

# GREAT PLAINS DEVELOPMENT AUTHORITY

Fall 2009

## NEWSLETTER

### 900 AREA REMEDIATION BEGINS

The first contract has been awarded for environmental clean-up of the Kansas Army Ammunition Plant (KSAAP), on property that is being transferred to the Great Plains Development Authority (GPDA) later this year. The decontamination process will result in the demolition of the entire 900 Area where mortars and missiles had been assembled for more than 60 years.

Total square footage of the buildings to be demolished is in excess of 200,000 sq. ft.

The Army entered into an Environmental Services Cooperative Agreement with the GPDA in October, awarding it a \$4.1 million contract for decontamination services. The contract will allow the local redeveloping organization the ability to direct remediation to the areas of the property where it determines it has the best opportunity for new development. The 900 Area has an extensive amount of rail, therefore making it much more attractive to industry.

At a special November meeting of the Great Plains Development Authority's board of directors, a contract was authorized with Matrix Environmental Services, Colorado, a division of Matrix Design Group. The GPDA has utilized Matrix for redevelopment planning and existing conditions analysis for the past two years.

Environmental remediation

is generally performed by the Army's Corp of Engineers; however Matrix has been successful in privatizing that process at other BRAC facilities. In doing so it has gained the Army's respect for completing a thorough job in a more timely manner and for less money.

Oversight of the remediation process will be provided by both the U.S. Environmental Protection Agency and the Kansas Department of Health and Environment.

Matrix will provide planning and supervision of the project although it will subcontract the actual labor of the clean-up. The company anticipates opening a Parsons office in the future, as it continues to work through the decontamination of other production areas.

Environmental remediation for the entire property is expected to take five to 10 years.

The GPDA's CEO Dan Goddard expressed complete confidence in Matrix's ability to provide excellent direction and oversight of the remediation. He cited a number of projects in which Matrix has successfully partnered to provide environmental services at other former military bases, including Fort McClellan, Ala., a 1995 BRAC closure; San Diego Naval Training Center, Calif., a 1993 BRAC closure;



**Demolition of the entire 900 Area will include the melt tower and 3rd floor evacuation slide pictured above.**

and the Lowry Bombing Range, Colo.

Goddard said that while the local organization has met many obstacles in the transfer process, each of them has given the board and staff a better and fuller understanding of the condition of the property. This knowledge will help them move forward with more confidence in the challenges faced.

When completed the transfer of the 13,727 acre former munitions manufacturing facility will be divided among three owners. The GPDA will receive 6,700 acres for the creation and development of the

Great Plains Industrial Park. Day & Zimmermann Inc. anticipates the purchase of 4,000 acres, where it will continue its munitions production and possible diversification. And the Kansas Department of Wildlife and Parks will acquire 3,000 acres, which lies in what is now labeled as the seventh best white tail deer hunting location in the United States.

The GPDA is set to close on its portion of the transaction on or before Dec. 31.



# GPDA NATIONAL RECOGNITION

Members of the Great Plains Development Authority (GPDA) attended an invitation only Department of Defense, Office of Economic Adjustment (OEA) conference in Orlando, in early November and three of the six attendees were asked to be there as speakers. The conference was designed specifically for redevelopment organizations dealing with the challenges of the 2005 BRAC round, whether as a gaining or as a closure community.

Those attending were CEO Dan Goddard, Deputy Director Ann Charles, board members Dan Peterson and George Knox, chairman of the original Local Redevelopment Planning Authority Brian Kinzie and Sen. Dwayne Umbarger, who has provided much assistance to the local organization.

The conference was designed to allow BRAC communities to interact with each other and learn from each other's successes and challenges. Since the Kansas delegation is well ahead of most of the other nationwide BRAC properties GPDA members were sought

out to offer guidance to those following them.

Kinzie, who is a Labette County Commissioner and has traveled to the Pentagon a number of times to meet with Army officials, addressed local level issues on a panel titled "BRAC Property Disposal and Community Recovery."

