

BASE REALIGNMENT AND CLOSURE

Community Profile

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Lone Star Army Ammunition Plant, Red River Army Depot, Watts-Guillot U.S. Army Reserve Center, Texas

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Closure at a Glance

Local Redevelopment Authority (LRA):

Red River Redevelopment Authority

Geographic area affected by closing/realignment:

Bowie County, Texas and adjacent 4 States Region
(Arkansas, Louisiana, Oklahoma, and Texas)

Population of affected area (before closure): 91,553

Total Acres to be Disposed: 20,000

Estimated Job Loss Impact:

Jobs Lost	
Military Personnel	2
Contractors	329
Civilian Personnel	945

Source: Base Realignment and Closure (BRAC) Commission Report

Economic Adjustment Challenges

- Lone Star is heavily impacted by environmental encumbrances
- Red River parcel is not utility-served
- Construction delays in the Reserve Center program

Key Reuse Planning & Property Disposal Milestones

Red River:

9/09/06	Federal Surplus Determination
7/05/06	LRA Homeless Outreach Completed
9/17/07	Reuse Plan Received by Department of Housing and Urban Development (HUD)/Military Service
10/26/07	HUD Determination on Submission
Pending	National Environmental Policy Act (NEPA) Disposal Decision
Pending	Base Closure

Watts-Guillot

5/09/06	Federal Surplus Determination
9/05/06	LRA Homeless Outreach Completed
3/6/08	Reuse Plan Received by HUD/Mil Service
9/25/08	HUD Determination on Submission
Pending	NEPA Disposal Decision
Pending	Base Closure

Organization

The Red River Redevelopment Authority (RRRA) was established in 1998 as a Special Purpose District in the State of Texas to address the implementation of BRAC real property actions, associated with the 1995 realignment of RRAD (765 acres). The RRRA was named the planning and implementing LRA for the BRAC 2005 properties in Bowie County, which include: complete closure of Lone Star AAP (15,600 acres); further realignment of RRRAD(3,800 acres); and consolidation of the Watts-Guillot USARC (located in metropolitan Texarkana) into a new Joint Reserve Center Facility on RRAD.

Governance is provided by a 15-member board composed of appointees from all cities in Bowie County, and the County Judge/Commissioner's Court.

The RRRA has all the powers of a municipal entity, except power to tax. Revenues are generated from land sales, leasing, and utilities franchise fees/operating margins.

In 2002, the RRRA privatized the water, wastewater, and industrial wastewater systems on RRAD and Lone Star AAP. The RRRA also built and leased a home for the RRAD Commander.

Reuse Plan/Other Studies

The 1995 surplus property (765 acres of land and over one million square feet of buildings) was transferred to the RRRA in 2000 and is 96 percent leased. Two large vacant tracts remain to be sold (100 acres and 40 acres); and smaller infill development. The project is a mixed use development incorporating housing, a golf course, a warehouse, office space, and heavy industrial/manufacturing activities. The most recent addition to what is now called the Red River Commerce Park is a 15-million gallon per year multi-feedstock biodiesel production facility.

The Watts-Guillot USARC reuse plan focuses on the use of the facility as a construction trades education center. A public benefit conveyance application to the U.S. Department of Education, for transfer of the property to Texarkana College, was approved. The reuse plan homeless submission was accepted by HUD. The RRRA and TC are now awaiting Army disposal plans and transfer.

The Lone Star AAP land use plan is shown in Figure 1. The reuse plan is available on the RRRA Web site, www.rrcp.org. The plant operating contractor will anchor this massive industrial development project. The munitions manufacturer will purchase approximately 5,600 acres of land and improvements directly from the Army. The remaining land will either be cleaned up by the Army and then transferred to the RRRA, or transferred to the RRRA via an Early Transfer. Either transfer is anticipated to be an Economic Development Conveyance (EDC).

The vast majority of the BRAC 2005 surplus property at neighboring RRAD (3,800 acres) is anticipated be transferred to the RRRA for redevelopment via an EDC. The Army will retain 900 acres Public Sale. In addition, much of the 3,800 acres is forest management area. As part of the consideration under the EDC for all BRAC 2005 surplus property, the Army will reserve certain timber harvesting rights for a period of seven years.

