

D&Z transfer complete!

Day & Zimmermann is now the owner of 4,112 acres inside Great Plains Industrial Park, on the grounds of the former KSAAP where it has been the Army's contract operator for more than 40 years.

In a transfer fraught with challenges, many on both sides of the sale questioned whether it would ever come to be, but on July 15, D&Z's president of munitions Mike Yoh, told the press, "We're ecstatic that the land transfer process is finally completed and the ammunition plant is a D&Z-owned and operated facility."

"Ecstatic" was also the word to describe employee reactions as well as that of the community. D&Z employees have been on a roller coaster for eight years as they questioned whether the sale would actually happen, and if it didn't, what would happen to them. The impact on the community would be significant if the 130 jobs were terminated.



All of that worry was for naught though, as D&Z finalized the deal.

Being able to celebrate D&Z as the new anchor of the Great Plains Industrial Park was exciting news for the park's board of directors. Chairman Bob Wood complimented D&Z for staying with the transfer in spite of the frustrating challenges.

"Congratulations!" Wood said. "There were times when we thought this deal had no hope but we're really glad that Mike Yoh and the others never gave up."

Mann takes over

Daniel Mann arrived at Great Plains' offices looking forward to the possibilities that lie ahead for the largest industrial park in Kansas.

And Mann was welcomed by a board,

community has to try to piece together large-acre tracts for the bigger projects, but," he noted "having a single owner puts Great Plains far ahead of others in a tough competitive field."



New CEO Daniel Mann, son Isaac, daughter Ashley and wife Tiffany visit with Gary Wall during a welcome event. Nearby are Scott McLaughlin, Gary Beachner and Lucas Nodine.

staff and community just as eager to see Great Plains make the transition from a property transfer-focused entity to one of creating jobs.

Proof of that support came when more than 100 people turned out for a welcome reception at the authority's offices. "What the great turnout tells me," Mann said, "is that there is a tremendous amount of backing for this project."

Mann, the former vice president of Quad-Cities First in the Davenport, IA area, arrived in the county excited about the potential of having 6,800 acres with rail, water and sewer. "Normally a com-

Tours of the property to familiarize Mann with the physical characteristics of what he had signed on for started on his first day. "I just can't get over how big this place is," Mann noted, barely able to contain a smile. "The possibilities here just don't end."

Some of the buildings are now becoming available for tenants, and Mann is working with property manager Tim Peoples to start cleaning them up for showing.

Mann previously worked for the Tulsa

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Featured property...

17 Open-Span Manufacturing or Warehousing

- 21,389 sq. ft each – 417' x 51.5' x 26'
- Rail and truck access to all buildings
- Concrete slab floors
- Overhead and sliding doors
- Fire suppression systems



Warehousing or manufacturing space is plentiful at Great Plains where 17 buildings await tenants. Rail provides loading dock convenience for each of these buildings, and many also have self-leveling pit docks to accommodate semi-trailers.

The buildings are 400' by 55' for a total

of 21,389 sf. Each has a brick firewall in the center. Concrete floors measure 18" thick and the open-timber interior has sidewalls of 14'.

The buildings were constructed in 1941 of clay tile blocks. Many have doors that have been retrofitted to accommodate

specific purposes. Any volume of electricity that a tenant might need is readily obtainable.

Long-term leases are available now by contacting Daniel Mann at 620-421-1228 or by emailing dmann@parsonsk.com.



Shhh...

There has been a lot of activity surrounding inquiries at the industrial park for rail-related, textile, food and other kinds of processes. While we can't share the names of prospects that knock on our door it is important for locals to remember that the stranger they see at the convenience store or a restaurant could be someone checking out the community. Please remember that every resident is an ambassador who could have an impact on the success of Great Plains.

Sign up for a tour!

If you would like a tour of the Great Plains Industrial Park, with a look at its past and future, email acharles@parsonsk.com or call 620-421-1228. Tours will be given periodically as time allows.



Mann

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Metro Chamber where he served as senior project manager responsible for all business attraction, and also as international business development manager. Additionally he served as the director of the Tulsa Area Partnership, a 20-county regional group promoting northeast Oklahoma.

