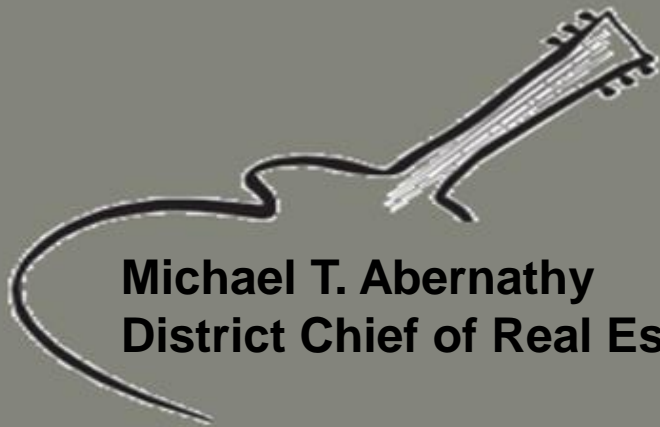


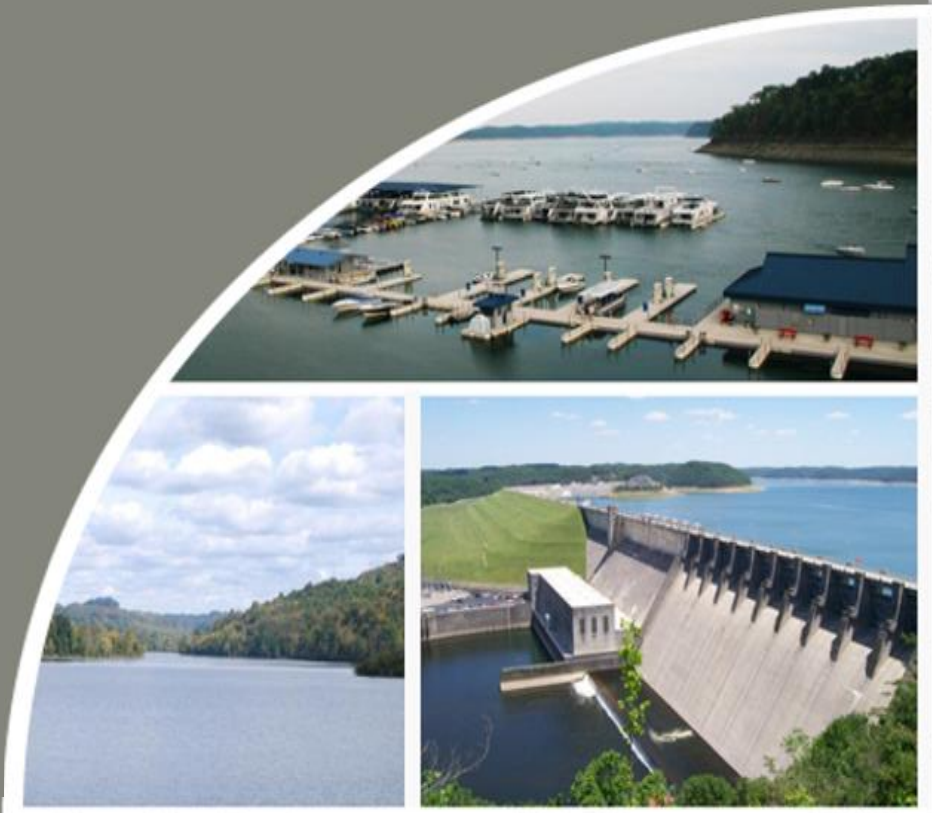
USACE Marinas

December 5, 2018



Michael T. Abernathy
District Chief of Real Estate

Myles Barton
Chief, M&D Branch



"The views, opinions and findings contained in this report are those of the author(s) and should not be construed as an official Department of the Army position, policy or decision, unless so designated by other official documentation."

