

KANSAS ARMY AMMUNITION PLANT LOCAL REDEVELOPMENT PLANNING AUTHORITY

Newsletter Begins

Welcome to the first issue of the Great Plains Industrial Park's quarterly newsletter. With this we strive to keep you informed about what is happening during the transfer of the Kansas Army Ammunition Plant and the redevelopment efforts in the coming years.

The newsletter will be emailed to anyone who requests it by contacting Ira@parsonsk.com. It will additionally be available online at www.greatplainsindustrialpark.com or in hard copy at the city libraries throughout Labette County.

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CLOSER TO REALITY

The transfer of the Kansas Army Ammunition Plant gets closer everyday as dozens of individuals push hard to accomplish items on the aggressive checklist required by the Army.

Targeted for closure on the Base Realignment and Closure Commission (BRAC) list in May, 2005, the local community has worked diligently to transfer the property to local ownership, for the purpose of redevelopment that focuses on job creation, while maintaining the natural environmental assets of the area.

Involved parties include representatives from the Pentagon (which has dedicated a special team to help make this one of the first large BRAC property transfers), the Local Redevelopment Planning Authority board and steering committee, Day & Zimmermann (D&Z) principals, Kansas Dept. of Wildlife & Parks, Kansas Dept. of Health & Environment, LRP A contract company Matrix Design Group, and others as needed.

The transfer is currently scheduled for January 2009, although the Army will maintain a presence at the plant for a period of time after that.



KDWP Secretary Mike Hayden (l) was joined by Sen. Dwayne Umbarger (r), KDWP Public Land Manager Rob Riggins, and others on a summer tour of the old quarries.

Fortunately for the community of Southeast Kansas, D&Z has made a commitment to become the first tenant of the Great Plains Industrial Park, having negotiated a smaller footprint that will encompass just under 4,000 acres. The area includes the 1000 and 1100 production lines; the 1800 and 1900 storage areas; as well as the open demolition area.

D&Z intends to continue operations as a private-bid munitions manufacturer, and additionally plans to diversify its operation.

An exciting addition to the plant

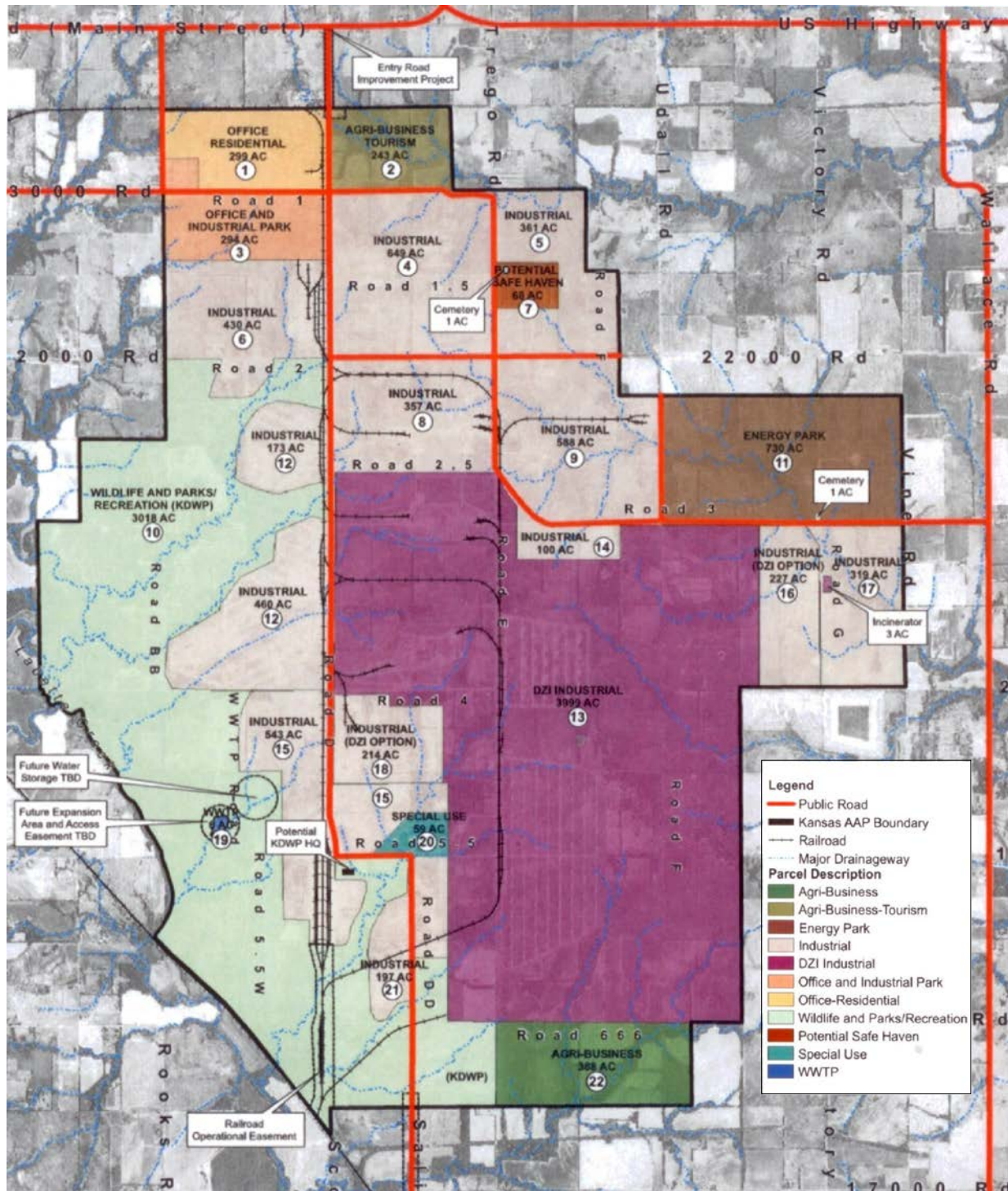
grounds will be the presence of Kansas Dept. of Wildlife & Parks (KDWP), as it acquires more than 3,200 acres on the west and south sides of the plant.

Plans for public access and hunting/fishing opportunities inside this area are still being determined by KDWP staff.

A map of the proposed 20-year build-out can be found on page 2 of this newsletter.



20-YEAR BUILD-OUT PLAN FOR INDUSTRIAL PARK



Redevelopment proposal by Matrix Design Group

THE TRANSFER PROCESS

Transferring property is never an easy task among ordinary property holders, but it takes on a whole new level of complication when the property is owned by the federal government, was used to make bombs over several decades, and is then being transferred to local ownership.

In an over-simplified outline the following steps are required:

1. Establish a Redevelopment Planning Authority, which must be recognized by the Department of Defense (DoD).
2. Work with program managers assigned by the Office of Economic Adjustment (OEA), a division of DoD, to navigate the process.
3. Work with OEA for federal grant funding of staff and operations, as well as required studies.
4. Hold public meetings throughout the process to keep locals informed of what is happening.
5. Complete numerous studies of the site and the local area to assess needs, including those of homeless populations.
6. Negotiate with Army for equipment to be retained.
7. Have property declared as "excess" by DoD.
8. Have no outside federal or state interest declared for acquisition.
9. Create a Redevelopment Plan that will foster long-term economic recovery,

based on best-use and local demand.

10. Determine through an Environmental Assessment (EA) whether there will be a negative environmental impact to the grounds because of the Redevelopment Plan, including endangered species and disruption of historic sites.
11. Transition the Redevelopment Planning Authority to an implementation authority, known simply as the Redevelopment Authority – the group authorized to actually receive the property.
12. Develop business plan and implementation strategy.
13. Make application for necessary environmental permits or transfers.
14. DoD conducts formal

appraisal of property.

