

DETERMINATION AND FINDINGS

AUTHORIZATION FOR INTERIM SALE OF WATER AND SEWER UTILITY SERVICES TO A NON-FEDERAL ENTITY AT THE FORMER SHEPHERD OF THE SEA CHAPEL (B-1001) AND NAVY HOUSING COMMUNITY CENTER (B-1004) PROPERTY, TOWN OF GROTON, NEW LONDON COUNTY, CONNECTICUT

This Determination and Findings provides sufficient justification for the Secretary to approve the sale of utilities and related services to a non-federal entity at the former Shepherd of the Sea Chapel (B-1001) and Navy Housing Community Center (B-1004) property located at 231 Gungywamp Road, Town of Groton, New London County, Connecticut due to the non-availability of local sources, in accordance with 10 U.S.C. § 2686 (a).

FINDINGS

1. The Naval Facilities Engineering Command (NAVFAC), Mid-Atlantic, proposes to authorize the purchaser of the former Shepherd of the Sea Chapel (B-1001) and Navy Housing Community Center (B-1004) to purchase potable water and sanitary sewer utility services from Public Works Department (PWD) New London. The Navy identified the property for disposal under the authority of 10 U.S.C. § 2875 and 10 U.S.C. § 2878. The value of the property is greatly affected by the availability of utility services. Existing potable water and sanitary sewer lines at the referenced property area are connected to and served by PWD New London infrastructure. These water and sewer services are presently not available from a local or municipal provider.
2. 10 U.S.C. § 2686 (a) provides statutory authority for the Secretary of a military service to sell utilities to purchasers within the immediate vicinity of a military installation "if it is determined that they are not available from another local source and that the sale is in the interest of national defense or the public interest." The former Shepherd of the Sea Chapel (B-1001) and Navy Housing Community Center (B-1004) property is in the immediate area of PWD New London and was formerly part of the Naval Submarine Base (SUBASE) New London installation until designated for disposal in October 2014. Providing utilities to the purchaser for a limited time is in the public interest, as the property cannot be occupied without utilities. Providing utilities also ensures an expedient disposal of the property and results in sources of funds benefiting the Navy. Providing utility services to the former Shepherd of the Sea Chapel (B-1001) and Navy Housing Community Center (B-1004) is not anticipated to affect SUBASE New London, as the base has historically provided potable water and sanitary sewer utility service to the property.
3. This authorization will provide the following terms and conditions:
 - a. Authorization for PWD New London to sell potable water and sanitary sewer utilities; directly to the purchaser of the property;
 - b. The sale of utilities by the Navy to the non-federal entity would be for a limited period of time, intended to continue only until the purchaser can transition to municipal utilities or November 1, 2018, whichever comes first;

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- c. The Navy's financial interests will be protected, as four months of billing will be held in escrow for each service as a deposit;
- d. NAVFAC Mid-Atlantic will charge the standard rates for services and the costs of providing utility services will be reviewed by NAVFAC Mid-Atlantic annually, including adjustments to the utility rates at the start of each fiscal year (October billing month); and
- e. The costs associated with, and circumstances surrounding the sale of all utility service to each private party will be reviewed at least annually by NAVFAC Mid-Atlantic, and the purchaser. A determination concerning the availability of these services from local suppliers, private or public, will be made part of the periodic review.

DETERMINATION

Based on the findings above and pursuant to 10 U.S.C. § 2686, I hereby determine that the identified utilities are not currently available from another local source and that it is in the public interest to authorize the sale of water and sewer utility services at Shepherd of the Sea Chapel (B-1001) and Navy Housing Community Center (B-1004), SUBASE New London, CT to a non-federal entity purchaser.

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Cindy Readal
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Amerended:

Date of sales of utilities is extended
to November 1, 2023.

Approved: Cindy Readal

Sewer explanation