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AGENDA

1. Opening Comments
2. Real Estate Contracting Officer
3. Nashville District Overview
4. Gross Receipts Trend
5. Commercial Concession Development
6. Clean Marina Program
7. Panel Q&A



OPENING COMMENTS



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Nashville District

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Authority (Title 16 USC)

The Chief of Engineers

- General Orders No. 2017-01
- As commander for the Corps of Engineers, executes the Civil Works Program under the ASA (CW)
- Authority to act for the Secretary of the Army in executing the Secretary's Executive Agent responsibilities for several **DoD Real Estate Programs**
- Proponent for Army Regulations related to Real Estate (AR 405-series)
- ARSTAF **responsibility for DA's missions** including development of policies and procedures; providing technical advice
- Approved Detailed Project Reports serve as approval authority

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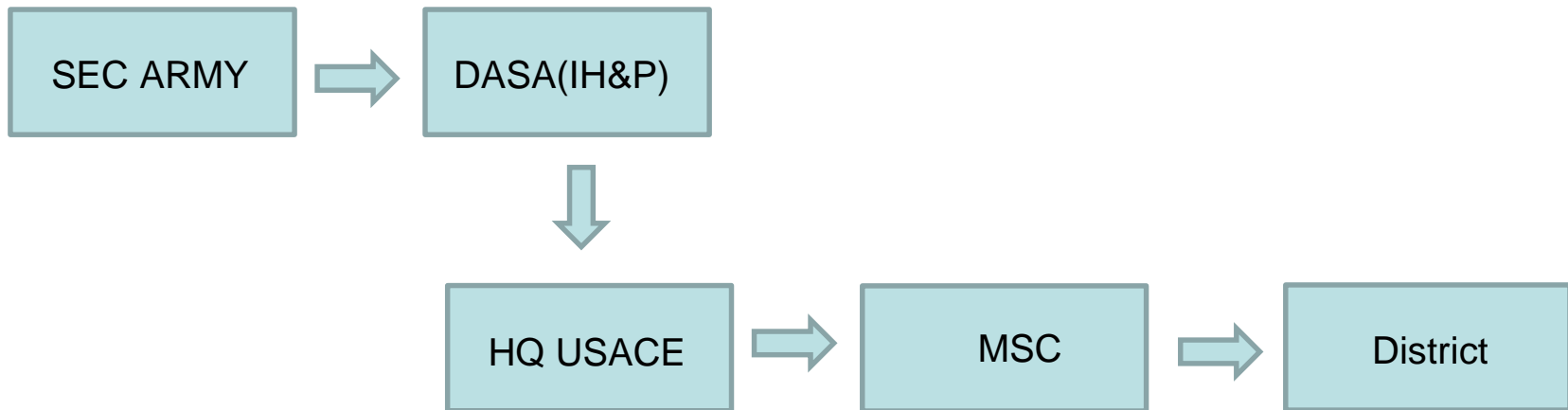
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USACE Real Estate Contracting Officer Delegation



