



Summer 2016

An Open Letter to the Public

The June 27 Labette County Commission meeting was a frustrating one for Great Plains, a current industry and a prospective industry. Besides information presented in the Parsons Sun, I want to provide additional facts for the community.

The unnamed industry that stepped forward would not only hire 135 people, but also would put \$12 million of its own money into the operation. How much additional property taxes would that provide? The answer is zero, and zero jobs if the water line isn't replaced.

Many people ask why Great Plains doesn't just sell property to build the line. The answer is that only 700 acres are available to sell without an encumbrance of an EPA RCRA permit (other than at the park's entrance) because the complex

remediation process is still ongoing. If Great Plains sold that acreage at an estimated \$2,500 per acre it would have to pay the Army \$437,500 — 25 percent of the revenue according to the terms of purchasing the property in the first place.

If the county commission moved forward with the proposed financing, the cost/interest would amount to 3.5 percent, at the most, which is considerably less. Most anyone can understand which of these makes the most business sense — especially if they remember that Great Plains was created by the county and all its assets and environmental obligations revert to the county should it fail.

In 2015 a total of only \$59,168 in agricultural taxes was sent to the county off of the 14,000 acres of the former Kansas Army Ammunition Plant. In comparison a total of \$247,718 in commercial taxes were paid.

Some people say that the property owned by Great Plains should just be turned over to ag use, but the reality is that every inch of its property that can be cropped, grazed or hayed is already being leased to area farmers through a competitive bid process.

Commercial property taxes will outweigh ag property taxes many times over.

Which brings me back to the original vision for Great Plains — that of creating jobs and property value.

Only when property values in the county go up will property taxes go down, and it is commercial taxes that drive that. When the unnamed industry builds its new operation, considerable tax revenue and jobs will come in, but that company will not come without a reliable water supply, and those jobs will never develop.

By state statute Great Plains cannot fund this project itself so it must turn to its parent organization, the county. We are not asking that the citizens pay for this project by increasing their taxes. We are

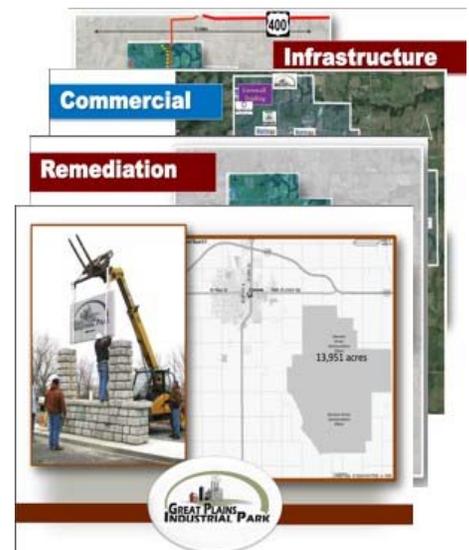
simply asking the county commission to utilize taxes raised from inside the industrial park to pay for the bonds — taxes that this county hasn't seen for 70 years under Army ownership.

Better yet, if the taxes are not enough, Great Plains will make up the difference to the county. And if it has to sell property in a catastrophic situation to make up that difference, that's when selling property makes sense.

There is no risk for commissioners to support this; the only risk is if they don't. That is a risk that no resident of this county should accept.

Daniel Mann, CEO

Past—Present—Future



A "Past-Present-Future" is now on our website that tells about our organization, how we are funded, our assets, negotiation challenges and remediation progress. It also tells about current development, taxes paid and why we think there is a bright future. Go to www.greatplainsindustrialpark.com and click on "About Us," then click on the slide show in the upper right hand area.



A line break in the 1940s-era cast iron water main spewed water several feet into the air.

Explosive remediation winding down

What happens when an Unexploded Ordnance (UXO) technician stumbles across a rogue cluster bomb in a creek bank?

All hell breaks loose, is what.

Where there is one, a person has to assume there are others, and when that bomb was found, a massive scramble started at Great Plains – the home of the former Kansas Army Ammunition Plant.

That was three years ago, and only just now is the excavation and remediation process winding down.

While some clean-up in the creek area was planned, most of it wasn't anticipated. The Army however immediately went to work and fully funded the remediation.

The U.S. Army Corps of Engineers contracted for the clearing of more than 400 acres on the far east side of the former ammunition plant.

