

NEWSLETTER

JUST HOW DIRTY IS IT?

There are so many rumors about the amount of contamination at KSAAP that many people envision it as the next Superfund site. Here in Southeast Kansas, visions of Tar Creek (Treece, KS and Pitcher, OK) pop into one's mind where acres and acres lie in waste. Worse though than the lead and zinc of those areas, here people think about TNT and explosives lying about everywhere – and then of course there are the rumors of that semi trailer filled with contamination that is buried in the ground somewhere out there. Of course no one knows where or when that occurred.

The definitive word is in though, and the news is amazingly good.

More than 88 percent of the plant has been declared as never contaminated. That's an amazing 12,093 acres.

One might ask how that is possible since bombs have been made out there for nearly 70 years. The answer is pretty simple though, and logical when a person



Fallen tanks contribute to environmental concerns within the 700 Area at KSAAP. The actual production areas are where the majority of the environmental clean-up will occur.

stops to think it through.

Most of the acreage at the plant was never used in the production or storage of explosives. More than 12,000 acres is fenced in simply to provide for the safety of outsiders.

When the plant was created in 1941 it was known at the time that a much larger area would have to be purchased than was needed for the actual operation. That additional area is known as "quantity distance arcs" or QDAs. These arcs (circular areas from any one point) represent the maximum distance that debris would fly in the event of an explosion.

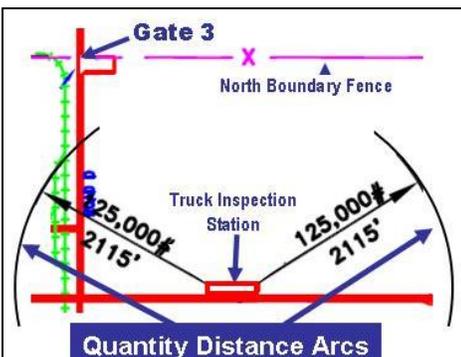
Each production area, storage igloo or other concern had a designated arc, depending on the type and quantity of explosive. Arcs could overlap within the grounds but no arc could be outside the boundaries.

Because many of the arcs were quite large, and safety boundaries were built well outside those arcs, the ammunition plant grounds encompasses much more area than was actually needed for production or storage.

That excess space is why so much of the plant grounds can be classified as never contaminated. It never was. In fact, there are agricultural leases over almost all the plant grounds, meaning that most of it is still being farmed or grazed., just as it always has been.

As for the other 12 percent of the acreage that has been contaminated, much of

Continued on pg. 2



JUST IN CASE: While the actual truck inspection station in the illustration takes very little space, an area is required around it to accommodate a worst case explosion. For this particular example that area is an arc of 0.4 miles.

WHAT THE HECK IS A CARETAKER?

While most people understand that Day & Zimmermann, Inc. still occupies space at KSAAP, and know that the company has a “caretaker” contract with the Army, most don’t have a clue what “caretaker” really means.

So what the heck is a caretaker?

Well, basically it’s doing all the things the company always did to keep the plant running, but on a smaller scale.

According to D&Z’s Steve Kosman the company will be most visible in this role as it continues to control access throughout the plant. Until the transfer is com-

plete, and after the Army departs, only authorized personnel will be admitted.

Even though KSAAP has officially been deactivated, the Army still has a presence there as it empties the closets in preparation for turning out the lights.

Other caretaker services include keeping the water and wastewater systems running, any necessary maintenance of roads, fences, occupied buildings, etc.

Having the company designated the caretaker is a real benefit that keeps jobs for some of the employees of D&Z while it gears up as a private-bid industry.



A security guard checks the ID of an incoming visitor at Gate 3.



Shhh...

While the Great Plains Industrial Park isn’t yet recruiting companies to move in, that doesn’t mean there aren’t people knocking on our door.

We are now planning our fifth visit with a nationally-known heavy hitter, and that kind of attention demonstrates serious interest in this specific location.

We have also had good conversations with a couple other legitimate start-ups, as well as one company just waiting for the space to open.

If this kind of interest exists before we even have transfer – and in a down economy – just imagine what the possibilities are.

Dirty

(continued from pg.1)

that is from petroleum products or lead-based paints rather than explosives. This means the image of a Superfund site doesn’t even come close to being the reality.

Yes, there is explosive contamination and it exists primarily in the former production areas. But out of the 1,600 acres deemed contaminated, half of that has already been cleaned to industrial or better standards.

And even though it is now clean, the deed to those properties will forever indicate that

it was at one time contaminated so that any future owners will know its history – as well as know the Army’s forever responsibility for further clean-up if something was missed.

So just how dirty is dirty?

The reality is that nearly nine of every 10 acres is just as clean as that located outside the fence, and it will be ready for immediate development on the first day of transfer.

Of that which is not clean, a plan for clean-up and the federal funding to see that it happens is being developed. The details of that will be shared as soon as it is finalized.



Cattle graze near, and drink from, an uncontaminated pond.

DID YOU KNOW?

During WWII “E” flags were awarded to Army-Navy Production facilities that exemplified superior operations. The “E” stood for “excellence.” Kansas Ordnance Plant, KOP, was awarded the E flag on October 31, 1942.