Goddard is serving in his second BRAC leadership role, having moved to Labette County from the redevelopment of the Grissom Air Force Base, Indiana. The OEA has looked to him numerous times to provide guidance to other executive directors in rural areas. His session was a panel titled "Rural Mentors."

Charles, former long time editor and publisher of the Parsons Sun, was asked to repeat a session she presented at the



Kinzie



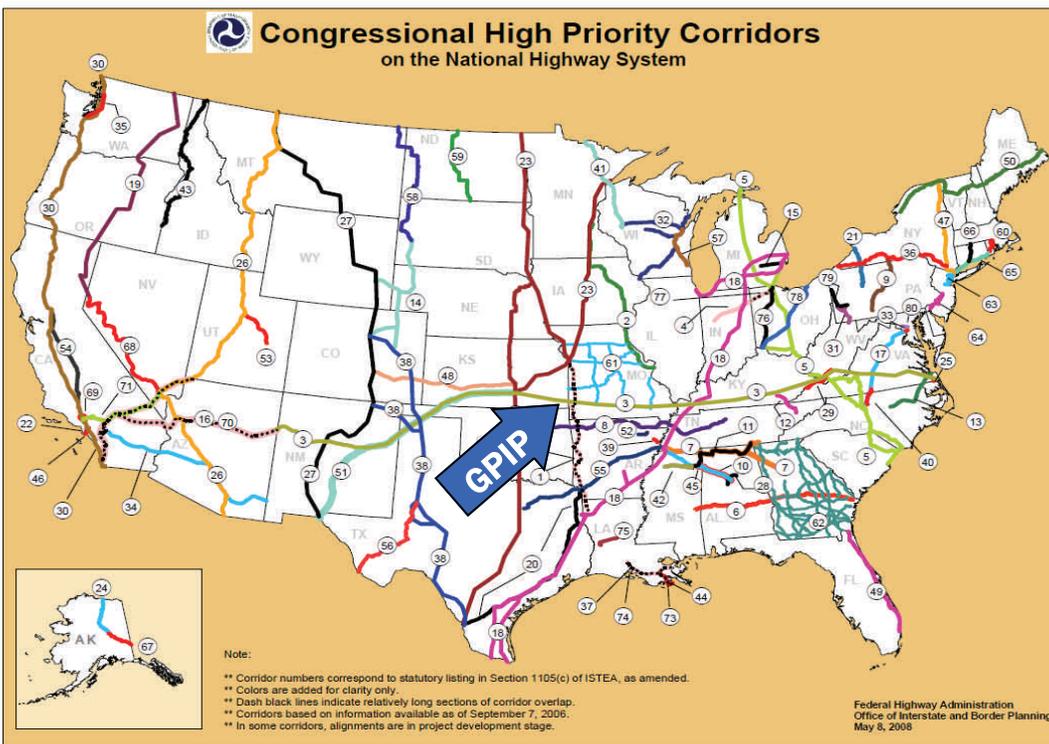
Goddard



Charles

Association of Defense Communities in August on communicating with politicians and the public. Her panel tackled the subject of "Beyond the Reuse Plan: Requirements for Developing and Managing Your Redeveloped Base."

Attendance at the conference numbered 850 people from throughout the U.S., Guam and Puerto Rico. Expenses for all participants at the conference were covered by the Department of Defense, through the OEA, as part its on-going effort to assist communities dealing with the realignment of military bases.



## TRANSPORTATION ACCESS IS KEY

Many people don't stop to think about how critical access to good transportation is for a successful industrial development. Taking a look at the proximity of the Great Plains Industrial Park to designated national transportation corridors helps drive home the advantage of having access.

US 400 is tagged as the No. 3 Congressional Priority Corridor in the United States, and that route is the only coast to coast route, as can be seen on the map to the left.



## PROPERTY MANAGER HIRED

Larry Hastings, a long-time employee of Day & Zimmermann, has been hired as the GPDA's property manager. Having started work for D&Z in 1973, Hastings brings with him a wealth of knowledge of the ammunition plant, and particularly the water and waste water treatment systems, where he was a certified operator. He has previously served as Utilities and Grounds Superintendent.

CEO Dan Goddard said of Hastings, "I'm not sure we could have found a better person to fill the position. Larry has already proven himself a valuable asset to the staff, and his hands-on knowledge of the water plant's operation will be invaluable as we take over its responsibility."

As property manager Hastings will assume the managerial responsibility for water and waste water, as well as oversight of buildings, grounds, inventory, agricultural leases, roads, signage and much more.



### QUESTIONS ABOUT THE TRANSFER?

If you have questions about the transfer process, please drop us an email or call the office. Address questions to Ann Charles, [acharles@parsonsk.com](mailto:acharles@parsonsk.com) or call 620-421-1228.

## Shhh...



A lot of people have inquired about the possibility of establishing wind power on the expansive grounds of the plant, in conjunction with other industrial development. It appears that others have been thinking along the same line. November provided the opportunity for a second visit from an international company that already has five wind farms in Kansas. The coming weeks will hold more news.

And keep in mind that many companies locate in a specific area because a local resident mentioned something about a project to "someone who knew someone." Every resident is an economic development person, whether they recognize it or not. Talk about our redevelopment efforts everywhere you go.



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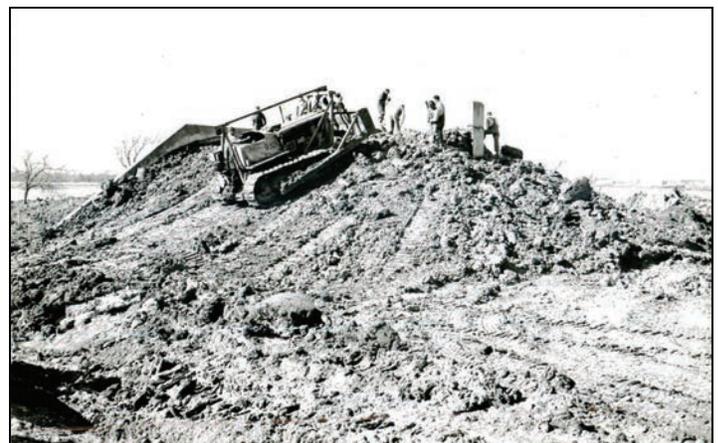
**Marti Morris**

Office Manager

## FROM THE PAST...



Igloos at KSAAP were built for storage of components and finished products, prior to being shipped. Pictured above is the interior of the units, which were constructed of reinforced concrete and covered with two feet of earth. There are 95 igloos at KSAAP, each measuring either 1220 sq. ft or 1813 sq. ft. They



have high-security steel doors and fusible thermal link venting for climate control. There are four igloo areas at the plant: two on the west side (1500 and 1600 Areas) and two on the east side (1700 and 1900 Areas). The units will offer an excellent commercial storage option after the property transfers.

# Commemorative Mug

The Kansas Army Ammunition Plant was a part of Labette County's history for nearly 70 years. It's decommissioning in 2009 marked the end of an era where three generations of Labette residents made their living, and in doing so, supported the nation's need for military munitions.

It was first named the Kansas Ordnance Plant with the acronym of KOP, then was the Kansas Army Ammunition Plant, with acronyms of KAAP and later KSAAP. During World War II, peak employment hit 7,358 in a single day.

On March 4, 2009, the 13,727-acre facility was deactivated and the property is being redeveloped as the Great Plains Industrial Park.



\$6/ea or  
2/\$10



The perfect gift for anyone who once worked at "the plant." An etching of the old administration building is on the front, and a map of the plant with production areas identified is on the back.

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