With trenches that were sometimes 10' deep, and using remote-controlled or armored excavators, UXO techs have spent three years excavating, sifting soil, logging finds, performing controlled detonations of explosive materials, backfilling and seeding the areas.

The operation has been a major undertaking but invaluable to the future of Great Plains. To date more than 1.5 million pieces of Munitions of Explosive Concern (MEC) or Material Potentially Presenting An Explosive Hazard (MPPEH) have been removed and destroyed.

The process has been reassuring for Great Plains leaders to watch. Contractors set up huge sifting lines where soil is dumped in one end and non-soil items are separated.

Material that doesn't sift well is manually sifted by the crew – and yes it is a most tedious job. And it's dangerous.

Winter and summer; rain and heat; snow and fog – for three



Clockwise from top left: Recovered BLU-26 cluster bombs being prepared for controlled detonation. An armored excavator moves soil in the 2700 Area. The excavator was specifically outfitted with steel plating to protect the operator. A bulldozer has been armored with heavy glass to protect its operator.

years, up to 60 UXO techs have been on site every day to make the property safe for our future.

Sophisticated digital mapping has been done in some areas, one seven-acre pond was drained to make sure the bottom was clear, metal detectors have been utilized, as well as a final drag with monster magnets.

And then the trenches get filled, topped off with good soil and seeded with a native grass mix that will allow Great Plains to lease it out for grazing within a couple of years.

When it's all done Army and the contractors, backed by private insurance, provide Great Plains with certifications that the sites are guaranteed free of explosives.

Skeptics may question how clean the property really will be when the last UXO techs' tail lights leave Labette County, but the beauty of having the local people that staff Great Plains on site is that we've had daily contact with the process, and weekly reports, and quarterly briefing.

And we have been on-site and watched the soil being sifted through screens less than 1/4" to make sure our community is protected.



Above: Excavated soil is dumped into a hopper (at left) which is then conveyed to various-sized sifting units. Each unit expels material that won't fit through its operation into a hopper for further investigation. Below: "Fines" are the soil that filters through this sifter, smaller than 1/4". Lime is added to the clay soil to aid sifting.





Top: Mounds of material to be hand sorted is stored for later evaluation. Top Right: A controlled detonation of explosive material. Center: UXO techs hand sort materials regardless of weather. Far Right: Native grass seeding to restore backfilled trenches. Below: An aerial of the work area that includes a burn pad, incinerator, motor area and trenches.

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From bombs to buds



The two kettles from the melt-pour tower were salvaged from Building 905 at the former Kansas Army Ammunition Plant when it was demolished during remediation in Jan. 2012. Finally, the kettles have been relocated inside the Great Plains Industrial Park as a testament to the 70 years of KSAAP's contribution to America's war effort and the dedication of local residents who worked on the munition production lines.

One of those kettles has been relocated to the front entry of the industrial park on Scott road, south of Main St., and the second kettle is located further south in front of the former fire station.

TNT was used in the production of 81mm mortars in the 900 Area, and the explosive arrived as boxed flakes, which were melted in the giant kettles and then poured into the mortar rounds. TNT's melting point is 176° F and not only was the melt-pour tower job both

dangerous and hot, but the yellow-gold coloring of the explosive discolored the skin of those who worked with it.

From the outset the staff at Great Plains was determined to preserve components from the facility's remediation process in an effort to recognize the mul-

tigenerational economic impact it had on the three-state area, and the significant contribution those employees made to the military. Reuse of such a specific and unique aspect of that history seemed like logical way to help do that.

Carolyn Kennett, a former board member of Great Plains and the retired economic development director for the City of Parsons, was joined by Peggy Gentry to design and plant the kettles.



50 Kansans You Should Know

Assistant director Ann Charles was recently named one of "50 Kansans You Should Know" by Ingram's, a Kansas City business magazine. The story on Charles tells that she embraced values from



her rural upbringing that shaped her life in Parsons, where she served as editor and publisher before starting a second career at Great Plains.

"Rural America has a closer dependency on its manufacturers' success. ... A manufacturing company takes on a living persona in a rural area because if it fails, the whole community is at risk." The full story can be found at <http://ingrams.com/article/50-kansans-you-should-know-3/>.

GREAT PLAINS DEVELOPMENT AUTHORITY
1209 CORPORATE DRIVE #6

TO: