

FOUR YEARS IN THE WORKS



GPDA Chairman James McCarty puts his signature on the EDC submittal letter while CEO Dan Goddard looks on.

Just one week shy of the fourth anniversary of the Base Realignment and Closure (BRAC) announcement a huge milestone was marked as the GPDA submitted its official Economic Development Conveyance (EDC) application to the U.S. Army.

To the casual observer the document itself might appear to be an overwhelming tome, weighing in at around 15 pounds. In reality it is an exhaustive compilation that meets the Army's criteria before transfer.

The application guarantees to the Army that the Redevelopment Authority has an excellent understanding of the condition of the property, that it has a plan of how it can be developed and that it has a business plan that demonstrates that the GPDA has the ability to undertake the rede-

velopment effort.

The property transfer process is neither simple nor quick, nor should it be. Taking on the challenges involved in redeveloping any former military base is a complex and long-term effort.

While the delay in submitting a formal application may frequently have been frustrating, by going through the en-

tire process the board of directors knows far more about the condition of the property, and its possibilities, than it could have imagined even two years ago.

The application is exhaustive and includes:

- Adverse economic impact of BRAC closure to the community
- Stabilization and enhancement of local economic conditions
- Community financial conditions
- Prospects for redevelopment
- Existing plant conditions report
- Justification for transfer to the Redevelopment Authority
- Redevelopment Master Plan
- Market and financial feasibility analysis
- Business plan and implementation strategy
- Cash flow analysis
- Implementation options

-Supporting tables and documents

-Necessary legal documents.

Actually, it should be reassuring to the public that the BRAC transfer process is designed to be so exhaustive, and therefore responsible. Property should not be turned over to an organization that doesn't have the ability to develop it; and it should not be turned over for any redevelopment plan that doesn't help mitigate the BRAC job losses.

To date, the Army is quite pleased with the GPDA's application and it is working it through the various channels.

Because of the slow grinding of government, no one can say for sure when the property transfer will occur, but before the end of 2009 there will be sections of the property with another property owner's name on the deed for the first time in nearly 70 years.



The Economic Development Conveyance (EDC) application fills a 5 1/2" binder and weighs nearly 15 lbs. It was submitted to the Army May 8.

To receive this Newsletter

To begin receiving the Great Plains Development Authority (GPDA) newsletter via email please call 620-421-1228 or email mmorris@parsonsk.com

KEEPING POLITICIANS INFORMED

Keeping both elected and non-elected officials abreast of what is going on with the KSAAP property transfer is a challenging and on-going process. In doing so, striking the right balance between updating them and overloading them is critical.

Targeted specifically toward Congressional aides and State officials a concise bulleted single page goes out every few weeks relating what milestones have occurred, what issues are causing concern, and anticipated events.

To help quell inaccurate speculation among Legislative members a special “Bombs to Business” brochure was created that has also been used when speaking to groups.

“Bombs to Business” briefly explains the challenge of closure and the anticipated road to recovery. It has a map of the future property divisions, a description of GPDA’s financial support and a list of its



board members.

This newsletter is the fourth in a series of quarterly publications that go to not only politicians, but to several hundred others.

The primary source of keeping government officials updated on the most immediate

needs is the now-standard e-mail and phone calls. Politicians on both the state and national level have expressed their appreciation of being kept in the loop about what is going on and how they might help.

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FROM THE PAST . . .



H-shaped dormitories were located just to the east of the former administration building.

Dormitory facts

When Kansas Ordnance Plant (KOP) began hiring to support the war effort in 1942, the housing needs for more than 6,000 people posed a serious concern. Eight H-shaped dormitories containing approximately 1240 rooms were built. Each room containing a bed, chair and wardrobe rented for \$3 per week if on the first floor, or \$3.25 on the second floor.

Bus transportation into Parsons was provided and a cafeteria was open 24/7. Women, who were allotted 480 of the rooms, got a house mother, a pressing room and laundry tubs.

Since WWII brought with it the rationing of gas and rubber, the dormitories were marketed as an additional way to support the war effort by saving on fuel and having no worry about thin tires.

The dormitories no longer exist; they were demolished or moved to other locations.

GENERAL ATOMICS R&D

General Atomics, a U.S.-based international company with corporate offices in San Diego, Calif., recently entered into a teaming agreement with the Great Plains Development Authority in regards to a bio-fuels research and development project. Other members of the team include Kansas State University and the Kansas Polymer Center at Pittsburg State University.

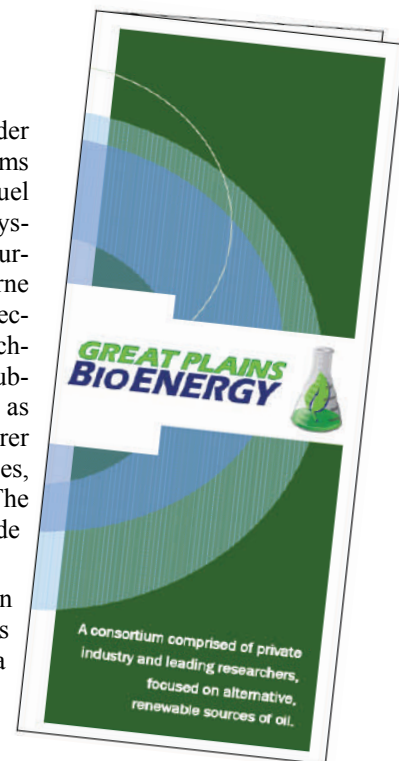
In recognition of the intent to locate a pilot plant at the Great Plains Industrial Park, a redevelopment project for the Kansas Army Ammunition Plant, the consortium has selected the name of Great

Plains BioEnergy Consortium.

The agreement states that “by teaming their complimentary talents and capabilities they could provide a superior management, technical, and cost effective response to various award opportunities with the purpose of demonstrating and commercializing the production of cellulosic-derived biofuels (CDB) from a wide variety of Kansas-grown feedstocks using cellulose-to-sugar conversion technologies, heterotrophic and/or phototrophic microalgae conversion technologies, and aspects/components of other biofuel technologies.”

General Atomics is a leader for high-technology systems ranging from the nuclear fuel cycle to electromagnetic systems, remotely operated surveillance aircraft, airborne sensors and advanced electronic wireless and laser technologies. To the general public it is perhaps best known as the designer and manufacturer of unmanned aerial vehicles, most notably the Predator. The company’s current worldwide employment is about 5,000.

Additional information about the consortium and its plans will be released at a later date.



Shhh...

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



The article above has information on the nationally-known heavy hitter referred to in the last couple of newsletters.

It doesn’t end there though; nearly every week the office fields another inquiry or provides another tour of the grounds.

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

And keep in mind that many companies locate in an area because a local resident mentioned something about a project to someone else, and the word spread.

Locals can help by talking about the redevelopment effort; one never knows when word will spread to the right person.

JENKINS TOURS KSAAP

Congresswoman Lynn Jenkins arrived in Parsons on July 2, for a tour of the Kansas Army Ammunition Plant. Prior to the tour the new 2nd District Representative received a briefing by staff and board members about the transfer process to date, the formal application submitted in May, and plans for future development.

Jenkins was accompanied by her chief-of-staff Pat Leopold and Pittsburg office representative Jake LaTurner.

Following an hour drive-through of the plant grounds, Jenkins commented that the project was something one had to actually see with their own eyes to fully comprehend its magnitude. Before leaving she pledged her full support to help the community to continue moving forward.



Congresswoman Jenkins listens to the briefing about the transfer process.

QUESTIONS ABOUT THE TRANSFER?

If you have a question about the transfer process of the Kansas Army Ammunition Plant or concerns about the property itself, please drop us an email or call the office and we'll get you an answer.

Address questions to Ann Charles, acharles@parsonsksk.com or call 620-421-1228.

THE ASSOCIATION OF DEFENSE COMMUNITIES

What is the value of membership in a professional organization like the Association of Defense Communities (ADC)?

The Association of Defense Communities is the nation's premiere membership organization serving America's defense communities. With 1,200 members nationwide, ADC is the voice for communities and states with a significant military presence. ADC unites the diverse interests of communities, state governments, the private sector and the military on the issues of base closure and realignment, community military partnerships, defense real estate, mission growth, mission sustainment, military privatization, and base redevelopment.

Within weeks of the 2005 Base Realignment and Closure (BRAC) announcement, ADC conducted its annual conference in Denver, CO. This community took a very important step in the BRAC process when Commissioner Brian Kinzie attended that conference. I am sure Brian felt like he was taking a drink from a fire hydrant while he was at the conference, but he returned to Labette County with a vast amount of information on how to get started in navigating the BRAC process. His contacts with the Office of Economic Adjustment (OEA), private sector companies, and people who had been involved in the BRAC process for years provided a jump start leading to the Local Redevelopment Planning Authority being the first community organization recognized by the OEA for all the 2005 round closures.

Shortly after the LRPA was recognized as the single point of contact for community issues relating to the closure of the Kansas Army Ammunition Plant, ADC conducted its Winter Forum in San Diego, CA. This time Brian was joined by Jerry Carson and Bob Wood, and this was a particularly significant event for me personally as it was my first contact with the Labette community. To make a long story short, I moved to Parsons about six weeks after the conference. Since then members of the LRPA and now the Great Plains Develop-

ment Authority have attended every Annual Conference and Winter Forum to date.

These meetings are truly exhausting. Yes there is the excitement of the conference, but more than that, we have come away from these conferences armed with more knowledge and ideas. It is remarkable how valuable conference sessions are. We have not only attended the sessions, but we have conducted sessions and have been panel members sharing our ideas and experiences. However, there are two activities that transcend the educational aspect of the conferences.

The first is the opportunity to sit down face to face with representatives of the Army BRAC team to discuss issues, raise concerns, and keep the property transfer process moving forward. The second, and probably the most important activity, is networking with other communities who have been involved with BRAC for years, those who are new to the process, people from the private sector, and various federal agency representatives.

In the final analysis, we would not be as far along in the BRAC process but for our participation in ADC. As a past board member of the association for 10 years, I can say membership in ADC has paid huge dividends and I believe anyone who has represented the LRPA or GPDA would agree with me.

FROM THE CEO'S DESK



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Chief Executive Officer

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