

Summary of Federal Surplus Property Disposal Process

Under federal regulations, the process of planning, environmental review, and federal review/approval of a redevelopment plan requires several years before a property is transferred out of military ownership. A summary of the process is described below:

Availability to Federal Agencies

The property is first made available to other federal agencies during a six month process. If it is determined that the property will not be sold to another federal agency it is declared surplus and published in the Federal Register as available. This process was complete on May 9, 2006.

Local Redevelopment Authority Planning

Once surplus property has been published in the Federal Register, the Local Redevelopment Authority (LRA) must begin a process of public outreach and the preparation of a redevelopment plan for the site. The City of Pasadena has been recognized as the LRA for this site. Specifically, the LRA must solicit and receive notices of interest from state and local governments, representatives of the homeless, and other interested parties and conduct at least one workshop providing an opportunity to learn about the process and tour the buildings. Notices of interest will be accepted between June 8 and September 8, 2006.

Once notices of interest have been received, the LRA has nine months to complete and submit to the Department of Housing and Urban Development (HUD) a redevelopment plan for the site. The plan must give reasonable consideration to all notices of interest, but is also expected to respond to market conditions for the site. The draft plan must be made available for public review and comments, and at least one public hearing must be held. It is anticipated that a reuse plan for the Desiderio site will be presented to City Council in the summer of 2007.

Federal Review and Transfer

The reuse plan adopted by the City Council is then forwarded to the Department of Housing and Urban Development (HUD) for review. HUD may request revisions to ensure that the plan meets Federal guidelines.

At the same time HUD is reviewing the plan, the Army must complete an environmental impact analysis of all reasonable disposal alternatives. The environmental documentation must be completed no later than 12 months after receipt of the reuse plan.

Once these activities are complete and an approval is granted from HUD, the property can be transferred out of military ownership. If the reuse plans calls for the property to be transferred to a private entity, it will be sold at fair market value. Price will be negotiated at the time of sale based on current appraisals. If

the reuse plan calls for a public benefit uses such as a homeless shelter or park, the property may be transferred under a Public Benefit Conveyance at reduced or no cost.

