

(b) (6) CIV USN (USA)

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Sent:** Friday, February 18, 2022 10:56 AM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CDR USN COMNAVDIST DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** FW: [Non-DoD Source] Fwd: Letter for the Honorable Del Toro Regarding the Naval Academy Golf Association  
**Attachments:** 2022 - Letter to the Honorable Del Toro re NAGA.pdf

(b) (6)

FYI on the letter to SECNAV on sole sourcing land on Greenbury point for a new golf course. (b) (5)

(b) (5)

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

**From:** (b) (6)@usna.edu>  
**Sent:** Friday, February 18, 2022 9:47 AM  
**To:** Denius, Homer R III CAPT NSA Annapolis, N00 (b) (6)@navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Subject:** [Non-DoD Source] Fwd: Letter for the Honorable Del Toro Regarding the Naval Academy Golf Association

Forwarding for your use.

V/r, (b) (6)

(b) (6) R.A., AIA  
Deputy for Facilities and Construction  
United States Naval Academy

410- (b) (6)

----- Forwarded message -----  
**From:** (b) (6)@usna.edu>  
**Date:** Fri, Feb 18, 2022 at 9:43 AM

Subject: Letter for the Honorable Del Toro Regarding the Naval Academy Golf Association

To: (b) (6) <(b) (6).civ@us.navy.mil>

Cc: Sean Buck <(b) (6)@usna.edu>

Mr. (b) (6)

Attached is a letter from the Director of Athletics at the U.S. Naval Academy to the Honorable Del Toro regarding the Naval Academy Golf Association (NAGA) for his review. If you could please make sure he receives it, we would greatly appreciate it.

The original letter has also been sent to him via FedEx.

Thank you very much. Appreciate your assistance.

V/r,

(b) (6)

--  
(b) (6)

Associate Director of Athletics for Administrative Affairs

Naval Academy Athletic Association

566 Brownson Road

U.S. Naval Academy

Annapolis, MD 21402

410. (b) (6) (office)

443. (b) (6) (cell)

410. (b) (6) (fax)



NAVAL ACADEMY ATHLETIC ASSOCIATION

February 15, 2022

Honorable Del Toro  
1000 Navy Pentagon, Room 4D652  
Washington, DC 20350

Dear Mr. Secretary: *Sir -*

Since 1942, the Naval Academy Golf Association has managed the Naval Academy Golf Course in Annapolis on behalf of the Navy. I am very proud of the unwavering history of support that NAGA has provided to the Brigade of Midshipmen and the Naval Academy mission in this role. Countless hours of Physical Education classes as well as the Men's and Women's Varsity Golf teams have benefitted and succeeded through their access to the course, equipment, locker rooms and coaches who are at their disposal. Last year, the women's team claimed the Patriot's League Women's Golf Championship and competed at the NCAA Championship Tournament.

In addition to the support that NAGA provides directly to USNA, we are the Navy's premier golf course in the region and provide the retired and active duty community opportunities for access and membership. In 2020 and 2021, we rebuilt the entire course with new fairways, re-designed greens, and a state-of-the art putting facility. We are planning a new clubhouse venue to provide the Members and the Naval Academy with improved user facilities including dining at the course.

We want to continue to grow on our service accommodations and we have started to explore options to construct a new golf course on the land known as Greenbury Point at the Naval Support Activity Annapolis. Our vision includes mitigation efforts that would include a walking trail for the community, a berm to fully protect some environmentally sensitive hazardous material on the land, address issues regarding the Navy's existing firing range, and mitigation of the loss of trees and conservation area. We intend to design the course in the most environmentally sensitive way possible while meeting the expectations of our partners at CNIC, NAVFAC and the local community.

I am asking for your support of this project by directing a sole source negotiated lease agreement with NAGA to develop and use the Greenbury Point land for this new golf course. The benefits of our partnership that NAGA has provided to the Navy and to the Naval Academy for over 50 years have demonstrated that it is in the best interests of the Government to enter into a sole source lease for this project. This will permit us to start the lease negotiations and to start the design process with a clear way forward and a more compressed timeline.

I look forward to visiting with you to show you our conceptual plans for the course.

Respectfully yours,

(b) (6)

Chet Gladchuk

President, Naval Academy Golf Association  
Director of Athletics, Naval Academy

Cc: VADM Sean Buck, USN

(b) (6) CIV USN (USA)

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**Sent:** Tuesday, August 9, 2022 8:58 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** FW: [Non-DoD Source] Greenbury Tower

Sir,

Anne Arundel County has completed their tower work.

They will be scheduling one more climb to inspect but no date is set for that at present.

The public has been tracking this work in anticipation that when it and plebe summer range activity is complete that the access roads will reopen during the week. Inquiries and social media posts have been increasing on this topic in the last week. We will continue to provide general response statement that closures are to support base operations and training and not give specifics.

v/r

(b) (6)

-----Original Message-----

From: (b) (6) @aacounty.org  
Sent: Tuesday, August 9, 2022 8:43 AM  
To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
<(b) (6) civ@us.navy.mil>  
Subject: [Non-DoD Source] Greenbury Tower

(b) (6)

FYI - we are done and off the tower at Greenbury. Feel free to open as needed/wanted.

There will be one more climb by a third party inspection vendor to inspect the structural upgrades- but that is TBD and will only be one day.

Thanks for all your help!!

(b) (6)

OIT - Chief, Telecommunication Services  
Anne Arundel County Government  
Office of Information Technology  
44 Calvert Street  
Annapolis, Maryland 21401



(b) (6)

**CIV USN (USA)**

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Sent:** Friday, May 20, 2022 3:50 PM  
**To:** (b) (6) CAPT USN COMNAVDIST DC (USA)  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: Annapolis - NAGA/Greenbury Point Golf Course Update

Thanks  
Vr,  
Homer

---

**From:** (b) (6) CAPT USN COMNAVDIST DC (USA) (b) (6) .mil@us.navy.mil>  
**Sent:** Friday, May 20, 2022 11:51 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>  
**Subject:** RE: Annapolis - NAGA/Greenbury Point Golf Course Update

Got it Homer...the Aide is working it. Teams meeting so should not be too hard to get you added. RDML Steffen is 100% onboard with your team participating.

Best,  
(b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Friday, May 20, 2022 9:40 AM  
**To:** (b) (6) CAPT USN COMNAVDIST DC (USA) (b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>  
**Subject:** RE: Annapolis - NAGA/Greenbury Point Golf Course Update

Grahame,  
Can you please get me and (b) (6) invited into the at Meeting with (b) (6) and Mr. Ohannessian? (b) (5)

(b) (5)

Thanks  
Vr  
(b) (6)

---

**From:** (b) (6) CAPT USN COMNAVDIST DC (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Thursday, May 19, 2022 1:06 PM  
**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) @us.navy.mil>; (b) (6) HQE USN COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil>

Cc: (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6)  
CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil> (b) (6) @navy.mil (b) (6) CIV  
USN COMNAVFACENGCOM DC (USA) <(b) (6) .civ@us.navy.mil>; Denius, Homer R III CAPT USN NSA  
ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>  
**Subject:** RE: Annapolis - NAGA/Greenbury Point Golf Course Update

+ CAPT (b) (6) NSAA}

Thanks for this (b) (6) ..very helpful.

(b) (5) Attached is a copy of the letter signed out by  
Mr. Balocki.

For the awareness of all, (b) (6) OASN(EI&E), reached out to RDML Steffen today to set up a meeting between  
RDML Steffen and Mr. Ohannessian, DASN(E&MR) to discuss the issue. Target date for that meeting is 3 June, and our  
Flag Aide is working the coordination. I will also try to ensure RADM Lacore (RDML Steffen's relief) is also present at that  
meeting since she will be the one to see this issue through.

Best,  
(b) (6)

CAPT (b) (6)  
Chief of Staff, Naval District Washington  
1343 Dahlgren Ave SE, Bldg 1  
Washington Navy Yard, Washington, D.C. 20374  
Office: 202-(b) (6)  
Mobile: 202-(b) (6)

---

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <eric.w.crafton3.civ@us.navy.mil>  
**Sent:** Thursday, May 19, 2022 11:23 AM  
**To:** Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil> (b) (6)  
HQE USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) USN  
COMNAVDIST DC (USA) <grahame.a.dicks.mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6)  
CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) @navy.mil (b) (6) CIV  
USN COMNAVFACENGCOM DC (USA) <daniel.l.butler-franco.civ@us.navy.mil>  
**Subject:** Annapolis - NAGA/Greenbury Point Golf Course Update

Captain (b) (6) Captain (b) (6) and Mr (b) (6)

(b) (5)  
(b) (5) To that end, please see the chain of events and latest status below FYSA:

15 Feb 2022 – NAGA sent a letter to SECNAV requesting sole source authority to build a new golf course at Greenbury  
Point

26 April 2022 – NSAA submitted Lease Request Package to REBL

5 May 2022 – REBL returned the Lease Request Package to NSAA with requested revisions/reviews

6 May 2022 – Mr (b) (6) signed out the response to the 15 Feb letter denying NAGA's sole source request and directed NAGA to work with the PWD utilizing the Navy's normal process

May 2022 – NAGA publically begins fundraising for the golf course effort

May 2022 – Community opposition begins to mount - <https://chesapeakebaymagazine.com/proposal-to-expand-navy-golf-course-at-annapoliss-greenbury-point-faces-backlash/>

(b) (5)

Very Respectfully,

(b) (6)

Director of Real Estate  
Real Estate Contracting Officer  
NAVFAC Washington Systems Command  
1314 Harwood Street, SE, Building 212  
Washington Navy Yard, DC 20374-5018  
(202) 685 (b) (6) Office  
(615) 300 (b) (6) Cell  
(b) (6) @navy.mil



(b) (6)

**CIV USN (USA)**

---

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Sent:** Monday, August 1, 2022 7:29 AM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA)  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Subject:** RE: Greenbury Point Golf Course Proposal

CDR,

Please invite CAPT (b) (5) (cc'd) as well. Thanks.

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

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REF: DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>  
**Sent:** Monday, August 1, 2022 7:27 AM  
**To:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

Mr. (b) (6)

Is there anyone else you would like me to invite besides ICO, you, and (b) (6)

Very respectfully,

CDR (b) (6) PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>  
**Sent:** Monday, August 1, 2022 7:26 AM  
**To:** (b) (6) CIV (USA) (b) (6) civ@us.navy.mil>  
**Cc:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Subject:** FW: Greenbury Point Golf Course Proposal

(b) (6)

Please make sure the CO's calendar stays clear at 1200 on 12 AUG for the below meeting. Thanks.

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil

Office: (410) (b) (6)

Cell: (202) (b) (6)

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**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Monday, August 1, 2022 7:24 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

CAPT Denius,

Thank you. I'll work the invites for 1200.

Very respectfully,

CDR (b) (6) PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Saturday, July 30, 2022 8:30:27 AM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

1200 on 12Aug works for me.

Vr,  
CAPT Homer Denius  
CO, NSA Annapolis

---

**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Friday, July 29, 2022 4:33:24 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

CAPT Denius,

Does 1200 on 12 AUG work for you?

Very respectfully,

CDR (b) (6) PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

---

**From:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Thursday, July 28, 2022 4:03 PM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) G CIV USN NSA ANNAPOLIS MD (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>  
**Subject:** RE: Greenbury Point Golf Course Proposal

(b) (6) thanks. If you go with the 8<sup>th</sup> please make sure Mr. (b) (6) and (b) (6) are tracking since I will be coming back that day.

Vr,  
Homer

**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Thursday, July 28, 2022 3:48 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

CAPT Denius,

I'll work the 8/12 AUG dates and see what we can come up with. I'll let you know what I hear.

Very respectfully,

CDR (b) (6) PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

---

**From:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Thursday, July 28, 2022 3:38 PM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** RE: Greenbury Point Golf Course Proposal

CDR (b) (6)

I think we can take care of this in about an hour but no longer the 90 mins. Briefing should take about 15 to 20 mins and then we can take questions.

I am on leave all next week and have a security inspection 9,10,11 Aug.

I am available on 8Aug and 12 Aug anytime. Also I can be available anytime the week of 15 Aug.

Vr,  
Homer

---

**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Thursday, July 28, 2022 1:39 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>



Cc: (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** RE: Greenbury Point Golf Course Proposal

-Congressional Staff

CAPT Denius,

Are there some blocks of dates/times that you would like me to propose for this brief? Also, how much time would like?

Very respectfully,

CDR (b) (6), PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Monday, July 25, 2022 2:32 PM  
**To:** (b) (6) @mail.house.gov>; (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** Re: Greenbury Point Golf Course Proposal

Ms (b) (6)

Regarding the question of a formal request. No we have not received the formal request. Though I still understand NAGA intends to submit one.

Vr,  
CAPT Homer Denius  
CO, NSA Annapolis

---

**From:** (b) (6) @mail.house.gov>  
**Sent:** Monday, July 25, 2022 12:01 PM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) G CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] RE: Greenbury Point Golf Course Proposal

Hello (b) (6)

Following up to see if scheduling the briefing has come any further or if I can be of any help on that front.

In addition, Homer, can you clarify if the Navy has now received a formal submission from NAGA? According to the [FAQ page](#), it seems like this might be the case, but I wanted to clarify if the "proposal" mentioned in the FAQ is the same thing as the "submission" you mentioned in your June 13<sup>th</sup> response to me below.

Thank you very much!

Best,

(b) (6)

---

**From:** (b) (6)  
**Sent:** Wednesday, July 6, 2022 1:07 PM  
**To:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6)@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6)  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN COMNAVFAECENGCOM DC (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6)@us.navy.mil>  
**Subject:** RE: Greenbury Point Golf Course Proposal

Good afternoon (b) (6)

Thank you very much, I would appreciate it. Can you let me know if you have a time frame you are considering? I believe the relevant congressional offices would be willing to be quite flexible to accommodate what works for you, but I can also try to gauge their availability if that would be of help.

Best,

(b) (6)

---

(b) (6) PhD | AAAS Congressional Science & Engineering Fellow  
Congressman John Sarbanes (MD-03)  
2370 Rayburn House Office Building  
Washington, DC 20515  
P: (202) (b) (6)  
E: (b) (6)@mail.house.gov

---

**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA) <(b) (6)@us.navy.mil>  
**Sent:** Wednesday, July 06, 2022 10:55 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6) <(b) (6)@mail.house.gov>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN COMNAVFAECENGCOM DC (USA) <(b) (6)@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6)@us.navy.mil>  
**Subject:** RE: Greenbury Point Golf Course Proposal

CAPT (b) (6)

Thank you for bringing me in.

(b) (6) I will include you in our planning/coordination for discussions.

Very respectfully,

CDR (b) (6) PE  
Legislative Liaison (Installations & Construction)  
Navy Office of Legislative Affairs  
1300 Navy Pentagon, Room 4C549  
Office: (703) (b) (6)  
Mobile: (571) (b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [mil@us.navy.mil](mailto:(b) (6)@us.navy.mil)>  
**Sent:** Wednesday, July 6, 2022 7:40 AM  
**To:** (b) (6) [@mail.house.gov](mailto:(b) (6)@mail.house.gov)>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CDR USN OLA WASHINGTON DC (USA) (b) (6) [mil@us.navy.mil](mailto:(b) (6)@us.navy.mil)>  
**Subject:** RE: Greenbury Point Golf Course Proposal

Ms. Duman,

I inquired and it looks like CDR (b) (6) has the lead at OLA for setting things up. His email is in the cc line.  
Vr,  
Homer

---

**From:** (b) (6) [@mail.house.gov](mailto:(b) (6)@mail.house.gov)>  
**Sent:** Friday, July 1, 2022 12:00 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [mil@us.navy.mil](mailto:(b) (6)@us.navy.mil)>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>  
**Subject:** [Non-DoD Source] RE: Greenbury Point Golf Course Proposal

Good morning Homer,

I still haven't heard anything regarding a congressional staff briefing or meeting. Would it be possible for you to reach out again, or would it be helpful if I reached out to OLA directly to set something up?

Thank you very much.

Gratefully,

(b) (6)

---

**From:** (b) (6)  
**Sent:** Friday, June 24, 2022 1:20 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [mil@us.navy.mil](mailto:(b) (6)@us.navy.mil)>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](mailto:(b) (6)@us.navy.mil)>; (b) (6) CIV

USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM  
DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Golf Course Proposal

Hi Homer,

Wonderful, thank you. A full MD delegation briefing sounds just right and I appreciate your following up!

Best,

(b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>

**Sent:** Friday, June 24, 2022 1:18 PM

**To:** (b) (6) @mail.house.gov>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV  
USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM  
DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Golf Course Proposal

(b) (6)

Let me check with our OLA staff. Last word I received was they were reaching out to schedule some joint briefings to the MD delegation so we could consolidate our efforts. Obviously you have not heard from them yet so let me give them a nudge.

Vr,

Homer

---

**From:** (b) (6) @mail.house.gov>

**Sent:** Friday, June 24, 2022 11:49 AM

**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV  
USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM  
DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) civ@us.navy.mil>

**Subject:** [Non-DoD Source] RE: Greenbury Point Golf Course Proposal

Good morning Homer,

Following up on my earlier request, would you have availability to discuss the sole source request process with me and staff from the Senate offices? Perhaps next week or the week after might work – please let me know what you think!

Best,

(b) (6)

---

**From:** (b) (6)

**Sent:** Wednesday, June 15, 2022 9:35 AM

**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV  
USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM

DC (USA) (b) (6) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
(b) (6) <(b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Golf Course Proposal

Good morning Homer,

Thank you for your quick and through reply! This certainly helps answer some questions we had had regarding what has or hasn't been submitted to NSA at the current time. If you are available next week, I would certainly appreciate the opportunity to meet with you virtually to discuss the process for a sole source request. Would you be amenable to including staff from the offices of Senators Cardin and Van Hollen as well in that meeting? We have all been receiving constituent outreach on Greenbury point so the more we all have the same understanding of the procedures that are in place, the better we will be able to disseminate that information to our constituents.

Best,

(b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) <(b) (6) mil@us.navy.mil>

**Sent:** Monday, June 13, 2022 3:30 PM

**To:** (b) (6) <(b) (6) @mail.house.gov>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) <(b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Golf Course Proposal

Ms (b) (6)

Thank you for taking the time to reach out and ask for more information regarding Greenbury Point. To date the only action that has taken place is the Naval Academy Golf Association (NAGA) wrote a letter to the Secretary of the Navy. In the letter NAGA requested the Secretary grant a sole source negotiated lease agreement with the Navy. In the Navy response to that letter NAGA was directed to submit their request via the Naval Support activity Annapolis Public Works Department. As of today we have not received a submittal from NAGA but are expecting one in the future. Once received the submittal will go through several levels of review and approval or disapproval will be made in the Assistant Secretary of the Navy for Energy, Installations and Environment. Since this request has not been received, when received will be subjected to several levels of review, and will only discuss the request for sole source I do not have the information to answer the questions regarding environmental impact or specific plans for a golf course. But if you would like to meet I could discuss the process for a sole source request. Thank you again.

Vr,  
Homer

Homer Denius  
CAPT, USN  
NSA Annapolis Commanding Officer  
(410) (b) (6)

---

**From:** (b) (6) <(b) (6) @mail.house.gov>

**Sent:** Thursday, June 9, 2022 9:50 AM

**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>  
**Subject:** [Non-DoD Source] Greenbury Point Golf Course Proposal

Good morning Captain Denius,

I work in Congressman Sarbanes' DC office on environmental issues and we have been getting a lot of constituent outreach about the Naval Academy Golf Association's proposal to lease land at Greenbury Point to construct a golf course. Our district office passed along the attached letter, which listed you as a point of contact, and explained that the consideration of the proposal was still in the nascent stages. However, it would be helpful for us to see the proposal since we are still hearing conflicting accounts of what the proposal even contains. Is this something that you anticipate will be released to the public soon, or if it will not be, would you be willing to share it in confidence with our office? I'd be happy to speak on the phone if that would be easier.

Best,

(b) (6)

---

(b) (6) PhD | AAAS Congressional Science & Engineering Fellow  
Congressman John Sarbanes (MD-03)  
2370 Rayburn House Office Building  
Washington, DC 20515  
P: (202) (b) (6)  
E (b) (6) @mail.house.gov



(b) (6)

CIV USN (USA)

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Sent:** Tuesday, May 10, 2022 9:20 AM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); Denius, Homer  
(b) (6) CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN  
NSA ANNAPOLIS MD (USA)  
**Subject:** RE: Greenbury Point Issue paper

PWO,

(b) (5)

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil

Office: (410) (b) (6)

Cell: (202) (b) (6)

(CONTROLLED UNCLASSIFIED INFORMATION/FOR OFFICIAL USE ONLY/PRIVACY SENSITIVE)

REF: DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>  
**Sent:** Monday, May 9, 2022 3:32 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD  
(USA) <(b) (6).civ@us.navy.mil>  
**Subject:** RE: Greenbury Point Issue paper

For your review.

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Monday, May 9, 2022 3:18 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** Greenbury Point Issue paper

PWO,

(b) (5) have a link for the one drive file but wanted to see if everyone has weighed in yet. Thanks

Vr,  
Homer



(b) (6)

## CIV USN (USA)

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Sent:** Thursday, February 17, 2022 3:22 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6)  
A CIV USN NAVFAC WASHINGTON DC (USA)  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**Subject:** RE: Greenbury point justification  
**Attachments:** Golf Course 20220110.pptx; Greenbury Point - Soil Cap ROM Cost Estimate  
10202021.pdf; Reuse System Cost Estimate.pdf; NS Shoreline Reaches 2016 EA .jpg;  
Water Reduction Study Design Report 2-13-12-FINAL for CD.pdf  
**Signed By:** (b) (6) @navy.mil

PWO,

Please find the power point that I have been working on with EV requirements that provide timelines, cost estimates, and potential stakeholders, along with a study. Please let know if you have any questions or if you would like to see anything different.

Thank you.

Respectfully,

(b) (6)

Installation Environmental Program Director

Public Works Department Annapolis

Cell: 757 (b) (6)

Office: 410 (b) (6)

---

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
**Sent:** Thursday, February 17, 2022 12:47 PM  
**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV  
USN NAVFAC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>  
**Subject:** Greenbury point justification

See attached. Still a draft. Let me know if you have any edits or recommendations.

Very Respectfully,

CAPT (b) (6)

PWO, NSA Annapolis

Office: (410) (b) (6)

Cell: (202) (b) (6)

**From:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**To:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) USN COMNAVFACENGCOM DC (USA); (b) (6) s CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV (USA); (b) (6) USN COMNAVDIST WASH DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CDR USN USNA ANNAPOLIS MD (USA)  
**Cc:** Public Affairs Office  
**Subject:** Re: [Non-DoD Source] Fwd: Greenbury Point  
**Date:** Wednesday, July 20, 2022 3:20:03 PM

---

Thanks, he sent me a query and I directed him to the FAQ. Appears to have answered his questions.

v/r

(b) (6)

PAO

Naval District Washington

Mobile: (703) (b) (6)

Sent from mobile device

---

**From:** (b) (6) @usna.edu>  
**Sent:** Wednesday, July 20, 2022 3:13:32 PM  
**To:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil> (b) (6) , (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil> (b) (6) (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) 2.mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV (USA) (b) (6) @usna.edu>; (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) r.civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) s.civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>  
**Cc:** Public Affairs Office <mediarelations@usna.edu>  
**Subject:** [Non-DoD Source] Fwd: Greenbury Point  
All,

(b) (6) just relayed that he took a call with Washington Post reporter (b) (6) to discuss Greenbury Point.

<https://www.washingtonpost.com/people/fredrick-kunkle/>

His readout of the conversations is below.

(b) (5)

Unknown when he plans to publish (guessing in the next day).

Vr (b) (6)

----- Forwarded message -----

From: (b) (6) @usna.edu>

Date: Wed, Jul 20, 2022 at 15:05

Subject: Greenbury Point

To: (b) (6) @usna.edu>

CC: (b) (6) @usna.edu>, (b) (6) @usna.edu>

(b) (6):

As per our telephone conversation a few moments ago, here is what I discussed with the Washington Post reporter

- 1) The land is owned by the Navy and there is no authority to proceed with any development, on any front, until the Navy decides that we may have the opportunity to create a vision. If the Navy doesn't approve, the concept is over.
- 2) There has been no formal concept development nor has a feasibility study been created. The project is purely on a conceptual basis.
- 3) Typical of development on any front there would be community involvement in the process along with all environmental agencies including oversight by the Navy.
- 4) Even if the project were to move forward, we would need to raise 35-40 million dollars to meet not only new development but mitigate current environmental concerns. Included in the private fundraising effort would be funds to enhance the property in a manner that would address the interest of the community and others that would use the area.
- 5) If we work through all the above then comes the challenge of creating a comprehensive recreational facility that would include walking and jogging trails, access to the Chesapeake for boaters, bird watching facilities, exercise stations and at least five miles of walking and jogging trails.
- 6) If created there is the responsibility to consistently address environmental requirements as dictated by the various governing agencies.
- 7) There are a number of fully compliant recreational and golf facilities currently on the Chesapeake Bay and each has taken the necessary steps to ensure compliance on all fronts.

The reporter's name was (b) (6) and he seemed open minded and had no vested interest in the matter which led me to believe he would write a balanced story. Keep in mind I mentioned a number of times that if the Navy decides they would rather not pursue a feasibility study addressing the site then all of this goes away.

Thanks

(b) (6)

--

Cmdr. (b) (6)

Public Affairs Officer  
United States Naval Academy

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) CTR (USA)  
**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) USN COMNAVFACENGCOM DC (USA)  
**Subject:** Re: [Non-DoD Source] Golf Course Community Meeting  
**Date:** Friday, May 6, 2022 12:39:18 PM

---

(b) (6),

There are some issues I need to make you aware of that I became aware of after real estate contacted my team. I am driving right now. Can you call me at 703 (b) (6)

Thanks

(b) (6)

---

**From:** (b) (6) @usna.edu>  
**Sent:** Friday, May 6, 2022 11:20 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
<(b) (6).mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CDR USN  
USNA ANNAPOLIS MD (USA) (b) (6) @usna.edu>; (b) (6) CIV USN COMNAVDIST DC  
(USA) (b) (6).civ@us.navy.mil>; (b) (6) LT USN COMNAVDIST  
WASH DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) @navy.mil  
(b) (6) @navy.mil>; (b) (6) @usna.edu>; (b) (6)  
(b) (6) @usna.edu>; (b) (6) CTR (USA) (b) (6) @usna.edu>; (b) (6)  
<(b) (6) @usna.edu>  
**Cc:** (b) (6) <(b) (6) @usna.edu>  
**Subject:** [Non-DoD Source] Golf Course Community Meeting

We have decided to host a meeting to share our Greenbury Point concepts with the neighboring communities on Tuesday evening. In the spirit of clearing the air, this will allow us to present our very preliminary and exploratory concepts and explain the road ahead.