CIVIL WORKS DIVISIONS & DISTRICTS



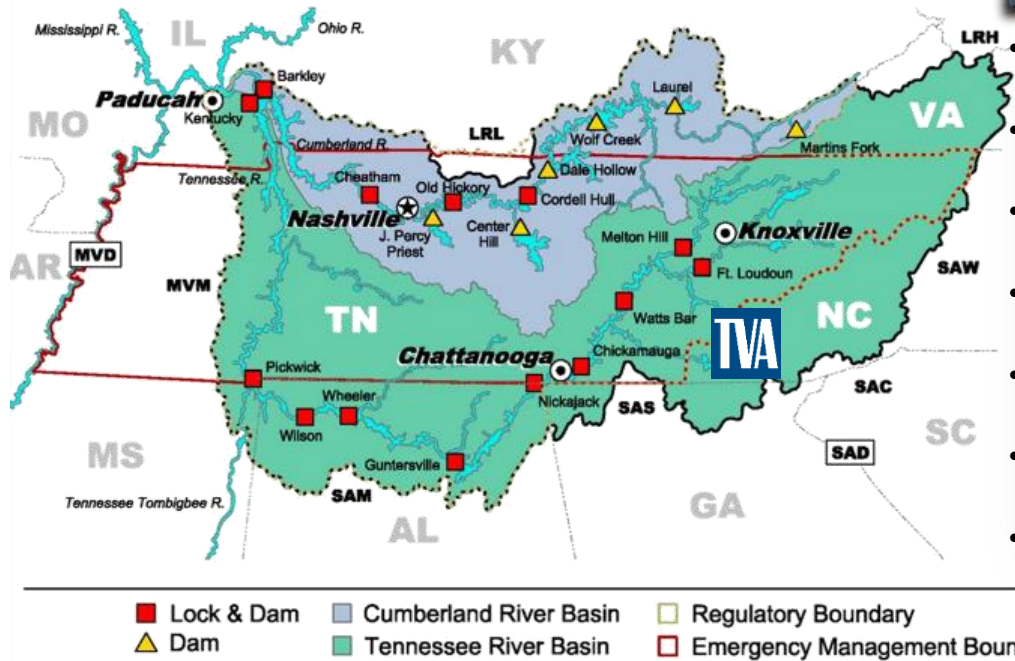
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NASHVILLE DISTRICT RIVER BASINS AND BOUNDARIES



May 2010



- Est 1888
- Civil Works Only
- 2 Rivers
- 7 states / 59K sq mi
- 14 Locks
- 10 Dams (9 hydro)
- \$291M FY16 Program

“Working together to protect people from water, to protect water from people, and to make water useful!”

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Nashville District Real Estate - Overview

- 14 Locks and Dams
- 10 Lakes and Reservoirs
- 400,000 Acres of Real Estate Holdings
- More visits annually than Disney World
- Manage one of largest marina programs nationally
- Manage property accountability for 1,600 assets
- 5 out of 10 of the most visited lakes in the nation



Nashville Shores



Hurricane Marina

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Commercial Concession Program

- 57 privately owned commercial concessions marinas
- Rent Collection totaling over \$2 million annually



