST_DR2.2_091709.pdf*

And the Building Communities process that helped the LRA break down the best uses for the land based on a 25 key strategies and 85 key success factors for each strategy.



"Solutions Planning for the Changing Environment of the Umatilla Chemical Depot"

What you are doing—
Where you are doing it—
How you are doing it—
and then Who is doing it" is a very good rule of thumb... Michael Houlemard advised when he came to visit the UMADRA in **January, 2010**. He also advised, *"Speak as a single voice to the Feds...areas that have been successful iron out issues early and go forward as one like mind."* During a visit to Ft. Ord in November, Chairman Hansell had the opportunity to tour the Ft. Ord site and visit with Michael. *"One of the reasons FORA is successful is they have developed as they go, they are incrementally moving through the base."* Hansell stated during his report to the LRA in December. *"They also have the support of many state representatives, this helps them with government financing from D.C."*

"I think we've pretty much done the "what" during our previous workshops and NOI discussions" stated Rod Skeen, CTUIR *"now we need to do the "where""* As the UMADRA discussed action items for the future it became clear the group needed to bring their ideas together.

"...none of us want to sit in an all day meeting, but we need to. I recommend a full day meeting so we can have full discussions. I don't think it is fair to place this responsibility on our consultant." Carl Scheeler, CTUIR said, *"It is our job to determine how we are going to use the land."* Chairman Hansell agreed, but stated there were still two presentations needed before the group could clearly identify uses: 1) Oregon Land Use Planning

Michael Houlemard, Jr.



Michael is Executive Officer of the Fort Ord Reuse Authority, a broadly representative redevelopment corporation located on California's Monterey Bay, and president of the Association of Defense Communities, a public-private organization representing the nation's military communities.

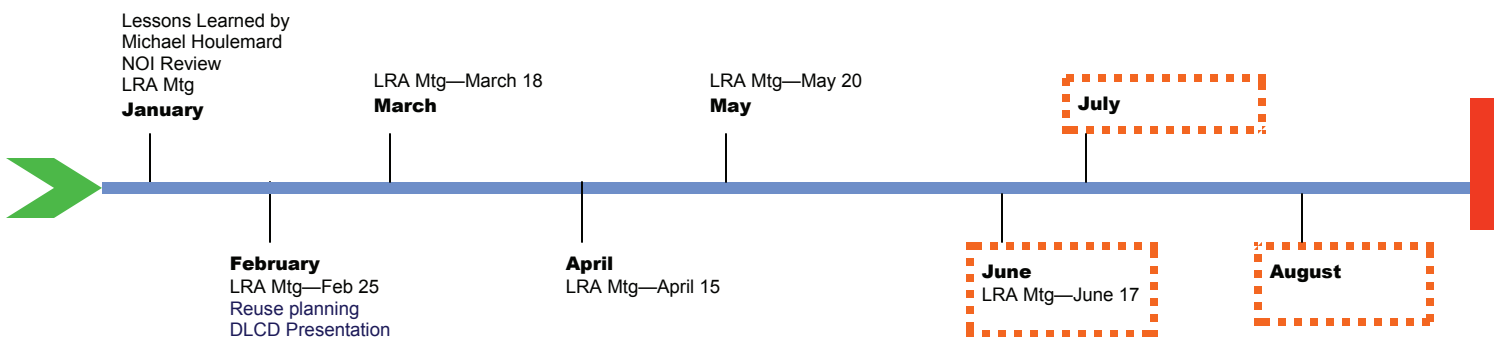
A big thank you to Michael for coming to share his valuable insight and expertise with all of us!

and 2) NOI recommendations. Each of these presentations will have a direct effect on areas of land usage. The results of the discussion determined the UMADRA to have a full day meeting on **February 25**. Agenda items would be the DLCDC presentation first, then the NOI recommendation discussion, followed by the UMADRA brainstorming session for the land use alternatives. The DMST will use the results of the February meeting to complete their Task 9 Report: Redevelopment Alternatives Assessment and Draft Task 8: Homeless Assistance Submission. The NOI discussion will provide information that is currently outstanding to complete the draft Homeless documents that will be submitted with the Redevelopment Plan to HUD and the Department of Defense.

