

8.0 Fed/State Coord.
AR-JPG-7004



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Bishop Henry Whipple Federal Building
1 Federal Drive
Fort Snelling, MN 55111-4056

IN REPLY REFER TO:

FWS/ARW/RE-AP

MAR 28 1994

Mr. Michael G. Barter
Chief, Real Estate Division
Department of the Army
U.S. Army Engineer District, Louisville
Corps of Engineers
P.O. Box 59
Louisville, Kentucky 40201-0059

Dear Mr. Barter:

This letter transmits the formal request for transfer of Jefferson Proving Ground (in part) to the U.S. Fish and Wildlife Service. The request is submitted on GSA Form 1334, original and three copies. We seek transfer without reimbursement as documented on the Form. The property is proposed for addition to the National Wildlife Refuge System. Should you require additional information or wish to discuss the request as hereby submitted, please contact Mr. William Swanson, Senior Realty Officer, of my staff, at 1-800-247-1247.

Sincerely,

Marvin E. Moriarty
Acting Regional Director

Enclosure

| | | | |
|--|---|--|---|
| REQUEST FOR TRANSFER OF EXCESS REAL AND RELATED PERSONAL PROPERTY | 1. GSA CONTROL NO. | PAGE | THIS BLOCK FOR USE BY AGENCY RECEIVING REQUEST |
| | 2. DATE OF REQUEST | OF | |
| | PAGES | | |
| 3. FROM: NAME, ADDRESS AND ZIP CODE of agency being requested to transfer the property Department of the Army U.S. Army Engineer District, Louisville Corps of Engineers, Real Estate Division Special Projects and Support Branch P.O. Box 59 Louisville, Kentucky 40201-0059 | 4. TO: NAME, ADDRESS AND ZIP CODE of agency requesting transfer of the property Department of the Interior U.S. Fish and Wildlife Service Henry Whipple Federal Building 1 Federal Drive Fort Snelling, Minnesota 55111-4056 | 5. HOLDING AGENCY NO. (if any) ACQUISITION COST \$ APPRAISED FAIR MARKET VALUE \$ REIMBURSEMENT \$ | |
| 6. REQUESTING AGENCY'S REPRESENTATIVE TO BE CONTACTED FOR FURTHER INFORMATION (Name, address and ZIP Code) Mr. William A. Swanson U.S. Fish and Wildlife Service (RE) 1 Federal Drive Fort Snelling, Minnesota 55111-4056 | 7. PROPERTY IDENTIFICATION AND ADDRESS (Include ZIP Code) Jefferson Proving Ground Madison, Indiana 47250-5100 | | |

| REAL PROPERTY REQUESTED | | | | |
|--------------------------------------|-------------------------------|--------------------------------|---------------------------------|-----------------------------------|
| STRUCTURES | | | LAND | |
| USE (a) | NUMBER OF BUILDINGS (b) | FLOOR AREA (Sq. Ft.) (c) | GOVERNMENT'S INTEREST (d) | AREA (Acres or Sq. Ft.) (e) |
| OFFICE | 0 | 0 | (1) FEE | 53,000 |
| STORAGE | 6 | 17,971 | (2) LEASED | — |
| OTHER (Specify) | 2 | 10,614 | (3) OTHER (Specify) | — |
| Old Timbers Lodge and Oakdale School | | | | |
| TOTAL | | 28,585 | (4) TOTAL | 53,000 |

| | |
|--|---|
| 8. RELATED PERSONAL PROPERTY REQUESTED None | 9. ARE FUNDS AVAILABLE FOR REIMBURSEMENT FOR THE TRANSFER OF THIS PROPERTY? <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO </div> |
|--|---|

C. CERTIFICATION

Certification is hereby made that this agency has a need for the property identified above to carry on an approved program; that the transfer thereof to this agency for the purposes indicated would be in accord with the intent of the Congress with respect to that program; that the requirement cannot be satisfied by better use of this agency's existing property; and that the proposed land use is consistent with FPMR 101-47.201-1 and 201-2. The statement of justification under block 11 below for the transfer of the property requested is complete and accurate.