Mann has a B.S. in Business Administration from Northeastern State University and is a graduate from the Economic Development Institute.

Remediation moves forward

Environmental remediation teams are working quickly at Great Plains to clean up the former Army ammunition plant for its development into Kansas' largest industrial park.

Great Plains is the recipient of a privatized clean-up grant that allows it to contract for much of the explosive remediation itself, rather than depending on the Corps of Engineers to do so. A privatized process allows Great Plains to prioritize which property is cleaned earlier, to ensure the availability of the most desirable parcels.

The primary focus of the remediation is on the removal of explosive components like TNT and RDX. Removing as much explosive residue as possible prior to demolition is critical to minimize the risk of accident as buildings come down. Some buildings contaminated with explosives are decontaminated without being demolished. If the structure is sound and has usable spaces for other types of industries, it will be listed for reuse. Other structures will be demolished by Great Plains at a later date, as Army will not fund the demolition of all non-usable buildings.

Matrix Environmental Services, Denver, is the contractor for Great Plains. Having worked on more than 110 BRAC sites the company has been contracted to clean up and take down the majority of buildings in five of the former KSAAP production areas.

HydroGeologic (HGL), Reston, VA, was contracted by the Army Corps of Engineers and has a crew working to clear trenches on the far east side of the property. CAPE, Norcross, GA, is also a Corps contractor and has contracts for other work on the grounds.

Great Plains anticipates that its contract with Matrix will take the better part of five years to complete. While explosively contaminated buildings in the former 900 line have already come down, other demolition will be completed later.

All together there are more than 30 remediation employees moving in and out of the property on a daily basis. Many of the explosive experts, also known as UXO (unexploded ordnance) technicians are military veterans with IED experience.

Quarterly meetings are held by the Corps to keep the public informed about what contractors are doing and finding on the property. The next meeting is on Sept. 10, at 6 p.m. in the basement of Labette Bank. Everyone is welcome to attend.



A Matrix Environmental Services UXO technician prepares to detonate live material found abandoned in one of the 700 Area buildings.



An HGL employee sorts through a pile of dirt and debris from an excavated trench east of the incinerators.



CAPE employees use a screen to sift dirt as they look for explosive material in the soil from trenches near the old burn pads.

What's a RAB

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Steve Lewis

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Labette Co. Commission

Rob Riggan

KS Dept. of Wildlife & Parks

Craig VanWey

KS Dept. of Commerce

It's not often that people in the area join around a table to talk about what kind of explosive or hazardous material they've found while digging in the county, but that's exactly what happens when the U.S. Army Corps of Engineers publishes a notice that invites them to a Restoration Advisory Board (RAB) meeting.

Convened every three months, the meeting is held during the evening to provide convenience for local people to become knowledgeable about the remediation being done on the former Kansas Army Ammunition Plant grounds.

A visual presentation is made by the Army Corps of Engineers, taking RAB members and the public through remediation activities from the previous quarter. Plenty of opportunity exists to ask questions and to express concerns.

During the two days prior to each RAB meeting the Corps pulls together its own environmental engineers, Army BRAC, the U.S. Environmental Protection Agency, Kansas Dept. of Health and Environment, all remediation contractors on the site, Day & Zimmermann and Great



Matrix Environmental Services program manager Peggy Llewellyn, P.E., listens as Pentagon officials Creighton Wilson and Hank Proctor talk.

Plains. The purpose of the meeting is to actually walk the sites and discuss eye-to-eye what has occurred and what is needed or anticipated.

Although Great Plains has its own remediation contractor, Matrix Environmental Services, for a portion of its property, it is critical that, as the property owner and developer it knows what the other contractors are doing. It's also important that Great Plains knows what the environmental

regulators think about the processes.

Public knowledge about the remediation process and findings is a way to make sure citizens feel an ownership of this former Army base.

Great Plains urges the public to attend the RAB meetings. The next one is scheduled for Tues., Sept. 10 at 6 p.m. They are held in the basement meeting room of Labette Bank at 21st and Main in Parsons, west entry.

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