On the horizon... The next few months will prove very instrumental in getting the plan completed. February's meeting will provide much needed information, not only for the Task 8 and Task 9 documents still outstanding, but should provide the basis for the **Redevelopment Plan and the corresponding Action Plan**. Currently, the DMST is working on the current deadline of May 30 for submittal. However, with the OEA/HUD granting the 90 day extension for

Homeless Provider Assessments allowing the due date for NOIs to be extended to November 23, 2009, this placed the 270 day Plan deadline in August of 2010.

Check out the website: www.missionumatilla.com



Changing roles ...

DMST: Effective February 1st, Brian Cole stepped back from his role as Executive Director for the Dana Mission Support Team. Brian launched his book "Building Communities" in October of 2009. Between his business operations in Baker City, his role as Executive Director for DMST, and marketing the book, he found he needed to trim some hours from everything. "I love my position with DMST and hope to be able to get things organized enough where I can be more actively involved again in the near future." Brian says, "but I find myself in a position at this time where I need to regroup." Fortunately, the DMST is in a position where the foundation has been set, largely in part to Brian's expertise and communications skills.

Stepping in as the new Executive Director is Dr. Donald Chance. Don has a Ph.D. in Environmental Design and Planning from Virginia Tech, as well as, a Masters of Urban and Regional Planning. He has over 33 years land use planning including community involvement and visioning processes, comprehensive plan development, commercial and residential site design, municipal ordinance development and administration, community economic development initiatives, and environmental assessments. Don's roles have included City Planning Director for Baker City; Professor-in-Practice at Virginia Tech Dept. of Urban Affairs and Planning; Planner Consultant for Confluence Services; Executive Director for the Seattle Master Builders Association; Director of Land-Use Programs for the Washington Forest Protection Assc.; Director of Current Planning Division for Thurston County/City of Olympia and a number of other like positions.

Don and Brian have worked multiple projects together in the past and have an excellent working relationship. Brian has brought Don fully up to speed and has full confidence in Don's ability to move the process forward.

Oregon Military Department, Oregon National Guard: At the December LRA Monthly meeting, long-time ex-officio member Lieutenant Colonel Rendell "Rock" Chilton announced he was being deployed to Afghanistan. Stepping in is Lieutenant Colonel Christian Rees. LTC. Rees has been involved with the process on the sidelines for a while. He is quite familiar with group and is looking forward to assisting them in reaching their planning goals. "On behalf of the board, you [Chilton] have been an excellent addition to our mission and we wish you well." Chairman Hansell spoke for the group.

Confederated Tribes of the Umatilla Indian Reservation:

During the January LRA Monthly meeting the CTUIR introduced Ms. Rosenda Shippentower who will be replacing Armand Minthorn on the UMADRA board. Ms. Shippentower is the Treasurer of the Board of Trustees. Tribal affairs are governed by the elected body. The Board sets policy, makes final decisions on tribal affairs, and takes a lead role in determining priority projects and issues. They also participate in various commissions and committees established to oversee specific tribal issues, such as education, natural resources, water, health and welfare, cultural resources, fish and wildlife, law and order and more. UMADRA member William Quaempts is a Member At-Large for the Board as well.

Please help us welcome all the new members of the TEAM!

Inquiring Minds ...

Fact vs Myth about property conveyance at the Depot.

Myth: *I submitted an NOI as a Public Benefit Conveyance so the LRA has to give me the property requested.*

Fact: This is false, the LRA has the job of determining if an NOI will work within the Redevelopment Plan to be submitted to the Secretary of Defense and HUD. If the LRA determines it does NOT work within the Plan it has the authority to deny it. Additionally, the property is not the LRAs to convey. The final decision will lie with the DoD, however, they give great weight to the LRA recommendations.

Myth: *I am a local government body so I automatically qualify as a Public Benefit Conveyance.*

Fact: This is false, even local government, ie. Cities, counties, etc. need to have a Federal Sponsor who agrees with their request. The Federal Sponsor will negotiate any conveyance with the LRA and the DoD.

Myth: *The LRA will automatically receive the property at the Depot when the Army is finished with their mission.*

Fact: This is also false. If the LRA determines the best use of the property should be under their corporate control, they will need to become an "implementation LRA" and apply for an Economic Development Conveyance. The EDC would need to be approved by the DoD. The LRA would need to show strong argument for the need and prove its ability to fund, manage, and develop the property within the EDC plan.