



Beyond US DoE Cleanup

Partnering For Success ***Case Studies:*** ***Industrial Repositioning*** ***of Surplus Real Property***

Waste Management

Symposia

March 2015

Phoenix, AZ

Ralph Conner

Director

OFFICE OF REAL PROPERTY UTILIZATION

GSA Public Buildings Service



Publicly vs. Privately-Owned Resources:

- Expectations of Community, Local Officials, Congress and other stakeholders
- Balancing Public Benefits vs. Monetary Returns
- Unique Title and Infrastructure Concerns
- Specialized Government Uses Not Easily Adaptable



Mutual Gains Realized

- Divestiture of unneeded asset
- Redevelopment opportunities
- Return to productive reuse
- Restores tax base
- Job creation
- Expedite cleanup efforts



Volunteer Army Ammunition Plant Chattanooga, TN





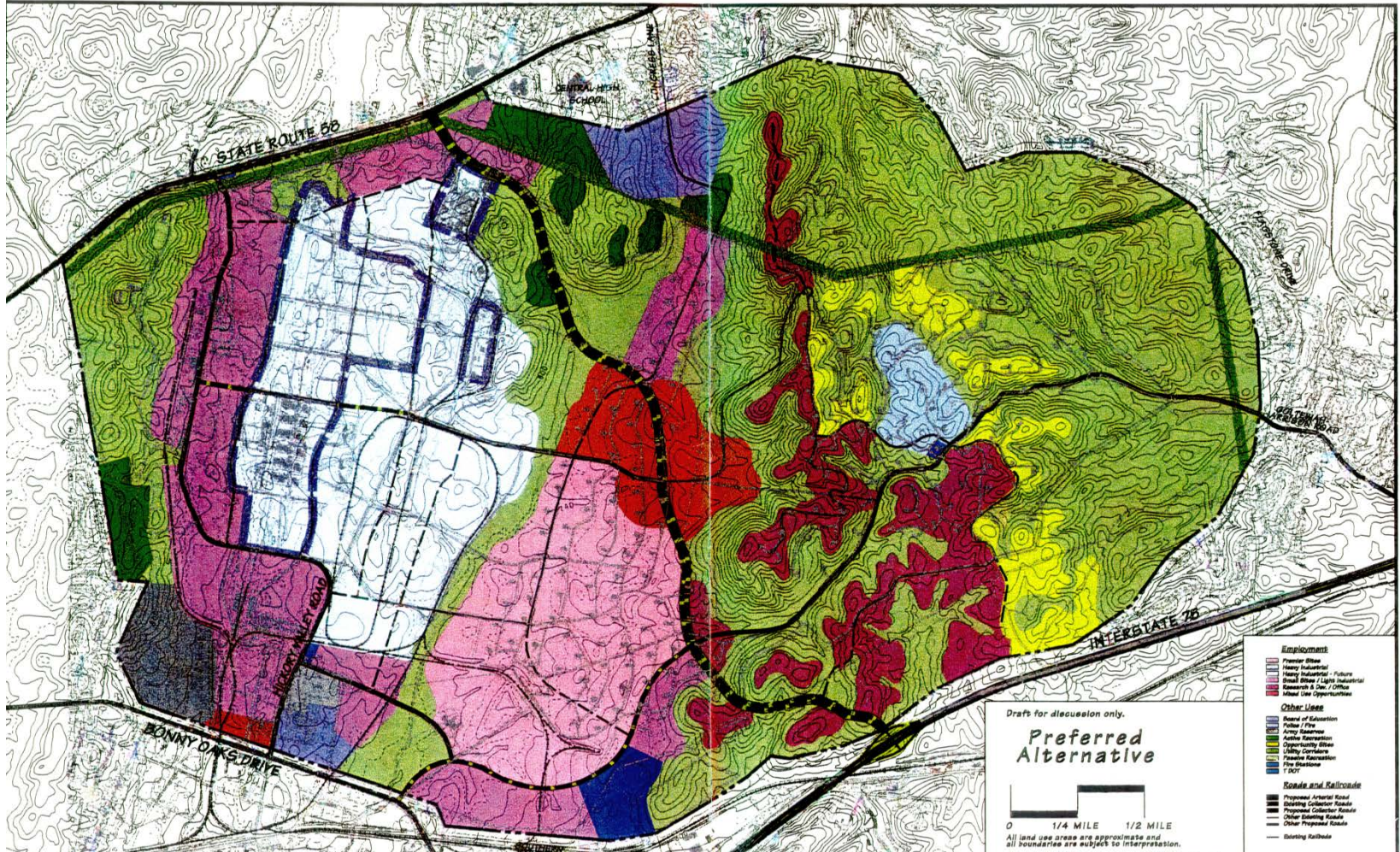
Volunteer Army Ammunition Plant: NEPA and Reuse Planning

Government's EIS requirement provided a critical planning tool to the community:

- Fostered necessary citizen outreach and development of a reuse plan**
- City/ County and GSA jointly completed the land use studies, facilitating cooperation and cost-sharing**



Volunteer AAP Reuse Plan EIS Preferred Alternative





Volunteer AAP Redeployment

- **Public Benefit Conveyances:**
 - Park and Recreation
 - Education
 - Emergency Management
- **GSA completed several sales to the City/County**
 - 3,000 acres for economic development
- **Two early transfers enabled City/County to market property for development concurrently with remediation being completed**



- Today, the Plant is home to Volkswagen NA.
- \$1 billion VW investment establishing its 1st auto assembly plant in the US
- Approximately 3,000 jobs
- Tremendous economic opportunities for region.



Twin Cities Army Ammunition Plant Adren Hills, MN

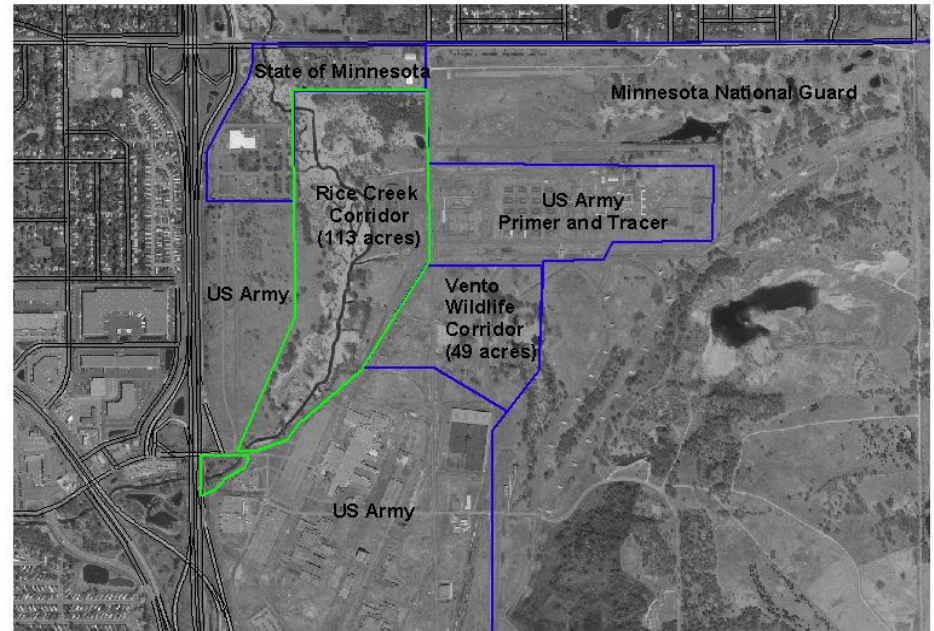




PBC Case Study: Parks and Recreation

- Rice Creek Corridor
- 116 acres of former Twin Cities Army Ammunition Plant
- Assigned to the National Park Service to be deeded to Ramsey County for public park
- 100% discount conveyance

Rice Creek North Regional Trail Corridor TCAAP Request



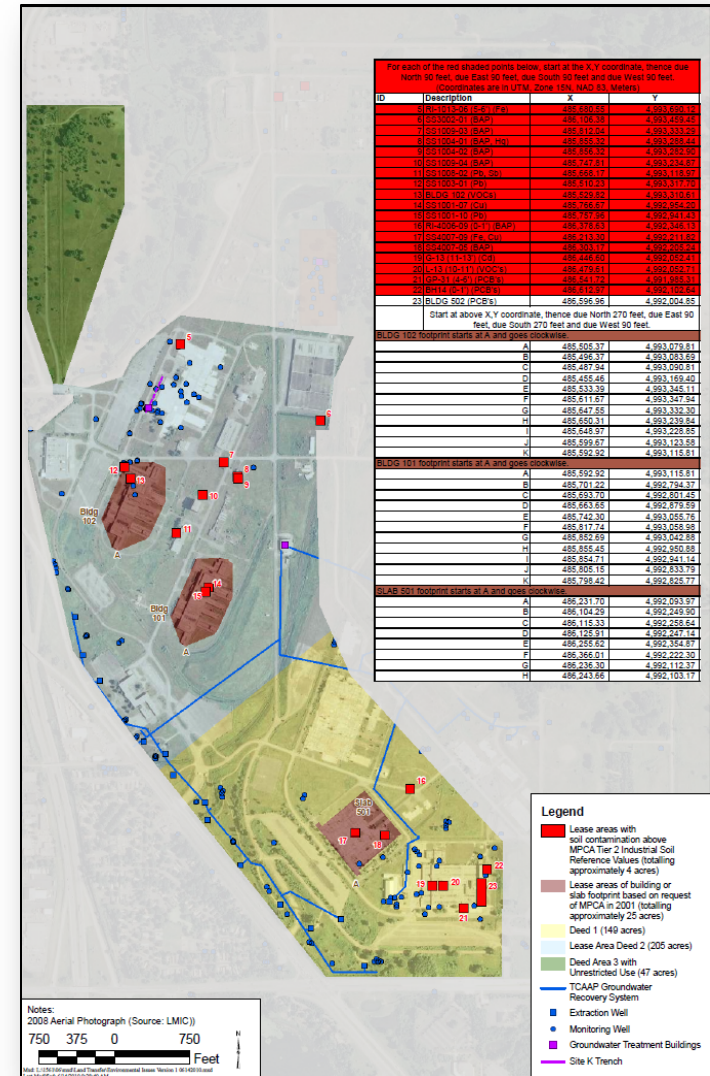
0.4 0 0.4 0.8 Miles





Case Study: Portion of Twin Cities Army Ammunition Plant Negotiated Sale

- 427 acres
- Hybrid deed/lease conveyance
- Deed 397 acres with CERCLA covenant
- Lease 30 acres until cleanup complete
- \$28M in cash and services
- Ramsey County grantee





For More Information...

- Visit our Home Page:
<https://propertydisposal.gsa.gov>
- Visit our On-line Auction Site:
realestatesales.gov