According to Army information white stars were awarded in six month periods following the presentation of the flag to indicate continued quality. KOP received four stars during its production: Aug. 28, 1943; March 11, 1944; September 16, 1944; and March 17, 1945. The plant completed its operation on Aug. 14, 1945.

DEACTIVATION OF KSAAP

The Deactivation Ceremony for KSAAP was not only a sad event but it was also a historic one. Begun in 1941 as part of America's WWII war effort, the plant has been a part of Labette County for 68 years – nearly half the life of the county.

That's a pretty big impact when one really stops to think about it. Most area residents were born during that latter era, and grew up with the normalcy of having some of the country's most lethal munitions being manufactured in their back yard.

While the Army's contract operator, Day & Zimmermann, Inc., will remain in place and transition to a private-bid operation, the military's departure truly marks the end of an era.

The recognition of that sank in on March 4, during the Deactivation Ceremony when the KSAAP flag was solemnly rolled and respectfully encased in

an olive drab cover.

While long-time employees reminisced about the past though, others were looking forward. With every door that closes, another opens and Col. Arnold Montgomery noted that plans were well underway for the plant's transition, leading to renewed jobs and industrial growth.



DAILEY HONORED



The Commander's Representative for the Army at KSAAP, Don Dailey, was presented with a ribbon and certificate of commendation for his work with the Joint Munitions Command during the last four years of navigating BRAC.

Dailey has been at KSAAP for 22 years and has been the Commander's Representative there since 1996.

The past year had been particularly difficult as the Army worked to wrap up the ammunition production mission and remove stocks from the plant.

Dailey said the staff will now focus on property transfer, explosive decontamination of equipment and facilities and environmental remediation.

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

K.O.P. fact...

During WWII, Kansas Ordnance Plant employed a total of 25,673 people. The most employed at any one time was 7,358. Housing needs for employees resulted in many new neighborhoods in Parsons since gas and rubber tires were rationed at the time.

FROM THE PAST



Unidentified employees on the primer line during World War II. Do you know these ladies? Call 620-421-1228

ENVIRONMENTAL RESPONSIBILITY

Just who is responsible for the environmental condition and clean-up of the Kansas Army Ammunition Plant (KSAAP)? I am sure this question has been asked countless times in conversations within our community. To begin answering the question let's bracket the situation at KSAAP.

First of all, the KSAAP is probably one of the most examined and scrutinized properties in the State of Kansas. Well before the closure announcement in 2005, the Army was involved in identifying contamination and cleaning it up, everything from soil removal and replacement, monitoring wells, and capping of landfills to installing equipment to pre-treat potentially contaminated materials.

Then came the announcement that the plant would be closing. This triggered another series of evaluations of the property resulting in an Environmental Condition of Property (ECP) Report. Additionally, an Environmental Assessment was performed to determine what impact the redevelopment of KSAAP would have on the environment. The KSAAP Comprehensive Master Redevelopment Plan was used to evaluate the impact future development would have in terms of land use, aesthetics and visual resources, air quality, noise, geology and soils, water resources, biological resources, cultural resources, socioeconomics, transportation, utilities, and hazardous and toxic chemicals.

The consensus of these studies indicated that approximately 88 percent of the plant's 13,727 acres has never been contaminated and that proposed development would have no significant impact on the environment. The Kansas Department of Health and Environment (KDHE) and the federal Environmental Protection Agency (EPA) have been involved at the KSAAP for many years and have ensured compliance with environmental rules and regulations.

But now to answer the question: Who is responsible for the restoration of environmentally challenged property? The answer is simple: the US Army. Unlike an exchange of property in the private

sector where the new owner can get saddled with environmental problems, the base closure process clearly states the responsibility rests with the military services.

The Army has several approaches to choose from in approaching the clean-up of contaminated areas. First, it can accomplish all the restoration in-house by using the Army Corps of Engineers to contract the activity. Second, it can select a hybrid process where it is still involved but the major effort is privatized through an Environmental Services Agreement (ESCA) with the Great Plains Development Authority (GPDA). And third, the entire effort could be privatized through an ESCA with the GPDA. In the last two scenarios environmental insurance is a part of the ESCA agreement. And in all three scenarios, the regulators (KDHE and EPA) are there to ensure the cleanup is performed to achieve established environmental standards to protect our community and the people who will work at the Great Plains Industrial Park and use the property in the future.

Finally, the Army provides a covenant which in effect states that if there is ever any contamination found in the future which was caused while the Army owned the property, the Army is responsible for the clean-up. Try googling CERCLA 120(h).

I think it is readily apparent that the environmental process is important to the Army, the regulators, and the community. It will not be a simple or short undertaking. It will be a team effort to ensure it is done correctly and the property can be developed and used safely.

FROM THE CEO



Daniel Goddard
Chief Executive Officer

email: ira@parsonsk.com

GREAT PLAINS INDUSTRIAL PARK

EMBRACE THE OPPORTUNITY

www.greatplainsindustrialpark.com

GREAT PLAINS
DEVELOPMENT AUTHORITY
1209 CORPORATE DRIVE #6
PARSONS, KS 67357

TO: