

GREAT PLAINS DEVELOPMENT AUTHORITY

Summer 2010

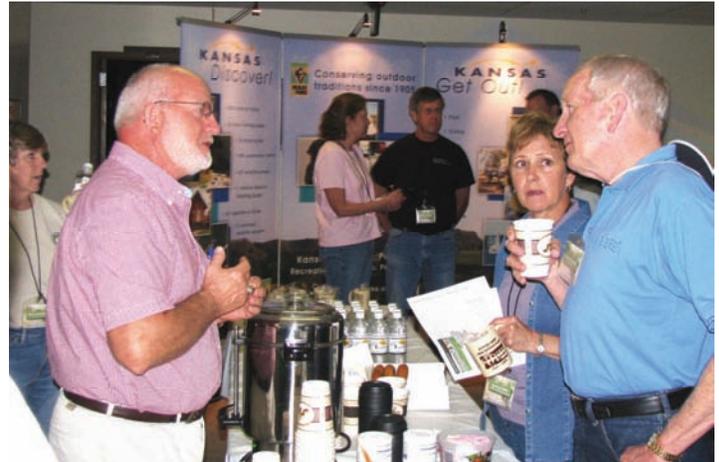
GPDA NEWSLETTER

VIPS GAIN INSIGHT

Those who grew up in the shadow of the Kansas Army Ammunition Plant (KSAAP) have long understood the magnitude of its presence in Southeast Kansas. Those from outside generally have no clue it even existed, much less

what economic contribution it made to the region.

Fifty legislators and state officials toured the grounds during a three-day Kansas Geological Survey Field Conference in early June. They left with a whole new appre-



Sen. Dwayne Umbarger visited with Rep. Sydney Carlin and Dennis Schwartz, Kansas Water Authority board, at the reception.



Recently-placed signs were uncovered at the property entrance, to greet Field Survey tour members. LaForge & Budd Construction installed the signs in late spring.

ciation for the plant and its place in Kansas history.

The bus entered the grounds through the new Great Plains Industrial Park entrance at Scott Rd., a project that was funded through a \$750,000 grant made available by the Legislature through the Kansas Department of Commerce.

Speakers on the rolling tour through the plant included Kansas Wildlife and Parks (KDWP) public lands supervisor Lance Hedges, Army commander's representative Don Dailey, GPDA deputy director Ann Charles and KDWP secretary Mike Hayden.

Participants learned of the plant's history, the BRAC closure, GPDA's plans for future development and environmental decontamination, and KDWP's plans for its newest property acquisition.

Following the tour the GPDA hosted a reception in

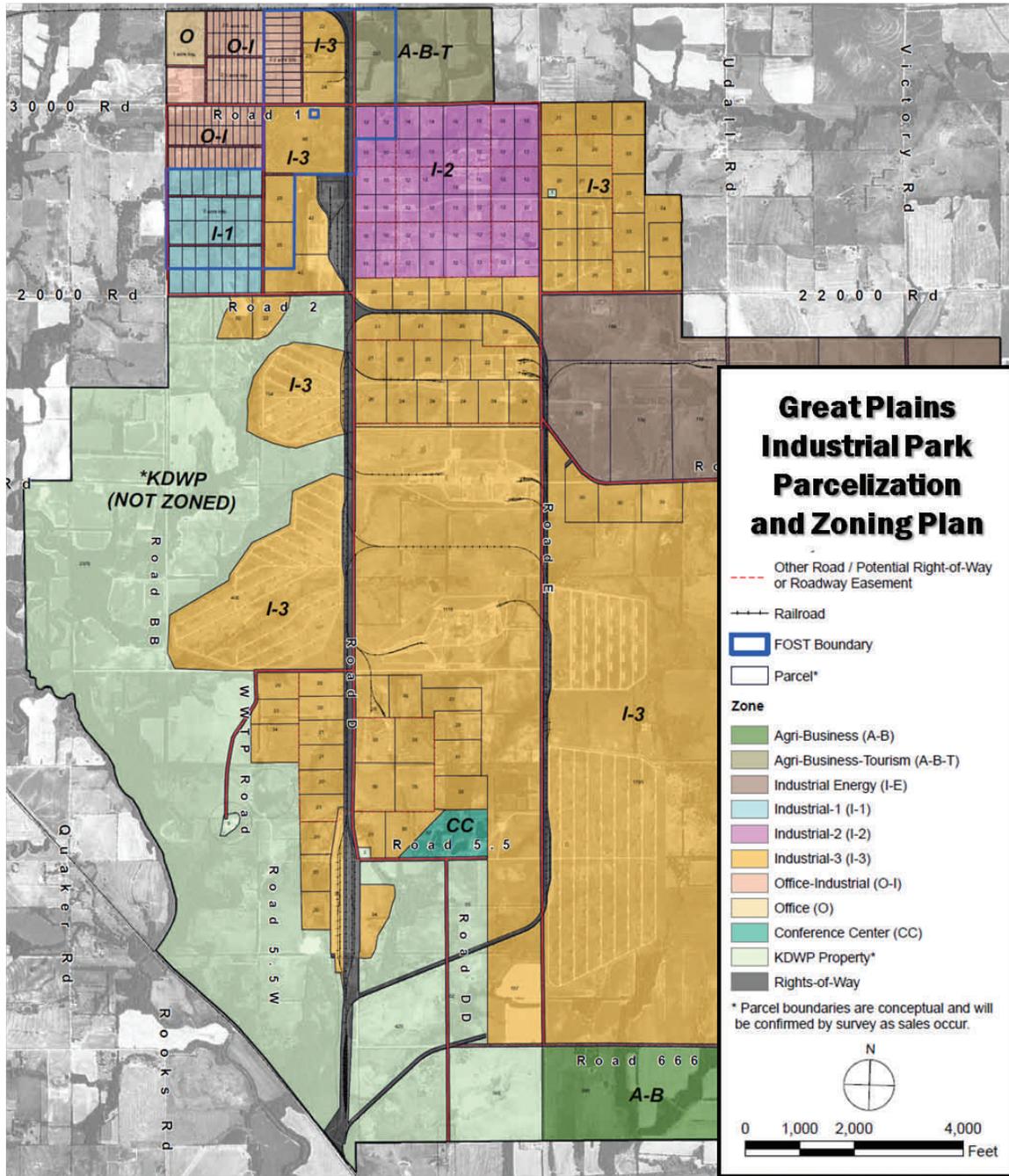
the administration building where visitors were treated to refreshments and additional information about the past and future operations.

Most attendees expressed awe at the magnitude of the munitions operation and stated they had no idea such a facility even existed in the state. Many felt that their peers in the Capitol should all participate in a similar tour.

Sen. Dwayne Umbarger and Rep. Rich Proehl both participated as hosts during the reception and reported very favorable feedback from their peers.

Many of those attending commented about what a unique and amazing opportunity the new industrial park would provide for the region, and the state, as a whole.





FROM THE PAST...



When the ammunition plant boundaries were first laid out two rural cemeteries, Fairview and Franklin, were on the inside.

Both cemeteries will be transferred to the GPDA, along with the rest of the property, and the county will assume responsibility for their maintenance.

While there appears to be approximately 80 graves, unfortunately the records for both sites have been lost. Due to the fact that some markers were made from wood, and would have deteriorated over time, a complete accounting for those interred will likely never be available. No burials have been conducted in either location since the mid-1950s.

Over the years the Army has opened the cemeteries for family members to visit.

ZONING STUDY COMPLETE

In preparation for the ownership of its future industrial park the GPDA issued a Request for Proposal to assist in creating a zoning code that will provide for an orderly development of the grounds.

The low bidder, Matrix Design Group, was awarded the contract, which was funded by the Department of Defense's Office of Economic Adjustment.

Nearly two dozen area people participated in the process to help set standards that will help guide development within the park. The process was based on the values and vision established in the GPDA's Master Redevelopment Plan and local expectations.

After the finished product was accepted by the GPDA board it was given to the Labette County Commission, with a request that it establish a zoned area to cover the development property. Under Kansas law, zoning of property outside of municipalities

is the function of county government.

The commission has subsequently established a planning commission. Persons accepting appointments to the commission include Mark Piper, area farmer and rancher; Tommey McLarty, retired Day & Zimmermann employee and former Parsons city commissioner; Keith Martin, county extension agent; and GPDA board members Carolyn Kennett, Parsons economic development director, and George Knox, president of Labette Community College.

It will be the planning commission's role to approve and control development of the industrial park in accordance with the zoning code the group approves.

The Labette County Commission has no intention to zone other portions of the county.

Proposed land uses for the property are identified on the map on page 2.

METERS INSTALLED

Two water meters have been installed outside the KSAAP administration building in preparation for the GPDA taking over control of the water and waste water plants. Operation of both facilities will change at the time of the GPDA's second property transfer.

Kansas Dept. of Health and Environment has already approved the GPDA's applications for operating both plants. Last fall the authority hired Day & Zimmermann's chief operator for the facilities, Larry Hastings, providing it with full confidence in its ability to make a seamless and trouble-free transition.

In addition to providing service within the plant's boundaries, water service is also provided to a limited number of others located along the water main's route from the river to the property.

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NICKELS FRAMED

When the first land parcel transferred back to the local community, after nearly 70 years of Army ownership, it truly was an historic date. Twenty nickels were collected from board members and other involved people to raise the \$1 purchase price of the first 2,600 acres. The nickels and a photograph of the contributors were framed and hangs in the GPDA office.



If you have suggestions for content or questions about the transfer process, please contact us. Your feedback is welcomed.

THE HUNT IS ON!

The Hunt Is On! For years, the Army has conducted deer hunts at the Kansas Army Ammunition Plant. People from all over the country have applied for these special hunts. Now that property is transferring out of Army ownership, many hunters are wondering what the opportunity for hunting is.

The Kansas Department of Wildlife and Parks (KDWP), the Army, Day & Zimmermann, and the Great Plains Development Authority (GPDA) are all cooperating to plan several special whitetail deer hunts in 2010. And, the best part is the hunts will take place even if ownership of property transfers between now and the hunting dates.

As of now, there are five special hunts scheduled. The first two are scheduled for September and are youth/disabled person hunts. At the end of October through November, there will be two archery only hunts. And finally, in December, a wounded warrior/catch a dream hunt will be held. These hunts will provide nearly twice the opportunity for applicants to have their names drawn compared to recent years.

For any hunter interested in applying for one of these hunts, details and the application process will be posted on the KDWP website, www.kdwp.state.ks.us. There are deadlines for applying, so keep checking the KDWP website for details. The draw will be conducted by KDWP and fees, in addition to license fees, will apply. Again, keep checking the KDWP website.

I am sure hunters will ask "What about the future?" I wish I had a crystal ball, but this is what I can envision. The KDWP and the GPDA are interested in three primary things relating to hunting on the Great Plains Industrial Park. First of all, safety is

paramount and will govern the types of hunting weapons allowed, depending on the season. Additionally, the density of hunters and their proximity to industrial facilities and buildings will be closely monitored. Secondly, the unique habitat and wildlife quality is something we want to preserve for future generations. Finally, the goal is to provide as many hunters as possible the opportunity to hunt consistent with safety and preservation of the quality hunting environment.

Beyond the hunting opportunity, there will be other things to do in the future. Although the guidelines in the KDWP area have not been finalized, there will be numerous activities available to the public as entry restrictions are slowly eased. The KDWP area will need to be clearly marked so people don't wander into areas that are either private or present a hazard. The GPDA will restrict access to a large portion of its acreage while environmental and explosive decontamination is being conducted. However, the KDWP and the GPDA are laying the ground work for quality outdoor experiences for residents of the community and for people visiting Labette County.

FROM THE CEO'S DESK



Daniel Goddard,
Chief Executive Officer

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GREAT PLAINS INDUSTRIAL PARK
EMBRACE THE OPPORTUNITY

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