Four Corners Marina



Prizer Point Marina & Resort

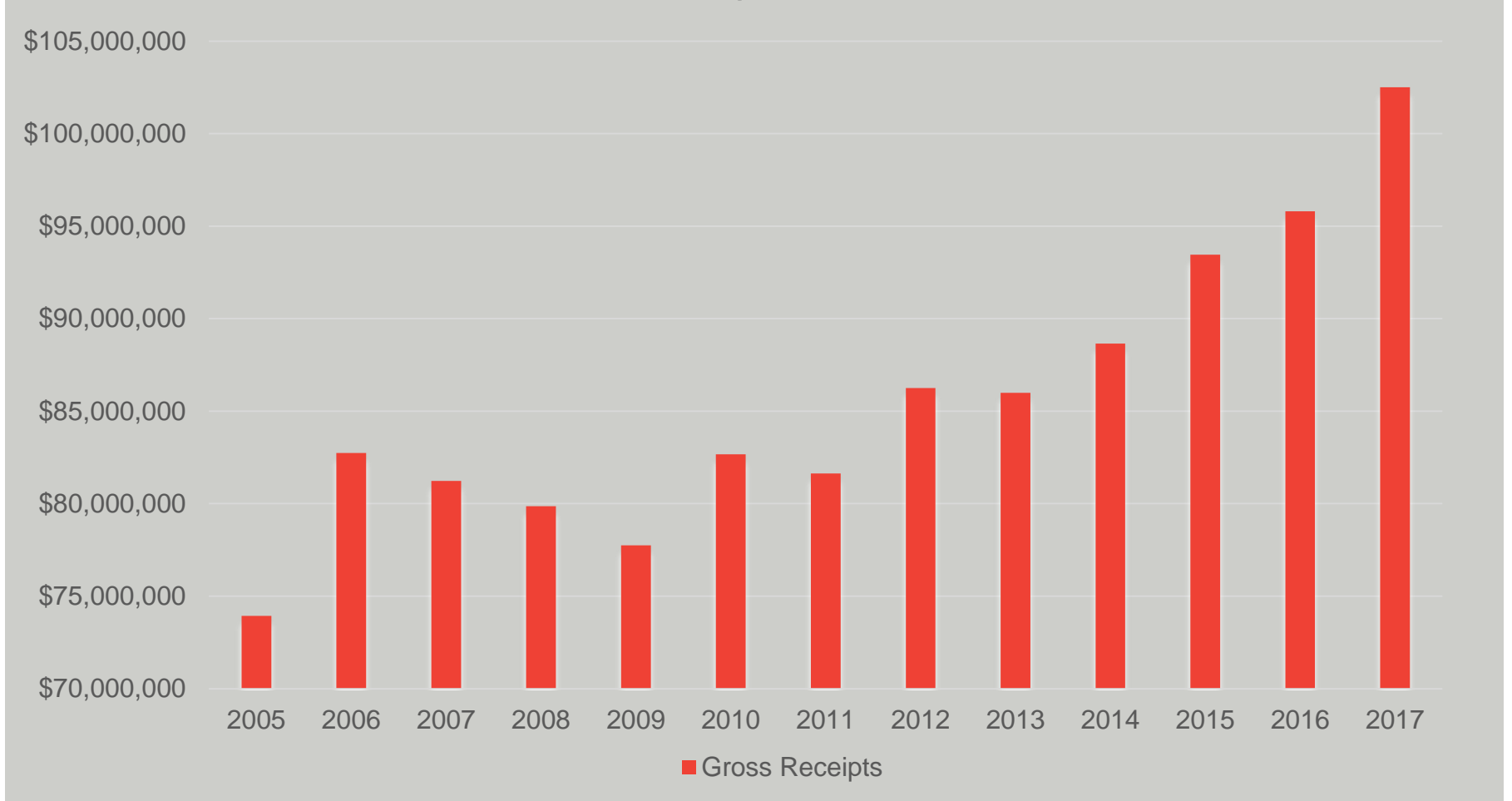
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Rent Paid –Where does it go?

- Collected rent only covers the consideration for a Marina's use of government land.
- 33 USC 701c-3
 - 75% of the money is returned to the county in which the marina is located
 - 25% is deposited into the US Treasury
- Administrative fees are no longer covered through rental payments.
- The Collection of CW Appropriations Reimbursements of May 2008, prescribed administrative fees may not be retained from rental payments