15. Develop and maintain contacts with Governor's office and Dept. of Health & Environment.
 16. Negotiate terms of the transfer, including terms of environmental clean-up.
 17. Make formal application for conveyance with governor's support.
 18. Accept property.
 19. Parallel operations with Army through "mission complete" timing of a few months while activating the redevelopment process.
 20. Coordinate Army's environmental clean-up of contaminated areas with redevelopment efforts.
- Our efforts today involve items 11 through 17.

HIDDEN BEAUTY



One of three rock quarries on the grounds, targeted in the business plan for Special Use.

SEE OUR SLIDE SHOW

Interested in seeing the slide show that was put together for a special briefing of public officials throughout Southeast Kansas, as well as some state officials? Go to www.greatplainsindustrialpark.com and click on "Redevelopment" then click on "Public Briefing."

FROM THE PAST



Kansas Ordnance Plant 1940s photo of 105 mm production line.

ENVIRONMENTAL FACTS:

While many think of the ammunition plant as being totally contaminated, the fact is that approximately 90 percent of the area is clean. While much of it was never contaminated in the first place, investigation and clean-up efforts have been going on since 1992.

If you have a historic photo of the plant you would like to share with us, please email ira@parsonsk.com.

FROM THE EXECUTIVE DIRECTOR'S DESK

"The only thing more challenging than a crisis may be its absence." - unknown

How thought provoking the above statement is. Our community has been handed another crisis with the closing of the Kansas Army Ammunition Plant (KSAAP), however, I prefer to view the closure as a challenge and an opportunity to create something better. I know the roots run deep. I can't tell you how many people I have met in our community who have worked at the plant, or have a relative or know of someone who has worked there. But we need to understand the plant, as we have known it for almost 70 years, is closing and we need to make the most of it. And geographically, we have a lot to make the most of – the KSAAP represents more than 10 percent of the total acreage of all the Army installations on the 2005 closure list.

Someone once said the best way to predict the future is to create it. Our community has a good start in creating the future of the KSAAP, soon to be renamed the Great Plains Industrial Park. We came together as soon as the closure list was announced and have created the Strategic Redevelopment Plan and completed a visioning seminar on the economic future of Labette County. We are now nearing the completion of an in-depth infrastructure analysis and the development of an interactive business plan. All of these activities have benefited from thoughtful public input and discussion to arrive at a recipe for creating the future. However, there two key ingredients we need to add to the recipe to achieve success. We need continued leadership and increased participation.

To date we have benefited from the tremendous leadership of the Local Redevelopment Planning Authority (LRPA) Executive and Steering Committees, concerned citizens,

and our elected and appointed local, state and federal officials. But we can't afford to sit back, put the plans on a shelf and wait for something to happen. We need to keep the boiler stoked and keep moving forward with the development of an extremely long-term project. Initial planning is nearly complete and the LRPA will be replaced by the Local Redevelopment Authority (LRA). The LRA will be the governing body responsible for implementing the development plans for the Great Plains Industrial Park. The LRA, working in partnership with an energized community, can achieve our vision for the future.

Success in economic development is not dependent on one person or organization and working together provides a great opportunity for leadership and participation by everyone in our community. Community (common unity) is the key. We all have a stake in creating the climate to encourage investment and job creation. We can all lead or participate in being advocates for our community, for training our workforce, for improving our quality of life, and for positive thinking and talk about Labette County and Southeast Kansas.

Can we afford to ignore this opportunity or not give it our best effort? I don't think so. We need to seize the moment – it won't come along again. We can predict our future when we care enough to shape it.



Daniel Goddard,
Executive Director

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KANSAS ARMY
AMMUNITION PLANT
LOCAL REDEVELOPMENT
PLANNING AUTHORITY
1209 Corporate Drive #6
Parsons, KS 67357

TO: