

GREAT PLAINS DEVELOPMENT AUTHORITY

February 2011

The Great Plains Development Authority (GPDA) is a quasi-municipal organization charged with the redevelopment of the former Kansas Army Ammunition Plant, Parsons, Kansas.

SLOW BUT CLOSER TO TRANSFERRING

Everyone was forewarned that the closer to the end of the transfer process, the more challenging it would get. Without question, that has proven to be so.

The details are dealt with at the end of the process, and like they say, "the devil is in the details."

Two huge hurdles were finally crossed this winter: a Consent Order with the Kansas Department of Health and Environment (KDHE) and the governor's signature on the Finding of Suitability for Early Transfer (FOSET).

Consent Order

The Consent Order is a voluntary, but binding, contract between Great Plains Development Authority (GPDA) and KDHE. It outlines how hazardous substances, which fall under the purview of the State of Kansas, will be handled.

The environmental side of the transfer is particularly difficult in Kansas because the Environmental Protection Agency (EPA) has regulatory authority in some instances, but KDHE has it in others, however each regulator has to be aware of the demands of the other.

From the community's standpoint, what might be "clean" for KDHE might not be "clean" for EPA, or vice-



Matrix Environmental Services explosive decontamination technicians Terry Kiser (left) and Rusty Livingston steam clean pipes of explosive residue in Building 908 (melt-pour operation) at the Kansas Army Ammunition Plant. The pipe sections are being dismantled, steam cleaned and then tested to ensure no traces of explosives remain. Matrix is under contract to the Great Plains Development Authority for environmental services at the plant, including demolition of the 900 Area.

versa, thus complicating the remediation process.

The Consent Order defines terms, lists quality assurances, reporting expectations, dispute resolution processes and more.

It is a document that took months to create, with the involvement of a cadre of attorneys. And since the U.S. Army has the financial re-

sponsibility for most of the remediation, it also had to get a blessing there.

Overall, when the GPDA's board of directors authorized chairman Bob Wood's signature on the document, members felt it was a good solid contract, not only for the present but to help insure the environmental safety of the area

long into the future.

As more detail about the area is discovered during remediation the Consent Order can be amended.

FOSET

The Finding of Suitability for Early Transfer (FOSET) is

(Continued on pg. 2)



CLOSER (Continued from pg 1)

a complicated process that allows the community the ability to take ownership of the property before it has been cleaned.

The advantage is that there are thousands of acres of clean property that could immediately provide a home to a prospective industry, but it is batched into the same “dirty” category as the worst production line. With an Early Transfer the GPDA has the ability to separate the two categories and move forward with development.

Better yet, as the new owner, the GPDA gets to determine what dirty parcels will

get cleaned first. The Corps of Engineers might pick the next clean-up site as one far removed from roads, water and sewer, but the GPDA will be looking at clean-ups that are already serviced so they can be developed most quickly.

Legally the Department of Defense cannot transfer contaminated property. The Early Transfer allows an exception for a redeveloper (the GPDA, in this case) who can simultaneously do clean-up and redevelopment, saving time and money.

To do so the state’s governor must sign a Covenant Deferral as part of the FOSET.

Simply put, the deferral says that the State knows that the GPDA is accepting contaminated property, thereby “deferring” the Army’s responsibility for the interim.

In no way does this let the Army off the hook for cleaning up the site. As stated previously, it allows the GPDA to decide what gets cleaned, when, as well as have the ability to carve out acreage that it can begin using immediately.

Gov. Parkinson signed the deferral in late November after exhausting analysis by the Army and KDHE, and with the approval of KDHE’s acting secretary, John Mitchell.

Next steps

With the Consent Order and the FOSET in place, the rest is a matter of tying up a lot of loose ends with EPA, and dotting “i”s and crossing “t”s with the Army.

None of these are easy steps, but working out these difficult and time consuming details before the remainder of the property transfers is essential for the GPDA’s board to be confident that it has negotiated the best deal possible. Long-term environmental protection with immediate access for development, is what will make this successful.

FROM THE PAST...



In 1986 the new administration building was completed just north of the former one (remember those hardwood floors?). The move from one building to the next wasn’t overly complicated, but it did take time. The new building contained 67,000 sf of space on two floors, complete with a commercial kitchen, dining hall and hospital. The construction cost at that time was \$5 million. Today the Army has plans to have a nationwide public auction of the building and 10 surrounding acres.

If you have a historical photo you would like to share with us, please call or email: 620-421-1228 or mmorris@parsonsk.com.

HELP FROM CONGRESS

So what did a U.S. Senator or Congressman ever really do for the folks back home? The answer from here is a resounding, “plenty!”

Transfer of the Ammunition Plant wouldn’t be anywhere nearly as close as it is if it wasn’t for some pretty high level phone calls, letters and hands-on participation from the Washington delegation.

Sen. Roberts has been particularly aggressive during the past couple months when it felt like the whole transfer was going to fall apart – in spite of five years of hard work.

His military aide was able to secure a personal meeting with the assistant secretary of the Army for GPDA board members and staff, and he wrote a very hard-hitting letter to the director of the EPA

about its needs to be aggressive in bringing the negotiation of acceptable remediation standards to a conclusion.

The biggest challenge is that to federal departments and agencies, Labette County is just another spot on a map of many spots; and the Kansas Army Ammunition Plant is just another piece of paper on a desk filled with many pieces of paper.

To the Kansas Congressional delegates, this isn’t just a spot or a piece of paper. The people in Labette County are real people with faces that they know and challenges they understand.

Sen. Moran and Congresswoman Jenkins have also been personally involved. All the delegates have assigned staff to attend meetings, participate

in conference calls and help in any manner needed.

It would be remiss to not include Gov. Brownback in the mix on this. While he is no longer in Congress, for the past three years he took an aggressive stand to help ward off stalemates between Army and EPA. In fact, an attorney/legislative aide on his D.C. staff, who specializes with EPA issues, has moved to Roberts’ office and is an invaluable asset for the continuity that provides.

So what do members of Congress do for the people back home?

They are available from early morning until long into the evening to help straighten out tangled messes and keep the focus where it belongs, moving forward.

BOARD OF DIRECTORS

Bob Wood
Chairman

Dan Peterson
Vice-chairman

Montie Taylor
Secretary/Treasurer

James McCarty
Past Chairman

Gary Beachner
Carolyn Kennett

George Knox
Steve Lewis

Pete Rhodes

—EX-OFFICIO MEMBERS—

Brian Kinzie

Labette Co. Commissioner

Lance Hedges

KS Dept. of Wildlife & Parks

Craig VanWey

KS Dept. of Commerce

STAFF

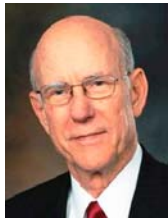
Daniel Goddard
Chief Executive Officer

Ann Charles
Deputy Director

Larry Hastings
Property Manager

Marti Morris
Office Manager

U.S. DELEGATION



Sen. Roberts



Sen. Moran



Rep. Jenkins



KANSAS GOVERNOR



Gov. Brownback

WHO WOULD’VE THOUGHT?

The February issue of Popular Science magazine has an intriguing story about remediation of TNT-contaminated soil. Not that this project will be used at the Kansas Army Ammunition Plant, but former employees and others might find it interesting, and a little amusing.

A veterinary scientist at Oregon State University has found that sheep have bacteria in their stomachs that totally eliminate TNT found in the grasses upon which they graze.

Certain grasses thrive on the nitrates from TNT-contaminated soils and over

the course of several years those grasses can eliminate TNT as it is absorbed as fertilizer. Now it appears that sheep eating the grass expedites the remediation process because what comes out of the digestive tract tests negative. Tests predict that “20 sheep could clear an acre of grass in a month, and completely rid it of TNT residue in less than three years.”

So is it possible BBQed lamb would explode on the grill? The scientists say no; ingested TNT is simply broken down into harmless molecules.

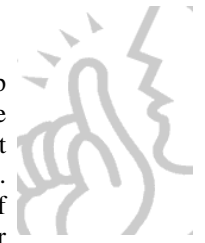


SHHH...

Companies just keep knocking on the GPDA’s door about potential projects. Warehousing is one of the most sought-after properties, which is no surprise. With earth-mounded concrete igloos spread throughout the property (1,200 and 1,800 sf, each) and 19 tile block buildings of 22,000sf each, there’s plenty of space for everyone.

A couple of new possibilities popped up on the radar during the past month and one of those is impressed enough to look much deeper.

The rebuilding of lost jobs won’t happen overnight, but it will happen!



CHANGE OF DIRECTION AHEAD

As the Great Plains Development Authority (GPDA) moves steadily toward the transfer of over 6,000 acres of the former Kansas Army Ammunition Plant, our focus will be shifting. Instead of dedicating the majority of our time toward the land transfer, we will be shifting to the marketing and development mode.

We have already established a great working relationship with K-State and the Advanced Manufacturing Institute. We are working together to develop a marketing program that will assist us in recruiting companies and marketing to targeted industrial sectors. Additionally, we have established an outstanding relationship with Carolyn Kennett and the Parsons Economic Development Program. However, we need to have broad community involvement to make the development of the Great Plains Industrial Park successful.

Unlike the property transfer process which has been largely a GPDA effort, the marketing and development process will be a much broader effort. When a company thinks about locating in Labette County, they are going to know the business climate as well or better than we do. Among other things, they will read our newspaper from front to back, know what educational opportunities there are in the region, be a casual visitor to our community to see what the man or woman on the street thinks about Parsons and Labette County, check out our medical community, study our housing market, and take a hard look at our labor pool and the skills potential workers possess.

So you might ask: What can I do to help? First of all, this is a great place to live, work, play, and raise a family. We need to display a positive attitude and pride in our community and influence others to do the same. A few things to brag about: The Parsons Municipal Auditorium and the programs it hosts, Katy Days, the summer band concerts in Forrest Park, Farm Heritage

Days, the Parsons Recreation Center, our outstanding Labette Community College and Labette Health, the fantastic hunting and fishing opportunities in the region, and the list goes on.

The last item I mentioned, our labor pool, is critically important for the success of any company. Do our people have a solid work ethic, do they possess the skills or the ability to learn the skills required for a job, what percentage

are high school graduates, and do our educational institutions have the ability and desire to assist in training workers?

I know most of the readership of this publication is not in the target labor pool. However, there are some things we can do. If you know a young person who is at risk of dropping out of high school, work with him or her to stay in school. Encourage people to keep their basic skills sharp by taking a math, speaking or writing class at Labette Community College. Talk with young people about the importance of showing up on time, clean and ready to go to work. Surprisingly, the weakest basic areas nationwide are weak math skills, the ability to read and follow directions, and the ability to communicate verbally and in writing. A solid grounding in the basics will pay huge dividends when it comes time to learn the technical skills for a specific job.

It will soon be up to us to play the hand we have been dealt. We have a tremendous opportunity in front of us. Without looking backward, we can positively influence how this community will develop for years down the road.

FROM THE CEO'S DESK



Daniel Goddard,
Chief Executive Officer

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



TO: