

Headquarters, Department of the Army



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



**As of 1 October 2019**

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

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### **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-Selfridge 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 2005 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, additional attempts at a public sale were also unsuccessful. In September 2017, the Army, through GSA, awarded a contract to a commercial broker to market and bring a buyer to close on the property. On 3 August 2018, the Army transferred the final 103 acres of the former Seville Manor Housing to the State of Michigan (SOM) under a negotiated sale. The SOM, will construct a Home for Heroes that will provide a state of the art skilled nursing residential care for approximately 128 veterans and their families.



## 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 which is administratively controlled by Detroit Arsenal, all other administrative and MWR facilities are under the operational control of the U.S. Air Force.

For the Seville Manor Housing parcel, the Chesterfield Township LRA envisioned 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 was anticipated that the Seville Manor Reuse Plan would 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 wished to develop a cemetery (Reuse Plan B, 2011) to help address a need within the Township.

PLAN A



PLAN B



SEVILLE MANOR  
REUSE PLAN



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

## Final Reuse

In 2018, the State of Michigan requested, and was approved for, a negotiated sale of the Seville Manor Housing parcel for the purposes of constructing and maintaining a State Veterans Home to provide skilled nursing residential care to Michigan Veterans and their families in the southeast Michigan region. The design and artist rendition are complete and funding in excess of \$64 million was secured by the state. This facility will support approximately 128 veterans and will have 225-240 employees. Preliminary construction activities are underway.



An artist's rendition of the planned Veterans' Facility to be built on the former Seville Housing site.

## Property Conveyance Plan

### Summary:

Acres				Key Dates	
Total Excess: 623	Conveyed: 623 (100%)	Remaining: 0	Army Retained: 0	First Conveyance: 1 Aug 2006	Final Conveyance: 3 Aug 2018

### Property conveyance by parcel:

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
Seville Manor Housing Site	102.7	3 Aug 2018	State of Michigan	Negotiated Sale

## 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 FY18.
September 2017	GSA awarded a broker services contract to market the property for sale.
3 August 2018	Army completed the conveyance of 100% of the excess property at USAG-M (Selfridge) with the transfer of 103 acres to the State of Michigan under a negotiated sale for use in constructing a veterans home.



The site of the former Seville Manor Housing Area after the housing units were removed.