We'll host the meeting at 7pm in the indoor golf facility at the BSC. Guests will be instructed to enter through the NAGA Pro Shop.

I'm going to send the meeting information to our POCs in the Providence and Pendennis Mount communities, but we expect the word to spread beyond these groups.

I'm not sure I included everyone that was involved in the call Wednesday or that needs to be aware, so please share with your staffs as appropriate.

Thanks.

(b)  
(c)

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CIV \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: [Non-DoD Source] Golf Course discussion with Chet  
**Date:** Thursday, January 20, 2022 11:23:17 AM

---

(b) (6)

11Feb at 1100 would work best for me and (b) (6)

Vr,  
Homer

**From:** (b) (6) @usna.edu>  
**Sent:** Thursday, January 20, 2022 8:39 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) @navy.mil>;  
(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>  
**Subject:** [Non-DoD Source] Golf Course discussion with (b) (6)

CAPT's:

(b) (6) is available Feb 4 or Feb 11 at 1100. Do you see a need to have the discussion earlier?  
(b) (6) said that she could look for an earlier time if that is too far out. Let me know.

V/r, (b) (6)

(b) (6) R.A., AIA  
Deputy for Facilities and Construction  
United States Naval Academy

410 (b) (6)

**From:** (b) (6)  
**To:** (b) (6) CTR (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Cc:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**Subject:** RE: [Non-DoD Source] Information for Greenbury Point Golf Course Meeting  
**Date:** Monday, December 20, 2021 4:19:47 PM  
**Attachments:** [53A31C6004D4426496AD4016EC297E7B.png](#)  
[image001.jpg](#)

---

No problem for me. The more people we have to take a look the better.

(b) (6)

(b) (6) | Golf Course Superintendent  
United States Naval Academy Golf Club  
64 Greenbury Point Rd | Annapolis, MD  
C 517 (b) (6) | O 410 (b) (6)  
(b) (6) @usna.edu



On Dec 20, 2021, 4:15 PM -0500, (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA) (b) (6) mil@us.navy.mil>, wrote:

I forwarded the invite to my lead environmental guy. Assuming the meeting tomorrow will revolve around that. Let me know if that is an issue.

Very Respectfully,

CAPT (b) (6)

PWO, NSA Annapolis

Office: (410) (b) (6)

Cell: (202) (b) (6)

**From:** (b) (6) @usna.edu>

**Sent:** Monday, December 20, 2021 7:50 AM

**To:** (b) (6) CTR (USA) (b) (6) @usna.edu>

**Subject:** [Non-DoD Source] Information for Greenbury Point Golf Course Meeting

All,



I have attached the meeting minutes that I received from (b) (6) at EnviroProjects. It is a detailed look at the steps we need to take to get started and suggestions for how to get there. I will provide copies for tomorrow as well.

(b)  
(6)

--

(b) (6) | Golf Course Superintendent

United States Naval Academy Golf Club

64 Greenbury Point Rd | Annapolis, MD

C 517 (b) (6) | O 410 (b) (6)

(b) (6) [@usna.edu](mailto:(b) (6)@usna.edu)



**From:** (b) (6)  
**To:** (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** Re: [Non-DoD Source] Lease draft for golf course  
**Date:** Thursday, February 17, 2022 3:08:13 PM

---

Sure, I will take the edits. I just made some happy to glads but I can do that in the new version.

(b) (6) R.A., AIA  
Deputy for Facilities and Construction  
United States Naval Academy

410 (b) (6)

On Thu, Feb 17, 2022 at 2:07 PM (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA) (b) (6) [.mil@us.navy.mil](#)> wrote:

I have been receiving edits since I sent this to you. Do you want the latest version or are you good with what you have?

Very Respectfully,

CAPT (b) (6)

PWO, NSA Annapolis

Office: (410) (b) (6)

Cell: (202) (b) (6)

**From:** (b) (6) [@usna.edu](#)>  
**Sent:** Thursday, February 17, 2022 11:51 AM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) [.mil@us.navy.mil](#)>  
**Subject:** [Non-DoD Source] Lease draft for golf course

PWO:

Can I get the draft lease information that you are working on? (b) (6) needs to give it to the

Supe and I want to run through it before we pass it along.

V/r, (b) (6)

(b) (6), R.A., AIA

Deputy for Facilities and Construction

United States Naval Academy

410- (b) (6)

(b) (6)

CIV USN (USA)

**From:** (b) (6)@usna.edu>  
**Sent:** Tuesday, February 15, 2022 4:59 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Subject:** Re: [Non-DoD Source] Lease information for golf course

No, I'll just take your document when you are ready to send.

V/r, (b) (6)

(b) (6) R.A., AIA  
Deputy for Facilities and Construction  
United States Naval Academy

410-(b) (6)

On Tue, Feb 15, 2022 at 4:57 PM (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) [.mil@us.navy.mil](mailto:(b) (6).mil@us.navy.mil)> wrote:

Do you want the existing lease information? I don't have that but can probably get it.

(b) (6)

---

**From:** (b) (6)@usna.edu>  
**Sent:** Tuesday, February 15, 2022 4:32 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Subject:** [Non-DoD Source] Lease information for golf course

CAPT:

Can you send me what you have on the golf course lease information? (b) (6) met with the Supe today and the Supe wants to see that document so he can respond to any questions from SECNAV. (b) (6) does not want to share it with anyone at NAVFAC real estate until he starts to negotiate the lease details.

(b) (6) promised that he would give the document to the Supe tomorrow. I'd like to take a swing at any edits before we send it to (b) (6).

V/r, (b) (6)

(b) (6) R.A., AIA  
Deputy for Facilities and Construction  
United States Naval Academy

410-(b) (6)

**From:** (b) (6)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CTR (USA); (b) (6) CIV (USA); (b) (6) CIV (USA)  
**Subject:** Re: [Non-DoD Source] NAGA - Sole Source Statement  
**Date:** Wednesday, June 15, 2022 2:35:31 PM

---

Monday is wide open. Can you meet? Tx. (b) (6)

On Jun 15, 2022, at 1:44 PM, Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil> wrote:

(b) (6),  
My initial read and thoughts are you have clearly shown that NAGA is the best organization to build the golf course. But we are still missing on why we need to build a second golf course. I have some ideas and am awaiting some comments from some others. I would like to plan a meeting with you to discuss next week. Do you have some days that are preferred?

Vr,  
Homer

**From:** (b) (6) @usna.edu (b) (6) @usna.edu> **On Behalf Of** (b) (6)  
**Sent:** Monday, June 13, 2022 4:45 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) n@fsslaw.com>; (b) (6), (b) (6) CTR (USA) <(b) (6)@usna.edu>; (b) (6) CTR (USA) (b) (6) @usna.edu>; (b) (6) CIV (USA) (b) (6) @usna.edu>; (b) (6) CIV (USA) (b) (6) @usna.edu>  
**Subject:** [Non-DoD Source] NAGA - Sole Source Statement

Homer,

Our legal counsel, (b) (6), took a stab at a sole source statement. I've made some additions and modifications based on my perspectives. Attached is a draft for you and (b) (6) to review. Please take the liberty to critique, add, delete, or call us together for an in-person meeting to discuss. If we can be comfortable with a statement that reflects justification for sole source, then we should take the next step and talk about strategy going forward.

In the meantime, let's work on this document and get it to a point where we all feel comfortable.

I'll wait to hear from you.

(b) (6)

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: [Non-DoD Source] Potential Greenbury Point Redevelopment/Golf Course  
**Date:** Monday, January 31, 2022 7:50:17 AM

---

Copy all thanks (b) (6).

Vr,  
Homer

---

**From:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>  
**Sent:** Friday, January 28, 2022 3:19 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [@navy.mil](#)>; (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>; (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#) (b) (6) [.mil@us.navy.mil](#)>; (b) (6) [.civ@us.navy.mil](#)>  
**Subject:** FW: [Non-DoD Source] Potential Greenbury Point Redevelopment/Golf Course

All,  
Received the first inquiry about the proposed new golf course from a faculty member. I spoke to her today, heard her complaints, and explained to her that EV is advocating for the environment and the GP users. She felt better after our conversation and I let her know to contact me at any time.  
Thank you.

Respectfully,  
(b) (6)  
Installation Environmental Program Director  
Public Works Department Annapolis  
Cell: 757-(b) (6)  
Office: 410-(b) (6)

---

**From:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Sent:** Wednesday, January 26, 2022 4:08 PM  
**To:** (b) (6) [CIV \(USA\)](#) <flack@usna.edu>  
**Cc:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** RE: [Non-DoD Source] Potential Greenbury Point Redevelopment/Golf Course

Good afternoon (b) (6),

Thank you for reaching out to me. I have included my Supervisor, (b) (6), on this email since (b) (6) is the main point of contact. (b) (6) can also be reached at 410-(b) (6).

V/r,

(b) (6)

(b) (6)

NEPA and EMS Program Manager  
Public Works Department Annapolis  
181 Wainwright Road  
Annapolis, Maryland 21402

410 (b) (6)

(b) (6) [.civ@us.navy.mil](mailto:(b)(6).civ@us.navy.mil) (NEW EMAIL ADDRESS)

**From:** (b) (6) usna.edu>

**Sent:** Wednesday, January 26, 2022 9:45 AM

**To:** (b) (6) o@navy.mil

**Subject:** [Non-DoD Source] Potential Greenbury Point Redevelopment/Golf Course

Dear (b) (6),

(b) (6) gave me your name as a point of contact regarding the environmental study of the plans to redevelop Greenbury Point. As a long time faculty member at USNA and a frequent user of Greenbury Point, I am very concerned about the environmental impact of a golf course so close to the Chesapeake Bay and the loss of this open space and access to the waterfront for the community.

Sincerely,

(b) (6)

Professor (b) (6)

Department of Mechanical Engineering  
United States Naval Academy  
Annapolis, MD 21402

410 (b) (6)

(b) (6) [@usna.edu](mailto:(b)(6)@usna.edu)

**From:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**To:** (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: [Non-DoD Source] PROPOSED ACTION - NAGA  
**Date:** Friday, August 5, 2022 12:14:18 PM  
**Attachments:** [NSAA REPI FY19 Application Issue Point Paper.docx](#)

---

CAPT,

(b) (5)

v/r

(b) (6)

---

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Thursday, August 4, 2022 1:06 PM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) [civ@us.navy.mil](#)>; (b) (6) ,  
(b) (6) [@usna.edu](#)>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
(b) (6) [civ@us.navy.mil](#)>; (b) (6) CIV USN COMNAVDIST DC (USA)  
<(b) (6) [.civ@us.navy.mil](#)>; (b) (6) CDR USN USNA ANNAPOLIS MD (USA)  
(b) (6) [@usna.edu](#)>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) [civ@us.navy.mil](#)>  
**Subject:** FW: [Non-DoD Source] PROPOSED ACTION - NAGA

See attached.

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

**From:** (b) (6) [@fsslaw.com](#)>  
**Sent:** Thursday, August 4, 2022 10:57 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [.mil@us.navy.mil](#)>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [@usna.edu](#)>; Sean Buck  
<(b) (6) [@usna.edu](#)>  
**Subject:** [Non-DoD Source] PROPOSED ACTION - NAGA

Captain Denius,  
Please find attached a pre-decisional memo on the proposed non-competitive lease with the Naval Academy Golf Association (NAGA) to develop a well-integrated and managed recreational and training area in support of Naval Station Annapolis and United States Naval Academy.



Very respectfully,

(b) (6) | Of Counsel, Freeh Sporkin & Sullivan

[3711 Kennett Pike Wilmington, DE 19807](#)

| 📞 mobile: 757 (b) (6) | 📠 fax: [302.824.7148](#) | ✉ e-mail: (b) (6) [@freehgroup.com](#)

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**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CIV USN COMNAVDIST DC \(USA\)](#)  
**Cc:** (b) (6) [CIV NSA Annapolis, N00](#); (b) (6) [LT USN COMNAVDIST WASH DC \(USA\)](#); (b) (6) [CIV USN COMNAVDIST WASH DC \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: [Non-DoD Source] Proposed golf course  
**Date:** Friday, March 25, 2022 12:42:19 PM

---

(b) (6)

Yes we received a proposal from NAAA. It is being processed through Public Works and the FEC. (b) (5)

I have also cc'd PWO Capt (b) (6) for his comments. He knows more of the details on the request.

Vr,  
Homer

(b) (5)

---

**From:** (b) (6) [CIV USN COMNAVDIST DC \(USA\)](#) <(b) (6) [civ@us.navy.mil](#)>  
**Sent:** Friday, March 25, 2022 11:01 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [@navy.mil](#)>  
**Cc:** (b) (6) [CIV NSA Annapolis, N00](#) <(b) (6) [@navy.mil](#)>; (b) (6) [LT USN COMNAVDIST WASH DC \(USA\)](#) (b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN COMNAVDIST WASH DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** FW: [Non-DoD Source] Proposed golf course

Skipper, any insight on a golf course replacing the walking trails at Greenbury Point? USNA receiving queries.

v/r

(b) (6)

Director, Public Affairs

Naval District Washington

DSN: 288 (b) (6)

Comm: (202) (b) (6)

Fax: (202) 433-3745

Mobile: (703) (b) (6)

(b) (6) @navy.mil

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<http://www.facebook.com/NavDistWash>

<https://www.instagram.com/navdistwash/>

**From:** (b) (6) @usna.edu>

**Sent:** Friday, March 25, 2022 10:08 AM

**To:** (b) (6) @usna.edu>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)

(b) (6) mil@mail.mil>; (b) (6) CIV (USA) (b) (6) @usna.edu>; (b) (6)

CAPT USN DCNO N7 (USA) (b) (6) @usna.edu>; (b) (6) CIV (USA) (b) (6) @usna.edu>;

(b) (6) usna.edu>; (b) (6) CAPT USN NAVFAC WASHINGTON

DC (USA) (b) (6) 2.mil@us.navy.mil>

**Cc:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6),

(b) (6) CIV USN COMNAVDIST WASH DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6)

(b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>

**Subject:** [Non-DoD Source] Proposed golf course

(b) (6) et al,

We have received a handful of phone calls from concerned community members about the possibility of a golf course replacing the walking trails at Greenbury Point, asking what information could be shared with the public.

(b) (5)

(b) (5)

(b) (5)

Standing by...

V/r

(b) (6)

**Cmdr. (b) (6), USN**

Public Affairs Officer to Superintendent Vice Adm. Sean Buck, U.S. Naval Academy  
121 Blake Rd, Annapolis, MD 21402

Office: 410-(b) (6)

Cell: 248-(b) (6)

Email: (b) (6)@usna.edu

[www.usna.edu](http://www.usna.edu)

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA);  
(b) (6) CIV USN NAVFAC EURAFSWA IT (USA); (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Subject:** RE: [Non-DoD Source] Providence Cove stormwater project  
**Date:** Wednesday, August 17, 2022 1:44:14 PM  
**Attachments:** [Golf Course Comments From Providence Bids.docx](#)  
[NSAA LOS-Providence.docx](#)

---

Sir,

(b) (5)

Once letter content is set, I will send your way for consideration and signature.

(b) (6) has requested letter of support by 25AUG2022 by 1600.

v/r

(b) (6)

**From:** (b) (6) @severnriver.org>  
**Sent:** Wednesday, August 17, 2022 11:26 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>  
**Cc:** (b) (6) @navy.mil  
**Subject:** [Non-DoD Source] Providence Cove stormwater project

Hello Capt. Denius,

I am reaching out to you to be mindful of (b) (6) time off this week, but have copied her here as she has been my point of contact with NSAA thus far.

As (b) (6) knows, the Severn River Association is currently pursuing grant funding through the Chesapeake Bay Trust to design a project to treat stormwater flowing through the Providence community. We have received 4 qualified bids for the design project, and each of them discusses the relationship of the golf course to areas downstream. There seems to be a general consensus among the firms that have bid on the project that some sort of stormwater management on the golf course is critical to a successful project at this site. I wanted to pass along some of those comments so you know what our consultants are telling us.

(b) (6) mentioned that Navy's own engineers and surveyors have been assessing the site and working on proposals for stormwater management in the area, which is good news from our end. I've attached the letter of support that I hope NSAA can sign to support our grant

application here for ease of reference. I hope that once we have selected a firm to do the design work on the part of the stream on community property, our consultant and Navy's own personnel can coordinate efforts and share information in a way that produces a holistic and effective solution to the current stormwater management issues on the site.

Please feel free to reach out with any questions about the letter or the comments.

V/R

(b) (6)

--

(b) (6)

Executive Director  
Severn River Association

**'It's a New Day at SRA!'**





v/r

(b) (6)

Director, Public Affairs

Naval District Washington

DSN: 288-(b) (6)

Comm: (202) (b) (6)

Fax: (202)433-3745

Mobile: (703) (b) (6)

(b) (6)@navy.mil

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<https://www.instagram.com/navdistwash/>

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**From:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6).civ@us.navy.mil>

**Sent:** Monday, May 9, 2022 4:19 PM

**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>;  
(b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6).mil@us.navy.mil>;  
(b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy.mil>; (b) (6),  
(b) (6) CDR USN USNA ANNAPOLIS MD (USA) (b) (6)@usna.edu>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6)@navy.mil>; (b) (6)  
(b) (6) CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6)@navy.mil>; (b) (6)  
(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6)  
(b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>

**Subject:** Chesapeake Bay Magazine: Grennbury Point Query

All Received the query in the email below from the Chesapeake Bay Magazine:

Proposed responses:

(b) (5)  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

[Redacted]  
[Redacted]  
[Redacted]



(b) (5)

Reporter's deadline is Tuesday afternoon so appreciate you immediate attention.

v/r

(b) (6)

Director, Public Affairs  
Naval District Washington  
DSN: 288-2678  
Comm: (202) (b) (6)  
Fax: (202) 433-3745  
Mobile: (703) (b) (6)  
(b) (6) @navy.mil

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on NDW!

<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

**From:** (b) (6) @chesapeakebaymagazine.com>

**Sent:** Monday, May 9, 2022 2:45 PM

**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>;  
(b) (6) @navy.mil; (b) (6) r@navy.mil

**Subject:** [Non-DoD Source] Media inquiry re: Greenbury Point

Good afternoon,

This is (b) (6) from Chesapeake Bay Magazine. I'm working on a story about the recent uproar about possible future use of the Greenbury Point portion that is currently open to the public as trails most of the time.

There's an ever-growing group of residents who say the public access to Greenbury Point is fenced off and closed, and that there's a proposed new golf course right by the existing golf course that would cut through public access and important environmental habitats, etc.

I imagine that rumors are running rampant, and I'd really like to be able to report what is the accurate truth according to Greenbury Point's operators. Would you please help us with the following:

1) How much of the Greenbury Point trails are currently open/available? I see the last status

update on their Twitter page is reminding people not to go around any fencing/closed gates. Does the existing fencing have to do with an upcoming golf course proposal, or were those placed for another reason?

2) To clear up confusion: Is the proposal from the Naval Academy Golf Association for a new and additional golf course, or to expand the existing course?

3) I understand that the proposal has been "forwarded for review"- who is reviewing it at this point? Naval Support Activities?

4) Any additional information that you're able to share on this subject?

Thanks so much for your help! My deadline is Tuesday afternoon.

**From:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
**To:** (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: EV Concerns Regarding Golf Course Addition at GP  
**Date:** Tuesday, September 7, 2021 8:02:41 AM  
**Attachments:** [greenbury point restrictions UPDATED 2017.jpg](#)  
[Greenbury point wetlands.jpg](#)  
[Matelea carolinensis map.jpg](#)  
[Overshot zones g point.bmp](#)

---

Sir,

MHT stands for Maryland Historical Trust.

Attached is a map with the Carolina Matensis, which is from 2017, so it could have spread or grown in other areas since then. Also attached is a wetlands map, a GP restrictions map, and a map showing the overshot zones. Again, all of these maps are from 2017 and could have changed from then. We will be getting updated maps for all of this, I believe in 2022 as the INRMP (Integrated Natural Resources Management Plan) is going through its 5 year revision now. If you need anything else, please let me know.

Thank you.

Respectfully,

(b) (6)

Installation Environmental Program Director

Public Works Department Annapolis

Cell: 757-(b) (6)

Office: 410-(b) (6)

---

**From:** (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Tuesday, September 7, 2021 7:40 AM  
**To:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) (b) (6) [civ@us.navy.mil](#)>;  
(b) (6) [\) CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** RE: EV Concerns Regarding Golf Course Addition at GP

Thanks (b) (6) .

Do you have maps of where the CZMA mitigation areas are as well as designated wetlands?  
Do we have a sites for where Carolina Matensis may be located?  
What does MHT stand for?

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis

Office: (410) (b) (6)  
Cell: (202) (b) (6)

---

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>  
**Sent:** Friday, September 3, 2021 3:43 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>; (b) (6) ) CIV USN NAVFAC  
WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>  
**Subject:** EV Concerns Regarding Golf Course Addition at GP

Sir,

(b) (5)  
[Redacted]

Thank you.

Respectfully,

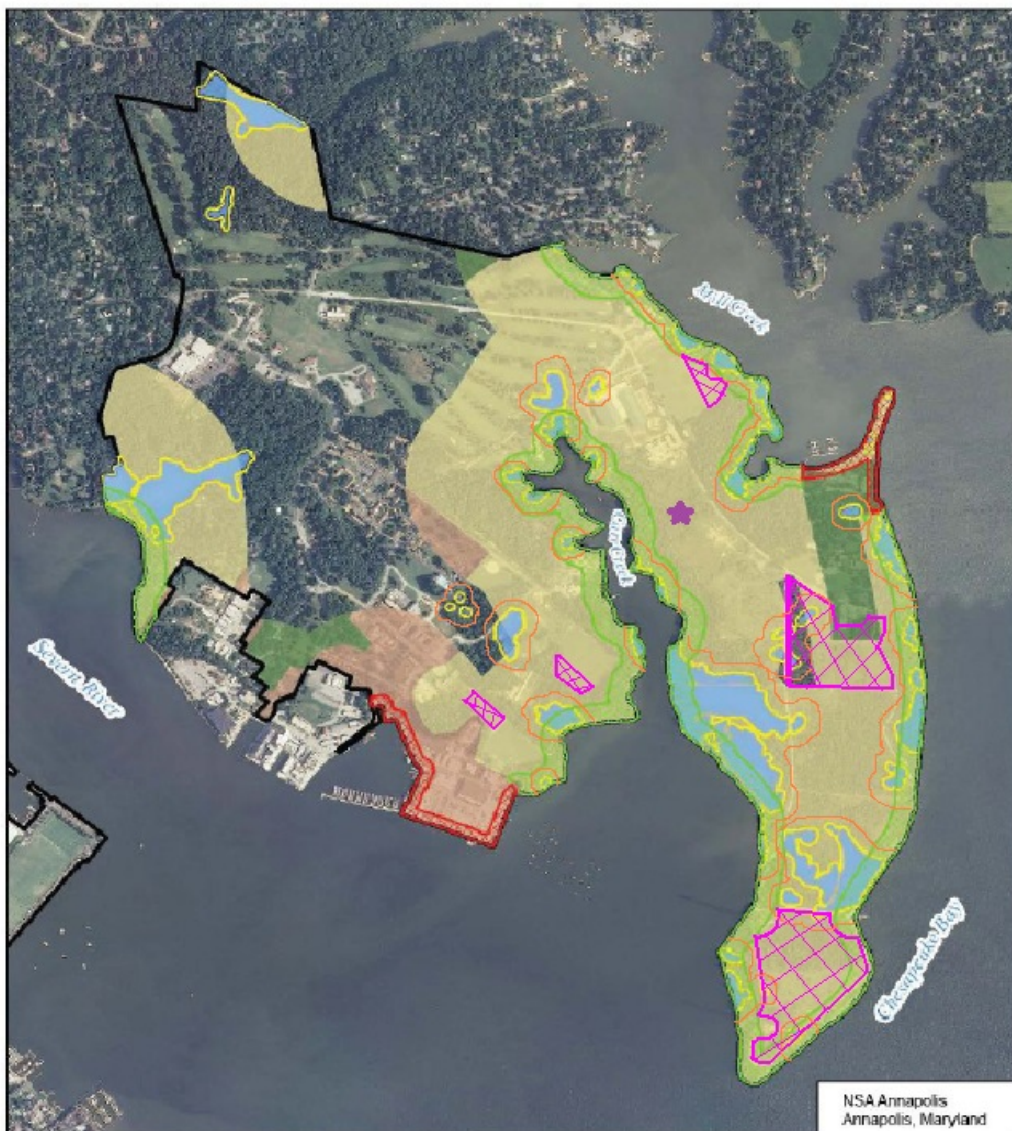
(b) (6)

Installation Environmental Program Director

Public Works Department Annapolis

Cell: 757- (b) (6)

Office: 410- (b) (6)

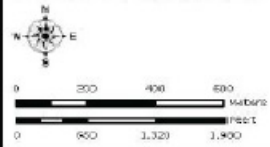


- Location of Carolina Milkvine (endangered species)
- Forest improvement/mitigation stands
- 100 ft standoff from Wetlands

NSA Annapolis  
Annapolis, Maryland

**Chesapeake Bay Critical Areas**

Datum: NAD 1983  
Projection: State Plane Maryland FIPS 1900 Feet  
Data Source(s): USFWS, EIS, NWI, MDM, FEMA

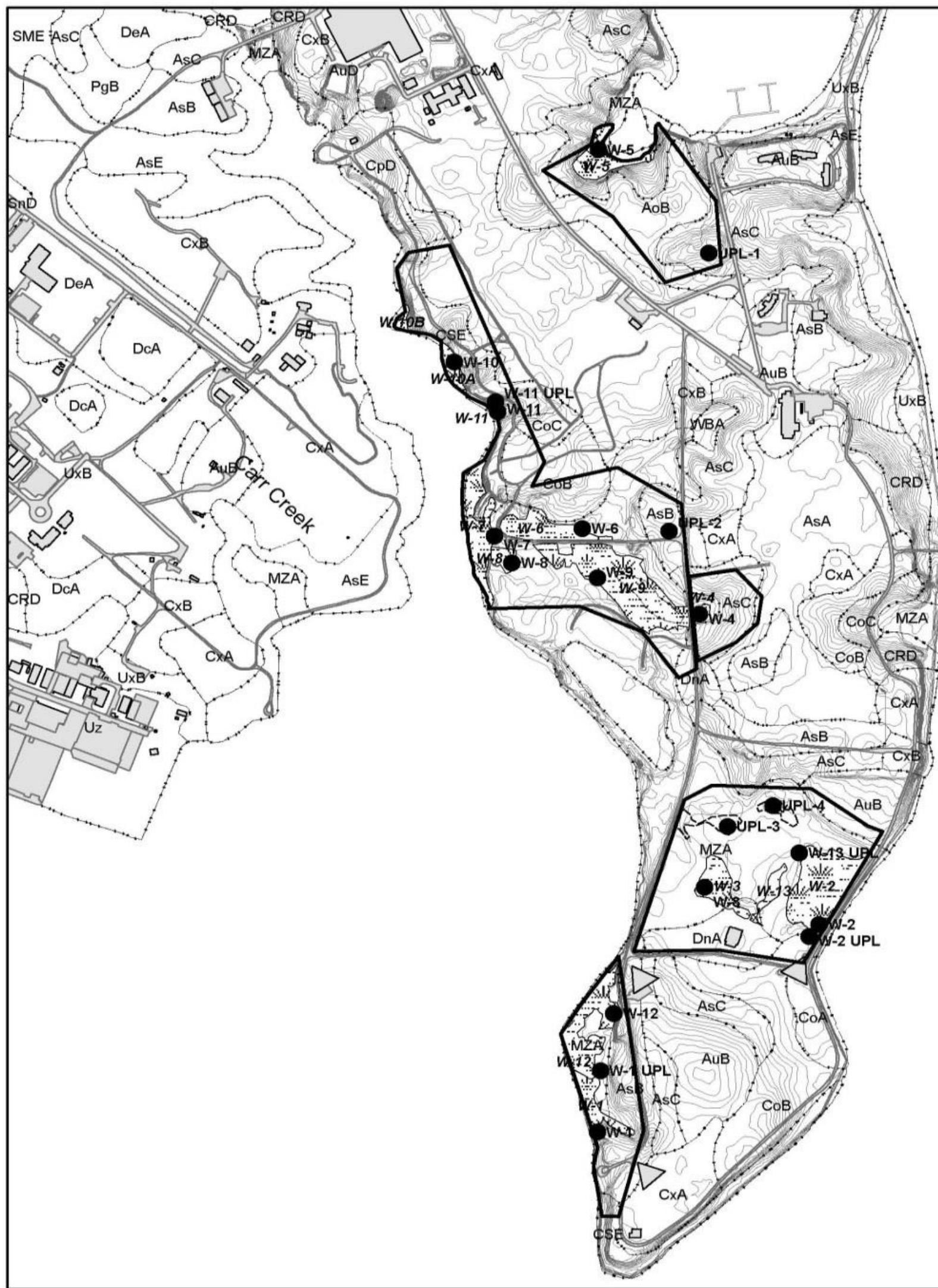


- Critical Area Classification**
- Intense Development Area
  - Limited Development Area
  - Resource Conservation Area

- Wetlands**
- Wetland Buffer Zone
  - 25 ft

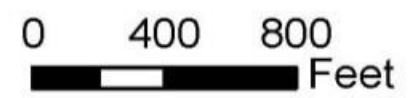
- Critical Area Buffer Zone**
- 100 ft
  - 200 ft
  - Installation Boundary





**Legend**

- Study Areas
- Wetland Determination Data Plot
- Wetland
- Potential Wetland Boundary
- Infrastructure
- USDA Soil Boundary and Unit Name
- Topography: 1 Foot Contours



 <p>Prepared for/Applicant: U.S. Navy Naval Facilities Engineering Command Washington, D.C. Contract Number: N40080-12-D-0350 Delivery Order: 0010</p>	 <p>Surveyed by: <b>Bay Engineering</b> 190 Admiral Cochrane Drive Annapolis, MD 21401 Phone: 410.897-9290</p>	 <p>Prepared by: <b>Environmental Systems Analysis, Inc.</b> Natural Resources Management Ecological Restoration 162 West Street Annapolis, MD 21401 Phone: 410-267-0495</p>		JD Map: Carr Creek Wetlands Greenbury Point, NSAA Anne Arundel County, MD
				DATE: 6.7.13
				Filename: T:\NEWPROJ\2012\12-01 NAVFAC Wash\Delivery Order 0009 - Surveys for Wildlife and Habitat Improvement\JDMMap.mxd.
				Sheet: 1 of 1





Purple Passionflower  
*Passiflora incarnata*

Former  
Compost  
Facility

Bullard  
Road

Nature  
Center

West  
Perimeter  
Road

Greenbury  
Point

Anglepod  
*Matelea carolinensis*

Carr  
Creek





(b) (6) CIV USN (USA)

**From:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**Sent:** Thursday, May 5, 2022 4:34 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6)  
(b) (6) LT USN COMNAVDIST WASH DC (USA); (b) (6) CDR USN USNA  
ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN  
NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA);  
(b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: Final Q&A sheet for NAGA Golf Course

Sir, you can use

"It is our understanding that a community organization planned a public meeting for next week regarding the golf course proposal. However, we have also been informed that the meeting has been cancelled."

(b) (5)

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) @navy.mil

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---

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) mil@us.navy.mil>  
**Sent:** Thursday, May 5, 2022 4:21 PM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) civ@us.navy.mil>; (b) (6)  
USN COMNAVDIST WASH DC (USA); (b) (6) mil@us.navy.mil>; (b) (6) CDR USN USNA ANNAPOLIS MD  
(USA); (b) (6) @usna.edu>  
**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) mil@us.navy.mil>; (b) (6) CIV  
USN NSA ANNAPOLIS MD (USA); (b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC  
(USA); (b) (6) civ@us.navy.mil>  
**Subject:** RE: Final Q&A sheet for NAGA Golf Course

Thanks Ed. (b) (5)

(b) (5)

Very Respectfully,

CAPT (b) (6)

PWO, NSA Annapolis

Office: (410) (b) (6)

Cell: (202) (b) (6)

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>

**Sent:** Thursday, May 5, 2022 3:43 PM

**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>;

(b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) mil@us.navy.mil>; (b) (6) CDR

USN USNA ANNAPOLIS MD (USA) <(b) (6) @usna.edu>

**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>; (b) (6) CIV

USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVACENGCOM DC

(USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA)

<(b) (6) civ@us.navy.mil>

**Subject:** RE: Final Q&A sheet for NAGA Golf Course

(b) (5)

(b) (5)

v/r

(b) (6)

Director, Public Affairs

Naval District Washington

DSN (b) (6)

Comm: (202) (b) (6)

Fax: (202) (b) (6)

Mobile: (703) (b) (6)

(b) (6) @navy.mil

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<http://www.facebook.com/NavDistWash>

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**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>

**Sent:** Thursday, May 5, 2022 3:24 PM

**To:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) LT

USN COMNAVDIST WASH DC (USA) <(b) (6) mil@us.navy.mil>; (b) (6) CDR USN USNA ANNAPOLIS MD

(USA) <(b) (6) @usna.edu>

**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us.navy.mil>; (b) (6) CIV

USN NSA ANNAPOLIS MD (USA) <(b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVACENGCOM DC

(USA) (b) (6) civ@us.navy.mil>

**Subject:** Final Q&A sheet for NAGA Golf Course

(b) (5)

Very Respectfully,

CAPT (b) (6)

PWO, NSA Annapolis

Office: (410) (b) (6)

Cell: (202) (b) (6)

**From:** (b) (6) LT USN COMNAVDIST WASH DC (USA)  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CDR USN USNA ANNAPOLIS MD (USA); (b) (6) C CIV USN COMNAVDIST DC (USA)  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: Greenbury Point  
**Date:** Monday, May 16, 2022 6:05:03 PM  
**Attachments:** [image001.png](#)

---

(b) (6),

(b) (5)

Thanks for the heads up regarding their (likely) upcoming statement!

Very Respectfully,

LT (b) (6) APR+M  
Public Affairs  
Naval District Washington  
Desk: (202) (b) (6)  
Cell: (609) (b) (6)  
(b) (6) @navy.mil

---

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Monday, May 16, 2022 12:01 PM  
**To:** (b) (6) CDR USN USNA ANNAPOLIS MD (USA) (b) (6) @usna.edu; (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6).civ@us.navy.mil; (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6).mil@us.navy.mil>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6).civ@us.navy.mil; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>  
**Subject:** FW: Greenbury Point

PAOs,

FFYSA; Chesapeake Bay Foundation plans to issue opposition statement on GP golf course project later this week.

(b) (5)

v/r

(b) (6)

---

**From:** (b) (6) <[REDACTED]@cbf.org>

**Sent:** Monday, May 16, 2022 11:49 AM

**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>

**Cc:** (b) (6) <[REDACTED]@cbf.org>

**Subject:** [Non-DoD Source] Greenbury Point

Hi (b) (6)

(b) (6) and I are looking forward to our site visit this week. In the spirit of partnership and transparency, we wanted to let you know in advance that CBF has been approached by reporters and community members about a proposed golf course at Greenbury Point. (b) (6) has been asked to sit for an interview this afternoon on the subject and will be sharing our concerns and opposition to such a development. CBF will likely issue a statement to that effect later this week as well.

Happy to discuss this more when we meet on Wednesday, but I wanted you to have a heads up. Please let us know if you have any questions.

Best,

(b) (6)

(b) (6), Ph.D.  
*Maryland Senior Fisheries Scientist*  
Chesapeake Bay Foundation  
6 Herndon Avenue  
Annapolis, MD 21403  
Direct: 443 (b) (6)

cbf-email-sig-logo



**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CPO USN NSA ANNAPOLIS MD (USA); (b) (6) C LT USN NSA ANNAPOLIS MD (USA); Isaacs, Travis J CIV (USA); (b) (6) LT USN RLSO NDW DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: Greenbury Point Meeting  
**Date:** Thursday, June 2, 2022 9:37:25 AM  
**Attachments:** [Greenbury Point Trail Closure Map 06-30 June 2022.pdf](#)

---

Sir,

Anne Arundel County confirmed that the ongoing tower work at Greenbury Point will continue through 30 June 2022. The crew is scheduled to be on site during this period as follows: Monday through Friday, 0900 – 1800, with no work occurring on weekends.

(b) (5)

v/r

(b) (6)

-----Original Appointment-----

**From:** (b) (6) CIV (USA); (b) (6) .civ@us.navy.mil>

**Sent:** Wednesday, June 1, 2022 8:01 AM

**To:** (b) (6) CIV (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) LT USN RLSO NDW DC (USA); (b) (6) (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CPO USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)

**Cc:** (b) (6) LT USN NSA ANNAPOLIS MD (USA)

**Subject:** Greenbury Point Meeting

**When:** Wednesday, June 1, 2022 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** TEAMS

---

## Microsoft Teams meeting

Join on your computer or mobile app

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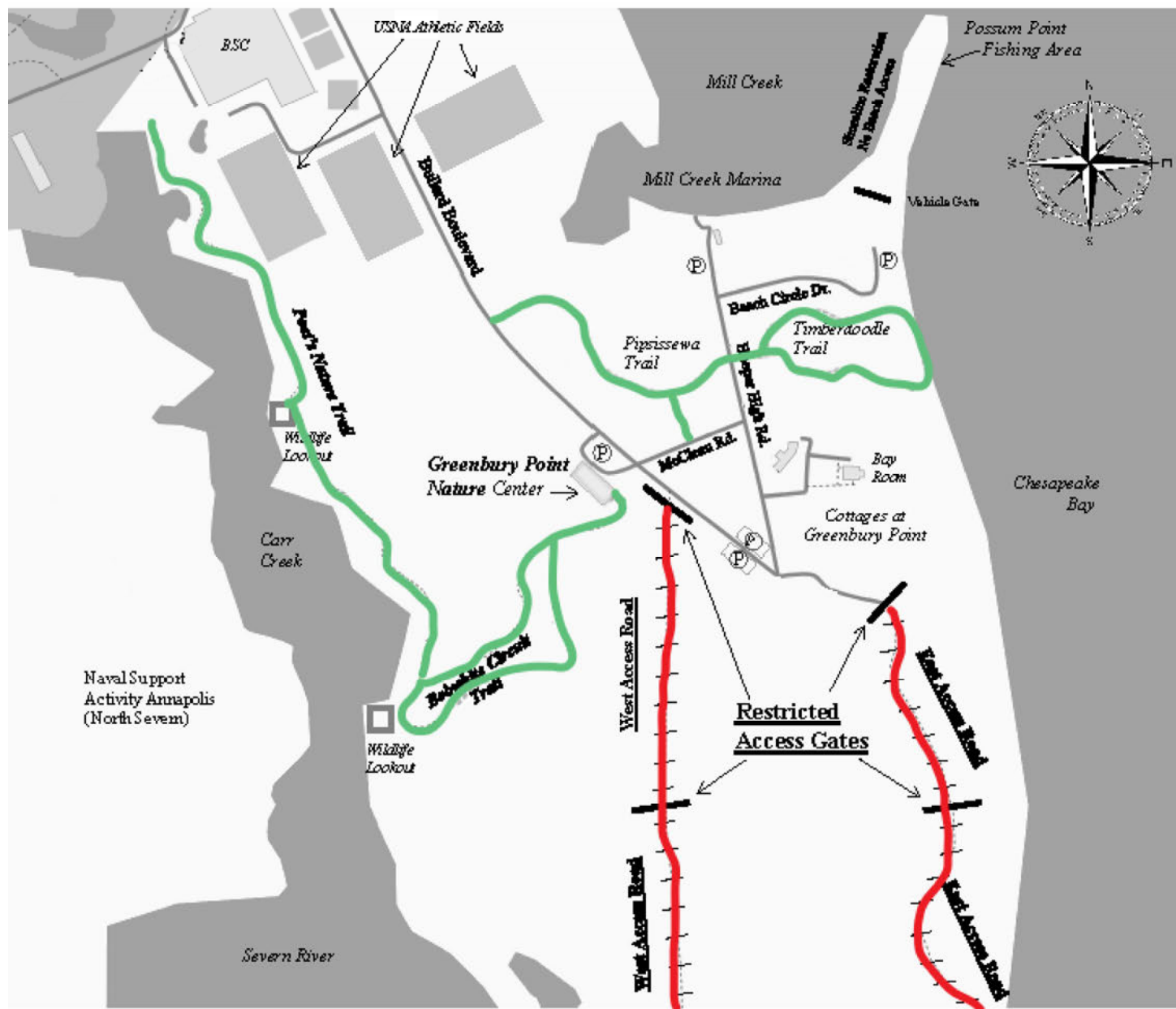
Phone Conference ID: (b) (6) #

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"If this conference has a dial-in capability (a commercial number and conference ID shown above) the following DSN numbers may also be used: (322) 874-6741 or (322) 874-6751"

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---



## Greenbury Point

### U.S. Naval Support Activity Annapolis

#### Legend

- ..... Walking Trail
- ||||| Access Road
- Vehicular Road
- (P) Parking Spaces

#### Trail Mileage:

- Poet's Nature Trail — 0.66 mi / 1.06 km
- Pipsissewa Trail — 0.23 mi / 0.37 km
- Timberdoodle Trail — 0.30 mi / 0.48 km
- Bobwhite Circuit Trail — 0.44 mi / 0.71 km

Marked Walking Trails and Access Roads open to the general public between 5:00 a.m. — 6:00 p.m. (Nov. 1 — Feb 28) and 5 a.m. — 8:00 p.m. (March 1 — October 31) unless otherwise posted.

**Public use of Access Roads is prohibited when the red light is flashing and security gates are closed.**

Parking allowed in designated spaces on Pick up and remove all pet waste!

For opening and closing information, follow us on Twitter: @NSAANNAPOLIS

Greenbury Point is subject to closure at any time without prior notification.



**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**To:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV (USA)  
**Subject:** RE: Greenbury Point PHONCON  
**Date:** Monday, July 18, 2022 3:58:37 PM

---

Mr. (b) (6),

CAPT Denius returned from leave today. We discussed the pending meeting on THU or FRI. Would like to solidify the date/time as soon as feasible since his schedule fills up quickly on short notice. Thanks.

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6)@navy.mil

Office: (410) (b) (6)

Cell: (202) (b) (6)

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REF: DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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---

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Sent:** Friday, July 15, 2022 12:04 PM  
**To:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6).civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6).civ@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6).mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV (USA) (b) (6).civ@us.navy.mil>  
**Subject:** Greenbury Point PHONCON

Mr. (b) (6),

Following up on our discussion. Ms. (b) (6) (cc'd) is the Senior Realty Specialist, NAVSYSCOM Washington. (b) (5)

(b) (5), (b) (6)

(b) (6) .mil@us.navy.mil), CDR (b) (6) who covers real estate for OLA

(b) (6) .mil@us.navy.mil), and Mr. (b) (6) who is NDW PAO

(b) (6) .civ@us.navy.mil). After further review, windows of opportunity for the PHONCON for CAPT (b) (6) on THU, 21 July and FRI, 22 July are 1100-1300 (THU) and 0800-0930 or 1330-1600 (FRI). We are standing by for the outlook invite.

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil

Office: (410) (b) (6)

Cell: (202) (b) (6)

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---

**From:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)

(b) (6) .civ@us.navy.mil>

**Sent:** Friday, July 15, 2022 10:58 AM

**To:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>

**Subject:** Time to talk today

**Importance:** High

Mr. (b) (6)

Do you have a few minutes to talk today? I'd like to update you on some Greenbury Point dynamics.

Vr,

(b) (6)

(b) (6)

CNIC Congressional Affairs

Email: (b) (6) .civ@us.navy.mil

Mobile: +1.202 (b) (6)  
Mobile: +1.202 (b) (6)

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**To:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV (USA)  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV NSA Annapolis, N00;  
(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC  
WASHINGTON DC (USA); (b) (6) USN RLSO NDW DC (USA); (b) (6) CIV USN NSA  
ANNAPOLIS MD (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Subject:** RE: Greenbury Point Proposal Meeting  
**Date:** Tuesday, May 10, 2022 4:15:14 PM

---

DCO,

I invited (b) (6) with NAVFAC Real Estate. If available, they will likely need call-in #.

v/r

(b) (6)

---

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Tuesday, May 10, 2022 1:05 PM  
**To:** (b) (6) CIV (USA) <(b) (6)@navy.mil>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>;  
(b) (6) CIV NSA Annapolis, N00 <(b) (6)@navy.mil>; (b) (6)  
CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6)  
(b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV  
USN COMNAVFACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) LT USN  
RLSO NDW DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN NSA  
ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>  
**Subject:** Greenbury Point Proposal Meeting

(b) (6)

Please look at the CO's calendar and establish a one hour meeting – conference room of B58 – for subject meeting as soon as possible. Please invite everyone in the CC line.

PWO (b) (6)

Please forward invite to appropriate personnel in NAVFAC and NAVFAC Real Estate.

Thanks!

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil

Office: (410) (b) (6)

Cell: (202) (b) (6)

(CONTROLLED UNCLASSIFIED INFORMATION/FOR OFFICIAL USE ONLY/PRIVACY SENSITIVE)

REF: DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CIV USN SECNAV WASHINGTON DC \(USA\)](#); (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); [Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#); (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN CNIC WASHINGTON DC \(USA\)](#); (b) (6) [CAPT USN CNIC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**Subject:** RE: Greenbury Point Response Letter - Concurrence Request  
**Date:** Monday, August 29, 2022 1:59:24 PM

---

(b) (6)  
Same here I have no issues.  
Vr,  
Homer

---

**From:** (b) (6) [CIV USN SECNAV WASHINGTON DC \(USA\)](#)  
(b) (6) [.civ@us.navy.mil](#)>  
**Sent:** Monday, August 29, 2022 1:36 PM  
**To:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#) <(b) (6) [.mil@us.navy.mil](#)>;  
[Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) <(b) (6) [.mil@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; [Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
(b) (6) [.civ@us.navy.mil](#)>; (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
<(b) (6) [.civ@us.navy.mil](#)>; (b) (6) [CIV USN CNIC WASHINGTON DC \(USA\)](#)  
<(b) (6) [.civ@us.navy.mil](#)>; (b) (6) [CAPT USN CNIC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** RE: Greenbury Point Response Letter - Concurrence Request

CAPT Denius & CAPT (b) (6)

(b) (5)

Thanks!

(b) (6)

---

**From:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
<(b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Thursday, August 25, 2022 3:08 PM  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.mil@us.navy.mil](#)>;  
(b) (6) [CIV USN SECNAV WASHINGTON DC \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; [Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)

(b) (6) mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6) mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC  
(USA) (b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Response Letter - Concurrence Request

Copy Homer... (b) (5)

Standing by to assist further as required.

Best and V/r,

(b) (6)

CAPT (b) (6)  
Chief of Staff, Naval District Washington  
1343 Dahlgren Ave SE, Bldg 1  
Washington Navy Yard, Washington, D.C. 20374  
Office: 202 (b) (6)  
Mobile: 202 (b) (6)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) mil@us.navy.mil>  
**Sent:** Thursday, August 25, 2022 2:57 PM  
**To:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CAPT USN COMNAVDIST DC (USA) <(b) (6) mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
<(b) (6) civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC  
(USA) (b) (6) civ@us.navy.mil>

**Subject:** RE: Greenbury Point Response Letter - Concurrence Request

CAPT (b) (6)

Attached is the NSAA recommended letter. (b) (5)

. Please let me know if you  
have any questions.

Vr,

Homer

---

**From:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>  
**Sent:** Tuesday, August 23, 2022 10:51 AM  
**To:** (b) (6) CAPT USN COMNAVDIST DC (USA) (b) (6) .mil@us.navy.mil>;  
Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>; Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) .@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC  
(USA) <(b) (6) .civ@us.navy.mil>  
**Subject:** Greenbury Point Response Letter - Concurrence Request

CAPT (b) (6) CAPT Denius,

Attached is a proposed letter for Ms. Berger to respond to the letter from Senators Cardin and Van Hollen and Representatives Ruppertsberger and Sarbanes regarding future use of Greenbury Point. I've also attached a copy of the Senator's letter to SECNAV for your awareness.

(b) (5)  
.  
.

Thank you!

V/R

(b) (6)  
Director Of Real Estate  
OASN(EI&E)  
Phone: 703 (b) (6)  
Cell: 703 (b) (6)  
Email: (b) (6) .civ@us.navy.mil



**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: Greenbury Point SASC RFIs  
**Date:** Thursday, July 7, 2022 4:25:46 PM  
**Attachments:** [SASC response on Greenbury Point.docx](#)

---

(b) (6),

(b) (5)

Vr,  
Homer

---

**From:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Wednesday, July 6, 2022 2:04 PM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [.mil@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [civ@us.navy.mil](#)>; Hawn, (b) (6) [USN NAVFAC WASHINGTON DC \(USA\)](#) <(b) (6) [@us.navy.mil](#)>  
**Subject:** FW: Greenbury Point SASC RFIs

(b) (6)

FYSA and as a heads up. (b) (5)

(b) (5), (b) (6)

Best,

(b) (6)

CAPT (b) (6)  
Chief of Staff, Naval District Washington  
1343 Dahlgren Ave SE, Bldg 1  
Washington Navy Yard, Washington, D.C. 20374  
Office: 202 (b) (6)  
Mobile: 202 (b) (6)

---

**From:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
**Sent:** Wednesday, July 6, 2022 2:01 PM  
**To:** (b) (6) [CAPT USN CNIC WASHINGTON DC \(USA\)](#) (b) (6) [mil@us.navy.mil](#)>;

(b) (6) USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>  
**Cc:** Cannon, Edward J SES USN CNIC WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>;  
(b) (6) NAF USN CNIC WASHINGTON DC (USA) (b) (6) .naf@us.navy.mil>; (b) (6)  
CIV USN CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) NAF USN  
CNIC WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>; (b) (6) @navy.mil; (b) (6),  
(b) (6) USN CNIC WASHINGTON DC (USA) (b) (6) naf@us.navy.mil>  
**Subject:** RE: Greenbury Point SASC RFIs

(b) (6) /All,

Tracking here at NDW and standing by to engage/support. ASN(EI&E)'s office is familiar with the issue and has previously responded on behalf of the SECNAV to various letters on the subject.

Don't want to duplicate work or efforts that may already in progress... (b) (5)

Standing by,

(b) (6)

CAPT (b) (6)  
Chief of Staff, Naval District Washington  
1343 Dahlgren Ave SE, Bldg 1  
Washington Navy Yard, Washington, D.C. 20374  
Office: 202 (b) (6)  
Mobile: 202 (b) (6)

---

**From:** (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) .mil@us.navy.mil>  
**Sent:** Wednesday, July 6, 2022 1:55 PM  
**To:** (b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>  
**Cc:** Cannon, Edward J SES USN CNIC WASHINGTON DC (USA) (b) (6) .naf@us.navy.mil>;  
(b) (6) NAF USN CNIC WASHINGTON DC (USA) (b) (6) .naf@us.navy.mil>; (b) (6)  
CIV USN CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6)  
CAPT USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) NAF USN  
CNIC WASHINGTON DC (USA) <(b) (6) naf@us.navy.mil>; (b) (6) @navy.mil; (b) (6),  
(b) (6) A NAF USN CNIC WASHINGTON DC (USA) (b) (6) .naf@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN CNIC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>  
**Subject:** RE: Greenbury Point SASC RFIs

(b) (6)

I am aware of this, but it is all below HQ level at this point. NDW is best suited to answer the RFI's.

