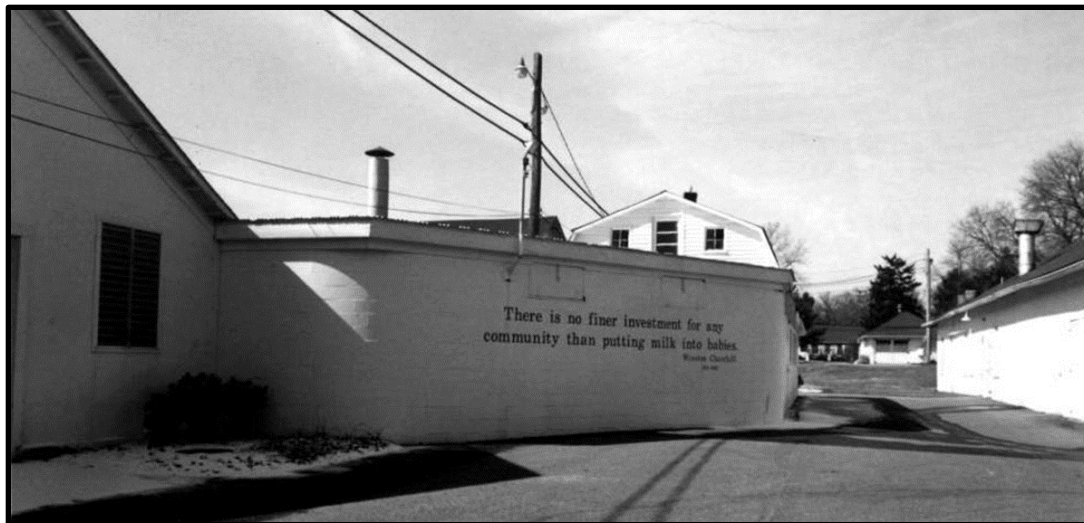




# WELCOME



## Naval Academy Dairy Farm Renewable Energy Initiative *Information Session & Community Conversation*





# Naval Support Activity Annapolis U.S. Naval Academy

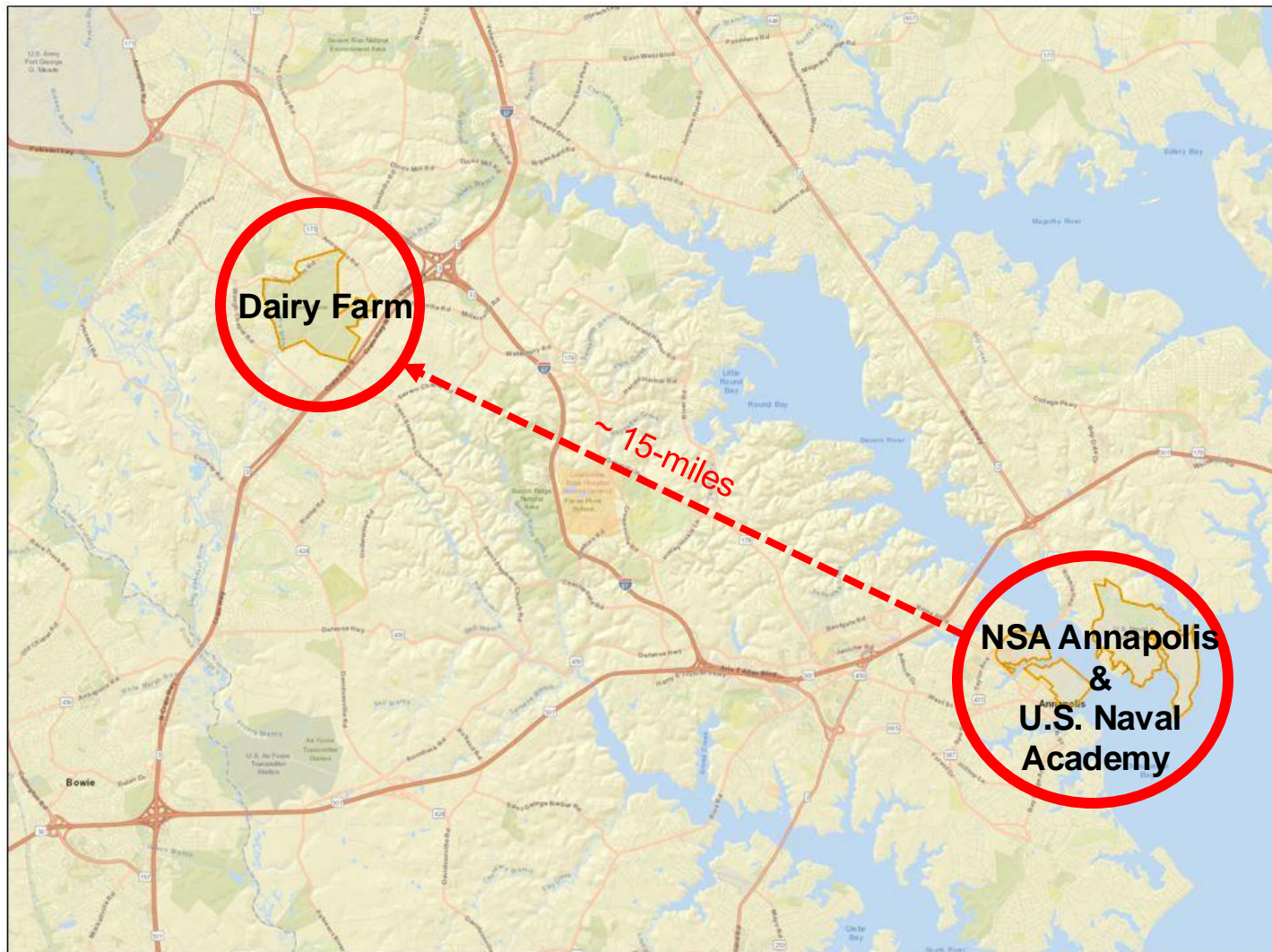


- **NSA Annapolis manages the land and infrastructure and provides base operating support services to the United States Naval Academy.**
- **NSA Annapolis is committed to providing effective and efficient shore installation management that supports its tenants and promotes the professional development of the Brigade of Midshipmen.**





# Location Map





# Site Map





# Naval Academy Dairy Farm Site History



Timeline	Action
1700-1900	Hammond Farm and Property
1902 + 1910	Hundreds of Midshipmen became ill; suspected to be from tainted dairy products
1913	Navy purchases 857 acres; establishes farm to supply dairy products to USNA. The farm once maintained over 300 cows and a staff of 45, providing 700 – 1,500 gallons of milk per day
1997	Navy dairy operations cease; 10 U.S.C. §8476 codified allowable uses: <ul style="list-style-type: none"> <li>• Property may not be declared excess real property</li> <li>• Property may be leased</li> <li>• Requires the property be maintained in its rural and agricultural nature</li> </ul>
1998-2008	Tenants included Horizon Organic Farm and Maryland Sunrise Farm
2008	Navy grants 30-year lease to Anne Arundel County (AACO) for agricultural purposes
2024	With support from AACO, Navy issues an RFI to explore and an RFP to pursue future use of the property as a mixed-use energy generation project.



# Request for Proposals



- As part of the U.S. Department of Defense's (DoD's) proactive approach to achieving a more sustainable and secure energy future, NSA Annapolis is exploring renewable energy generation at the Naval Academy Dairy Farm (Dairy Farm) that will help meet DoD's Carbon Free Electricity (CFE) goals, which are part of the federal government goals of achieving net-zero emissions by 2050, the Department of Navy's (DON's) Climate Action 2030 strategy, and the objectives of Executive Order 14057.
- Accordingly, NSA Annapolis released a Request for Proposals (RFP) for a mixed-use energy generation project at the Dairy Farm that not only provides energy generation but also enriches the local community, May 15, 2024.
- The RFP is available at [SAM.gov](https://sam.gov).



# Project Objectives



- Provide clean energy generation, which can be leveraged to contribute to a net-zero United States Naval Academy;
- Enter into a long-term Lease with one or multiple Lessees who will provide good stewardship over the property;
- Successfully integrate development activities with cultural resources and environmental policy management requirements compatible with the mission of the Installation; and
- Comply with all National Environmental Policy Act (“NEPA”) and Environmental Condition of Property Report (“ECP”) requirements.

# Project Concept



- While the primary objective for the project is to maximize energy generation, the DON encourages developers to work with local organizations, non-profits, or other entities to provide a **holistic approach for the entire Dairy Farm premise.**
- In addition to solar development, developers are encouraged to provide other energy generation technologies, such as **agrivoltaics with active farming**, that can provide a **benefit both to the DON and the local community.**
- To bring this vision to life, the DON envisions **collaborative partnerships between the Lessee and local nonprofit organizations**, particularly in the realms of farming, agriculture, and the utilization and maintenance of housing units.
- Developers are encouraged to provide a plan that maintains the **rural and agricultural ambiance and view shed** for the adjoining residential community.





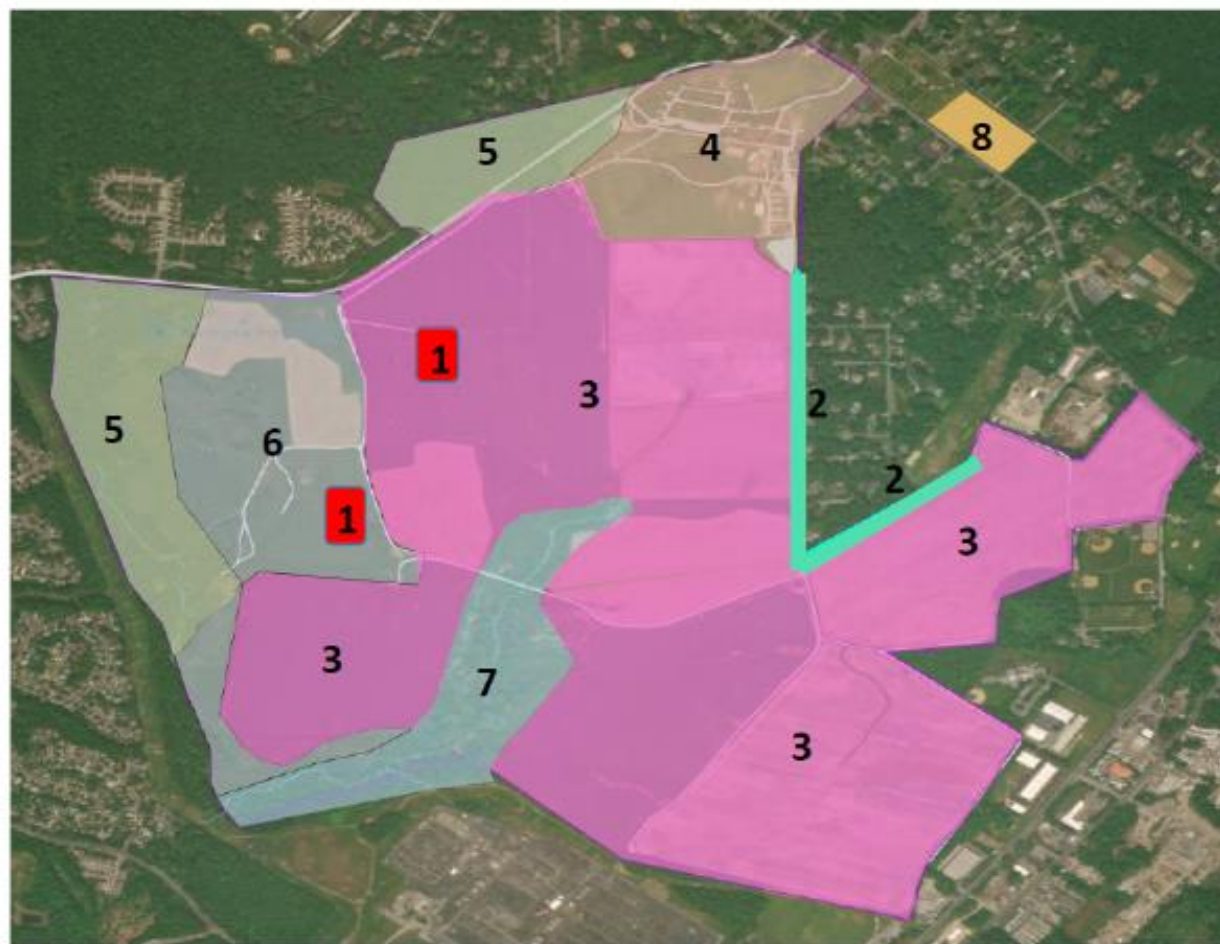
# Site Constraints/Considerations



- **The Site is currently operating under Title 10 U.S.C. §8476, which requires the Site to be maintained in its rural and agricultural nature. Developers who provide a concept that is in line with Title 10 U.S.C. §8476 will be given preference.**
- **The Site has been determined to be eligible as a National Historic District, with numerous contributing structures as well as archaeological sites. Consultation with the State Historic Preservation Office (“SHPO”), native Tribal Governments, and other interested parties regarding any proposed action shall be required under Section 106 of the National Historic Preservation Act.**
- **Additional potential constraints presented to prospective bidders included forested areas, riparian buffers, and residential buffers (see the next slide/figure).**
- **The National Environmental Policy Act (NEPA) requires the Federal government to evaluate the potential environmental impacts associated with any proposed action. As such, the Navy anticipates preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) once the potential preferred proposal(s) has been identified. The NEPA process includes public review and comment.**
- **Any future development and operations will have to comply with all applicable Federal and State regulations.**



# Site Characteristics



- 1 Historic Property
- 2 Residential Buffer
- 3 Primary Energy Generation Area
- 4 Historic District/ Working Farm
- 5 Forest Buffer
- 6 Hammond's Connection
- 7 Stream Buffer
- 8 Current Agro-Tourism Area
- Stream Channel
- Existing Road
- Parcel Boundary

Disclaimer: Approximate boundaries for concept planning purposes, only; map not to scale.

RFP N40080-24-RP-00062/LO-10985 APPENDIX A



# Process & Timeline



## PAST

- **Request for Information (RFI) Issued with Press Release: February 9, 2024**
  - RFI Industry Day: March 15, 2024
  - RFI Responses Submitted: April 12, 2024
  - Navy Evaluation of RFI Concepts: April - May, 2024
- **Request for Information (RFP) Issued with Press Release: May 15, 2024**
  - Navy participation in MD State Delegate Pruski Town Hall: May 20, 2024
  - Navy participated in MD State Delegate Pruski "Virtual" Constituent Meeting: June 6, 2024
  - RFP Industry Day: June 13, 2024

## PRESENT

- **Navy hosted Information Session and Community Conversation: August 6, 2024**

## FUTURE

- RFP Request for Proposals Due: September 12, 2024
- RFP Phase I Down Selection Process: September 12, 2024 - January, 2025 (anticipated)
- RFP Phase II Submission & Review Process: ~ January, 2025 – to be determined
- Developer Selection and Exclusive Negotiations/Initiate NEPA: to be determined
  - NEPA/Environmental Assessment (EA) Process: 1-year (approximately)

## Question

## Answer

**Will there be any recreational use permitted on the property along with agrivoltaic use?**

**The RFP encompasses the entirety of the 857-acre Dairy Farm, offering a canvas for renewable energy generation. This includes energy generation but also the integration of agrivoltaics with local crop cultivation, farming ventures, preservation of the historic district, and the potential for use by local organizations or non-profits.**

**The Navy's priority lies in maximizing energy production while preserving the rural and agricultural character of the land and ensuring benefits for the local community.**

## Question

**How will any future plans for the Dairy Farm affect current operations?**

## Answer

**NSA Annapolis is pursuing this RFP with the support of Anne Arundel County. Current tenants have access to the site under the current Anne Arundel County lease.**

**As stated in the RFP, the Navy is encouraging developers to work with local organizations, non-profits, or other entities to provide a holistic approach for the entire Dairy Farm premise.**

## Question

**What percentage of the farm will be converted to solar panels and how much will remain open farmland? Will the entire property be devoted to energy use? Will there be any recreational use permitted if the property along with agrivoltaic use? Please specify particular uses.**

## Answer

**We are not prescribing the specific breakdown of the development across the property in the RFP. We are seeking proposals for projects for clean energy generation and, importantly, enrichment of the local community.**

**This includes preserving the rural and agricultural character of the land, as required by federal law.**

## Question

## Answer

**Will the farm be enclosed with fencing, if so then what areas and what kind of fencing?**

**We received several questions about what the barrier or fence around the project site would look like, as well as requests for more detail on planned infrastructure improvements. We are still soliciting proposals to the RFP, so at this stage in the process, specific infrastructure improvements, including fencing, roads, buildings, and new utilities, are unknown.**

## Question

**Will the project award before or after January 20, 2025? / How long will construction take?**

## Answer

**We are at the very beginning of the RFP process. We anticipate that we will only be through the first phase of the RFP down-selection process in January of 2025. The phase 2 selection process will occur later in calendar year 2025. A project award would then follow once the Environmental Assessment is complete, but at this stage, it is too premature to gauge when a project would be awarded or the timeline for construction.**



## Question

## Answer

**We received numerous questions regarding the effects of the proposed action on safety and the environment and human health, including biological resources, noise, hazardous materials, water resources, and cultural resources.**

Safety is a paramount consideration and one that will remain top of mind throughout the process. At this stage of the RFP process, we do not have enough information to be able to assess the environmental impacts of the proposal. However, under the National Environmental Policy Act (NEPA), Federal agencies are required to assess the environmental effects of proposed major Federal actions prior to making decisions.

Pursuant to NEPA, the Navy will complete an Environmental Assessment (EA) to examine multiple renewable energy alternatives, including a No Action alternative. The EA will assess the potential impacts to multiple environmental resources, to include (but not limited to):

- Air emissions
- Biological resources, to include threatened and endangered species
- Water resources, to include surface water and groundwater
- Noise
- Transportation
- Hazardous materials and waste
- Cultural resources, to include architectural and archaeological resources
- Public health and safety

## Question (cont.)

## Answer (cont.)

**We received numerous questions regarding the effects of the proposed action on safety and the environment and human health, including biological resources, noise, hazardous materials, water resources, and cultural resources.**

**Assessment of impacts will involve consultation with applicable federal and state authorities, to include (but not limited to) Maryland Department of Natural Resources, Maryland Department of the Environment, the Maryland Historical Trust, the U.S. Environmental Protection Agency, and the U.S. Fish and Wildlife Service.**

**The EA process will also include the opportunity for the public to review and provide comments to the document, both early on in the scoping process and later on during preparation of the EA.**

**Once the NEPA process is complete, if the Government makes a decision to move forward with the proposal, the selected developer will have to comply with all applicable Federal and State regulations for site development and operations.**

## Question

**What are the timelines of the current leases on the property?**

## Answer

**The Anne Arundel County lease expires January 31, 2038. The County has an existing sublease with Sunrise Farm, which expires on 12/31/24 and two pending subleases, both with proposed expiration dates of July 31, 2026.**

**The two pending sublease tenants are De Novo Farm and MD Corn Maze.**

## Question

## Answer

**What will happen to their leases/livelihoods of tenants once renewable energy generation efforts come in? Is that up to the future developer?**

**These entities operate under the current Navy lease with Anne Arundel County. The RFP encourages developers to work with local organizations, non-profits, or other entities to provide a holistic approach for the entire Dairy Farm premise.**

## Question

**What input will neighbors have since this will dramatically change the landscape? Is there somewhere for neighbors to make comments?**

## Answer

**We are interested in what “community benefit” means to neighbors and local community members. We invite you to share your ideas and thoughts directly with us, tonight and after. We’ll have QR codes you can scan so that you can directly submit your input to us.**

**Further, as the project proceeds, the environmental assessment (EA) process under the National Environmental Policy Act (NEPA) will also include the opportunity for the public to review and provide comments, both early on in the scoping process; and later during preparation of the EA.**

## Question

## Answer

**What efforts has the Navy made in talking to the current tenants on the property about potential renewable energy generation efforts?**

**We are pursuing this RFP with the support of Anne Arundel County, and we are relying on the county to communicate with each of their tenants due to the terms of the Navy's current lease with Anne Arundel County.**

## Question

## Answer

**Why is the Navy not building this solar panel farm on the Naval Academy golf course and surrounding support area, which is adjacent to the Naval Academy? What other location can be considered for the solar farm?**

**We are still in the proposal solicitation phase. Part of the environmental assessment will require that we look at alternative locations.**

## Question

## Answer

**Can we request that some of the original Master Plan be included (e.g., move the Corn Maze onto the farm itself and put in a Native Plant garden in the current Corn Maze acreage; add Native Plant gardens back in; add the sledding hill for children back into the Plan)?**

**We welcome your input on what community benefit could look like through the Naval Academy Dairy Farm Renewable Energy Initiative. Please share your thoughts on recreational uses or other community benefits during the poster session this evening or via written comment.**





# Thank You!



- Alongside the RFP process, the Navy is also actively engaging the community in this effort.
- We welcome general comments, questions, concerns; as well as ideas.
- General comments and questions after today can be submitted to: **NSAA-PAO@us.navy.mil**



- For more information, visit: **Dairy Farm (navy.mil)**: <https://bit.ly/45blwYI>