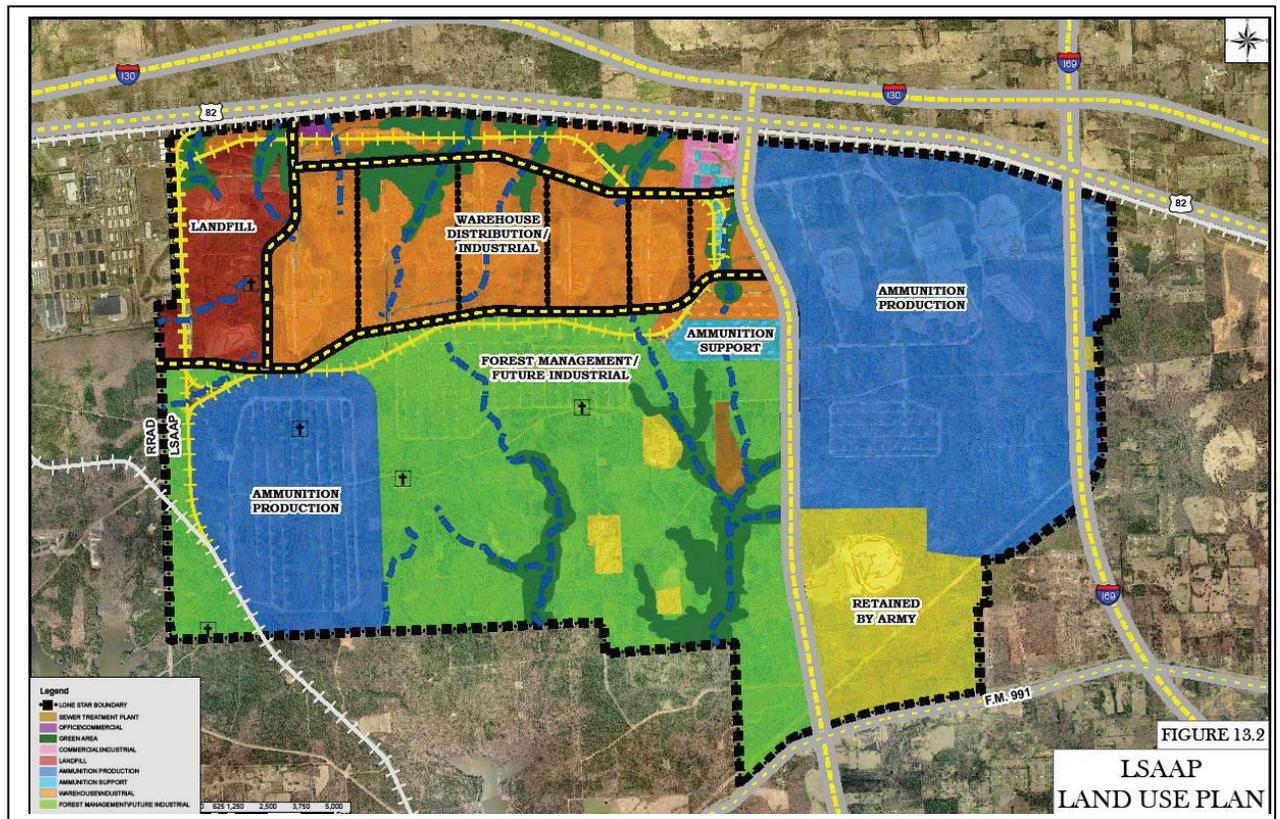


Figure 2: Lone Star AAP Land Use Plan

Homeless Submission

The reuse plan is a “like use” industrial plan and incorporates no residential components. This is primarily due to groundwater restrictions and the long-term nature of the cleanup. Screening also failed to yield any interest.

The reuse plan was approved by HUD for the Red River and Lone Star parcels in October 2007.

Implementation and Partnering Strategies

RRRA is an experienced BRAC implementation organization. The primary lesson learned from the 1995 round of BRAC was first to fight the closure/realignment then to rapidly accept whatever consequences resulted. When the 2005 final BRAC results were announced, the community immediately developed a plan to matriculate through the BRAC process. The reuse plans were the first of the large 2005 bases approved by HUD.

RRRA and the Army worked aggressively with the State regulators to develop an early transfer regulatory regime that would allow the property to transfer to the community before cleanup. This regime accelerates beneficial occupancy and reuse of the site.

The Army provided initial funding under an Environmental Services Cooperative Agreement to allow the community to conduct environmental due diligence and to advance the early transfer process. This helped to build community confidence on the environmental issues and dramatically improved the comfort of the state regulators in developing the early transfer regime.

The biggest challenge to date has been the timing of mission related moves and funding to close the bases. But the Army rose to the challenge; deactivation of Lone Star AAP occurred in September 2009 -- over two years ahead of schedule.

During the transition period, RRRRA explored a number of opportunities for the site and aggressively supported the retention of the Lone Star operating contractor.

Successes/Lessons Learned

- Accept the realignment or closure, adapt to changing circumstances quickly, and don't focus on "overplanning" because conditions change.
- A united message from the community, region, and state officials to Military Department counterparts is more powerful than a fragmented one.