Nashville District Gross Receipts Trend

Gross Receipts 2005-2017



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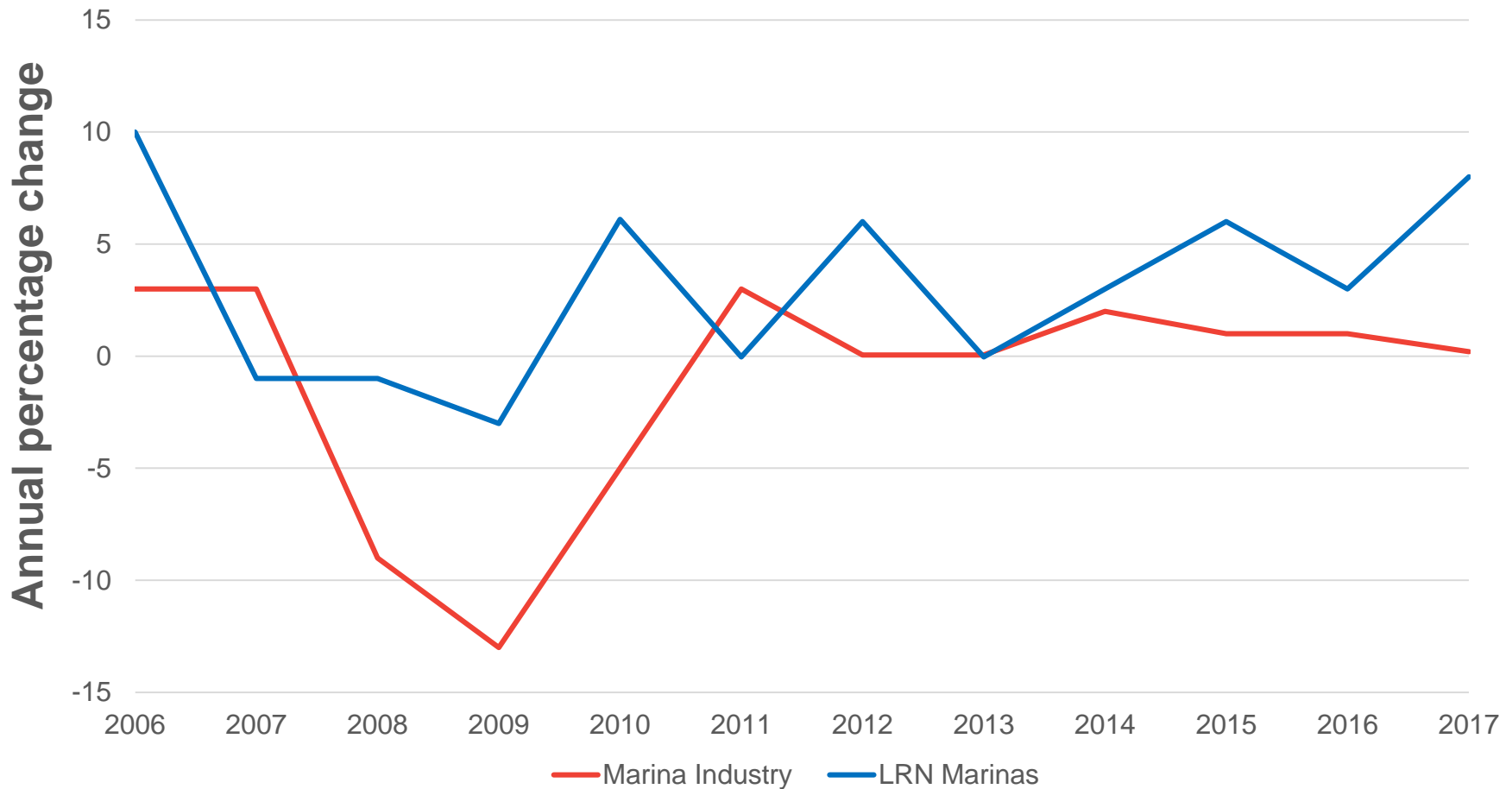
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Gross Receipts LRN vs. National Average



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Commercial Concession Development



Elm Hill Marina RV Park



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Marina Development: The Request and Approval Process

1. Contact Local (Lake) Resource Management Office – “Door to the Corps”
2. Submit required information in accordance with application
 - General Outgrant Application
 - Conceptual Development Plans
3. District Offices potentially involved:
 - Real Estate – Contract Management
 - Planning – NEPA/ESA
 - Cultural Resources – NHP Act, Section 106
 - Regulatory – DA Permit
 - Engineering - Cut/Fill
 - Office of Counsel – Legal Review
4. Timeline

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Example Development Plan



New Development For

REVISIONS

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REVISIONS

DATE: 10-27-18

SCALE: 1" = 200'-0"

PROJECT: [REDACTED]

DATE: 10-27-18

SCALE: 1" = 200'-0"

PROJECT: [REDACTED]

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NATIONAL ENVIRONMENTAL POLICY ACT

Signed into Law on January 1,
1970

PURPOSE

“...to declare a national
policy which will encourage
productive and enjoyable
harmony between man and
his environment...”