Very Respectfully,

(b) (6)

CAPT (b) (6)

Director, Facilities & Environmental (N4) - Commander, Navy Installations Command

202-(b) (6) (O) | 202-(b) (6) (C)

(b) (6) .mil@us.navy.mil (NIPR) | (b) (6) @navy.smil.mil (SIPR)

---

**From:** Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)

(b) (6) 8.naf@us.navy.mil>

**Sent:** Wednesday, 6 July, 2022 13:52

**To:** (b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6),  
(b) (6) NAF USN CNIC WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>

**Cc:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN COMNAVDIST DC (USA)  
<(b) (6) .mil@us.navy.mil>; (b) (6) NAF USN CNIC WASHINGTON DC (USA)  
<(b) (6) .naf@us.navy.mil>; (b) (6) @navy.mil; (b) (6) NAF USN CNIC  
WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>

**Subject:** RE: Greenbury Point SASC RFIs

Sir,

This is a proposal from the USNA MWR NAFI, a NAFI operating outside of CNIC's authority. It is not, at all, a CNIC N9 MWR proposal. The current golf course is operated by the USNA MWR, not NSA Annapolis, and they report up to the Superintendent. They will need to coordinate with the installation and Academy leadership, but we (N9) do not have oversight of them. (b) (5)

(b) (6)

(b) (6)

(b) (6)

FYI

V/R,

Ed

Edward (Ed) J. Cannon (SES)

Navy Installations Command

(202) (b) (6) (office)

(202) (b) (6) (cell)

(b) (6) .naf@us.navy.mil

---

**From:** (b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>  
**Sent:** Wednesday, July 6, 2022 1:39 PM  
**To:** Cannon, Edward J SES USN CNIC WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>;  
(b) (6) NAF USN CNIC WASHINGTON DC (USA) <(b) (6) .naf@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6)  
CIV USN CNIC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN COMNAVDIST DC (USA)  
<(b) (6) .mil@us.navy.mil>  
**Subject:** Fwd: Greenbury Point SASC RFIs

Mr. Cannon,

(b) (5)

V/r,

(b) (6)

---

**From:** (b) (6) CDR USN OLA WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>  
**Sent:** Wednesday, July 6, 2022 11:43 AM  
**To:** (b) (6) CIV USN ASSTSECNAV EIE DC (USA) <(b) (6) .civ@us.navy.mil>;  
(b) (6) CIV USN CNIC WASHINGTON DC (USA) <(b) (6) iv@us.navy.mil>;  
(b) (6) CAPT USN CNIC WASHINGTON DC (USA) <(b) (6) @us.navy.mil>; (b) (6)  
(b) (6) SES USN ASSTSECNAV EIE DC (USA) <(b) (6) .civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN DCNO N4 (USA)  
<(b) (6) civ@us.navy.mil>; (b) (6) CDR USN OLA WASHINGTON DC (USA)  
<(b) (6) .mil@us.navy.mil>  
**Subject:** Greenbury Point SASC RFIs

Team,

SASC PSM just contacted Ms. Berger and Mr. Balocki directly with the following RFIs regarding Greenbury Point. (b) (5)

(b) (5)

(b) (5)

Very respectfully,

CDR (b) (6) PE

Legislative Liaison (Installations & Construction)

Navy Office of Legislative Affairs

1300 Navy Pentagon, Room 4C549

Office: (703) (b) (6)

Mobile: (571) (b) (6)

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: Greenbury Point SASC RFIs  
**Date:** Thursday, July 7, 2022 11:38:28 AM  
**Attachments:** [10 USC 2667 \(Outleases\).docx](#)  
[SECNAVINST 11011.47D of 26 Jun 2019.pdf](#)

---

Sir,

The short answer:

The Secretary of the Navy will utilize 10 U.S. Code § 2667 - Leases: non-excess property of military departments and Defense Agencies for an Outlease to NAGA. Policy is derived from this section, as well as from our SECNAV Instruction (11011.47D).

Short summary below, and full authority attached for your reference.

The following conditions apply to the outgranting of DON property:

(1) DON real property may only be made available for compatible non-naval uses when it can be clearly demonstrated that:

(a) It is not excess property

(b) Its use by others will not interfere with or adversely affect the accomplishment of the installation's mission, or with the DoD's present, planned or foreseeable use of the property, or with other Departmental activities in the vicinity; and

(c) The use will be at minimal expense to DON.

(2) The user of DON real property shall be required to use, maintain, protect, and preserve it in accordance with sound management practices and the terms of the outgrant.

(3) shall assume liability for loss of or damage to the real property and for third party bodily injury and property damage. User will be required to demonstrate to the satisfaction of DON sufficient financial responsibility to assume these liabilities, or, at the user's own expense, to procure and maintain sufficient insurance to cover them in certain minimum amounts, which requirements shall be identified in the real estate agreement.

(4) Unutilized or underutilized property proposed for non-Federal use shall be reported by COMNAVFACENGCOM to the Department of Housing and Urban Development.

(5) Prior to making property available to other users outside of DON, CNO will prepare an ECP document in accordance with reference (ay) that analyzes the environmental condition of the property and determines its suitability for the proposed use.

- Fair Market Value (FMV): lessees shall be required to pay consideration in cash or in-kind in an amount that is not less than the FMV of the leasehold interest, as determined by COMNAVFACENGCOM (Navfac Appraisal). In determining FMV, COMNAVFACENGCOM shall establish a monetary value of both the leasehold estate and the consideration to be received.

- Consideration and Reimbursement of DON Expenses: all non-DON users of DON real property shall be required to compensate DON for administrative expenses incurred, or to be incurred, by entering into the transaction. These expenses shall include, but are not limited to, the costs of surveys, environmental studies, appraisals, and the time of DON personnel, both at the installation and the contracting office. The funds received must be credited to the appropriate appropriation / fund. Any amount in excess of actual expenses will be returned.

(b) (5)

v/r,

(b) (5)

(b) (6)

Real Estate Contracting Officer  
Supervisory Realty Specialist  
NAVFACSYSCOM Washington  
202-(b) (6) (Office)  
619-(b) (6) (Mobile)  
(b) (6) civ@us.navy mil (NEW)

-----Original Message-----

From: (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).mil@us.navy mil>  
Sent: Thursday, July 7, 2022 7:56 AM  
To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy mil>; (b) (6)  
(b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6).civ@us.navy mil>; (b) (6)  
CIV USN NAVFAC WASHINGTON DC (USA) (b) (6).civ@us.navy mil>  
Cc: (b) (6) W CIV USN NAVFAC WASHINGTON DC (USA) (b) (6).civ@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN NSA ANNAPOLIS MD (USA) (b) (6).mil@us.navy mil>; (b) (6) CIV  
USN COMNAVDIST DC (USA) (b) (6).civ@us navy.mil>  
Subject: FW: Greenbury Point SASC RFIs

(b) (6)

I am working on together a response for these questions. (b) (5)

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

-----Original Message-----

From: Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6).mil@us navy.mil>  
Sent: Wednesday, July 6, 2022 2:13 PM  
To: (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).mil@us.navy mil>; (b) (6) CIV USN COMNAVDIST DC  
(USA) <(b) (6).civ@us.navy mil>  
Cc: (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).civ@us navy mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) <(b) (6).civ@us navy.mil>; (b) (6) CIV  
USN COMNAVDIST DC (USA) (b) (6).civ@us navy.mil>; (b) (6)  
(Bob) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).civ@us navy.mil>; (b) (6) CDR USN (USA)  
(b) (6).mil@us navy mil>  
Subject: FW: Greenbury Point SASC RFIs

PWO/DARE - Sending for SA and tracking.

Vr/

Eric J. Hawn, P.E.  
CAPT, CEC, USN  
Commanding Officer  
NAVFAC Washington  
NDW Regional Engineer/N4  
202 (b) (6) (o)  
202 (b) (6) (c)  
(b) (6) @us.navy.mil

From: (b) (6) CAPT USN COMNAVDIST DC (USA)  
(b) (6) mil@us.navy.mil>  
Sent: Wednesday, July 6, 2022 2:04 PM  
To: (b) (6) CAPT USN NSA ANNAPOLIS MD (USA)  
(b) (6) mil@us.navy.mil>  
Cc: (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
<(b) (6) civ@us.navy.mil>; Hawn, Eric J CAPT USN NAVFAC WASHINGTON  
DC (USA) <(b) (6) .mil@us.navy.mil>  
Subject: FW: Greenbury Point SASC RFIs

Homer,

FYSA and as a heads up. (b) (5)

(b) (5), (b) (6)

Best,

(b) (6)

CAPT (b) (6)

Chief of Staff, Naval District Washington

1343 Dahlgren Ave SE, Bldg 1

Washington Navy Yard, Washington, D.C. 20374

Office: 202 (b) (6)

Mobile: 202 (b) (6)



From: (b) (6) CAPT USN COMNAVDIST DC (USA)  
Sent: Wednesday, July 6, 2022 2:01 PM  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) mil@us navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON  
DC (USA) <(b) (6) mil@us navy.mil>  
Cc: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) <(b) (6) naf@us.navy mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) <(b) (6) .civ@us navy mil>; (b) (6) CIV  
USN CNIC WASHINGTON DC (USA) <(b) (6) .civ@us.navy mil>;  
(b) (6) NAF USN CNIC WASHINGTON DC (USA)  
(b) (6) naf@us.navy mil>; (b) (6) @navy mil; (b) (6)  
NAF USN CNIC WASHINGTON DC (USA) (b) (6) naf@us navy mil>  
Subject: RE: Greenbury Point SASC RFIs

(b) (6) /All,

Tracking here at NDW and standing by to engage/support. ASN(EI&E)'s office  
is familiar with the issue and has previously responded on behalf of the  
SECNAV to various letters on the subject.

Don't want to duplicate work or efforts that may already in progress. (b) (5), (b) (6)

Standing by,

(b) (6)

CAPT (b) (6)

Chief of Staff, Naval District Washington

1343 Dahlgren Ave SE, Bldg 1

Washington Navy Yard, Washington, D.C. 20374

Office: 202-4 (b) (6)

Mobile: 202- (b) (6)

From: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) mil@us.navy.mil>  
Sent: Wednesday, July 6, 2022 1:55 PM  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) .mil@us.navy.mil>  
Cc: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy.mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) (b) (6) naf@us.navy.mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV  
USN CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN COMNAVDIST DC (USA)  
<(b) (6) mil@us.navy.mil>; (b) (6) NAF USN CNIC  
WASHINGTON DC (USA) <(b) (6) naf@us.navy.mil>;  
(b) (6) @navy.mil; (b) (6) NAF USN CNIC WASHINGTON DC (USA)  
(b) (6) .naf@us.navy.mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <david.h.mcalister.mil@us.navy.mil>  
Subject: RE: Greenbury Point SASC RFIs

(b) (6) -

(b) (5)

Very Respectfully,

(b) (6)

CAPT (b) (6)

Director, Facilities & Environmental (N4) - Commander, Navy Installations  
Command

202- (b) (6) (O) | 202- (b) (6) (C)

(b) (6) @us.navy.mil (NIPR) | (b) (6) @navy.smil.mil  
(SIPR)

From: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) @us.navy.mil>  
Sent: Wednesday, 6 July, 2022 13:52  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6) @us.navy.mil>; (b) (6) NAF USN CNIC WASHINGTON DC  
(USA) (b) (6) naf@us.navy.mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>

Cc: (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6).civ@us navy mil>; (b) (6) CAPT USN  
COMNAVDIST DC (USA) <(b) (6) mil@us navy.mil>; (b) (6)  
NAF USN CNIC WASHINGTON DC (USA) <(b) (6) naf@us navy.mil>;  
(b) (6) @navy mil; (b) (6) NAF USN CNIC WASHINGTON DC (USA)  
(b) (6).naf@us navy.mil>  
Subject: RE: Greenbury Point SASC RFIs

Sir,

This is a proposal from the USNA MWR NAFI, a NAFI operating outside of CNIC's authority. It is not, at all, a CNIC N9 MWR proposal. The current golf course is operated by the USNA MWR, not NSA Annapolis, and they report up to the Superintendent. They will need to coordinate with the installation and Academy leadership, but we (N9) do not have oversight of them. (b) (5)

FYI

V/R,

Ed

Edward (Ed) J. Cannon (SES)

Navy Installations Command

(202) (b) (6) (office)

(202) (b) (6) (cell)

(b) (6) naf@us.navy mil

From: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6).mil@us.navy mil>  
Sent: Wednesday, July 6, 2022 1:39 PM  
To: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) <(b) (6) naf@us.navy mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <(b) (6) @us navy mil>; (b) (6) CIV USN

CNIC WASHINGTON DC (USA) (b) (6).civ@us.navy mil>  
Cc: (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
(b) (6).civ@us navy mil>; (b) (6) CAPT USN  
COMNAVDIST DC (USA) (b) (6) mil@us navy.mil>  
Subject: Fwd: Greenbury Point SASC RFIs

Mr. Cannon,

(b) (5)

V/r,

(b) (6)

---

From: (b) (6) CDR USN OLA WASHINGTON DC (USA)  
<(b) (6)@us navy mil>  
Sent: Wednesday, July 6, 2022 11:43 AM  
To: (b) (6) CIV USN ASSTSECNAV EIE DC (USA)  
<(b) (6).civ@us.navy mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) <(b) (6).civ@us.navy mil>; (b) (6)  
CAPT USN CNIC WASHINGTON DC (USA) <(b) (6).mil@us.navy mil>; Thompson,  
Robert E SES USN ASSTSECNAV EIE DC (USA)  
(b) (6).civ@us.navy mil>  
Cc: (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
(b) (6) civ@us navy.mil>; (b) (6) G CIV USN DCNO N4 (USA)  
<(b) (6).civ@us navy.mil>; (b) (6) CDR USN OLA WASHINGTON DC  
(USA) (b) (6) mil@us navy.mil>  
Subject: Greenbury Point SASC RFIs

Team,

SASC PSM just contacted Ms. Berger and Mr. Balocki directly with the  
following RFIs regarding Greenbury Point. (b) (5)

(b) (5)

(b) (5)

Very respectfully,

CDR (b) (6), PE

Legislative Liaison (Installations & Construction)

Navy Office of Legislative Affairs

1300 Navy Pentagon, Room 4C549

Office: (703) (b) (6)

Mobile: (571) (b) (6)

**10 U.S. Code § 2667. Leases: non-excess property of military departments and Defense Agencies**

**(a) Lease Authority.**—Whenever the [Secretary concerned](#) considers it advantageous to the United States, the [Secretary concerned](#) may lease to such lessee and upon such terms as the [Secretary concerned](#) considers will promote the national defense or to be in the public interest, real or personal property that—

- (1) is under the control of the [Secretary concerned](#);
- (2) is not for the time needed for public use; and
- (3) is not excess property, as defined by [section 102 of title 40](#).

**(b) Conditions on Leases.**—A lease under subsection (a)—

- (1) may not be for more than five years, unless the [Secretary concerned](#) determines that a lease for a longer period will promote the national defense or be in the public interest;
- (2) may give the lessee the first right to buy the property if the lease is revoked to allow the United States to sell the property under any other provision of law;
- (3) shall permit the Secretary to revoke the lease at any time, unless he determines that the omission of such a provision will promote the national defense or be in the public interest;
- (4) shall provide for the payment (in cash or in kind) by the lessee of consideration in an amount that is not less than the fair market value of the lease interest, as determined by the Secretary;
- (5) may provide, notwithstanding [section 1302 of title 40](#) or any other provision of law, for the alteration, repair, or improvement, by the lessee, of the property leased as the payment of part or all of the consideration for the lease;
- (6) except as otherwise provided in subsection (d), shall require the lessee to provide the covered entities specified in paragraph (1) of that subsection the right to establish and operate a [community support facility](#) or provide [community support services](#), or seek equitable compensation for morale, welfare, and recreation programs of the Department of Defense in lieu of the operation of such a facility or the provision of such services, if the Secretary determines that the lessee will provide merchandise or services in direct competition with covered entities through the lease;
- (7) may not provide for a leaseback by the [Secretary concerned](#) with an annual payment in excess of \$500,000, or otherwise commit the [Secretary concerned](#) or the Department of Defense to annual payments in excess of such amount; and
- (8) shall provide that any facilities constructed on the property may be constructed using commercial standards in a manner that provides force protection safeguards appropriate to the activities conducted in, and the location of, such facilities.

**(c) Types of In-Kind Consideration.**—

- (1) In addition to any in-kind consideration accepted under subsection (b)(5), in-kind consideration accepted with respect to a lease under this section may include the following:
  - (A) Maintenance, protection, alteration, repair, improvement, or restoration (including environmental restoration) of property or facilities under the control of the [Secretary concerned](#).
  - (B) [Construction](#) of new facilities for the [Secretary concerned](#).
  - (C) Provision of facilities for use by the [Secretary concerned](#).
  - (D) Provision or payment of utility services for the [Secretary concerned](#), which shall prioritize energy resilience in the event of commercial grid outages.
  - (E) Provision of real property maintenance services for the [Secretary concerned](#).

(F) Provision of such other services relating to activities that will occur on the leased property as the [Secretary concerned](#) considers appropriate.

(2) In-kind consideration under paragraph (1) may be accepted at any property or facilities under the control of the [Secretary concerned](#) that are selected for that purpose by the [Secretary concerned](#).

(3) Sections [2662](#) and [2802](#) of this title shall not apply to any new facilities whose [construction](#) is accepted as in-kind consideration under this subsection.

**(d) Community Support Facilities and Community Support Services Under Lease; Waiver.—**

(1) In this subsection and subsection (b)(6), the term “[covered entity](#)” means each of the following:

(A) The Army and Air Force Exchange Service.

(B) The Navy Exchange Service Command.

(C) The Marine Corps exchanges.

(D) The Defense Commissary Agency.

(E) The revenue-generating nonappropriated fund activities of the Department of Defense conducted for the morale, welfare, and recreation of members of the armed forces.

(2) The [Secretary concerned](#) may waive the requirement in subsection (b)(6) with respect to a lease if—

(A) the lease is entered into under subsection (g); or

(B) the Secretary determines that the waiver is in the best interests of the Government.

(3) The [Secretary concerned](#) shall submit, in an electronic medium pursuant to [section 480 of this title](#), to the congressional defense committees a notice of each waiver under paragraph (2), including the reasons for the waiver.

(4) The covered entities shall exercise the right provided in subsection (b)(6) with respect to a lease, if at all, not later than 90 days after receiving notice from the [Secretary concerned](#) regarding the opportunity to exercise such right with respect to the lease. The Secretary may, at the discretion of the Secretary, extend the period under this paragraph for the exercise of the right with respect to a lease for such additional period as the Secretary considers appropriate.

(5) The Secretary of Defense shall prescribe in regulations uniform procedures and criteria for the evaluation of proposals for enhanced use leases involving the operation of community support facilities or the provision of [community support services](#) by either a lessee under this section or a [covered entity](#).

**(e) Deposit and Use of Proceeds.—**

(1) (A) The [Secretary concerned](#) shall deposit in a special account in the Treasury established for that Secretary the following:

(i) All money rentals received pursuant to leases entered into by that Secretary under this section.

(ii) All proceeds received pursuant to the granting of easements by that Secretary under [section 2668 of this title](#).

(iii) All proceeds received by that Secretary from authorizing the temporary use of other property under the control of that Secretary.

(B) Subparagraph (A) does not apply to the following proceeds:

(i) Amounts paid for utilities and services furnished lessees by the [Secretary concerned](#) pursuant to leases entered into under this section.

(ii) Money rentals referred to in paragraph (3), (4), or (5).

(C) Subject to subparagraphs (D) and (E), the proceeds deposited in the special account established for the [Secretary concerned](#) shall be available to the Secretary, in such amounts as provided in appropriation Acts, for the following:

(i) Maintenance, protection, alteration, repair, improvement, or restoration (including environmental restoration) of property or facilities.

(ii) [Construction](#) or acquisition of new facilities.

(iii) Lease of facilities.

(iv) Payment of utility services.

(v) Real property maintenance services.

(vi) [Administrative expenses](#) incurred by the [Secretary concerned](#) under this section and for easements under [section 2668 of this title](#).

(D) At least 50 percent of the proceeds deposited in the special account established for the [Secretary concerned](#) shall be available for activities described in subparagraph (C) only at the [military installation](#) or Defense Agency location where the proceeds were derived.

(E) If the proceeds deposited in the special account established for the [Secretary concerned](#) are derived from activities associated with a military museum, the proceeds shall be available for activities described in subparagraph (C) only at that museum.

(2) Payments for utilities and services furnished lessees pursuant to leases entered into under this section shall be credited to the appropriation account or working capital fund from which the cost of furnishing the utilities and services was paid.

(3) Money rentals received by the United States directly from a lease under this section for agricultural or grazing purposes of lands under the control of the [Secretary concerned](#) (other than lands acquired by the United States for flood control or navigation purposes or any related purpose, including the development of hydroelectric power) may be retained and spent by the [Secretary concerned](#) in such amounts as the Secretary considers necessary to cover the [administrative expenses](#) of leasing for such purposes and to cover the financing of multiple-land use management programs at any installation under the jurisdiction of the Secretary.

(4) Money rentals received by the United States from a lease under subsection (g) at a [military installation](#) approved for closure or realignment under a base closure law shall be deposited into the Department of Defense Base Closure Account established under section 2906(a) of the [Defense Base Closure and Realignment Act of 1990](#) (part A of title XXIX of [Public Law 101–510](#); [10 U.S.C. 2687](#) note).

**(f) Treatment of Lessee Interest in Property.**—The interest of a lessee of property leased under this section may be taxed by State or local governments. A lease under this section shall provide that, if and to the extent that the leased property is later made taxable by State or local governments under an Act of Congress, the lease shall be renegotiated.

**(g) Special Rules for Base Closure and Realignment Property.**—

(1) Notwithstanding subtitle I of title 40 and division C (except sections 3302, 3501(b), 3509, 3906, 4710, and 4711) of subtitle I of title 41 (to the extent those provisions are inconsistent with this subsection) or subsection (a)(2) of this section, pending the final disposition of real property and personal property located at a [military installation](#) to be closed or realigned under a base closure law, the [Secretary concerned](#) may lease the property to any individual or entity under this subsection if the Secretary determines that such a lease would facilitate State or local economic adjustment efforts.

(2) Notwithstanding subsection (b)(4), the [Secretary concerned](#) may accept consideration in an amount that is less than the fair market value of the lease interest if the [Secretary concerned](#) determines that—



(A) a public interest will be served as a result of the lease; and

(B) the fair market value of the lease is (i) unobtainable, or (ii) not compatible with such public benefit.

(3) Before entering into any lease under this subsection, the Secretary shall consult with the Administrator of the Environmental Protection Agency in order to determine whether the environmental condition of the property proposed for leasing is such that the lease of the property is advisable. The Secretary and the Administrator shall enter into a memorandum of understanding setting forth procedures for carrying out the determinations under this paragraph.

(4) (A) Notwithstanding the [National Environmental Policy Act of 1969 \(42 U.S.C. 4321](#) et seq.), the scope of any environmental impact analysis necessary to support an interim lease of property under this subsection shall be limited to the environmental consequences of activities authorized under the proposed lease and the cumulative impacts of other past, present, and reasonably foreseeable future actions during the period of the proposed lease.

(B) Interim leases entered into under this subsection shall be deemed not to prejudice the final disposal decision with respect to the property, even if final disposal of the property is delayed until completion of the term of the interim lease. An interim lease under this subsection shall not be entered into without prior consultation with the redevelopment authority concerned.

(C) Subparagraphs (A) and (B) shall not apply to an interim lease under this subsection if authorized activities under the lease would—

(i) significantly affect the quality of the human environment; or

(ii) irreversibly alter the environment in a way that would preclude any reasonable disposal alternative of the property concerned.

**(h) Competitive Procedures for Selection of Certain Lessees; Exception.—**

(1) If a proposed lease under subsection (a) involves only personal property, the lease term exceeds one year, or the fair market value of the lease interest exceeds \$100,000, as determined by the [Secretary concerned](#), the Secretary shall use competitive procedures to select the lessee.

(2) Paragraph (1) does not apply if the [Secretary concerned](#) determines that—

(A) a public interest will be served as a result of the lease; and

(B) the use of competitive procedures for the selection of certain lessees is unobtainable or not compatible with the public benefit served under subparagraph (A).

(3) Paragraph (1) does not apply to a renewal or extension of a lease by the Secretary of the Navy with a selected institution for operation of a ship within the University National Oceanographic Laboratory System if, under the lease, each of the following applies:

(A) Use of the ship is restricted to federally supported research programs and to non-Federal uses under specific conditions with approval by the Secretary of the Navy.

(B) Because of the anticipated value to the Navy of the oceanographic research and training that will result from the ship's operation, no monetary lease payments are required from the lessee under the initial lease or under any renewal or extension.

(C) The lessee is required to maintain the ship in a good state of repair, readiness, and efficient operating condition, conform to all applicable regulatory requirements, and assume full responsibility for the safety of the ship, its crew, and scientific personnel aboard.

(4) (A) Paragraph (1) does not apply to a renewal, extension, or succeeding lease by the [Secretary concerned](#) with a financial institution selected in accordance with the Department of Defense Financial

Management Regulation providing for the selection of financial institutions to operate on [military installations](#) if each of the following applies:

(i) The on-base financial institution was selected before the date of the enactment of this paragraph or competitive procedures are used for the selection of any new financial institutions.

(ii) A current and binding operating agreement is in place between the installation commander and the selected on-base financial institution.

(B) The renewal, extension, or succeeding lease shall terminate upon the termination of the operating agreement described in subparagraph (A)(ii) associated with that lease.

**(i) Definitions.**—In this section:

(1) The term “[administrative expenses](#)” means only those expenses related to assessing, negotiating, executing, and managing lease and easement transactions. The term does not include any Government personnel costs.

(2) The term “[community support facility](#)” includes an ancillary supporting facility (as that term is defined in [section 2871\(1\) of this title](#)).

(3) The term “[community support services](#)” includes revenue-generating food, recreational, lodging support services, and resale operations and other retail facilities and services intended to support a community.

(4) The term “[military installation](#)” has the meaning given such term in [section 2687 of this title](#).

(5) The term “[Secretary concerned](#)” means—

(A) the Secretary of a military department, with respect to matters concerning that military department; and

(B) the Secretary of Defense, with respect to matters concerning the Defense Agencies.

**(j) Exclusion of Certain Lands.**— This section does not apply to oil, mineral, or phosphate lands.

**(k) Leases for Education.**— Notwithstanding subsection (b)(4), the [Secretary concerned](#) may accept consideration in an amount that is less than the fair market value of the lease, if the lease is to a local education agency or an elementary or secondary school (as those terms are defined in section 8101 of the [Elementary and Secondary Education Act of 1965 \(20 U.S.C. 7801\)](#)).

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVACENGCOM DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: Greenbury Point SASC RFIs  
**Date:** Thursday, July 7, 2022 8:07:48 AM

---

CAPT (b) (6)  
Will work on this today. When do you need this by?

v/r,

(b) (6)

(b) (6)

Real Estate Contracting Officer  
Supervisory Realty Specialist  
NAVFACSYSCOM Washington  
202-(b) (6) (Office)  
619-(b) (6) (Mobile)  
(b) (6).civ@us.navy.mil (NEW)

-----Original Message-----

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6).mil@us.navy.mil>  
**Sent:** Thursday, July 7, 2022 7:56 AM  
**To:** (b) (6) CIV USN COMNAVACENGCOM DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>  
**Subject:** FW: Greenbury Point SASC RFIs

(b) (6) and (b) (6),

I am working on together a response for these questions. (b) (5)

(b) (5)

(b) (5)

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

-----Original Message-----

**From:** Hawn, Eric J CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6).mil@us.navy.mil>  
**Sent:** Wednesday, July 6, 2022 2:13 PM

To: (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC  
(USA) (b) (6).civ@us.navy.mil>  
Cc: (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).civ@us.navy.mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) (b) (6).civ@us.navy.mil>; (b) (6) CIV  
USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6)  
(b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6).civ@us.navy.mil>; (b) (6) CDR USN (USA)  
(b) (6).mil@us.navy.mil>  
Subject: FW: Greenbury Point SASC RFIs

PWO/DARE - Sending for SA and tracking.

Vr/

Eric J. Hawn, P.E.  
CAPT, CEC, USN  
Commanding Officer  
NAVFAC Washington  
NDW Regional Engineer/N4  
202 (b) (6) (o)  
202 (b) (6) (c)  
(b) (6)@us.navy.mil

From: (b) (6) CAPT USN COMNAVDIST DC (USA)  
<(b) (6).mil@us.navy.mil>  
Sent: Wednesday, July 6, 2022 2:04 PM  
To: Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
<(b) (6).mil@us.navy.mil>  
Cc: (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
<(b) (6).civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON  
DC (USA) (b) (6).mil@us.navy.mil>  
Subject: FW: Greenbury Point SASC RFIs

(b) (6),

FYSA and as a heads up. (b) (5)

(b) (5), (b) (6)

Best,

(b) (6)

CAPT (b) (6)

Chief of Staff, Naval District Washington

1343 Dahlgren Ave SE, Bldg 1

Washington Navy Yard, Washington, D.C. 20374

Office: 202-(b) (6)

Mobile: 202-(b) (6)

From: (b) (6) CAPT USN COMNAVDIST DC (USA)  
Sent: Wednesday, July 6, 2022 2:01 PM  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) mil@us.navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON  
DC (USA) (b) (6) mil@us.navy.mil>  
Cc: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy.mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) (b) (6) naf@us.navy.mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV  
USN CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) NAF USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy.mil>; (b) (6) @navy.mil: (b) (6)  
NAF USN CNIC WASHINGTON DC (USA) (b) (6) naf@us.navy.mil>  
Subject: RE: Greenbury Point SASC RFIs

(b) (6) /All,

Tracking here at NDW and standing by to engage/support. ASN(EI&E)'s office is familiar with the issue and has previously responded on behalf of the SECNAV to various letters on the subject.

Don't want to duplicate work or efforts that may already in progress. (b) (6), (b) (6)

Standing by,

(b) (6)

CAPT (b) (6)

Chief of Staff, Naval District Washington

1343 Dahlgren Ave SE, Bldg 1

Washington Navy Yard, Washington, D.C. 20374

Office: 202-(b) (6)

Mobile: 202-3(b) (6)

From: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) mil@us.navy.mil>  
Sent: Wednesday, July 6, 2022 1:55 PM  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>  
Cc: (b) (6) SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy.mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) (b) (6) naf@us.navy.mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV  
USN CNIC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6)  
(b) (6) CAPT USN COMNAVDIST DC (USA)  
(b) (6) mil@us.navy.mil>; (b) (6) NAF USN CNIC  
WASHINGTON DC (USA) (b) (6) naf@us.navy.mil>;  
(b) (6) @navy.mil; (b) (6) NAF USN CNIC WASHINGTON DC (USA)  
<(b) (6) .naf@us.navy.mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <(b) (6) mil@us.navy.mil>  
Subject: RE: Greenbury Point SASC RFIs

(b) (6) -

(b) (5)

Very Respectfully,

(b) (6)

CAPT (b) (6)

Director, Facilities & Environmental (N4) - Commander, Navy Installations  
Command

202-433-(b) (6) (O) | 202-607-(b) (6) (C)

(b) (6) .mil@us.navy mil (NIPR) | (b) (6) @navy.smil.mil  
(SIPR)

From: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy mil>  
Sent: Wednesday, 6 July, 2022 13:52  
To: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
<(b) (6) .mil@us.navy mil>; (b) (6) NAF USN CNIC WASHINGTON DC  
(USA) <(b) (6) naf@us.navy mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <(b) (6) mil@us navy mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) <(b) (6) .civ@us.navy mil>  
Cc: (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us navy mil>; (b) (6) CAPT USN  
COMNAVDIST DC (USA) <(b) (6) mil@us navy.mil>; (b) (6)  
NAF USN CNIC WASHINGTON DC (USA) <(b) (6) .naf@us navy.mil>;  
(b) (6) @navy mil; (b) (6) NAF USN CNIC WASHINGTON DC (USA)  
(b) (6) .naf@us navy.mil>  
Subject: RE: Greenbury Point SASC RFIs

Sir,

This is a proposal from the USNA MWR NAFI, a NAFI operating outside of  
CNIC's authority. It is not, at all, a CNIC N9 MWR proposal. The current  
golf course is operated by the USNA MWR, not NSA Annapolis, and they report  
up to the Superintendent. They will need to coordinate with the  
installation and Academy leadership, but we (N9) do not have oversight of  
them. (b) (5)

FYI

V/R,

Ed

Edward (Ed) J. Cannon (SES)

Navy Installations Command

(202) (b) (6) (office)

(202) (b) (6) (cell)

(b) (6) naf@us.navy mil

From: (b) (6) CAPT USN CNIC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy mil>  
Sent: Wednesday, July 6, 2022 1:39 PM  
To: Cannon, Edward J SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) naf@us.navy mil>; (b) (6) NAF USN CNIC WASHINGTON  
DC (USA) (b) (6) naf@us.navy mil>; (b) (6) CAPT USN CNIC  
WASHINGTON DC (USA) <(b) (6) mil@us navy mil>; (b) (6) CIV USN  
CNIC WASHINGTON DC (USA) <(b) (6) .civ@us.navy mil>  
Cc: Velas (b) (6) CIV USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us navy mil>; (b) (6) CAPT USN  
COMNAVDIST DC (USA) <(b) (6) mil@us navy.mil>  
Subject: Fwd: Greenbury Point SASC RFIs

Mr. Cannon,

(b) (5)

V/r,

(b) (6)

---

From: (b) (6) CDR USN OLA WASHINGTON DC (USA)  
<(b) (6) mil@us navy mil>  
Sent: Wednesday, July 6, 2022 11:43 AM  
To: (b) (6) CIV USN ASSTSECNAV EIE DC (USA)  
<(b) (6) .civ@us.navy mil>; (b) (6) CIV USN CNIC  
WASHINGTON DC (USA) <(b) (6) .civ@us.navy mil>; (b) (6)  
CAPT USN CNIC WASHINGTON DC (USA) <(b) (6) .mil@us.navy mil>; Thompson,  
Robert E SES USN ASSTSECNAV EIE DC (USA)  
(b) (6) .civ@us.navy mil>  
Cc: (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
(b) (6) .civ@us navy.mil>; (b) (6) CIV USN DCNO N4 (USA)  
(b) (6) .civ@us navy.mil>; (b) (6) CDR USN OLA WASHINGTON DC  
(USA) (b) (6) mil@us navy.mil>  
Subject: Greenbury Point SASC RFIs

Team,



SASC PSM just contacted Ms. Berger and Mr. Balocki directly with the following RFIs regarding Greenbury Point. (b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Very respectfully,

CDR (b) (6) PE

Legislative Liaison (Installations & Construction)

Navy Office of Legislative Affairs

1300 Navy Pentagon, Room 4C549

Office: (703) (b) (6)

Mobile: (571) (b) (6)

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) T USN RLSO NDW DC (USA); (b) (6) CDR USN USNA ANNAPOLIS MD (USA); (b) (6) LT USN COMNAVDIST WASH DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV (USA); (b) (6) CIV USN USNA (USA); (b) (6) CIV (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) @bemaconsultingdc.com; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NAVFAC EURAFSWA II (USA); (b) (6) CIV (USA)  
**Cc:**  
**Subject:** RE: Greenbury Point Work Group - New Holding Statement and Recent News Summary  
**Date:** Tuesday, August 16, 2022 12:58:17 PM

---

All,

FYSA: Links below to 3 more recent news releases.

Bay Journal:

[Navy golf course proposal on Chesapeake Bay shoreline hits roadblock](#)

Meanwhile in Annapolis

[After failing to unlock Holly Beach Farm, county exec turns to Greenbury Point](#)

WMAR ABC2:

[Naval Academy wants golf course, community wants to preserve Greenbury Point](#)

v/r

(b) (6)  
Installation Community Planning Liaison Officer  
Naval Support Activity Annapolis  
181 Wainwright Rd., USNA  
Annapolis, MD 21402  
Office: 410 (b) (6)  
Email: (b) (6) civ@us.navy.mil

---

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**Sent:** Tuesday, August 16, 2022 11:12 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CAPT

USN NAVFAC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6)  
CIV USN COMNAVDIST DC (USA) (b) (6) iv@us.navy.mil>; (b) (6) CIV USN  
NAVFAC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) USN  
DEFSVCOFF WE BRE WA (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CDR USN USNA  
ANNAPOLIS MD (USA) (b) (6) @usna.edu>; (b) (6) LT USN SECOND FLEET  
(USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC  
(USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV (USA) <(b) (6) .civ@us.navy.mil>;  
(b) (6) CIV USN USNA (USA) (b) (6) @usna.edu>; (b) (6) @usna.edu>  
**Cc:** (b) (6) CIV (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC  
WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV (USA)  
(b) (6) @usna.edu>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) @bemaconsultingdc.com; (b) (6) CIV  
USN NAVFAC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6)  
(b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>;  
(b) (6) CIV USN NAVFAC EURAFSWA IT (USA) <(b) (6) .civ@us.navy.mil>;  
(b) (6) CIV (USA) (b) (6) @usna.edu>

**Subject:** Greenbury Point Work Group - New Holding Statement and Recent News Summary

Greenbury Point Work Group,

I am on leave this week, but wanted to share a list of recent news stories and the latest holding statement on the status of the issue.

Please continue to direct all media inquiries to (b) (6) with a copy to me for tracking purposes.

A discussion of next steps will be on the agenda for this week's work group meeting.

## 1. NSAA/USNA Holding Statement:

“As of now, the Navy is not considering any sole source lease proposals for Greenbury Point. We received competing proposals from Anne Arundel County and the Naval Academy Golf Association for a sole source lease and management of Greenbury Point, which makes it no longer possible to consider either party's request. NSA Annapolis is currently evaluating the status and future of Greenbury Point in support of the mission of both the installation and the U.S. Naval Academy.

## 2. Recent News Stories:

### Washington Post:

[Navy says dueling lease proposals for Greenbury Point not ...](https://www.washingtonpost.com/2022/08/15/navy-...)

<https://www.washingtonpost.com/2022/08/15/navy-...>

10 hours ago — Dueling proposals for the Navy's undeveloped property on **Greenbury Point** — either to build a new golf course for the U.S. Naval Academy or ...

**Inside Climate News:**

**[Anne Arundel County Wants the Navy's Greenbury Point to ...](https://insideclimatenews.org/News)**

<https://insideclimatenews.org/News>

5 days ago — Aman Azhar is a Washington, D.C.-based journalist who covers environmental justice for **Inside Climate News** with focus on Baltimore-Maryland area

**Annapolis Creative:**

**<https://www.annapoliscreative.com/navy-says-proposals-from-naval-academy-golf-association-and-anne-arundel-county-no-longer-possible-to-consider/>**

**The Hill:**

**[Opposition builds against plan to turn Naval Academy park on ...](https://thehill.com/policy/defense/3598194-opposi...)**

<https://thehill.com/policy/defense/3598194-opposi...>

2 days ago — Joel Dunn, the president of environmental group Chesapeake Conservancy, said **Greenbury Point** is a “public access paradise” that the community ...

**CAPITAL Gazette:**

**Navy will no longer consider proposals by Anne Arundel County or golf association to lease Greenbury Point**

Aug 15, 2022 at 6:05 pm

The Navy is no longer considering competing proposals to lease Greenbury Point, one to build a new golf course, the other to turn the space into a public park, a spokesperson for the service said Monday.

“We received competing proposals from Anne Arundel County and the Naval Academy Golf Association for a sole source lease and management of Greenbury Point, which makes it no longer possible to consider either party’s request,” Naval District Washington Director of Public Affairs Ed Zeigler said in a statement. “NSA Annapolis is currently evaluating the status and future of Greenbury Point in support of the mission of both the installation and the U.S. Naval Academy.”

The request to lease the land [to build a second Naval Academy golf course](#) was made in February by Chet Gladchuk, president of the Naval Academy Golf Association. Gladchuk said he wants to explore what is possible on Greenbury Point, not just for golfers but for boaters, hikers and nature-lovers. Multiple environmental organizations have raised concern about the proposal to build a golf course so close to the Severn River and the Chesapeake Bay, citing pollution concerns.

Last week, County Executive Steuart Pittman requested a long-term lease of the 240-acre Greenbury Point parcel for management by the county's Department of Recreation and Parks [as a conservation area](#) with public walking trails. In a letter to Capt. Homer R. Denius, commanding officer of Naval Support Activity Annapolis, Pittman cited the concerns about a second golf course, saying there is a need to protect the property. He promised to use county funding to manage the property and work with the Navy to accommodate all mission-critical activities there.

The Navy did not immediately have a response to Pittman's request last week, but on Monday said the second and competing Greenbury Point proposal has prompted them to end consideration of either. Denius decided Friday that they cannot provide the requested lease when there is a competing party interested in the property, according to Zeigler.

--

v/r

(b) (6)

Installation Community Planning Liaison Officer

Naval Support Activity Annapolis

181 Wainwright Rd., USNA

Annapolis, MD 21402

Office: 410 (b) (6)

Email: (b) (6) [.civ@us.navy.mil](#)

(b) (6)

**From:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: MC3 Greenbury article  
**Date:** Friday, August 12, 2022 9:08:47 AM

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Skipper, article link below. Obviously the reporter took your remarks completely out of context.

[DVIDS - News - What You Need to Know about Greenbury Point. Respect the Rules and Stay Safe! \(dvidshub.net\)](#)

**What You Need to Know about Greenbury Point. Respect the Rules and Stay Safe!**

(DVIDS, Aug 11.2022) By Petty Officer 3rd Class Oliver Serna, Naval District Washington  
Greenbury Point, located at the mouth of Severn River in Anne Arundel County, is Navy property managed by Naval Support Activity (NSA) Annapolis as a mission-supportive natural

resources conservation area. It also serves as a popular hiking destination for nature lovers, runners and dog walkers. While the installation keeps the conservation area open to the public, it

is also critical to the NSA Annapolis mission and can close anytime without prior notification.

v/r

(b) (6)

Director, Public Affairs

Naval District Washington

DSN: (b) (6)

Comm: (202) (b) (6)

Fax: (202) (b) (6)

Mobile: (703) (b) (6)

(b) (6) @navy.mil

"Like Us" on Facebook and follow us on Instagram to get up-to-date information on NDW!

<http://www.facebook.com/NavDistWash>

<https://www.instagram.com/navdistwash/>

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) s.mil@us.navy.mil>

**Sent:** Friday, August 12, 2022 8:47 AM

**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) .civ@us.navy.mil>;

(b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>;

(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

(b) (6) .mil@us.navy.mil>

**Subject:** MC3 Greenbury article

(b) (6)

I heard that the article MC3 wrote was released yesterday. Can you send me a copy of that please?

Thanks

Vr,

Homer

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV \(USA\)](#)  
**Subject:** Re: meeting to discuss Greenbury Point proposed project  
**Date:** Friday, May 27, 2022 8:04:16 AM

---

(b) (6)

(b) (5)

vr,  
Homer

---

**From:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**Sent:** Friday, May 27, 2022 7:34 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV \(USA\)](#)  
**Subject:** FW: meeting to discuss Greenbury Point proposed project

Gentlemen,

(b) (5)

v/r

(b) (6)

---

**From:** (b) (6) [@vanhollen.senate.gov](#)>  
**Sent:** Thursday, May 26, 2022 8:35 PM  
**To:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Cc:** (b) (6) [@vanhollen.senate.gov](#)>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] meeting to discuss Greenbury Point proposed project

Dear Ms (b) (6),

I am writing to ask if you might be available next week to have a conversation with me and my colleague, (b) (6) about the proposed golf course project at Greenbury Point. Senator (b) (6) is interested in hearing your perspective on this proposal. Will you please let me know if you are available to meet, and suggest a few times that work for you?



We look forward to speaking with you.

Thank you,

(b) (6)

(b) (6)

Office of U.S. Senator Chris Van Hollen

667- (b) (6) (office)

202- (b) (6) (mobile)

(b) (6) [@vanhollen.senate.gov](mailto:(b) (6)@vanhollen.senate.gov)

[www.vanhollen.senate.gov](http://www.vanhollen.senate.gov)



Senate seal



**From:** [Steffen, Michael J RDML USN COMNAVDIST DC \(USA\)](#)  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**Cc:** [\(b\) \(6\) @navy.mil](#); [\(b\) \(6\) .CIV USN NSA ANNAPOLIS MD \(USA\)](#); [\(b\) \(6\) .CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); [\(b\) \(6\) .CIV USN COMNAVFACENGCOM DC \(USA\)](#); [\(b\) \(6\) .CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); [\(b\) \(6\) .PO1 USN COMNAVDIST DC \(USA\)](#); [\(b\) \(6\) .CDR USN COMNAVDIST DC \(USA\)](#); [\(b\) \(6\) .LT USN COMNAVDIST WASH DC \(USA\)](#)  
**Subject:** RE: NAGA golf Course Info  
**Date:** Saturday, May 28, 2022 3:38:08 PM

---

Thanks CDRE. Paper and PPT are well done. Concur we should get together next week to discuss. This will be a good "handoff" of this particular topic to RADM Lacore.

Vr,  
MJS

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <[\(b\) \(6\) .mil@us.navy.mil](#)>  
**Sent:** Friday, May 27, 2022 9:21 AM  
**To:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) [\(b\) \(6\) .mil@us.navy.mil](#)>  
**Cc:** [\(b\) \(6\) @navy.mil](#); [\(b\) \(6\) .CIV USN NSA ANNAPOLIS MD \(USA\)](#); [\(b\) \(6\) .civ@us.navy.mil](#)>; [\(b\) \(6\) .CAPT USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\) .mil@us.navy.mil](#)>; [\(b\) \(6\) .CIV USN COMNAVFACENGCOM DC \(USA\)](#) <[\(b\) \(6\) .civ@us.navy.mil](#)>; [\(b\) \(6\) .J CAPT USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\) @us.navy.mil](#)>; [\(b\) \(6\) .PO1 USN COMNAVDIST DC \(USA\)](#) <[\(b\) \(6\) @us.navy.mil](#)>  
**Subject:** NAGA golf Course Info

Admiral,

Attached is an updated issue paper for Greenbury Point and power point showing the real estate process.

[\(b\) \(5\)](#)

[\(b\) \(5\)](#) With your permission I will work to schedule a meeting next week.

Vr,  
Homer

**From:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**To:** (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: NAGA Lease  
**Date:** Monday, February 14, 2022 9:16:49 AM

---

Sir,

(b) (5)  
[Redacted]  
[Redacted]. I

am happy to have a call with you to discuss if you would like.

I am available today from 1300-1500, Tuesday from 1000-1200, and Friday 1000-1400.

V/R,

(b) (6)  
Senior Realty Specialist  
NAVFACSYSCOM Washington  
1314 Harwood Street, SE, Bldg. 212  
Washington Navy Yard, DC 20374-5018

Phone: (202) (b) (6)  
Email: (b) (6).civ@us.navy.mil

---

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).mil@us.navy.mil>  
**Sent:** Friday, February 11, 2022 5:30 PM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6).civ@us.navy.mil>  
**Subject:** RE: NAGA Lease

(b) (6),

(b) (5)  
[Redacted] (b) (5)  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

Thoughts?

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

---

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy.mil>  
**Sent:** Friday, February 11, 2022 10:10 AM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6).mil@us.navy.mil>  
**Subject:** NAGA Lease

Sir,

Apologies for not getting back to you with the specific date yesterday. Sick kid plus impromptu conference calls took over and I forgot.

The NAGA Lease term date is 1/1/2016 to 12/31/2066.

Please let me know if you need anything else!

V/R,

(b) (6)  
Senior Realty Specialist  
NAVFACSYSCOM Washington  
1314 Harwood Street, SE, Bldg. 212  
Washington Navy Yard, DC 20374-5018

Phone: (202) (b) (6)  
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**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** [\(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#); [\(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#); [\(b\) \(6\) CIV USN NAVFAC WASHINGTON DC \(USA\)](#); [\(b\) \(6\) CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: NAGA Proposal Discussion  
**Date:** Thursday, June 9, 2022 11:17:52 AM

---

(b) (6)

Copy all thank you.

Vr,

Homer

---

**From:** [\(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>  
**Sent:** Thursday, June 9, 2022 8:47 AM  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>; [\(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [\(b\) \(6\) CIV USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [\(b\) \(6\) CAPT USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>  
**Subject:** RE: NAGA Proposal Discussion

Sir,

(b) (5)

V/R,

(b) (6)

Senior Realty Specialist  
NAVFACSYSCOM Washington  
1314 Harwood Street, SE, Bldg. 212  
Washington Navy Yard, DC 20374-5018

Phone: (202) (b) (6)

Email [\(b\) \(6\).civ@us.navy.mil](#) (NEW)

---

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>  
**Sent:** Wednesday, June 8, 2022 3:26 PM  
**To:** [\(b\) \(6\) CIV USN SECNAV WASHINGTON DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [Steffen, Michael J RDML USN COMNAVDIST DC \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>; [\(b\) \(6\) CAPT USN COMNAVDIST DC \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>; [\(b\) \(6\) CAPT USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\).mil@us.navy.mil](#)>  
**Cc:** [Ohannessian, Karnig H SES USN ASSTSECNAV EIE DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [\(b\) \(6\) CIV USN NAVFAC WASHINGTON DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [\(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#) <[\(b\) \(6\).civ@us.navy.mil](#)>; [\(b\) \(6\) CIV USN ASSTSECNAV EIE \(USA\)](#)

(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) @bemaconsultingdc.com; (b) (6)  
CIV USN (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC  
(USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE DC (USA)  
<(b) (6) .civ@us.navy.mil>; Thompson, Robert E SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>  
**Subject:** RE: NAGA Proposal Discussion

Ms (b) (6),

I have it for action and will work to get you our comments by COB Friday.

Vr,  
Homer

Homer Denius  
CAPT, USN  
NSA Annapolis Commanding Officer  
(410) (b) (6)

---

**From:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>  
**Sent:** Wednesday, June 8, 2022 2:50 PM  
**To:** (b) (6) RDML USN COMNAVDIST DC (USA) (b) (6) .mil@us.navy.mil>;  
(b) (6) CAPT USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>;  
(b) (6) CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) @navy.mil>; (b) (6)  
CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) @us.navy.mil>  
**Cc:** (b) (6) SES USN ASSTSECNAV EIE DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NSA ANNAPOLIS MD (USA)  
(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) @bemaconsultingdc.com; (b) (6)  
CIV USN (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC  
(USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) SES USN CNIC WASHINGTON DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC  
WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>  
**Subject:** RE: NAGA Proposal Discussion

RDML Steffen, CAPT (b) (6), CAPT Denius & CAPT (b) (6),

I issued Tasker DON-220608-PWD6 with a copy of the draft letter we discussed during the below meeting time for your review and comment. I am attaching a draft for convenience. Unfortunately, we have to turn this letter around next week. We appreciate your review and assistance.

V/R

(b) (6)

Director Of Real Estate

OASN(EI&E)

Phone: (b) (6)

Cell: 703-(b) (6)

Email: (b) (6) .civ@us.navy.mil

-----Original Appointment-----

**From:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>

**Sent:** Thursday, May 19, 2022 1:09 PM

**To:** Steffen, Michael J RDML USN COMNAVDIST DC (USA); (b) (6) CAPT USN COMNAVDIST DC (USA); (b) (6) CIV USN ASSTSECNAV EIE (USA); (b) (6)

CIV USN (USA); (b) (6) CIV USN SECNAV WASHINGTON DC (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

**Cc:** Ohannessian, Karnig H SES USN ASSTSECNAV EIE DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) @bemaconsultingdc.com; (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) CIV USN ASSTSECNAV EIE DC (USA); (b) (6) SES USN CNIC WASHINGTON DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

**Subject:** NAGA Proposal Discussion

**When:** Friday, June 3, 2022 3:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Microsoft Teams Meeting

<https://www.baltimoresun.com/maryland/anne-arundel/ac-cn-greenbury-point-0511-20220511-rdmc35w6ofaoxdrducunvrz6ke-story.html>

V/r,

(b) (6) a

LT (b) (6)

*Aide to the Commandant, Naval District Washington*

**Office ☎:** 202 (b) (6)

**Mobile ☎:** 202 (b) (6)

(b) (6) .mil@us.navy.mil

---

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---



**From:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**Subject:** RE: NAGA Sole Source Draft  
**Date:** Thursday, June 16, 2022 8:27:12 AM

---

Sir,

I will review this today before our meeting and I can absolutely hang on after the call to discuss.

V/R,

(b) (6)  
Senior Realty Specialist  
NAVFACSYSCOM Washington  
1314 Harwood Street, SE, Bldg. 212  
Washington Navy Yard, DC 20374-5018

Phone: (202) (b) (6)  
Email: (b) (6) [.civ@us.navy.mil](#) (NEW)

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Wednesday, June 15, 2022 12:42 PM  
**To:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
<(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** NAGA Sole Source Draft

(b) (6)  
(b) (5)

(b) (5)

(b) (5)

(b) (5)



Vr,  
Homer

Homer Denius  
CAPT, USN  
NSA Annapolis Commanding Officer  
(410) (b) (6)

**From:** (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)  
**To:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#); [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); [Mckernan, Louise G CIV USN NSA ANNAPOLIS MD \(USA\)](#)  
**Subject:** RE: NEPA EIS question  
**Date:** Monday, July 25, 2022 8:49:40 AM

---

Good Morning,

(b) (5)

Thank you for your time.

Sincerely,

(b) (6)

---

**From:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>  
**Sent:** Friday, July 22, 2022 1:58 PM  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.mil@us.navy.mil](#)>;  
(b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
<(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#)  
(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** RE: NEPA EIS question

Sir,

(b) (5)

(b) (5), (b) (6)

v/r

(b) (6)

---

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#) (b) (6) [.mil@us.navy.mil](#)>  
**Sent:** Friday, July 22, 2022 1:33 PM  
**To:** (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>  
**Cc:** (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#) <(b) (6) [.civ@us.navy.mil](#)>;  
(b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
(b) (6) [.mil@us.navy.mil](#)>; (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#)  
(b) (6) [.civ@us.navy.mil](#)>  
**Subject:** NEPA EIS question

(b) (6)

(b) (5) [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Thanks.

Vr,

Homer

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** [\(b\) \(6\) CIV USN COMNAVDIST DC \(USA\); \(b\) \(6\) LT USN COMNAVDIST WASH DC \(USA\)](#)  
**Cc:** [\(b\) \(6\) CIV USN NSA ANNAPOLIS MD \(USA\); \(b\) \(6\) CAPT USN NAVFAC WASHINGTON DC \(USA\); \(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**Subject:** RE: NSA Annapolis - NAGA Proposal Discussion Request  
**Date:** Friday, May 20, 2022 8:19:49 AM

---

(b) (6),

No problem. Thanks for the quick reply and all the help from you and LT (b) (6). We could not do this without you.

Vr,  
Homer

---

**From:** [\(b\) \(6\) CIV USN COMNAVDIST DC \(USA\) \(b\) \(6\) .civ@us.navy.mil>](#)  
**Sent:** Friday, May 20, 2022 7:49 AM  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\) <\(b\) \(6\) .mil@us.navy.mil>; \(b\) \(6\) LT USN COMNAVDIST WASH DC \(USA\) <\(b\) \(6\) .mil@us.navy.mil>](#)  
**Cc:** [\(b\) \(6\) CIV USN NSA ANNAPOLIS MD \(USA\) <\(b\) \(6\) .civ@us.navy.mil>; \(b\) \(6\) CAPT USN NAVFAC WASHINGTON DC \(USA\) <\(b\) \(6\) 2.mil@us.navy.mil>; \(b\) \(6\) CIV USN COMNAVFACENGCOM DC \(USA\) <\(b\) \(6\) .civ@us.navy.mil>; \(b\) \(6\) CIV USN COMNAVDIST DC \(USA\) <\(b\) \(6\) r.civ@us.navy.mil>](#)  
**Subject:** RE: NSA Annapolis - NAGA Proposal Discussion Request

[Skipper,](#)

[Sorry, thought we sent to you last week. It is the same article that was in the Capital Gazette \(owned by Baltimore Sun\).](#)

### **Navy considering new golf course at Greenbury Point, concerning environmentalists**

By Rachael Pacella | Capital Gazette | May 11, 2022 at 12:02 pm

The Navy is considering a proposal to build a second golf course north of the Severn River, at Greenbury Point, a prospect that concerns environmentalists and neighbors who want to preserve nature on the peninsula.

Naval Academy spokesperson Maddie Flayler said the Navy has received a proposal from the Naval Academy Golf Association to lease land on Naval Support Activity Annapolis at Greenbury Point to build a second Naval Academy golf course. The association, a nonprofit relative of the Naval Academy Athletic Association, operates the existing course, which is open to midshipmen, USNA staff and active and retired military members.

Chet Gladchuk, president of Naval Academy Golf Association, said a golf course is just one element, and a potential element at that, of the proposal the Naval Academy Golf Association submitted. Gladchuk also leads the Athletic Association. He said they don't have a plan, but reached out to the Navy to see what it would support at Greenbury Point.

“It could hypothetically include a golf course, anything is a possibility out there,” Gladchuk said. “Whatever we would do out there would be accommodating in much greater degree to the neighborhood and the community than it would be today.”

The existing 18-hole course was established in 1944. It underwent an extensive year-long \$7 million renovation in 2019, reopening on Aug. 6, 2020. The course now features modern irrigation systems, lengthened greens and additional bunkers.

Greenbury Point has a gun range that is used by the Naval Academy for training. The area also has hiking trails and a nature center, which are closed when the range is in use. For much of the 20th century the peninsula was used for Naval communications transmission and research, but all but three of the radio towers from that period were dismantled in 1999, according to a brochure on the NSA Annapolis Morale, Welfare and Recreation website, [www.navymwrannapolis.com](http://www.navymwrannapolis.com).

Gladchuk said the association is interested in studying a variety of options to improve recreational access at Greenbury Point, including improvements to walking trails and infrastructure to fight sea-level-rise, such as berms.

Environmental advocates immediately raised concerns about the concept of a golf course. The entirety of the Greenbury Point peninsula is a part of the critical area, the buffer between land and rivers and the Chesapeake Bay.

Severn River Association Director Jesse Iliff said his organization will be closely watching the situation.

“The maintenance needs of a golf course in terms of their fertilizer and pesticides is very intensive land use that could have significant detrimental impacts on the river,” he said.

Director of Public Affairs for Naval District Washington Ed Zeigler said Naval Support Activity Annapolis reviewed a proposal for a new course at Greenbury Point and forwarded it to Naval Facilities Engineering Systems Command Washington for additional review. Washington requested additional information, which NSA Annapolis is providing, Zeigler said.

He said eventually the proposal will make its way to the Deputy Assistant Secretary of the Navy for Energy, Installations and Environment for consideration. If the proposal is received positively, Zeigler said such a project would be subject to the National Environmental Protection Act (NEPA), and the Navy would also have to consider compliance with the Sikes Act, which protects natural resources on military installations.

The NEPA process would include public input and an opportunity for public comment, he said in an email.

The Sikes Act requires an installation, in this case NSA Annapolis, to make and follow an Integrated Natural Resources Management Plan. A copy of the most recent plan for NSA Annapolis was not available Tuesday, but Zeigler said the Navy is working to post the document online

at [navymwrannapolis.com](http://navymwrannapolis.com).

A meeting with neighbors was planned for Tuesday evening, but was canceled after there was some anxiety over the proposal, Gladchuk said.

"We decided to pause and regroup," he said.

Chesapeake Conservancy President and CEO Joel Dunn said he has been underwhelmed by the transparency surrounding the proposal, which is being made for federal land owned by the Navy.

"Given the Biden Administration's 'America the Beautiful' plan, an effort to protect 30% of the land and water in the United States, and the Department of Defense's exemplary leadership within the Chesapeake Bay Program, it would be ironic if the Naval Academy Golf Association's proposal to lease the land ultimately reduced wildlife habitat and public access to the shoreline in Anne Arundel County," he said in a statement.

v/r

(b) (6)

Director, Public Affairs

Naval District Washington

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Fax: (202) 4 (b) (6)

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<https://www.instagram.com/navdistwash/>

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) [.mil@us.navy.mil](mailto:(b) (6).mil@us.navy.mil)>

**Sent:** Friday, May 20, 2022 7:38 AM

**To:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)>; Walsh,

(b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) [.mil@us.navy.mil](mailto:(b) (6).mil@us.navy.mil)>

**Cc:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)>;

(b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

(b) (6) [.mil@us.navy.mil](mailto:(b) (6).mil@us.navy.mil)>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)

(b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)>

**Subject:** FW: NSA Annapolis - NAGA Proposal Discussion Request

(b) (6)

Below from (b) (6) the Baltimore Sun reported on the Greenbury Point. I cannot access

the article. Can you get it and send a copy to all? Thank you

Vr,

Homer

<https://www.baltimoresun.com/maryland/anne-arundel/ac-cn-greenbury-point-0511-20220511-rdmc35w6ofaoxdrducunvrz6ke-story.html>

---

**From:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) (b) (6) .mil@us.navy.mil>

**Sent:** Thursday, May 19, 2022 6:28 PM

**To:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>

**Cc:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)

<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE (USA)

(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN (USA)

(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE DC (USA)

<(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

<(b) (6) .us.navy.mil>; (b) (6) CAPT USN COMNAVDIST DC (USA)

(b) (6) .mil@us.navy.mil>; (b) (6) LT USN COMNAVDIST WASH DC

(USA) <(b) (6) .mil@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD

(USA) <(b) (6) .mil@us.navy.mil>

**Subject:** Re: NSA Annapolis - NAGA Proposal Discussion Request

Thanks (b) (6) . (b) (5)

Look forward to getting our teams together on the 3rd.

Vr, Mike

---

**From:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA)

<(b) (6) .civ@us.navy.mil>

**Sent:** Thursday, May 19, 2022 10:49 AM

**To:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>

**Cc:** (b) (6) CIV USN CNIC WASHINGTON DC (USA)

<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE (USA)

(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN (USA)

(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE DC (USA)

(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)

<(b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN COMNAVDIST DC (USA)

<(b) (6) .mil@us.navy.mil>; (b) (6) LT USN COMNAVDIST WASH DC

(USA) <(b) (6) .mil@us.navy.mil>

**Subject:** NSA Annapolis - NAGA Proposal Discussion Request

RDML Steffen,



I am writing to you on behalf of DASN(E&MR). SECNAV received a letter from NAGA requesting sole source leasing authority to endeavor construction of a second golf course onboard NSA Annapolis. For your awareness, attached is the response letter signed out by PDASN(EI&E). (b) (5)

Mr. Ohannessian requests a meeting for 2 or 3 June to discuss with you the position of DASN(E&MR) for your awareness. I have copied your Aide for assistance in scheduling.

<https://www.baltimoresun.com/maryland/anne-arundel/ac-cn-greenbury-point-0511-20220511-rdmc35w6ofaoxdrducunvrz6ke-story.html>

If you would like further information regarding this discussion, please contact me at 703-(b) (6)

V/R

(b) (6)

Director Of Real Estate

OASN(EI&E)

Phone: 703-(b) (6)

Cell: 703-(b) (6)

Email: (b) (6).civ@us.navy.mil

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** [Steffen, Michael J RDML USN COMNAVDIST DC \(USA\)](#)  
**Cc:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#); (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
**Subject:** RE: NSA Annapolis - NAGA Proposal Discussion Request  
**Date:** Friday, May 20, 2022 7:39:59 AM

---

Admiral,

I am tracking here also. We are working slowly and thoroughly on the proposal. (b) (5)

(b) (6)

Vr,  
Homer

---

**From:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) <(b) (6).mil@us.navy.mil>  
**Sent:** Thursday, May 19, 2022 6:28 PM  
**To:** (b) (6) [CIV USN SECNAV WASHINGTON DC \(USA\)](#) <(b) (6).civ@us.navy.mil>  
**Cc:** (b) (6) [CIV USN CNIC WASHINGTON DC \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CIV USN ASSTSECNAV EIE \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [L CIV USN \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CIV USN ASSTSECNAV EIE DC \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)  
<(b) (6).mil@us.navy.mil>; (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#)  
<(b) (6).mil@us.navy.mil>; (b) (6) [LT USN COMNAVDIST WASH DC \(USA\)](#)  
<(b) (6).mil@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA)  
<(b) (6).mil@us.navy.mil>  
**Subject:** Re: NSA Annapolis - NAGA Proposal Discussion Request

Thanks (b) (6) (b) (5)

(b) (6)

Look forward to getting our teams together on the 3rd.

Vr, Mike

---

**From:** (b) (6) [CIV USN SECNAV WASHINGTON DC \(USA\)](#)  
<(b) (6).civ@us.navy.mil>  
**Sent:** Thursday, May 19, 2022 10:49 AM  
**To:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) <(b) (6).mil@us.navy.mil>  
**Cc:** (b) (6) [CIV USN CNIC WASHINGTON DC \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CIV USN ASSTSECNAV EIE \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CIV USN \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CIV USN ASSTSECNAV EIE DC \(USA\)](#)  
<(b) (6).civ@us.navy.mil>; (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#)

(b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN COMNAVDIST DC (USA)  
<(b) (6) .mil@us.navy.mil>; (b) (6) LT USN COMNAVDIST WASH DC  
(USA) <(b) (6) .mil@us.navy.mil>  
**Subject:** NSA Annapolis - NAGA Proposal Discussion Request

RDML Steffen,

I am writing to you on behalf of DASN(E&MR). SECNAV received a letter from NAGA requesting sole source leasing authority to endeavor construction of a second golf course onboard NSA Annapolis. For your awareness, attached is the response letter signed out by PDASN(EI&E). (b) (5)

. Mr. Ohannessian requests a meeting for 2 or 3 June to discuss with you the position of DASN(E&MR) for your awareness. I have copied your Aide for assistance in scheduling.

<https://www.baltimoresun.com/maryland/anne-arundel/ac-cn-greenbury-point-0511-20220511-rdmc35w6ofaoxdrgucunvrz6ke-story.html>

If you would like further information regarding this discussion, please contact me at 703-(b) (6)

V/R

(b) (6)

Director Of Real Estate

OASN(EI&E)

Phone: 703-(b) (6)

Cell: 703-(b) (6) 1

Email: (b) (6) .civ@us.navy.mil

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN OGC WASH DC (USA)  
**Subject:** RE: NSA Annapolis, Greenbury Point  
**Date:** Wednesday, March 2, 2022 4:19:13 PM

---

CO,

REBL has already responded to ASN (EI&E) RE Director (b) (6)'s inquiries. No do-outs currently remaining for REBL. As (b) (6) stated, there may be some RE work headed our way. This action is related to NAGA's desire to build an additional golf course at Annapolis.

Very Respectfully,

(b) (6)  
Director of Real Estate  
Real Estate Contracting Officer  
NAVFAC Washington Systems Command  
1314 Harwood Street, SE, Building 212  
Washington Navy Yard, DC 20374-5018  
(202) (b) (6) Office  
(615) (b) (6) Cell  
(b) (6) @navy.mil

---

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>  
**Sent:** Wednesday, March 2, 2022 3:39 PM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) @us.navy.mil>  
**Cc:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
<(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC  
(USA) <(b) (6) 2.mil@us.navy.mil>; (b) (6) CIV USN OGC WASH  
DC (USA) <(b) (6) .civ@us.navy.mil>  
**Subject:** FW: NSA Annapolis, Greenbury Point

Sir-- (b) (5)

(b) (6)  
Counsel  
NAVFAC Washington  
(202) (b) (6) (office)  
(202) (b) (6) (mobile)

---

**From:** (b) (6) CIV USN SECNAV WASHINGTON DC (USA)  
(b) (6) .civ@us.navy.mil>  
**Sent:** Wednesday, March 2, 2022 12:42 PM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) (b) (6) CIV USN (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CAPT USN CNIC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN DCNO N4 (USA) <(b) (6) .mil@us.navy.mil>; Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>; (b) (6) R CIV USN CNIC WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN ASSTSECNAV EIE DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC LANT NOR VA (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) CDR USN COMNAVFACSYSCOM (USA) (b) (6) .mil@us.navy.mil>  
**Subject:** NSA Annapolis, Greenbury Point

Navy Team,

SECNAV received the attached letter and ASN(EI&E) is tasked to respond. In order to properly respond to this inquiry, I am requesting the attached information via DON Tracker, but wanted to provide you all a heads up of that it's coming. Requesting response by COB 25 March 2022.

Thank you for your support!

V/R

(b) (6)

Director Of Real Estate

OASN(EI&E)

Phone: 703-(b) (6)

Cell: 703-(b) (6)

Email: (b) (6) .civ@us.navy.mil

**From:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**To:** [Lacore, Nancy Stewart RADM USN COMNAVDIST DC \(USA\)](#)  
**Cc:** (b) (6) CAPT USN COMNAVDIST DC (USA); (b) (6) @navy.mil; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: NSAA Brief to EI&E Staff re: Greenbury Point  
**Date:** Friday, July 22, 2022 3:27:58 PM

---

Admiral,

Bluf: Meeting With MR. Thompson, DASN EI&E went smoothly with no issues. Minor changes were suggested for the briefing.

Discussion: No major issues were found during my discussion with Mr. Thompson. (b) (5)

(b) (5)

(b) (5)

(b) (5)

(b) (5)

(b) (5)

(b) (5)

Vr,  
Homer

---

**From:** Lacore, Nancy Stewart RADM USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>  
**Sent:** Friday, July 22, 2022 11:27 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) .mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN COMNAVDIST DC (USA); (b) (6) .mil@us.navy.mil>; (b) (6) @navy.mil; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) .civ@us.navy.mil>  
**Subject:** RE: NSAA Brief to EI&E Staff re: Greenbury Point

Copy Homer. I am sure it will go well.

v/r  
Nancy

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) .mil@us.navy.mil>  
**Sent:** Friday, July 22, 2022 9:54 AM  
**To:** Lacore, Nancy Stewart RADM USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN COMNAVDIST DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) @navy.mil; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) .civ@us.navy.mil>

**Subject:** NSAA Brief to EI&E Staff re: Greenbury Point

Admiral,

Bluf: In response to several Staffers from the MD Congressional Delegation inquiring with questions regarding the Sole Source request From the Naval Academy Golf Association (NAGA) for Greenbury Point Navy OLA and CNIC OLA are setting up a briefing (No date set) from me to discuss the Sole Source Process. In preparation for that meeting I am briefing Mr. Robert Thompson, SES at EI&E today on what we will be discussing with the Congressional Staff.

Discussion: I am scheduled at 1400 today to brief Mr. Robert Thompson, SES EI&E of my proposed briefing to MD Congressional Staff. Also in attendance will be Mr. Ohannessian, SES, EM&R. The intention of the brief is to give the EI&E staff a pre-brief of the information we will provide the Congressional Staff at a future unscheduled briefing. The slides for the brief today are attached. My intentions are to follow the slides first orienting everyone to where Greenbury Point is located and how the point sits in the Chesapeake Bay. Then I will brief them on the Sole Source request process. I will also discuss that the only documents that have been submitted formally from the Naval Academy Golf Association is a letter to the SECNAV requesting the Sole Source. In response, SECNAV redirected NAGA to send a formal proposal to me and the local public works department for submission. Currently I have not received a formal request, only a draft submission.

I will give a readout with our discussion at the end of the day to keep you informed.

Vr,  
Homer

**From:** [Steffen, Michael J RDML USN COMNAVDIST DC \(USA\)](#)  
**To:** [Denius, Homer R III CAPT USN NSA ANNAPOLIS MD \(USA\)](#)  
**Cc:** (b) (6) [CAPT USN COMNAVDIST DC \(USA\)](#); (b) (6) [CIV USN NSA ANNAPOLIS MD \(USA\)](#); (b) (6) [CAPT USN NAVFAC WASHINGTON DC \(USA\)](#); (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#); (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)  
**Subject:** RE: Outbrief Greenbury Point Meeting with County Exec and MD State Sen.  
**Date:** Friday, May 20, 2022 11:28:20 AM

---

Copy, thanks CDRE. Good wrap-up, no questions. I'm glad you were in attendance and think the discussion and transparency will help us along in the process. Appreciate your leadership on this.

Vr,  
MJS

---

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6)@us.navy.mil>  
**Sent:** Friday, May 20, 2022 9:30 AM  
**To:** Steffen, Michael J RDML USN COMNAVDIST DC (USA) (b) (6).mil@us.navy.mil>  
**Cc:** (b) (6) CAPT USN COMNAVDIST DC (USA) (b) (6).mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6)us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6).mil@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy.mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6).civ@us.navy.mil> (b) (6)  
**Subject:** Outbrief Greenbury Point Meeting with County Exec and MD State Sen.

Admiral,

Bluf: Chet Gladchuk and I met Anne Arundel County Executive Steuart Pittman and State Senator Sarah Elfreth 19 May regarding the NAGA sole source Greenbury Point proposal. (b) (5)

[REDACTED]

[REDACTED]

Meeting Participants:

Steuart Pittman, Anne Arundel County Executive  
Sara Elfreth, Maryland State Senator, District 30  
Chet Gladchuk, Naval Academy Golf Association Chairman  
Joe Rubino, USNA CFO  
CAPT Homer Denius, NSA Annapolis Commanding Officer

Discussion:

I started the meeting verbalizing to all that my presence was neither endorsement or nonendorsement from the Navy of the NAGA proposal and the proposal was still being reviewed. I explained there were several reviews of the proposal before it reached the DASN, EI&E level for final decision and there was no specific timeline required by the process that needed to be met. Chet Gladchuk then spoke and discussed in general terms the NAGA vision for Greenbury Point if the proposal was accepted. He explained the proposal included a golf course but also that improvements could be made to Greenbury Point. He discussed in general terms the threat of Sea Level Rise on the point, environmental issues currently on the point, and the need for more trails and access and how he could help address these concerns and others. Both Executive Pittman and



Senator Elfreth discussed their apprehension about the public concerns voiced so far regarding the proposal. After listening to Mr. Gladchuk, Senator Elfreth was interested in hosting a meeting with some of the environmental organization leadership who had concerns. Executive Pittman agreed that some exposure to Mr. Gladchuk's general idea could be helpful to reduce public anxiety for the proposal. The meeting ended agreeing they would explore a meeting in the future.

Please let me know if you have any questions.

Vr,  
Homer

Homer Denius  
CAPT, USN  
NSA Annapolis Commanding Officer  
(410) (b) (6)

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis  
**Date:** Wednesday, May 18, 2022 12:13:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

EA:

- Completed within 1 year of EA Kick-off Meeting

EIS:

- Completion will depend on the project
- Studies have been completed that say the average completion for an EIS is 3 4 to 3 6 years
  - o There have been some EIS s that have taken over 10 years to complete

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) civ@us navy mil>  
**Sent:** Wednesday, May 18, 2022 12 00 PM  
**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) iv@us navy mil>; (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us navy mil>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) mil@us navy mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) mil@us navy mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) civ@us navy mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

What is the general timeline difference between an EA and an EIS I know it depends, but is there a planning factor?

v r

(b) (6)  
Director, Facilities Management Division  
PWD Annapolis  
(o) 410 (b) (6)

**From:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) v@us navy mil>  
**Sent:** Wednesday, May 18, 2022 11 58 AM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us navy mil>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) mil@us navy mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
<(b) (6) mil@us navy mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) civ@us navy mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) civ@us navy mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (5)

(b) (5)

(b) (5)

(b) (5)

(b) (5)

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) civ@us navy mil>  
**Sent:** Wednesday, May 18, 2022 8:43 AM  
**To:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) iv@us navy mil>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) mil@us navy mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
(b) (6) mil@us navy mil>; Coury, Michael J CIV USN NSA ANNAPOLIS MD (USA); (b) (6) civ@us navy mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
(b) (6) civ@us navy mil>  
**Subject:** FW: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

(b) (5)

(b) (5)

v/r

(b) (6)

**From:** (b) (6) CIV USN COMNAV DIST DC (USA); (b) (6) r civ@us navy mil>  
**Sent:** Wednesday, May 18, 2022 8:22 AM  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) iv@us navy mil>  
**Subject:** FW: Plans for a new golf course on Greenbury Point Annapolis

(b) (6) some additional questions below

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) @navy mil

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<https://www.instagram.com/navdistwash/>

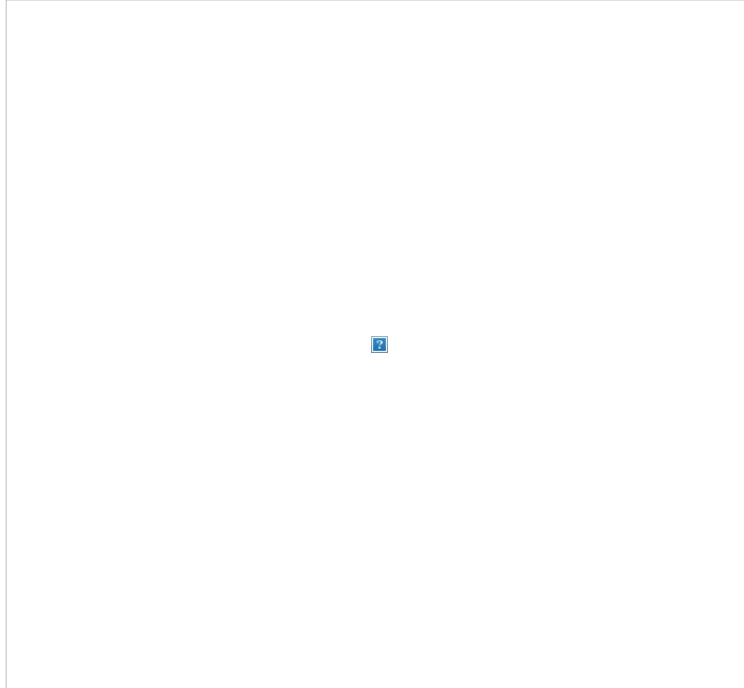
---

**From:** (b) (6) (Annapolis Creative) <(b) (6)@creative.com>  
**Sent:** Wednesday, May 18, 2022 8:15 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) civ@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

At that time, was there notice of the proposed Categorical Exclusion in the Federal Record for public input? Was the final Categorical Exclusion posted in the Federal Record? I m having trouble locating both Can you provide links or copies for both?

See page 10, section IV (Procedures on Establishing a New or Revised Categorical Exclusion) - [https://ceq.doe.gov/docs/ceq-regulations-and-guidance/NEPA\\_CE\\_Guidance\\_Nov232010.pdf](https://ceq.doe.gov/docs/ceq-regulations-and-guidance/NEPA_CE_Guidance_Nov232010.pdf)



I have the same questions about the construction of the MWR Cottages on Greenbury Point Was this covered by the same Categorical Exclusion or was there a new one and/or was there an Environmental Impact statement and/or an Environmental Assessment for that work (which is still ongoing)?

Thanks again,

(b) (6)

---

**From:** (b) (6) USN COMNAVDIST DC (USA) (b) (6) civ@us.navy.mil>  
**Sent:** Tuesday, May 17, 2022 2:07 PM  
**To:** (b) (6) Annapolis Creative (b) (6)@annapoliscreative.com>  
**Cc:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) civ@us.navy.mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

Q Was there an environmental impact statement done and available for the public to see for the 2019 renovations of the USNA golf course on NSA Annapolis? I believe this was required by the National Environmental Policy Act

R According to our Public Works Dept (PWD) the project was a renovation to the Greens and Bunkers and received a NEPA Categorical Exclusion, along with other appropriate permits A NEPA Categorical Exclusion is defined as "a class of actions that a Federal agency has determined, after review by Council on Environmental Quality (CEQ), do not individually or cumulatively have a significant effect on the human environment and for which, therefore, neither an environmental assessment nor an environmental impact statement is normally required The use of categorical exclusions can reduce paperwork and save time and resources

Q I m also trying to fact check this review stating around 500 trees were removed - <https://www.facebook.com/wayne.pruitt.96/posts/10218686088602953>

R I have not been able to confirm that 500 trees were removed Our PWD combed through documentation and could not find where trees were removed There have been several projects at the golf course over the last few years and the only project that discussed trees being removed was the Short Game Practice Course project A building was installed, which required some trees to be removed, but they were mitigated with the replacement of trees

v/r

(b) (6)

Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)

Fax: (202) (b) (6)  
Mobile: (703)604 (b) (6)  
(b) (6) @navy.mil

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<https://www.instagram.com/navdistwash/>

---

**From:** (b) (6) (Annapolis Creative) (b) (6) @annapoliscreative.com>  
**Sent:** Tuesday, May 17, 2022 10:01 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** [URL Verdict: Unknown][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

Thank you so much and please, it s (b) (6)

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Sent:** Tuesday, May 17, 2022 9:54 AM  
**To:** (b) (6) (Annapolis Creative) (b) (6) @annapoliscreative.com>  
**Cc:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

Ms (b) (6) I will research and get back to you

v/r  
(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
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(b) (6) @navy.mil

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<https://www.instagram.com/navdistwash/>

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**From:** (b) (6) (Annapolis Creative) (b) (6) @annapoliscreative.com>  
**Sent:** Tuesday, May 17, 2022 9:16 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

Was there an environmental impact statement done and available for the public to see for the 2019 renovations of the USNA golf course on NSA Annapolis? I believe this was required by the National Environmental Policy Act

I m also trying to fact check this review stating around 500 trees were removed - <https://www.facebook.com/wayne.pruitt.96/posts/10218686088602953>

Thanks,  
(b) (6)

---

**From:** (b) (6) USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Sent:** Thursday, May 12, 2022 12 05 PM  
**To:** (b) (6) (Annapolis (b) (6) @annapoliscreative.com>  
**Cc:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

Items are posted here [https://www.cnrc.navy.mil/regions/ndw/installations/nsa\\_annapolis/om/environmental- html](https://www.cnrc.navy.mil/regions/ndw/installations/nsa_annapolis/om/environmental- html)

v/r  
(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) @navy.mil

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<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

---

**From:** (b) (6) (Annapolis Creative) (b) (6) @annapoliscreative.com>  
**Sent:** Tuesday, May 10, 2022 3:27 PM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) .civ@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] Re: Plans for a new golf course on Greenbury Point Annapolis

It's appreciated

(b) (6)

On May 10, 2022, at 3:25 PM, (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil> wrote:

Ms (b) (6) I am working to have the IMRMP online by the end of the week

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) <r@navy.mil>

"Like Us" on Facebook and follow us on Instagram to get up-to-date information on NDWI!  
<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

---

**From:** (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>  
**Sent:** Monday, May 9, 2022 9:11 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

Much thanks

(b) (6)

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil>  
**Sent:** Monday, May 9, 2022 8:59 AM  
**To:** (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>; edward.zeigler@navy.mil  
**Cc:** (b) (6) USN COMNAVDIST WASH DC (USA) (b) (6) <mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil>  
**Subject:** RE: Plans for a new golf course on Greenbury Point Annapolis

Ms (b) (6) looks like the INRMP Manual says we should share the IMRMP with the public. Let me get with the people who manage the INRMP and find out why we don't have it posted on the website

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) <r@navy.mil>

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<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

---

**From:** (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>  
**Sent:** Sunday, May 8, 2022 9:14 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil>; (b) (6) <r@navy.mil>  
**Cc:** (b) (6) LT USN COMNAVDIST WASH DC (USA) (b) (6) <mil@us.navy.mil>  
**Subject:** [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

According to the Department of Defense (see page 10/11 here - <https://www.esd.whs.mil/Portals/54/Documents/DD/issuances/dodm/471503m.pdf?ver=2018-11-13-125658-050>), "The DoD Components make final INRMPs available electronically to the general public through the installation's website or other appropriate outlet the INRMP for each installation."

If this has changed, please let me know

Additionally, if the Navy is considering leasing any land at Greenbury Point, would a competitive bid process be required?

Again, your assistance is greatly appreciated

(b) (6)  
[www.annapoliscreative.com](http://www.annapoliscreative.com)  
410 (b) (6)

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) <civ@us.navy.mil>

Sent: Saturday, May 7, 2022 11:47 AM

To: (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>; (b) (6) @navy.mil  
Cc: (b) (6) LT USN COMNAVDIST WASH DC (USA) <mary.c.walsh18.mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>  
Subject: RE: Plans for a new golf course on Greenbury Point Annapolis

Ms (b) (6) NSA Annapolis does have an Integrated Natural Resources Management Plan. However, the plan is an internal working document and not something we share with the public. If you have specific questions about information that is contained in the plan I can see if I can get them answered for you.

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202)433 (b) (6)  
Fax: (202)433 (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) @navy.mil

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<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

---

From: (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>  
Sent: Friday, May 6, 2022 10:01 AM  
To: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>; (b) (6) @navy.mil  
Cc: (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) @navy.mil>; (b) (6) @navy.mil  
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

It's greatly appreciated.

(b) (6)

---

From: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>  
Sent: Friday, May 6, 2022 9:45 AM  
To: (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>; (b) (6) @zeigler@navy.mil  
Cc: (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) @navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>  
Subject: RE: Plans for a new golf course on Greenbury Point Annapolis

Ms (b) (6) will look into this and get back to you.

v/r

(b) (6)  
Director, Public Affairs  
Naval District Washington  
DSN: 288 (b) (6)  
Comm: (202) (b) (6)  
Fax: (202) (b) (6)  
Mobile: (703) (b) (6)  
(b) (6) @navy.mil

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<http://www.facebook.com/NavDistWash>  
<https://www.instagram.com/navdistwash/>

---

From: (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>  
Sent: Friday, May 6, 2022 9:39 AM  
To: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>; (b) (6) @navy.mil  
Cc: (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) @navy.mil>; (b) (6) @navy.mil  
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: Plans for a new golf course on Greenbury Point Annapolis

(b) (6)

Is the Integrated Natural Resources Management Plan for Naval Support Activity Annapolis posted on the internet for the public to read and/or can you provide a copy of it to me?

Thanks,

(b) (6)

---

From: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>  
Sent: Wednesday, May 4, 2022 5:16 PM  
To: (b) (6) (Annapolis Creative) <(b) (6) @annapoliscreative.com>; (b) (6) @navy.mil  
Cc: (b) (6) LT USN COMNAVDIST WASH DC (USA) <(b) (6) @navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) @navy.mil>  
Subject: RE: Plans for a new golf course on Greenbury Point Annapolis

Ms (b) (6)

The Navy has received a proposal from the Naval Academy Golf Association to lease land at Greenbury Point with the intent of expanding the U.S. Naval Academy Golf Course on federal land onboard Naval Support Activity (NSA) Annapolis. The Installation has reviewed the proposed concept and forwarded it for further review. As always, the Navy is committed to being a responsible community partner. If the proposed concept moves through the review process, transparency, community involvement and input will be critical to meeting the needs of the Navy and the Annapolis community.

v/r

(b)

Director, Public Affairs  
Naval District Washington

DSN: 285 (b)

Comm: (202) (b)

Fax: (202) (b)

Mobile: (703) (b)

(b) (6) @navy.mil

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on NDW!

<http://www.facebook.com/NavDistWash>

<https://www.instagram.com/navdistwash/>

---

**From:** (b) (6) (Annapolis Creative) (b) @annapoliscreative.com>

**Sent:** Wednesday, May 4, 2022 9:16 AM

**To:** (b) (6) @navy.mil

**Subject:** [URL Verdict: Neutral][Non-DoD Source] Plans for a new golf course on Greenbury Point Annapolis

(b)

As mentioned on the phone, there are a lot of discussions floating around Annapolis about plans for a new golf course on Greenbury Point. Reportedly, a meeting about this is being held May 10 with public comment – see screenshot of one of many posts going around that has a lot of people concerned.

Can you shed any light on this? Is there a new golf course in the works? Are there any modifications to the current golf course in works that would extend the course to areas of Greenbury that are currently used by area residents for walking/hiking?

In other words, are there any plans for changes in land usage at Greenbury Point? If so, what are they?

Thanks so much,

(b) (6)

[www.annapoliscreative.com](http://www.annapoliscreative.com)

410

(b)

image001.png





**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA); Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**Subject:** RE: RADM Gray Draft Drumbeat - Greenbury Point  
**Date:** Friday, June 10, 2022 8:37:47 AM

---

(b) (6)

(b) (5)

[REDACTED]

[REDACTED]

V/R

(b) (6)

Deputy Commanding Officer  
Naval Support Activity Annapolis  
58 Bennion Road  
Annapolis, MD 21402

Email: (b) (6) @navy.mil  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

(CONTROLLED UNCLASSIFIED INFORMATION/FOR OFFICIAL USE ONLY/PRIVACY SENSITIVE)

REF: DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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---

**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) nson.civ@us.navy.mil>  
**Sent:** Friday, June 10, 2022 7:55 AM  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) <(b) (6) .civ@us.navy.mil>  
**Cc:** (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) (b) (6) .civ@us.navy.mil>;

(b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>

**Subject:** FW: RADM Gray Draft Drumbeat - Greenbury Point

**Importance:** High

Gentlemen,

Good morning.

I received request below for review of RADM Gray (incoming CNRMA) executive summary.

Track changes comments due 15 JUN.

I will review and offer changes, but request your review as well.

v/r

(b) (6)

---

**From:** (b) (6) CIV USN NAVFAC MIDLANT NOR (USA) (b) (6) .civ@us.navy.mil>

**Sent:** Thursday, June 9, 2022 4:12 PM

**To:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>

**Subject:** RADM Gray Draft Drumbeat - Greenbury Point

**Importance:** High

Good afternoon (b) (6),

RADM Gray will be transitioning in as the new CNRMA on 7/1 and I have been asked to prepare an executive summary for his awareness on Greenbury Point. As the CNRMA, RADM Gray will serve as the DoD liaison to the Chesapeake Bay Commission where he will likely be asked for explanations/updates at upcoming meetings in MD so we want to make sure he's not blindsided on this issue. Accordingly, please see the attached EXSUM. (b) (5)

Thank you for your assistance!

(b) (6), PWS, PWD, CFM, SCMNRP

DoD Chesapeake Bay Program Coordinator

NAVFACSYSCOM MID-ATLANTIC, N45R

1510 Gilbert Street

Bldg. N26, Room 3300

Norfolk VA 23511

757-(b) (6) (office)

757-(b) (6) (phone number during telework situations)

Email: (b) (6) [civ@us.navy.mil](mailto:civ@us.navy.mil)

**From:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)  
**To:** (b) (6) @usna.edu; (b) (6) .edu; (b) (6) navy.mil; (b) (6) CTR (USA); (b) (6) @usna.edu;  
(b) (6) navy.mil; (b) (6) @usna.edu; (b) (6) @usna.edu; (b) (6) CTR (USA); (b) (6) @me.com;  
(b) (6) @gmail.com; (b) (6) @gmail.com; (b) (6) @gmail.com; (b) (6) @gmail.com; (b) (6) @gmail.com;  
(b) (6) @lightstonevc.com; (b) (6) @williamcobb.com  
**Subject:** Read Ahead for Greenbury Point Golf Course Discussion  
**Date:** Friday, October 1, 2021 4:56:03 PM  
**Attachments:** [Conserations Regarding Golf Course Addition.docx](#)  
[greenbury point restrictions UPDATED 2017.jpg](#)  
[Overshot zones g point.bmp](#)

---

All,

I have included some documents to assist in the conversation on Monday. Have a great weekend!

Very Respectfully,

CAPT (b) (6)  
PWO, NSA Annapolis  
Office: (410) (b) (6)  
Cell: (202) (b) (6)

-----Original Appointment-----

**From:** (b) (6) @usna.edu (b) (6) @usna.edu  
**Sent:** Wednesday, September 8, 2021 10:25 AM  
**To:** (b) (6) @usna.edu; (b) (6) @usna.edu; (b) (6) @navy.mil; (b) (6) CTR (USA);  
(b) (6) @usna.edu; (b) (6) @navy.mil; (b) (6) @usna.edu; (b) (6) @usna.edu; (b) (6) CTR (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA);  
(b) (6) @me.com; (b) (6) @gmail.com; (b) (6) @gmail.com;  
(b) (6) @gmail.com; (b) (6) @gmail.com; (b) (6) @lightstonevc.com;  
(b) (6) @williamcobb.com  
**Subject:** The Point Presentation to FONG  
**When:** Monday, October 4, 2021 8:30 AM-9:30 AM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** BSC Conference Room

**This event has been changed.**

**Changed: The Point Presentation to FONG**

**When** Mon Oct 4, 2021 8:30am – 9:30am Eastern Time - New York

**Where** BSC Conference Room ([map](#))

**Calendar** (b) (6) @navy.mil

**Who**

- (b) (6) @usna.edu - organizer
- (b) (6) @usna.edu
- (b) (6) @navy.mil
- (b) (6) @usna.edu
- (b) (6) @usna.edu
- (b) (6) @navy.mil

- (b) (6) @usna.edu
- (b) (6) @usna.edu
- (b) (6) @usna.edu
- (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA)
- (b) (6) @me.com
- (b) (6) @gmail.com
- (b) (6) @gmail.com
- (b) (6) @gmail.com
- (b) (6) @gmail.com
- (b) (6) @lightstonevc.com
- (b) (6) @williamcobb.com

[more details »](#)

The Point Presentation

Going (b) (6) @navy.mil)? [Yes](#) - [Maybe](#) - [No](#) [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account (b) (6) @navy.mil because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://no-click.mil/?https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#)

## **Considerations Regarding the Installation of An Additional Golf Course**

(b) (5)

(b) (5)

[REDACTED]

- (b) (5) [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]

(b) (5) [Redacted]

- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]
- [Redacted]  
[Redacted]

- (b) (5) [REDACTED]

- (b) (5) [REDACTED]

(b) (5) [REDACTED]

[REDACTED]

(b) (5) [REDACTED]

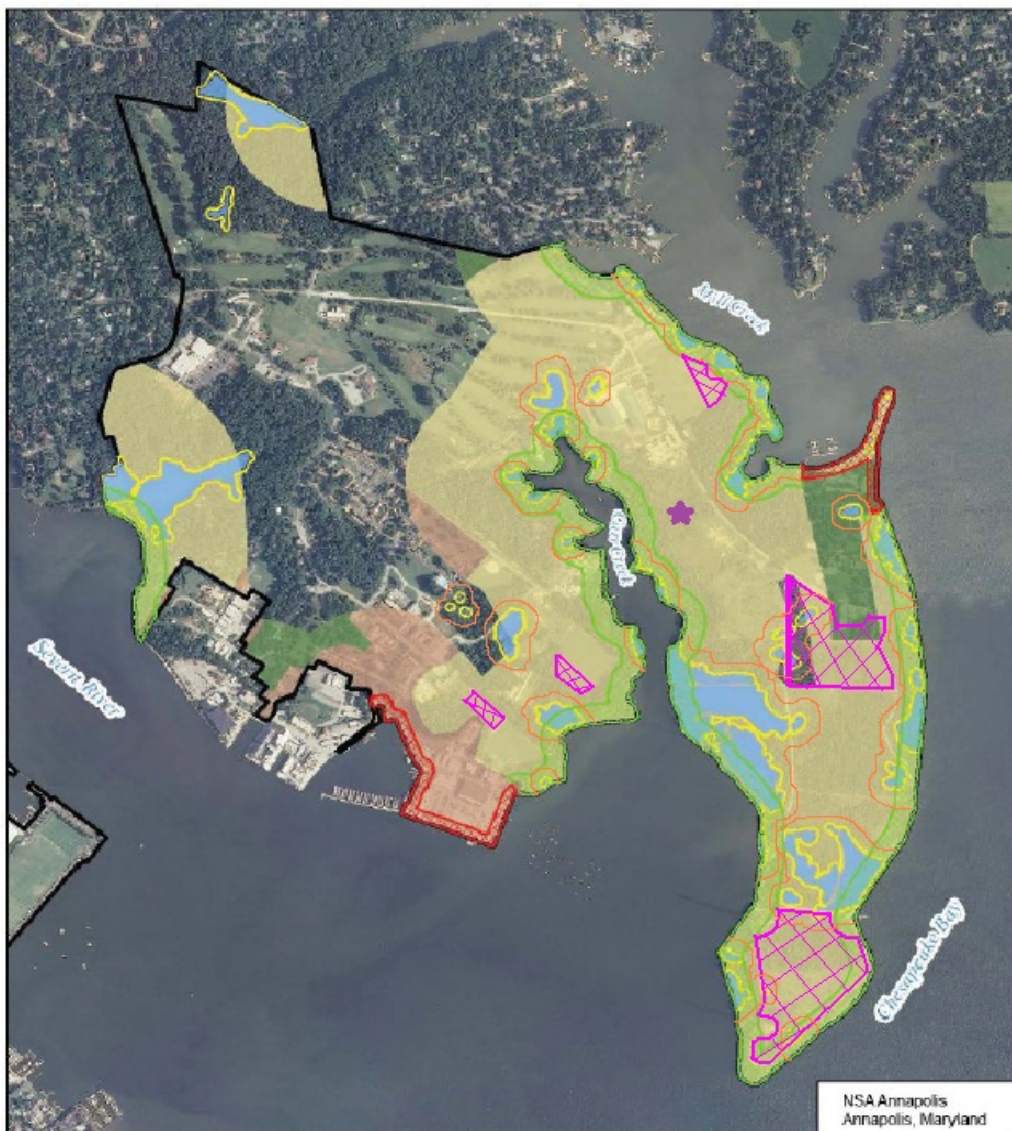
[REDACTED]

- (b) (5) [REDACTED]
- (b) (5) [REDACTED]

(b) (5)





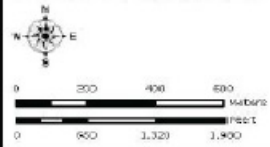


- Location of  
Carolina  
Milkvine  
(endangered  
species)
- Forest improvement/  
mitigation stands
- 100 ft standoff from  
Wetlands

NSA Annapolis  
Annapolis, Maryland

### Chesapeake Bay Critical Areas

Datum: NAD 1983  
Projection: State Plane Maryland FIPS 1900 Feet  
Data Source(s): USFWS, EIS, NWI, MDM, FEMA



- Critical Area Classification**
- Intense Development Area
  - Limited Development Area
  - Resource Conservation Area

- Wetlands**
- Wetland Buffer Zone
  - 25 ft

- Critical Area Buffer Zone**
- 100 ft
  - 200 ft
  - Installation Boundary



**From:** (b) (6) CIV USN COMNAVFACENGCOM DC (USA)  
**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) LT USN RLSD NDW DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CDR USN USNA ANNAPOLIS MD (USA); (b) (6) LT USN COMNAVDIST WASH DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV (USA)  
**Cc:** (b) (6) CIV (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) @bemaconsultingdc.com; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)  
**Subject:** SECDEF Letter and Public Polling Results - Greenbury Point  
**Date:** Friday, June 3, 2022 7:26:52 AM

---

Team,

A couple of new media releases yesterday:

Choose Clean Water Coalition letter to SECDEF:

[https://drive.google.com/file/d/1Vt4REYyac40DAg84EQTZPip7do1gwm32/view?fbclid=IwAR1zKfEq8\\_M\\_LgnAa\\_hj7GcNA3DKUfXZRZY7X6ctFrwb4kDf\\_SwJ4gMXsfs&fs=e&s=cl](https://drive.google.com/file/d/1Vt4REYyac40DAg84EQTZPip7do1gwm32/view?fbclid=IwAR1zKfEq8_M_LgnAa_hj7GcNA3DKUfXZRZY7X6ctFrwb4kDf_SwJ4gMXsfs&fs=e&s=cl)

Public Poll Survey Results: Marylanders Overwhelmingly Oppose Developing a Golf Course at the Greenbury Point Conservation Area

[https://us15.campaign-archive.com/?u=8384d668a650c0a40bac9cbfa&id=08938b897b&fbclid=IwAR3frMw9vOSST-JNd\\_TNxVkf3OO3O90ZIXeFtkRICS5t08ugG0w2d6iG\\_sc&fs=e&s=cl](https://us15.campaign-archive.com/?u=8384d668a650c0a40bac9cbfa&id=08938b897b&fbclid=IwAR3frMw9vOSST-JNd_TNxVkf3OO3O90ZIXeFtkRICS5t08ugG0w2d6iG_sc&fs=e&s=cl)

v/r

(b) (6)

-----Original Appointment-----

**From:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) .mil@us.navy.mil>

**Sent:** Wednesday, May 11, 2022 10:30 AM

**To:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) LT USN RLSD NDW DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) C CIV USN COMNAVDIST DC (USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) CDR USN USNA ANNAPOLIS MD (USA); (b) (6) USN COMNAVDIST WASH DC (USA); (b) (6) F CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV (USA)

**Cc:** (b) (6) CIV (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) @bemaconsultingdc.com; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA)

**Subject:** Greenbury Point Weekly Meeting w/ CO

**When:** Thursday, June 2, 2022 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Metzger Hall Rm 205

---

# Microsoft Teams meeting

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---

(b) (6)

**CIV USN (USA)**

**From:**

(b) (6) CIV USN SECNAV WASHINGTON DC (USA)

**Sent:**

Wednesday, September 7, 2022 4:01 PM

**To:**

Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA); (b) (6)  
CAPT USN COMNAVDIST DC (USA); (b) (6) CIV USN NSA ANNAPOLIS MD  
(USA); (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA);  
(b) (6) CIV USN CNIC WASHINGTON DC (USA); (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA); (b) (6) CIV USN  
COMNAVFACENGCOM DC (USA); (b) (6) CIV USN ASSTSECNAV EIE DC (USA);  
(b) (6) CIV USN ASSTSECNAV EIE DC (USA); (b) (6) CIV USN  
ASSTSECNAV EIE (USA); (b) (6) CIV USN (USA)

**Subject:**

(b) (6) CIV USN SECNAV WASHINGTON DC (USA) shared the folder  
"SECNAV Info Memo" with you.



(b) (6)

**CIV USN SECNAV  
WASHINGTON DC (USA) shared a folder with you**

All,

I was tasked with creating an Information Paper on behalf of Ms. (b) (6) to provide/brief to SECNAV. I used previously provided White Papers to develop the attached TAB A White Paper. I would like to request your review and track changes edits on the attached TAB A by COB 8 SEP 2022.

I apologize for the quick turn, I wasn't given much time to turn this.


VR

(b) (6)



SECNAV Info Memo



 This link only works for the direct recipients of this message.

Open



[Privacy Statement](#)

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA)  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) CIV USN COMNAVDIST WASH DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) LT USN RLSD NDW DC (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) CIV USN NAVFAC WASHINGTON DC (USA); (b) (6) LT USN COMNAVDIST WASH DC (USA); (b) (6) USN USNA ANNAPOLIS MD (USA)  
**Cc:** (b) (6) CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) CIV USN NSA ANNAPOLIS MD (USA); (b) (6) CIV (USA)  
**Subject:** Working Agenda - Greenbury Point Coordination Panel  
**Date:** Thursday, October 13, 2022 10:06:32 AM

---

Team,

Please add items you'd like to address in blue for today's 1300 Greenbury Point Coordination Panel.  
[https://flankspeed-my.sharepoint-mil.us/:w:/g/personal/louise\\_g\\_mckernan\\_civ\\_us\\_navy\\_mil/EWpwJzkyG3BDrStOb8\\_yCgQBNKhp3Xgv9R-4iBsy4UsvEQ?e=6dMA4S](https://flankspeed-my.sharepoint-mil.us/:w:/g/personal/louise_g_mckernan_civ_us_navy_mil/EWpwJzkyG3BDrStOb8_yCgQBNKhp3Xgv9R-4iBsy4UsvEQ?e=6dMA4S)

Kind regards,

(b) (6)

(b) (6)

**N5:** Strategy & Future Operations; Installation Program Integrator (IPI)  
Naval Support Activity Annapolis (NSAA)  
Email: (b) (6) .civ@us.navy.mil  
Office: (410) (b) (6)

*Navy teammates, join us in the cloud to collaborate. [www.ohome.apps.mil](http://www.ohome.apps.mil)*

**From:** (b) (6) CIV (USA)  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: Hot Topics  
**Date:** Tuesday, August 30, 2022 9:34:00 AM

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- Greenbury Point
  - REMINDER - AT NO TIME SHOULD ANY NSAA EMPLOYEE SPEAK ON GREENBURY POINT TO ANYONE VIA PHONE, EMIAL, OR FACT-TO-FACE
    - If contacted for information make no comment and refer them to:
      - [Greenbury Point \(navy.mil\)](https://www.navy.mil/locations/greenbury-point/) for schedule
      - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ

Regarding what specifically?

I did talk to (b) (6) yesterday about the gate, cottages and my vision for the area (RV park , rentals etc.)

He also was chatting about the golf course.

Is that an issue to talk to him about those things?

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Tuesday, August 30, 2022 9:19 AM  
**To:** (b) (6) CIV (USA) <(b) (6).civ@us.navy.mil>; (b) (6) NAF USN COMNAVDIST WASH DC (USA) <(b) (6).naf@us.navy.mil>; (b) (6) CIV USN (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN (USA) <(b) (6).civ@us.navy.mil>; (b) (6) NAF (USA) <(b) (6).naf@us.navy.mil>; (b) (6) @gmail.com>  
**Subject:** Hot Topics

Team,

A few things that are hot and on leadership's radar.

- NFAAS due COB tomorrow, 31 Aug – looks like N9 is 100% but please take a look at attached to verify
  - ALL employees
  - Verify all listed dependents also
- Return to work tasker
  - Confirmed as of 0915 with DCO, this drill is for all staff, including those who have never been telework eligible
- Greenbury Point
  - REMINDER - AT NO TIME SHOULD ANY NSAA EMPLOYEE SPEAK ON GREENBURY POINT TO ANYONE VIA PHONE, EMIAL, OR FACT-TO-FACE
    - If contacted for information make no comment and refer them to:
      - [Greenbury Point \(navy.mil\)](https://www.navy.mil/locations/greenbury-point/) for schedule
      - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ



(b) (6)

Fleet and Family Readiness Director (N9)

Naval Support Activity Annapolis

Desk: 410-(b) (6)

Cell: 410-(b) (6)

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NAVAL ACADEMY ATHLETIC ASSOCIATION

February 15, 2022

Honorable Del Toro  
1000 Navy Pentagon, Room 4D652  
Washington, DC 20350

Dear Mr. Secretary:

*Sir -*

Since 1942, the Naval Academy Golf Association has managed the Naval Academy Golf Course in Annapolis on behalf of the Navy. I am very proud of the unwavering history of support that NAGA has provided to the Brigade of Midshipmen and the Naval Academy mission in this role. Countless hours of Physical Education classes as well as the Men's and Women's Varsity Golf teams have benefitted and succeeded through their access to the course, equipment, locker rooms and coaches who are at their disposal. Last year, the women's team claimed the Patriot's League Women's Golf Championship and competed at the NCAA Championship Tournament.

In addition to the support that NAGA provides directly to USNA, we are the Navy's premier golf course in the region and provide the retired and active duty community opportunities for access and membership. In 2020 and 2021, we rebuilt the entire course with new fairways, re-designed greens, and a state-of-the art putting facility. We are planning a new clubhouse venue to provide the Members and the Naval Academy with improved user facilities including dining at the course.

We want to continue to grow on our service accommodations and we have started to explore options to construct a new golf course on the land known as Greenbury Point at the Naval Support Activity Annapolis. Our vision includes mitigation efforts that would include a walking trail for the community, a berm to fully protect some environmentally sensitive hazardous material on the land, address issues regarding the Navy's existing firing range, and mitigation of the loss of trees and conservation area. We intend to design the course in the most environmentally sensitive way possible while meeting the expectations of our partners at CNIC, NAVFAC and the local community.

I am asking for your support of this project by directing a sole source negotiated lease agreement with NAGA to develop and use the Greenbury Point land for this new golf course. The benefits of our partnership that NAGA has provided to the Navy and to the Naval Academy for over 50 years have demonstrated that it is in the best interests of the Government to enter into a sole source lease for this project. This will permit us to start the lease negotiations and to start the design process with a clear way forward and a more compressed timeline.

I look forward to visiting with you to show you our conceptual plans for the course.

**(b) (6)**

Chet Gladchuk  
President, Naval Academy Golf Association  
Director of Athletics, Naval Academy

Cc: VADM Sean Buck, USN



DEPARTMENT OF THE NAVY  
OFFICE OF THE ASSISTANT SECRETARY  
(ENERGY, INSTALLATIONS AND ENVIRONMENT)  
1000 NAVY PENTAGON  
WASHINGTON, DC 20350-1000

May 6, 2022

Chet Gladchuk  
President, Naval Academy Golf Association  
566 Brownson Road, Ricketts Hall  
Annapolis, MD 21402-5040

Dear Mr. Gladchuk:

Thank you for your letter to the Secretary of the Navy regarding the pursuit of another golf course at Naval Support Activity (NSA) Annapolis. I am responding on his behalf.

Approval requests for leasing actions must come from a Department of the Navy component. I recommend you reach out to the Public Works Officer (PWO) of NSA Annapolis. The PWO is (b) (6) who can be reached at (b) (6) or (b) (6)@us.navy.mil.

If you need any further assistance regarding this matter, please contact (b) (6) by phone at (b) (6) or email at (b) (6)@us.navy.mil.

Sincerely,

(b) (6)

James B. Balocki  
Principal Deputy  
Assistant Secretary of the Navy  
(Energy, Installations, and Environment)

(b) (6)

CIV USN COMNAVFACENGCOM DC (USA)

**Subject:**

FW: [Non-DoD Source] Greenbury Point and Naval Academy Golf Association

**From:** (b) (6) @verizon.net <(b) (6) @verizon.net>

**Sent:** Friday, June 10, 2022 1:20 PM

**To:** (b) (6) @navy.mil

**Subject:** [Non-DoD Source] Greenbury Point and Naval Academy Golf Association

Dear Mr. (b) (6),

I am writing as a freelance journalist in Annapolis, MD, to discuss the tentatively proposed Navy Golf Club expansion at Greenbury Point. As you are aware, the proposal has not been presented but merely broached so far. However, it has alarmed a number of conservation groups and ordinary joggers, fishers and bird-watchers in the greater Annapolis community.

In reading the background articles, it appears that the Naval Academy Golf Association hopes to lease part or all of the adjacent land to its current course in order to expand and/or build a second golf course. This project has been described as "only a concept" but also as a "proposal" that is currently before the Naval Support Activity Annapolis.

I am wondering if you could clarify the following:

- 1) What exactly is before NSA Annapolis? An email? A proposed lease? A draft of a site plan? Something else? A concept is not usually in written format, so the answers have been confusing.
- 2) Who exactly is conducting the lease negotiations and planning? (b) (6), the president of the Naval Academy Golf Association? The association's board?
- 3) Who is doing the planning? A design firm? A national golf course developer? A local golf course developer?
- 4) Why is a spokeswoman from the Naval Academy commenting on receiving a proposal? Did the academy itself receive such a proposal? I'm under the impression that the land is not technically owned by the Naval Academy. I thought it was owned by the Navy and under the governance of the Naval Support Activity Annapolis.
- 5) What exactly is the Naval Support Activity Annapolis? Who is in charge? Is there an office? A board?
- 6) Did the Naval Academy use Greenbury Point as an environmental mitigation area while renovating the Brigade Sports Complex and commissary? And did the Naval Academy Golf Association use that area while removing trees -- supposedly as many as 500?! -- for the \$7 million golf course renovation that was completed in 2020?
- 7) When did the Navy receive said letter from Naval Academy Golf Association? And you said today it's before the Navy Secretary. Some news articles suggest it is instead on the desk of Meredith A. Berger, Assistant Navy Secretary for Energy, Installation and Environment?

I'm happy to discuss this further by phone if you prefer. In addition, I will be sending a FOIA in order to determine what documents currently exist.

Thank you so much!

(b) (6)

(410) (b) (6)

(b) (6)

@verizon.net



## RE: Greenbury Point POC

(b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>

Wed 5/4/2022 8:04 PM

To: (b) (6) NAF USN COMNAVDIST DC (USA) <(b) (6) naf@us.navy.mil> (b) (6)

(b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>

LOL all you (b) (6) 😊

---

From: (b) (6) NAF USN COMNAVDIST DC (USA) <(b) (6) naf@us.navy.mil>

Sent: Wednesday, May 4, 2022 4:52 PM

To: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6)

CIV (USA) <(b) (6) civ@us.navy.mil>

Subject: Re: Greenbury Point POC

It was about the potential golf course?

---

From: (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>

Sent: Wednesday, May 4, 2022 4:51 PM

To: (b) (6) NAF USN COMNAVDIST DC (USA) <(b) (6) naf@us.navy.mil>; (b) (6)

(b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>

Subject: RE: Greenbury Point POC

Hey (b) (6)

Depends on what the subject is. Trails, Mill Creek Marina, Nature Center, Dog Park, Security, etc.?

I sure wish we owned the whole place, but we don't.

(b) (6)

Fleet and Family Readiness Director (N9)

Naval Support Activity Annapolis

Desk: 410-(b) (6)

Cell: 410-(b) (6)

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From: (b) (6) NAF USN COMNAVDIST DC (USA) <(b) (6) naf@us.navy.mil>

Sent: Wednesday, May 4, 2022 3:26 PM

To: (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>; (b) (6) V USN COMNAVDIST  
DC (USA) <(b) (6) @navy.mil>

Subject: Greenbury Point POC

Hello!

We got a message on Facebook about Greenbury Point – who would the POC be that I can point them in the direction too?

V/R,

(b) (6)

(b) (6)

Regional Marketing Manager  
Naval District Washington  
2691 Mitscher Road, Bldg. 414  
Joint Base Anacostia Bolling  
Washington, DC 20373

Office Phone: 202-(b) (6)

Mobile Phone: 540-

Email: (b) (6) [haf@us.navy.mil](mailto:haf@us.navy.mil)

## RE: NDW Public Affairs Officer POC Greenbury Pt and Cottage issues

(b) (6) NAF (USA) <(b) (6) af@us.navy.mil>

Tue 2/28/2023 12:07 PM

To: (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>

Cc: (b) (6) NAF USN USNA (USA) <(b) (6) af@us.navy.mil>

Thanks (b) (6) you sent something out. Thanks for sending though.

v/r,

(b) (6)  
Community Recreation Specialist  
NSA Annapolis  
410- (b) (6) (office)  
410- (b) (6) (front desk)  
(b) (6) @navy.mil

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**From:** (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>  
**Sent:** Tuesday, February 28, 2023 11:38 AM  
**To:** (b) (6) NAF (USA) <(b) (6) naf@us.navy.mil>  
**Cc:** (b) (6) NAF USN USNA (USA) <(b) (6) naf@us.navy.mil>  
**Subject:** FW: NDW Public Affairs Officer POC Greenbury Pt and Cottage issues

This is good (b) (6)

(b) (6) please share if you haven't sent anything out already!

Well done.....

<https://www.facebook.com/groups/3086525284995977/>

---

**From:** (b) (6) NAF USN USNA (USA) <(b) (6) naf@us.navy.mil>  
**Sent:** Tuesday, February 28, 2023 11:13 AM  
**To:** (b) (6) NAF (USA) <(b) (6) naf@us.navy.mil>; (b) (6) NAF USN (USA) <(b) (6) naf@us.navy.mil>  
**Cc:** (b) (6) NAF USN USNA (USA) <(b) (6) naf@us.navy.mil>; (b) (6) NAF USN NSA ANNAPOLIS MD (USA) <(b) (6) naf@us.navy.mil>; (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>; (b) (6) NAF USN (USA) <(b) (6) naf@us.navy.mil>  
**Subject:** FW: NDW Public Affairs Officer POC Greenbury Pt and Cottage issues

(b) (6)

If you should receive any questions regarding vegetation trimming/removal and environmental changes around the cottages or the possibility of a new golf course at Greenbury Point. Please do not try and answer any questions, just state you have no knowledge on the subject and refer the question to the PAO listed below.

Please let us know if you have any questions.

Very Respectfully,

(b) (6)  
Front Office Manager  
Navy Getaways Annapolis  
2 Truxtun Road, Annapolis, MD 21402  
Phone: 410 (b) (6)  
Email: (b) (6) .naf@us.navy.mil

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---

**From:** (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>

**Sent:** Tuesday, February 28, 2023 9:45 AM

**To:** (b) (6) NAF USN USNA (USA) <(b) (6) naf@us.navy.mil>; (b) (6) (USA) <(b) (6) naf@us.navy.mil>

**Subject:** NDW Public Affairs Officer POC Greenbury Pt and Cottage issues

Sorry for the delay.

I had a few other things ahead of this.

(b) (6) NDW,PAO)  
Naval District Washington Public Affairs Officer  
(b) (6) iv@us.navy.mil  
(202) (b) (6)

Thanks,

(b) (6)

(b) (6)  
MWR, Installation Program Director  
Naval Support Activity Annapolis  
Annapolis, Maryland 21402  
COMM (410) (b) (6) (DSN) 281  
CELL (240) (b) (6)  
(b) (6) @navy.mil

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## Greenbury Point Article in Capital Gazette 16 Jan

(b) (6) CIV USN COMNAVDIST WASH DC (USA) <(b) (6) civ@us.navy.mil>

Wed 1/20/2021 10:49 AM

To: (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>; (b) (6) NAF USN NSA ANNAPOLIS MD  
(USA) <(b) (6) @navy.mil> (b) (6) CIV (USA) <(b) (6) @navy.mil>; (b) (6) NAF (USA)  
<(b) (6) @navy.mil>

Here is the article that generated a lot of traffic to Greenbury this weekend.

You can see them from just about anywhere around Annapolis: the three Eiffel-shaped towers on the far side of the Severn River. As ubiquitous as they are, they have an astonishing story to tell. A while back, I explored the head of the Severn River with my friend Tom Guay, who serves as the executive director of the Severn River Association, so it seemed right that we should check out the other end of the river together. Just this past week, we hiked some of the trails at Greenbury Point that wander around the base of those towers.

Advertisement

We met at the nature center on Bullard Boulevard, just past the Naval Academy golf course. Tom's family dog, Mahki, joined us on that chilly, overcast day. She's a fairly spry 11-year-old rescue mix of retriever and Australian shepherd "with a tiny dash of chow mixed in," Tom said. Dogs are permitted as long as their human is at the other end of a leash. Mahki gave me an introductory sniff and we were off on the trail.

Advertisement



Tom Guay and Mahki walk among the towers at Greenbury Point. (Jeff Holland)

I always enjoy spending time with Tom. We talk about history and books, music, birds and more history. As we rambled around the 231-acre peninsula, we wondered what it must have been like when the first English settlers showed up here in 1649 and established a gathering of tobacco plantations they would call “Providence.”

[\[Most read\] Naval Academy names Marine artillery officer as next commandant of midshipmen »](#)

Part of this peninsula was once owned by Col. Nicholas Greenberry (1627–1697), who became one of Gov. Francis Nicholson’s commissioners of the new City of Annapolis in 1696. His tombstone was moved in 1925 to the St. Anne’s churchyard, where you can see it today. How or why “Greenberry” became “Greenbury” was a piece of history that was a mystery to both of us. The trail took us along the banks of Carr’s Creek that separates this part of the peninsula from the old North Severn Naval Station. The Naval Academy’s firing range is on the far side of the creek, and when the Mids are using it, the trails on this side are closed to the public. You can log onto the Academy’s Twitter account to check the current status.

The far side of the creek was also once the site of the first Naval Air Station. This is where naval aviation was born. In 1911, Lt. John Rogers flew the Navy’s first biplane, a Wright Brothers B-1, fresh out of the crate from Dayton, Ohio, and assembled in the Academy’s armory.

Over the next few years, pilots and mechanics tested early versions of floatplanes as well as the first catapult-launched plane that would eventually lead to modern aircraft carriers. An exceptionally nasty winter in 1917 compelled the Navy to move the air station to Pensacola, Florida, where it remains to this day.

We got off a muddy side-track and onto a wide, hard-packed gravel road. I've been asked by volunteers who tend to our local trails to remind readers to avoid using muddy paths. Churning up the mud makes an even bigger mess when the mud dries. There are plenty of paved or hard-packed trails to choose when it's been raining, and the volunteers work hard enough without having to deal with the mess left by inconsiderate hikers and bikers.

[\[Most read\] Live! Casino and Hotel serving as Anne Arundel coronavirus vaccination site](#)  
[»](#)

The road came out to the bank at the mouth of Carr's Creek with an astonishing vista of the Naval Academy, Annapolis and Eastport across the river. I told Tom about a chart I have dating from 1846 that shows the domes and spires of the city skyline from different angles of approach. That skyline hasn't changed all that much since that time, with the exception of the St. Mary's church steeple and the Academy chapel dome. In the foreground, we saw large rafts of diving ducks — pintails, canvasbacks, buffleheads and surf scoters.

At the end of the point, we had a panoramic view of the Bay, from Hackett's Point on the far side of the mouth of Whitehall Bay and the expanse of the Chesapeake Bay Bridge, all the way down to Thomas Point Light and Bay Ridge across the mouth of the Severn River.

This was Greenbury Point proper. Somewhere near here was the site of the first Greenbury Point lighthouse, built onshore in 1848. It proved to be not very useful since ships sailing from the northern bay couldn't distinguish the lighthouse light from the lights of the city in the background.

A screw-pile lighthouse, which looked very similar to the Thomas Point Light, was built a half-mile offshore in 1892. Like most of the other 42 screw-piles built around the Chesapeake Bay, this one succumbed to ice damage in 1918. The cottage was demolished in 1934, leaving the platform on its pilings. For the next seven decades, this structure was known by local sailors as "the spider buoy." It, too, was demolished around 2002 and replaced with the bundle of pilings we could see out there now.

[\[Most read\] Dave Ginsburg, the 'epitome of an Associated Press sportswriter,' to retire after 37 years](#) [»](#)

The road took us underneath the outermost tower. Those towers have been part of the skyline since 1918, when the Navy built them as part of a huge high-powered, low-frequency radio antenna that allowed communication with France during World War I. America learned of the armistice that ended the "War to End All Wars" from here.

Advertisement

At the same time the Navy was developing advances in the field of aviation, it was also investing its vast resources in the new technology of radio communications, and that all happened right

here. These three towers are the remains of a complex of 19 towers that together formed one huge antenna capable of broadcasting radio waves to ships all around the globe. In the 1960s, the system was enhanced to the point where it could communicate with nuclear subs operating 65 feet below the surface anywhere in the world.

By 1994, satellites had made the radio-based system obsolete and the other towers were blasted down in 1999, leaving these three as landmarks. The Naval Academy Museum produced a fascinating video series called “The History of the Navy in 100 Objects.” You can learn more about the towers’ history and watch dramatic footage of their demolition by searching for [usna.edu/100objects](https://www.usna.edu/100objects) on YouTube. It’s Object #39.

Respectfully,

(b) (6)

NSA Annapolis

MWR Facilities Manager

(410) (b) (6)

## RE: Hot Topics

(b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) civ@us.navy.mil>

Tue 8/30/2022 10:10 AM

To: (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>; (b) (6) NAF USN  
COMNAVDIST WASH DC (USA) <(b) (6) naf@us.navy.mil>; (b) (6) CIV USN (USA)  
<(b) (6) @us.navy.mil>; (b) (6) CIV USN (USA)  
<(b) (6) @us.navy.mil>; (b) (6) NAF (USA)  
<(b) (6) naf@us.navy.mil>; (b) (6) @gmail.com>

All-

Let me clarify on discussion of Greenbury Point:

- Internal discussions are fine. What was intended from below was inquiries from external sources. But be careful that those discussing with understand the same.
  - [Greenbury Point \(navy.mil\)](#) for schedule
  - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ
- As you all may know, this is a hot subject and no one needs to be quoted or referenced in any form of media – there have been several documented issues recently
- You should advise all of your staff the same

R/

(b) (6)

Fleet and Family Readiness Director (N9)

Naval Support Activity Annapolis

Desk: 410 (b) (6)

Cell: 410-

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DODI INSTRUCTION 5200.48 - MARCH 6, 2020

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---

From: (b) (6) CIV USN COMNAVDIST DC (USA)

Sent: Tuesday, August 30, 2022 9:19 AM

To: (b) (6) CIV (USA) <(b) (6) civ@us.navy.mil>; (b) (6) NAF USN COMNAVDIST  
WASH DC (USA) <(b) (6) naf@us.navy.mil>; (b) (6) CIV USN (USA)  
<(b) (6) civ@us.navy.mil>; (b) (6) CIV USN (USA) <(b) (6) civ@us.navy.mil>; (b) (6)  
(b) (6) USA <(b) (6) naf@us.navy.mil>; (b) (6) @gmail.com>

Subject: Hot Topics

Team,

A few things that are hot and on leadership's radar.



- NFAAS due COB tomorrow, 31 Aug – looks like N9 is 100% but please take a look at attached to verify
  - ALL employees
  - Verify all listed dependents also
- Return to work tasker
  - Confirmed as of 0915 with DCO, this drill is for all staff, including those who have never been telework eligible
- Greenbury Point
  - REMINDER - AT NO TIME SHOULD ANY NSAA EMPLOYEE SPEAK ON GREENBURY POINT TO ANYONE VIA PHONE, EMIAL, OR FACT-TO-FACE
    - If contacted for information make no comment and refer them to:
      - [Greenbury Point \(navy.mil\)](https://www.navy.mil/locations/greenbury-point/) for schedule
      - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ

(b) (6)

Fleet and Family Readiness Director (N9)  
 Naval Support Activity Annapolis  
 Desk: 410- (b) (6)  
 Cell: 410- (b) (6)

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# Congress of the United States

Washington, DC 20510

August 15, 2022

The Honorable Carlos Del Toro  
Secretary of the Navy  
Office of the Secretary of the Navy  
1000 Navy Pentagon, Room 4D652  
Washington, DC 20350

Dear Secretary Del Toro:

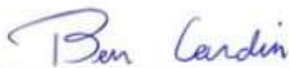
We write regarding the Greenbury Point Conservation Area that's owned by the United States Navy, and is currently being used by the United States Naval Academy in Annapolis for various activities.

There are a number of proposals being discussed or publicly mentioned as options for future uses of the Naval Support Activity Annapolis' substantial Greenbury Point property. As the federal representatives responsible for engaging most directly with the United States Navy on the future of this unique natural property, we wanted to outline three baseline requirements we have for the consideration of any proposal:

- 1) The environmentally sensitive Chesapeake Bay, Severn River, and Carr Creek waters adjoining the property on three sides cannot be adversely impacted in any way.
- 2) Public access to the property and its trails must be maintained at current levels, or preferably enhanced.
- 3) Wetlands and all lands within the Critical Area must be maintained in compliance with the Chesapeake Bay Critical Area Act and fully protected in perpetuity.

We urge you to carefully consider these requirements should you evaluate various proposals to redevelop or change Greenbury Point.

Sincerely,



Benjamin L. Cardin  
United States Senator



Chris Van Hollen  
United States Senator



C. A. Dutch Ruppersberger  
Member of Congress



John P. Sarbanes  
Member of Congress

**From:** (b) (6) CIV (USA)  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**Subject:** RE: Hot Topics  
**Date:** Tuesday, August 30, 2022 9:34:00 AM

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- Greenbury Point
  - REMINDER - AT NO TIME SHOULD ANY NSAA EMPLOYEE SPEAK ON GREENBURY POINT TO ANYONE VIA PHONE, EMIAL, OR FACT-TO-FACE
    - If contacted for information make no comment and refer them to:
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      - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ

(b) (5)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Tuesday, August 30, 2022 9:19 AM  
**To:** (b) (6) CIV (USA) <(b) (6).civ@us.navy.mil>; (b) (6) NAF USN COMNAVDIST WASH DC (USA) <(b) (6).naf@us.navy.mil>; (b) (6) CIV USN (USA) <(b) (6).civ@us.navy.mil>; (b) (6) CIV USN (USA) <(b) (6).civ@us.navy.mil>; (b) (6) NAF (USA) <(b) (6).naf@us.navy.mil>; (b) (6) @gmail.com>  
**Subject:** Hot Topics

Team,

A few things that are hot and on leadership's radar.

- NFAAS due COB tomorrow, 31 Aug – looks like N9 is 100% but please take a look at attached to verify
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  - Verify all listed dependents also
- Return to work tasker
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  - REMINDER - AT NO TIME SHOULD ANY NSAA EMPLOYEE SPEAK ON GREENBURY POINT TO ANYONE VIA PHONE, EMIAL, OR FACT-TO-FACE
    - If contacted for information make no comment and refer them to:
      - [Greenbury Point \(navy.mil\)](https://www.navy.mil/locations/greenbury-point/) for schedule
      - NDW PAO – ndw.publicaffairs.us.navy.mil for general information and FAQ



(b) (6)

Fleet and Family Readiness Director (N9)

Naval Support Activity Annapolis

Desk: 410-(b) (6)

Cell: 410-(b) (6)

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**From:** (b) (6) CIV USN COMNAVDIST DC (USA)  
**To:** (b) (6) CIV (USA)  
**Subject:** RE: Working Agenda - Greenbury Point Coordination Panel  
**Date:** Wednesday, November 9, 2022 10:50:57 AM

---

Nothing really since the golf course discussion has gone away (for now). I usually just listen. Sometimes N92 stuff comes up. (b) (5)

(b) (6)  
Fleet and Family Readiness Director (N9)  
Naval Support Activity Annapolis  
Desk: 410 (b) (6)  
Cell: 410 (b) (6)

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**From:** (b) (6) CIV (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Wednesday, November 9, 2022 10:48 AM  
**To:** (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6).civ@us.navy.mil>  
**Subject:** RE: Working Agenda - Greenbury Point Coordination Panel

No prob.  
What do I need to know for this?

---

**From:** (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6).civ@us.navy.mil>  
**Sent:** Wednesday, November 9, 2022 10:37 AM  
**To:** (b) (6) CIV (USA) <(b) (6).civ@us.navy.mil>  
**Subject:** FW: Working Agenda - Greenbury Point Coordination Panel

(b) (6)

This just came up on my calendar. Would be a good idea that we have representation. Can you cover?

R/

(b) (6)  
Fleet and Family Readiness Director (N9)  
Naval Support Activity Annapolis  
Desk: 410 (b) (6)  
Cell: 410 (b) (6)

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---

**From:** (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>  
**Sent:** Wednesday, November 9, 2022 10:05 AM  
**To:** (b) (6) CAPT USN NAVFAC WASHINGTON DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) ) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) L CIV USN COMNAVDIST WASH DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) <(b) (6) .civ@us.navy.mil>; (b) (6) LT USN RLSD NDW DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CIV USN COMNAVDIST DC (USA) (b) (6) civ@us.navy.mil>; (b) (6) CIV USN NAVFAC WASHINGTON DC (USA) <(b) (6) civ@us.navy.mil>; (b) (6) USN COMNAVDIST WASH DC (USA) <(b) (6) .mil@us.navy.mil>; (b) (6) CDR USN USNA ANNAPOLIS MD (USA) (b) (6) @usna.edu>  
**Cc:** Denius, Homer R III CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) iv@us.navy.mil>  
**Subject:** Working Agenda - Greenbury Point Coordination Panel

Team,

Please add items in blue to be addressed for Thursday's 1300 Greenbury Point Coordination Panel.  
[https://flankspeed-my.sharepoint-mil.us/:w:/g/personal/\(b\) \(6\) .civ\\_us\\_navy\\_mil/EWpwJzkyG3BDrStOb8\\_yCgQBNKhp3Xgv9R-4iBsy4UsvEQ?e=6dMA4S](https://flankspeed-my.sharepoint-mil.us/:w:/g/personal/(b) (6) .civ_us_navy_mil/EWpwJzkyG3BDrStOb8_yCgQBNKhp3Xgv9R-4iBsy4UsvEQ?e=6dMA4S)

Attached is the posted **Nov-Jan Greenbury Point Closure Map**.

Kind regards,

(b) (6)

(b) (6)

**N5:** Strategy & Future Operations; Installation Program Integrator (IPI)  
Naval Support Activity Annapolis (NSAA)  
Email: [louise\(b\) \(6\) .civ@us.navy.mil](mailto:louise(b) (6) .civ@us.navy.mil)  
Office: (410) (b) (6)

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