

9641 Bellefontaine Road  
St. Louis County, Missouri 63137  
Office: 314-867-0076  
Fax: 314-867-1790



## Missouri National Guard Facility to be located within the City of Bellefontaine Neighbors



**Dinah Tatman  
Mayor**

Greetings Fellow Citizens,

I pray you and your family are safe and healthy.

Exciting news! Our “great city” has been chosen to be the home of a \$52M project. This development is a significant investment in our city that will spark additional economic growth!

The project is scheduled to be completed in October 2025, which is the same year of our 75th birthday - what a celebration! I will continue posting updates as they become available.

### Summary Details

**What is it:** A Readiness Center for the Missouri Army National Guard: This facility (also known as an armory) will be the location for the unit to conduct individual and collective training, the administration, and the logistical support for over 300 Soldiers assigned to the units that will be located there.

**Status of property acquisition:** OA FMDC is working with MODOT to finalize the transfer. FMDC has sent MODOT a Notice of Exercise of Option to Purchase with a purchase date of June 1, 2023.

**Status of design:** Design is currently at 90% complete. Final revisions are being completed and documents being made ready to bid.

**Projected timeline of design and construction:** The design will be complete by September 2023. The construction of this readiness center will be completed approximately 18 months after the passing of the federal government’s budget for FY 24 (which begins in October 2023). Assuming the federal budget is passed by April 2024 then we can expect final construction to be complete around October 2025.

**Expenditures to date:** \$1,426,049.34 in design funding and \$8,400 for the commissioning funding both Federal funds thus far.

### Narrative

In FY23, this project was funded at \$7,749,525 Budget Stabilization Fund and \$22,400,000 Federal, for a total of \$30,149,525. The project request is to construct a new Missouri Army National Guard (MONG) Readiness Center in the St. Louis area on the Bellefontaine Neighbors property which requires MONG to purchase currently leased grounds from MoDOT. State funds are required along with federal funds on a 25/75 match basis to design and construct the facility.

MONG does not have adequate readiness center space in the St. Louis area. Units are located in several facilities, including the old Air Guard site on the Lambert South federal site and the old Bridgeton City Hall. MONG leases 5,000 Sq. Ft. at the former MoDOT Bellefontaine Neighbors Project Office and adjacent land. The lease agreement is between the Missouri Highways and Transportation Commission and OA-FMDC/Missouri National Guard. The 35-year lease term commenced on July 1, 2018 and extends through June 30, 2053. MONG makes an annual payment to MoDOT of \$8,571.43 for 35 years to reach a total of \$300,000. So far MONG has paid, \$34,285.72 and requires an amount of \$265,714.28 to payout the lease for outright property ownership.

Army regulations require the state to have fee simple title or a non-revocable long-term lease with a minimum of 25 years remaining term to receive federal design and construction funds. The current lease states that any alterations to the property, including adding structures, must be reviewed and approved by MoDOT representative assigned to this lease, prior to the construction and placement. The lease also states that either party shall have the right to terminate the lease by giving three hundred and sixty-five (365) days written notice to the other party. Therefore, because MONG would have to seek MoDOT approval on the construction and because MoDOT could dissolve the lease with one year's notice, MONG requests funds to purchase the Bellefontaine Neighbors property from MoDOT. FMDC is working with MODOT to finalize the transfer and has sent MODOT a Notice of Exercise of Option to Purchase with a purchase date of June 1, 2023.

MONG funded the design with federal funds with the understanding that the state of Missouri will contribute funding into the construction so that the project meets the 75% federal 25% state funding breakdown as a whole. The building construction would be 75,000 Sq. Ft.

In FY24, MONG requested an additional \$5M GR, \$15M Federal, for a total of \$20M. This is for additional project costs for an FY23 project. The original request amount for FY23 was funded at \$7,749,525 Budget Stabilization Fund, \$22,400,000 Federal for a total of \$30,149,525. Congress has recently appropriated \$8.0M more in federal funding which the state must match. Federal regulations dictate that all federal projects for new construction at Readiness Centers require 25% matching funding from the State. The request was approved in FY23 to support this project; however, drastic increases in construction costs due to inflation and other factors necessitate supplementary funding. Missouri Army National Guard has requested additional federal funding and must request additional state funding to ensure this project can be awarded.

The National Guard Bureau has the authority to increase the project's federal allocation by 25% without Congressional action. In the event that this occurs, an additional \$7.0M of federal authority would be needed. Given the inflationary impacts to construction costs and the need to avoid having to go through a state budget cycle to secure funding authority, the potential federal funding and state match are requested for this project. Design costs have been paid from the FY23 project funding.