

AIR FORCE NUCLEAR WEAPONS CENTER

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Sentinel Land Acquisition Activities



D. Taylor Walton
Lead Sentinel Real Estate Program Manager

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POC: afnwc.ccx@us.af.mil



Presentation Overview

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- n **Real Estate Acquisition Process**
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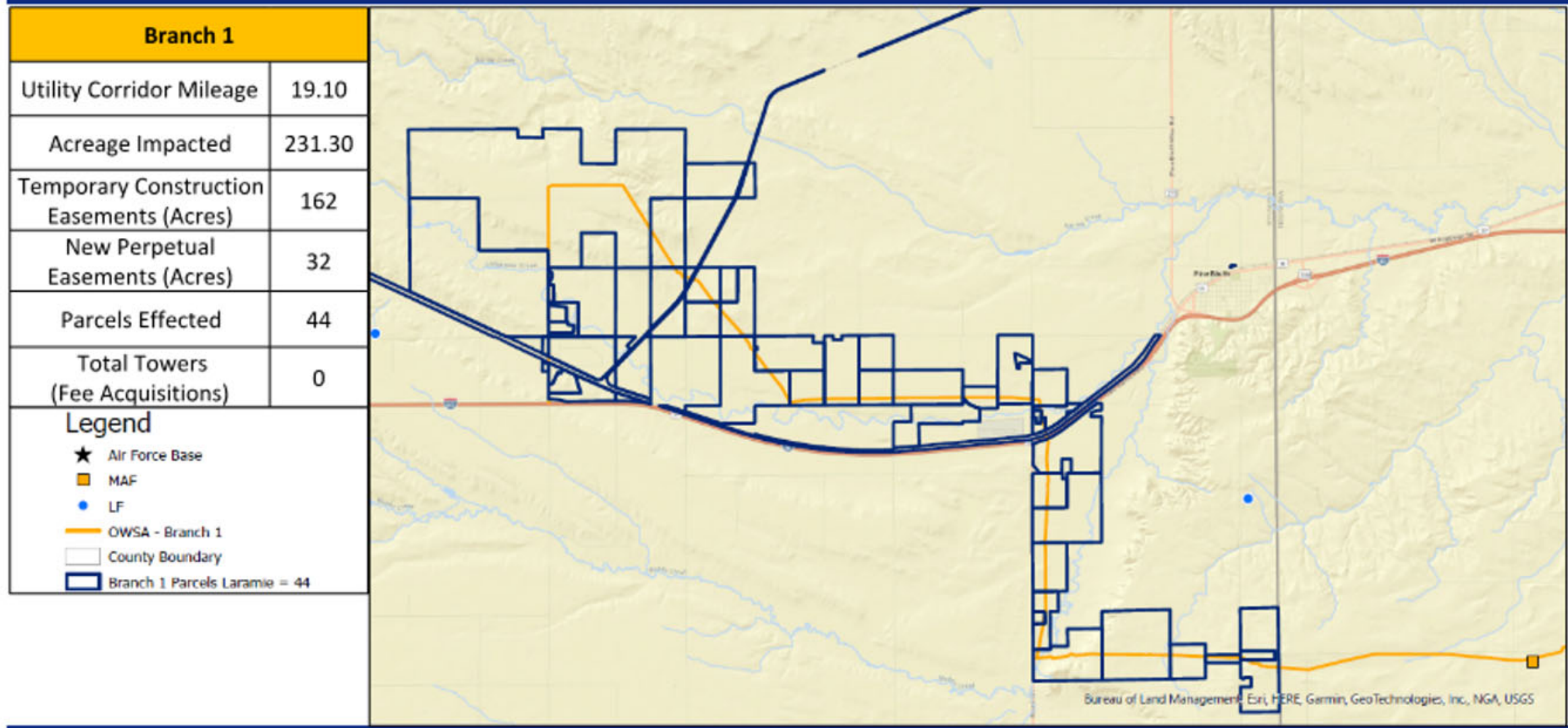


Presentation Purpose

- n This meeting is informational in nature and specifically geared to talking to the communities potentially affected by the proposed Sentinel project.
- n The United States Air Force (USAF) is separately preparing a Final Environmental Impact Statement (EIS), incorporating the public comments received during public hearings held Summer-2022
- n More information on the EIS can be found at www.gbsdeis.com.
- n All information presented here is pre-decisional and may change as the Record Of Decision is not complete.



Proposed Scope in Laramie County



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Innovate, Accelerate, Thrive – The Air Force at 75



Sentinel Real Estate Scope



- n **United States Air Force (USAF) seeks the following interests in real property:**
 - n **Temporary construction easements**
 - n **New permanent easements for utility corridors**
 - n **Fee acquisitions for tower sites**



Real Estate Acquisition Process



- n Northrop Grumman (NG) Design Site Surveys**
 - n Bechtel is currently conducting site surveys**
 - n Contacting landowners by phone or email to notify they will access property through Air Force owned easements**
 - n Walking the site with handheld equipment to confirm existing Air Force line locations**
- n Due Diligence Research for Real Estate Acquisition**
 - n United States Army Corps of Engineers (USACE) has begun title work, and will soon start appraisals and legal surveys**
 - n Appraisers and surveyors hired by USACE may begin contacting landowners starting in November**
 - n In most cases USACE will develop legal descriptions remotely with few exceptions**



Real Estate Acquisition Process Cont...



- n **Negotiations (plan to start in early 2023)**
 - n **USACE will deliver an initial “Offer to Sell” to landowners**
 - n **Landowners can obtain their own appraisal for the interest being requested on their property**
- n **The USAF desires to work with landowners in a timely manner with a goal to begin utility corridor construction activities in Fall-2024**



Authority to Purchase Property



- n September, 2021 the (USAF) submitted a request to Congress to acquire sufficient interest in property to purchase a utility right-of-way, temporary construction easements, and tower sites to support Sentinel Weapons System at FE Warren AFB**
- n The draft National Defense Authorization Act (NDAA) for Fiscal Year 23 contains the USAF request**
- n USAF and its agent (USACE) only has authority to negotiate and acquire property approved in the NDAA**



Points of Contact



n USAF Points of Contact

n 90 Missile Wing, Mr. Terry Higgins

n terry.higgins.1@us.af.mil

n 307-481-3381

n Sentinel Program Office, Mr. D. Taylor Walton

n dana.walton.1@us.af.mil

n 801-599-4586

n Air Force Civil Engineer Center, Mr. Arthur Calix

n arthur.calix@us.af.mil

n 210-395-9481

n USACE Points of Contact

n USACE Program Manager, Mr. Shaun Lenz

n Shaun.R.Lenz@usace.army.mil

n 918-669-7412

n USACE Real Estate, Mr. Todd Czarnecki

n Todd.L.Czarnecki@usace.army.mil

n 503-808-3873

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