| | | |
|-----------|---|------|
| SIGNATURE | TITLE | DATE |
| | Regional Director, Region 3 U.S. Fish and Wildlife Service | |

11. STATEMENT OF JUSTIFICATION (This statement must include data with respect to all factors covered in FPMR 101-47.4904-1(c) 5. See 11. Instructions for Preparation of GSA Form 1334.)
- The U.S. Fish and Wildlife Service, Department of the Interior requests transfer of approximately 53,000 acres of Jefferson Proving Ground for addition to the National Wildlife Refuge System. It is assumed that the present condition of forests and other vegetative cover and soils will not be appreciably altered in a manner or to a degree that would compromise existing ecological integrity during the interim between our request and the decision to dispose of the property. Attached is the detailed justification for the transfer per 101-47.4904-1 instructions for preparation of GSA Form 1334.

Block 11. Statement of Justification

(See Instructions for Preparation of GSA Form 1334)

a. Compatibility of Proposed Use with Authorized Program

Proposed use of JPG is to manage and conserve migratory birds, endangered species, other indigenous species of wildlife, and allow public use compatible with the foregoing. Management includes restoration and enhancement of habitats upon which wildlife are dependent, in particular eastern deciduous forest, and of the ecosystem and communities of which the wildlife species are a part. This use would be conducted under the program of the National Wildlife Refuge System (NWRS). The proposed use constitutes a virtual restatement of the Goals of the NWRS. The transfer of JPG would not establish a new, unauthorized program nor increase the program beyond a level contemplated by the President's budget or by Congress.

The NWRS program is based upon numerous statutory authorities, among which and upon which the request for transfer of JPG is based are:

- (1) "Federal Property and Administrative Services Act" of 1949 (40 U.S.C. 471-535) as amended;
- (2) P.L. 80-537 Transfer of Certain Real Property for Wildlife Conservation Purposes Act of 1948 as amended;
- (3) P.L. 100-526 "Base Realignment and Closure Act" of 1988.

Other statutory authorities on which the NWRS program is based include: Fish and Wildlife Act of 1956 as amended; Migratory Bird Conservation Act of 1929 as amended; National Wildlife Refuge System Administration Act of 1966 as amended; Refuge Recreation Act of 1962 as amended; and Endangered Species Act of 1973 as amended.

The appropriation supporting the NWRS is the Resource Management Appropriation for the Operation and Maintenance of the NWRS.

b. Internal Screening of Agency Property

All units of the NWRS have documented goals and objectives that are indicative of their contribution to the Mission and Goals of the NWRS and hence determine their continuing need for inclusion in the System. Should a unit of the System be deemed excess to the requirements of the NWRS, it could only be removed by act of Congress under the National Wildlife Refuge System Administration Act as amended. By nature, the NWRS is an open system that is continually added to as properties become available that can contribute to the System's Mission viz., "to provide, preserve, restore, and manage a national network of lands and waters sufficient in size, diversity and location to meet society's needs for areas where the widest possible spectrum of benefits

associated with wildlife and wildlands is enhanced and made available."

c. Extent to Which Lands are to be Used

All of the lands that are transferred will be fully utilized for the above described use. This request for transfer does not include that part of JPC known as the "cantonment area" that has numerous buildings and associated infrastructure. The area requested for transfer is defined by the indicated boundary on the attached map. Only that portion of JPC is being requested that would contribute to the Mission and Goals of the NWRS.

d. Estimate of Acquisition Cost of Other Suitable Property

Based on an estimated average per acre cost of \$500, to purchase 53,000 acres would run \$26,500,000 for equivalent property. However, from an ecological standpoint, there is no equivalent property in the region surrounding JPC. Further, given the presence of unexploded ordnance (UXO), without remediation (that would cost many times any possible land value) it seems unlikely that JPC could be sold no matter how low the price. Thus it is concluded that any purchase price for alternate, comparable land would greatly exceed the possible sale price of property at JPC.

