

## Last Army-owned building sold

The former administration building of the Kansas Army Ammunition Plant sold at auction on the General Services Administration (GSA) web site. Although the new owner has not yet been identified, the winning bid came in at \$282,777. The 67,000 sq. ft. building and surrounding 10 acres was the last property owned by Army.

“GSA will send the final bid to BRAC, which can accept or decline the bid. If they accept the bid, they send the acceptance to GSA to let the high bidder know. The bidder then has 10 days to put down 10 percent of the value of the building. The contract has to close in 30 days, but the government has the ability to extend that based on the government’s needs,” said Daniel Mann, Great Plains CEO.



Visitors enter into a secured lobby. All furniture and equipment were removed from the building, other than the security system and HVAC.



## Progress Rail Services expands

Progress Rail Services started its third operation at the Great Plains Industrial Park. Pictured here employees are removing the upper portion of auto cars – a process it calls “deracking.” The upper portion of the car is scrapped and the lower portion is retrofitted as a flatbed. In addition to the new company Progress Rail Services also provides rail car repair and rail car storage.



## Road signs going up

County road signs are now going up throughout the industrial park to help facilitate locating tenants. Naming of the roads meshes with the existing county road system. Scott Rd., pictured here, is the former Army-designated D Road.

Speed limits throughout the property are posted at 45 mph and stop signs have been added at intersections. Great Plains has also contracted with the Labette County Sheriff's Department to patrol the area.



## Day & Zimmermann lays off

Day & Zimmermann, Kansas LLC, the long-time munitions manufacturer at the former Kansas Army Ammunition Plant, announced it was reducing its workforce at the Great Plains Industrial Park, as munitions production ended. The statement released by the company didn't give a number of jobs to be cut but it is estimated that more than 70 employees were laid off.

D&Z was able to purchase a portion of the former Kansas Army Ammunition Plant at the Great Plains Industrial Park after the U.S. Department of Defense closed the facility with the 2005 Base

Realignment and Closure Act. According to the company's statement the decision to lay off employees came as current production contracts ended. The plant ceased production in December and has announced no further plans.

The shutdown of D&Z's munition production leaves a work-ready and experienced energetics labor force available in the area for other manufacturers interested in locating at Great Plains. Energetics-ready production facilities are available on-site; see featured property on next page for an example.

## From the past...



In 1969 the contract operator for the Kansas Army Ammunition Plant was National Gypsum. On Nov. 19, that year 15 of the firefighters lined up in front of Fire Station No. 1 for a formal photo.

Also known as building 52, the station is a two story building that has now been converted to modern offices upstairs and garage space downstairs. Although the building is owned by Great Plains Development Authority, the Army has leased it and will maintain offices there through the remediation process.

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Chief Executive Officer  
dmann@parsonsk.com  
620-421-1228 - office  
620-778-3375 - cell  
620-421-5090 - fax

# FEATURED PROPERTY



## Energetics-ready site

Not just one, but several outstanding buildings with a combined floor space of more than 110,000 sf are available immediately. Excellent for energetics manufacturing operations, these buildings are filled with blast walls and open bays, and are located within a secured perimeter inside of a gated industrial park. Heavy floors of 18" concrete and rail make this area ideal for many industrial operations. Built in 1941, the buildings have excellent natural light, with infrastructure to meet any need. The buildings are available as a package or individually. ATF-certifiable storage is available on-site.



Short or long-term leases on these and a variety of other buildings are available by contacting Daniel Mann at 620-421-1228 or [dmann@parsonsk.com](mailto:dmann@parsonsk.com).

# Entrance relocated to Main Street

The long-planned entrance to the Great Plains Industrial Park east of Parsons at Main St. and Scott Rd. became a reality this month and new signs have gone up to redirect traffic.

Heavy truck loads at the former entrance caused enough damage to seriously compromise the safety of the road, cutting gouges on the edges more than a foot deep. To insure that winter weather didn't add to the concern, CEO Daniel Mann recommended the north entrance be opened earlier than had been planned.

"There isn't a week that goes by that I'm not talking to industrial prospects, and it's important that when they

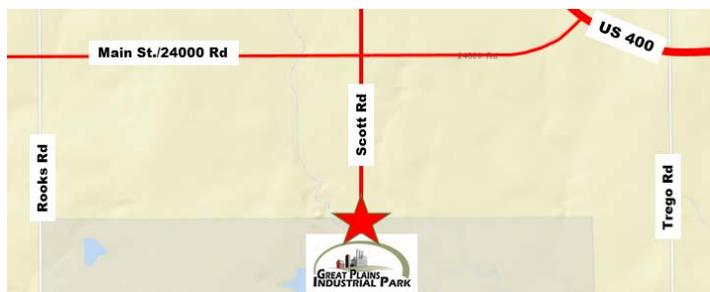
come to visit, we look like the industrial park that we are becoming rather than the secured Army facility of the past."

"I do want to point out that the park will remain a secure site and access is restricted to those who have prearranged business inside the fence. While remediation of the property requires certain portions of the park to be secured I am finding that many potential tenants are pleased to find a site that is gated. For now we will remain that way."

Scott Rd. was totally rebuilt in 2009 through a Kansas Department of Commerce grant to Labette County; the grant also provided funding for the industrial park signs.



A light morning fog greeted visitors at the newly opened north gate on its first day of use. The new gate entry brings traffic in on Scott Rd., directly off of Main St.



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

TO: