

# REAL PROPERTY UTILIZATION AND DISPOSAL DIVISION NEWS

Fall 2009 Issue 3 Volume 2

## FALL 2009

### Inside this Issue:

Change Is In The Air

Customer Profile: Bill Huie,  
National Park Service

Recent Sales In Georgia  
and Pennsylvania

Parks and Rec Conveyance  
to University of Alabama  
and Cities of Mobile and  
Warsaw

Vitaliya Dashevskaya earns  
her MBA

Laura Yeager's Retirement

GRPIS Council Meeting at  
Fort McPherson and  
South Florida GRPIS  
Meeting

GSA Prepares Cost  
Estimates for Five USPS  
Properties

Customer Meeting with U. S.  
Army Corps of Engineers,  
Mobile, AL

Ask The Expert

Marcus Hook Light Station  
Auction Coming Soon

## Change Is In The Air

It is a time of great change for GSA's newly christened **Real Property Utilization and Disposal Division (4PZ)**. While all of the faces in our office remain the same, the mission of our division has expanded, and the range of services that we can offer to our client agencies has increased dramatically. While our office still provides all of the traditional real property disposal services that you've come to expect, our new divisional realignment is more in keeping with the passage of Executive Order 13327 (Federal Real Property Asset Management) which gives GSA an expanded role in its ability to assist agencies with their real property asset management needs. We invite you to begin a discussion with us of the many new ways in which we can assist you with your real property needs.

## Customer Profile: Bill Huie and The National Park Service's Federal Lands to Parks Program

GSA's Real Property Utilization and Disposal Division has internal and external customers. Our external customers are the purchasers of auctioned properties, the cities and counties that are frequently able to reuse formerly underutilized Federal real property, and the general public that enjoys the benefits of Federal property that has been reused as parks, historic landmarks, emergency management facilities, and other similar uses. Our internal customers are the Federal agencies that utilize our services to dispose of their underutilized real property assets and to procure appraisals, environmental studies, boundary surveys and other related services. However, we also work closely with other Federal agencies that sponsor programs which have similar goals. These are called sponsoring agencies, a unique internal customer that plays a vital role in our Federal real property asset management efforts.

One very important sponsoring agency is the National Park Service, whose Federal Lands to Parks Program has helped communities across the country create new parks and recreation areas by transferring surplus Federal land to state and local governments, who in turn ensure public access to these properties and serve as stewards to properties' natural, cultural, and recreational resources. The Federal Lands to Parks Program serves as an important portal, bringing together Federal agencies owning properties that are not fully utilized and often

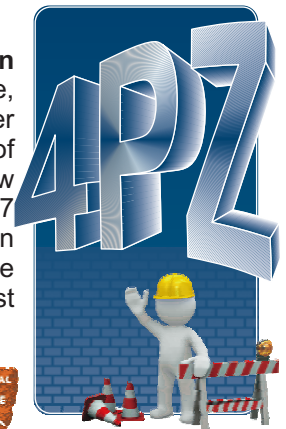
financially difficult to maintain as an asset with local and state governments that are capable and willing to maintain these assets, preserve their cultural integrity, and make them available to the public.

The Federal Lands to Parks Program (<http://www.nps.gov/flp>) has created mutually beneficial relationships between Federal agencies that own such inadequately utilized, financially draining assets and communities that are delighted to reuse the properties for community gardens, local parks, gymnasiums, hiking/biking trails, as well as boating and fishing access sites.



Bill Huie, NPS

Mr. Bill Huie, of the NPS Atlanta staff, is the Federal Lands to Parks Program Manager and our office has worked very closely with him over the years on many conveyances to local and state governments for park and recreation reuse. Bill and the Federal Lands to Parks Program have been a wonderful asset to us for many years, and we look forward to continuing to work with him to help other Federal agencies better manage their real property assets. Look inside this newsletter for examples of these types of projects!



## RECENT SALES IN GEORGIA AND PENNSYLVANIA

On May 6, 2009, GSA accepted a bid of **\$140,000** for the online auction of a U.S. Marshals / U.S. Attorney's residential property located in Valdosta, Georgia. GSA Project Manager Elizabeth Dawson and MAI certified appraiser Peter Hotine assisted the U.S. Marshals with procuring an appraisal of the property's fair market value prior to the auction of the property, and Ms. Dawson also assisted the agency with resolving issues arising from a hold-over tenant and with preparing the property for viewing and inspection by the public.



The online auction for the U. S. Forest Service's Sheffield Residence closed on September 10, 2009, with a high bid of **\$40,000**. The property is a 1258 square-foot residential property located in rural Pennsylvania, about 125 miles north of Pittsburgh. The property contained several environmental challenges, including the presence of Lead-Based Paint, which GSA worked closely with their partners at the Forest Service to address prior to auctioning the property online. Vitaliya Dashevskaya was the Project Manager for the disposal of this property.



GSA strives to assist its client agencies in developing creative real property solutions for their challenging real property needs, as was done in these instances. Many agencies, such as the Forest Service in this case, can retain the proceeds from auctions of their excess real property. If you'd like to learn more about how GSA's Office of Real Property Utilization and Disposal can assist you in developing creative solutions to your real property needs, then please feel free to contact our office at 404-331-5133.

## PARKS AND RECREATIONAL CONVEYANCES

Through the assistance of sponsoring agencies, like the National Park Service (NPS), GSA can help Federal agencies put their under- and unutilized real property assets to better use by working with local governments and other qualified entities to make these assets available for public benefits such as parks, law enforcement facilities, and historic monuments. GSA recently worked with the NPS to transfer three properties out of Federal ownership and into the hands of entities that will make them available for the public benefit.



Warsaw, KY

On May 20, 2009, GSA assigned a 20.5 acre parcel of land, including a public boat ramp and parking area, to the NPS for subsequent conveyance to the City of Warsaw, KY, where it will be utilized by the City for park and recreational purposes. Bruce Mayhugh of GSA's Real Property Utilization and Disposal Division was the Project Manager for this action.

On July 1, 2009, GSA assigned the Black Warrior River Lock and Dam No. 12 property to the National Park Service for subsequent conveyance to the University of Alabama for park and recreational usage. The property, located in Tuscaloosa, Alabama, will be utilized by the University as part of an existing river walk park district along Tuscaloosa's Black Warrior and North River corridors. GSA worked closely with the U. S. Army Corps of Engineers, the original landholding agency, NPS, who sponsored and approved the transfer, the University of Alabama, a local Congressman's office, and also the City of Tuscaloosa, who had often expressed interest in the outcome of this transfer. Gabriel Head was the Project Manager assigned to this transfer.



Black Warrior River

On August 4, 2009, GSA also assigned the former Corps of Engineers Field Office, in Mobile, AL, to the National Park Service for subsequent conveyance to the City of Mobile for park and recreation purposes, where it will be annexed to an existing Public Safety Memorial Park, which was conveyed to the City in a similar fashion at an earlier date. GSA's Joe Crenshaw was Project Manager coordinating this transaction.

## And the MBA goes to...



Vitaliya Dashevskaya

Vitaliya Dashevskaya, Project Manager from GSA's Real Property Utilization and Disposal Division in Atlanta, recently graduated from Kennesaw State University (KSU) with a Master of Business Administration (MBA). While enrolled in the Coles College of Business at KSU, Vitaliya concentrated in Finance where she excelled and graduated with honors. Vitaliya joined our team in 2005, bringing with her a background in private sector real estate and an undergraduate degree in Real Estate from Georgia State University.

It is with both joy and sadness that the staff of GSA's Real Property Utilization and Disposal Division announces the retirement of Deputy Director Laura Yeager on October 2, 2009. Laura's career of Federal Service spans 34 years, and for the past 19 years she has been an irreplaceable part of our staff and of our family here in 4PZ. Over the many years of her Federal career, Laura has made more friends than can be counted, both here at GSA as well as across the many agencies that we work closely with. She will definitely be missed by us all.



Laura Yeager



## Governmentwide Real Property Information Sharing (GRPIS) Council Meetings in South Florida and Atlanta, GA

On May 28, 2009, the South Florida Chapter of the Governmentwide Real Property Information Sharing (GRPIS) Council met at the National Oceanic & Atmospheric Administration's (NOAA) National Hurricane Center (NHC) in Miami, Florida.



**South Florida GRPIS Meeting**

Ms. Patty Gonzalez and Mr. Christopher Burr of NOAA provided a tour of the NHC located on the campus of Florida International University. NHC is a branch of the National Weather Service's Tropical Prediction Center. The Center is responsible for tracking and predicting tropical depressions, tropical storms and hurricanes.



**Photo of Officer Housing Or "Staff Row" at Fort McPherson**

National Weather Service (NWS) Meteorologist-in-Charge, Rusty Pfost, also discussed how the NWS gathers and analyzes global data from land, sea, and atmospheric sources to compile data for timely dissemination to the public. Additionally, a U. S. Navy Hurricane Forecaster provided an overview of their responsibilities including the weather reconnaissance aircraft that collect and analyze storms.

The following week, On June 4, 2009, the Atlanta Chapter of the Governmentwide Real Property Information Sharing (GRPIS) Council met at Fort McPherson just south of Atlanta. The meeting was graciously hosted by Glynn



**Jack Sprott**

Ryan and Michelynn "Mike" Carellas of Fort McPherson. Mr. Jack Sprott, featured speaker and Executive Director of the McPherson Planning Local Redevelopment Authority, gave a presentation to the Council on the planned redevelopment and reuse of Fort McPherson after its planned closure in September 2011.

The Governmentwide Real Property Information Sharing (GRPIS) program, and its associated councils located in various cities, is comprised of members from a broad range of Federal agencies who work in the Federal real property arena. The council meetings, which occur two or three times a year, provide an excellent medium for these members to meet and discuss issues of common interest, to openly discuss "lessons learned", and to network with other members of the Federal real property community.

The next meeting of both the South Florida and Atlanta GRPIS Councils is planned for mid-November 2009. If you work in the Federal real property field, or in a closely related and supporting area, and would like to get more information about the GRPIS Program, please feel free to contact GSA's Debbie Young, Council Coordinator, by phone at 404-331-3625, or email at [debrab.young@gsa.gov](mailto:debrab.young@gsa.gov), for information about the South Florida GRPIS Council. Similarly, for information about the Atlanta GRPIS Council, please contact GSA's Gabriel Head, Council Coordinator, by telephone at 404-331-0298 or by email at [gabriel.head@gsa.gov](mailto:gabriel.head@gsa.gov).



### 4PZ Prepares Cost Estimates for Five USPS Pilot Properties

GSA's Real Property Utilization and Disposal Division in Atlanta has been working closely with USPS' Southeast Facilities Service Office in Lawrenceville, GA, to prepare cost estimates for five reimbursable pilot projects. This could result in GSA managing five disposal projects for the USPS, as well as associated appraisal, environmental, and surveying services. Even in instances where GSA is not appropriated to manage the disposal of particular real property assets, agencies may utilize our services on a reimbursable basis, as our relationship with USPS shows. Many Federal agencies that have historically managed the disposal of their own real property assets, or employed the services of brokers, appraisers, surveyors, or environmental consultants on their own, are finding that GSA can provide these services for them more cost-effectively and with more oversight. We are more than happy to discuss with you how we may be able to help you utilize these services.

### Customer Meeting with U. S. Army Corps of Engineers (COE), Mobile, AL.

Mr. Rob L. Miller, Jr., Director, Real Property Utilization and Disposal Division (4PZ) and Ms. Lori Dennis, Chief, Southern Branch (4PZ) met with Mr. Willie Patterson, Chief of Real Estate, Mobile District COE, and staff on June 9, 2009. 4PZ provided information regarding the services and assistance available from GSA and how we can advise and assist Federal landholding agencies with portfolio strategy and asset utilization in addition to real property disposal. The Corps of Engineers expressed interest in learning more about our disposal process, hosting a GSA-taught training session for their staff, and finding out more about the Targeted Asset Review studies that GSA can obtain for client agencies. If your agency is interested in meeting with representatives from our staff to discuss similar opportunities, then please do not hesitate to contact us. We will be happy to meet with you and discuss the ways that we might be able to assist you!

## Our Staff:

To reach any member of our staff, dial (404) 331 and the four digit number after their name.

**Rob L. Miller, Jr., Director** -3107  
Peter Hotine, Realty Appraiser -2698

**Laura Yeager, Deputy Director** -1142

Cheryl Harvey, Property Disposal Support Spc.-2706  
Suzanne Ritter, Administrative Support Asst. -2697  
Jacquelyn M. Carter, Admin. Support Asst. -5133  
Antionette Small, Administrative Contract Asst.-5133  
Sebastian Gregory, Desktop Publishing -9612

**James Brandon, Chief, Northern Branch** -2699  
(territory includes Delaware, Maryland, North Carolina, Pennsylvania, South Carolina, Virginia, West Virginia)

Kris Carson, Realty Specialist -2696  
Vitaliya Dashevskaya, Realty Specialist -2721  
Louis Mancuso, Environmental Engineer -9451  
Angela Risch, Realty Specialist -1141  
Susan Webb, Realty Specialist -9610

**Lori Dennis, Chief, Southern Branch** -2363  
(territory includes Alabama, Florida, Georgia, Kentucky, Mississippi, Tennessee)

Joe Crenshaw, Realty Specialist -0614  
Elizabeth Dawson, Realty Specialist -9611  
Gabriel Head, Realty Specialist -0298  
Richard Mayhugh, Realty Specialist (865)545-4032  
Debra Young, Realty Specialist -3625



### Helpful Links

<https://www.propertydisposal.gsa.gov>

Property Disposal's home page has links to all the properties available for sale to the public. Individuals can look at pictures of the properties, obtain general information about open houses and/or sales dates, download/print the Invitation for Bids for each property and access our online auction module.

[www.auctionrp.com](http://www.auctionrp.com)

Bidders can bid online for available properties through this site.

<https://rc.gsa.gov>

Our Resource Center has a wealth of information available to our client agencies. You can find online forms, such as the SF-118, and a library of information on the disposal program. Federal and surplus screening notices are issued through the Resource Center.



## Expert's Corner



The Expert's Corner section is a new addition to our semiannual newsletter. We've created it with the hope that it will become an interactive medium where our readers can pose questions to our staff here at 4PZ, and where different members of our staff can, depending on their particular areas of expertise, respond to our reader's questions with feedback that might be of value not only to the individual posing the question, but also to other readers. If you have a Federal real property question that you'd like to pose to our staff, then we invite you to contact **Gabriel Head, the Project Manager** coordinating this forum, either by email at [gabriel.head@gsa.gov](mailto:gabriel.head@gsa.gov) or by telephone at 404-331-0298. Since this is the inaugural appearance of this forum, and our readers haven't yet had an opportunity to submit actual questions, we'd like to start this interactive forum by posing a question of our own, one which we very frequently hear from our customer agencies:

**Question:** We know about the more "traditional" activities that 4PZ can help us with, such as marketing and selling property, but what ELSE can GSA's Real Property Utilization and Disposal Division do for us?

**Answer:** We can help you with almost ALL of your real property asset management needs. Executive

Order 13327 Federal Real Property Asset Management has greatly expanded the ways in which GSA can assist other agencies with their asset management needs. Some of these services include:

- Training;
- Targeted Asset Reviews;
- Utilization Studies;
- Disposal Option Studies;
- Land Use Studies;
- Marketing Studies;
- Appraisals;
- Land Surveys and Title Searches;
- Historical Compliances;
- Environmental Solutions:
  - Due Diligence;
  - Contaminated Property Conveyances;
- Relocations;
- Report of Excess Assistance;
- Enhanced Use Leasing;
- Transfers and Closings;
- Exchanges;
- Disposal Leasing.

Whatever your real property asset management needs may be, GSA's Real Property Utilization and Disposal Division will be more than happy to help. If you have particular needs that you'd like to discuss with us, please do not hesitate to contact our office at 404-331-5133 to speak with one of our many in-house professionals.

### Coming Soon: Marcus Hook Lightstation

GSA has been working closely with the U. S. Coast Guard to facilitate the disposal of the Marcus Hook Light Station in Wilmington, Delaware, through an online auction that is expected to begin in the near future. If you'd like more information about this unique property, contact Lou Mancuso at 404-331-9451.



### GSA EXPO 2010

It's not too early to start planning!



You can find out more information about GSA Expo at

<http://www.expo.gsa.gov>.

Contact by phone via the Expo hotline (888) 272-5565 or e-mail at

[expo@gsa.gov](mailto:expo@gsa.gov).