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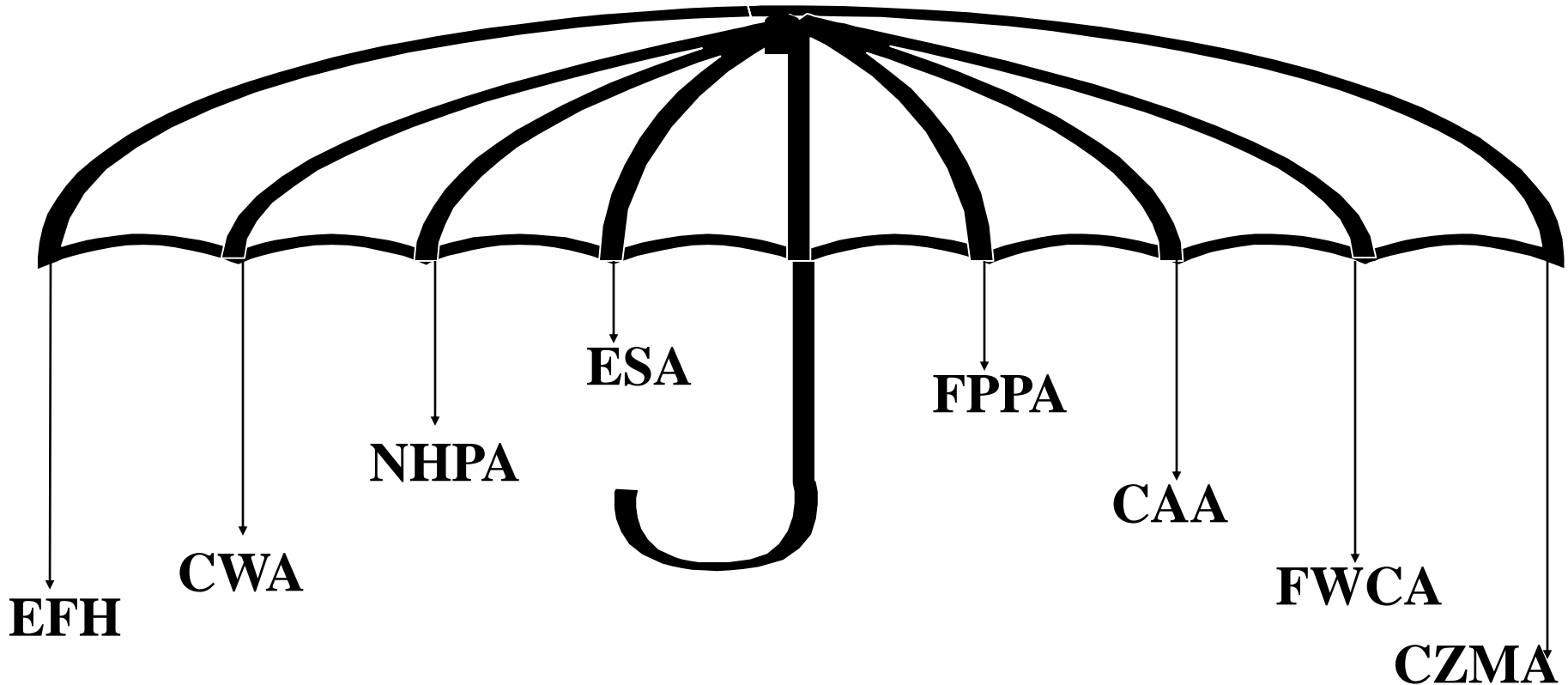


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NATIONAL ENVIRONMENTAL POLICY ACT

OVERARCHING CONCEPT



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CLEAN MARINA PROGRAM

- Promotes environmentally responsible Marina
- Guidebook and checklist to cover priorities for designation:
 - Sewage management
 - Oil and gas control
 - Solid waste and petroleum recycling/disposal
 - Vessel maintenance
 - Marina siting, design and maintenance
 - Stormwater management and erosion control
 - Public Education
- Corps team visit to verify objectives
- Receive certificate and Clean Marina Flag



Conley Bottom, Lake Cumberland

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LRN Real Estate Points of Contact

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PANEL Q&A



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