e. Economies to be Effectuated

It is our understanding in making this transfer request that the military would retain permanent liability for all UXO and other contaminants on JPC. Further, should remediation become legally mandated, any costs would be borne by the Army. It is assumed that any reuse that would be intrusive or allow unconstrained public access would require UXO remediation to avoid liability. Such clean up would be enormously expensive. However, for the use which this transfer entails, the UXO can be considered ecologically benign and would not require remediation. Limited use by visitors would be carefully regulated, much as has occurred under administration by the Army for almost 50 years.

f. Advise re Program Curtailment/Termination

There is no plan either by the Executive Branch nor by Congress to curtail or terminate the program of the National Wildlife Refuge System.

g. Other Pertinent Facts

The following buildings appear to be able to contribute to carrying out the identified use of JPC in support of the NWRS program. The list is preliminary, further planning is necessary to determine exactly which buildings are wanted for transfer. All buildings not requested for transfer would be expected to be disposed of by the Army. We propose a team of Service and Army staff identify which buildings be transferred to the Service.

Old Timbers Lodge JPC Facility 00485 9614 sq ft

| | | | | |
|----------------------|---|---|-------|------------|
| Oakdale School | - | " | 00401 | 1000 sq ft |
| Truck Inspect. Bldg | " | " | 00194 | 420 sq ft |
| Pole Barn on K Rd | " | " | 00474 | 4107 sq ft |
| LANG Pole Barn | - | " | 00482 | 2400 sq ft |
| Pole Barn Open Side | - | " | 00193 | 5260 sq ft |
| Pole Barn Chaffee Rd | " | " | 00444 | 3224 sq ft |
| Pole Barn K Rd & NW | " | " | 00475 | 2560 sq ft |

h. Proposal to Obtain Transfer Without Reimbursement
Documents required under 101-47.203-7(f)(2)

See attached certification that there are no funds available for reimbursement for JPG, that to reimburse the Army would require transfer of funds from other Service programs.

The basic authority under which the Service seeks transfer of JPG without reimbursement is P.L.80-537, The Transfer of Certain Real Property for Wildlife Conservation Purposes Act. This statute provides that real property no longer needed by a Federal agency can be transferred to the Secretary of the Interior without reimbursement if the land has particular value for migratory birds.

i. Coordination with State, Regional and Local Entities

The Fish and Wildlife has been and continues to be in regular contact with the State and the JPG Regional Development Board in an effort to coordinate potential reuses of JPG. The Service is working with those parties to attempt to accommodate feasible reuse that will mitigate the economic impact of the base closure on the community, and at the same time secure the preservation of the ecological integrity of the undeveloped part of JPG.

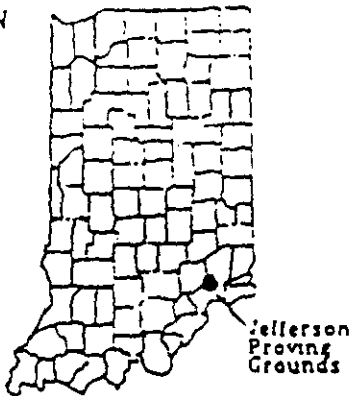
j. National Historic Preservation List Eligibility

JPG has not been systematically surveyed for cultural resources meeting the criteria for the National Register of Historic Places. The Oakdale School is on the Register. Other structures as well as historical and archeological sites may be eligible for the Register. Transfer of Federal real estate from one Federal agency to another results in no legal change to protection, preservation and consideration of historic resources. FWS has in place institutionalized processes to ensure compliance with Section 106 of the National Historic Preservation Act and the implementing regulations in 36 CFR Part 800 including qualified professional historic preservation staff for analysis and evaluation, consultation with the State Historic Preservation Officer, the Advisory Council on Historic Preservation and interested persons, and application of appropriate techniques for preservation and mitigation as appropriate.

JEFFERSON PROVING GROUNDS

JEFFERSON, JENNINGS, AND RIPLEY COUNTIES, INDIANA

TION



END

- Current Military Boundary
- Land Not Included in FWS Proposal
- Roads
- Rivers
- Open Water
- Town
- Railroad

