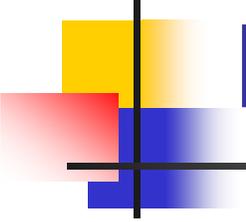


REDEVELOPMENT PARTNERSHIPS

Jeanette Musil, M.S.

Office of Economic Adjustment

November 5, 2009



REDEVELOPMENT PARTNERSHIPS

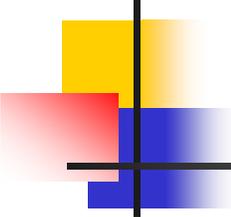
- The McClellan Experience
 - County: Air Force: Developer
 - General Partners
 - Internal Partners
- Effective Partnerships Around the Nation
- Your Experiences

The McClellan Experience

■ Background

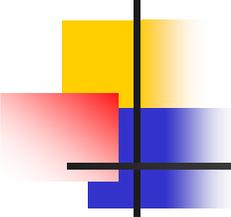
- Announced for closure 1995
- 3000+ acres
- Air logistics depot
- Superfund site
- Disposal mechanisms:
LIFO, EDC, PBCs, Fed
Lease Backs, Fed-to-Fed
transfers





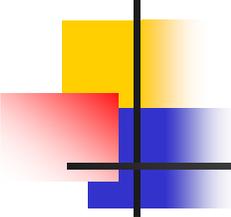
County: Air Force

- Caretaker Cooperative Agreement (9/97)
- Basewide Finding of Suitability to Lease (8/98)
- Economic Development Conveyance (8/98)
- Lease in Furtherance of Conveyance (8/98)
- Reuse Plan



County: Developer

- Master Developer and Equity Partner
 - Interim Operating Agreement (1/00)
 - Leases in place (3/00)
 - Hot transfer of golf course, airfield, hotel, health club, Capehart, utilities
 - *Formal closure 7/13/01*
 - Purchase & Sale Agreement (11/01)
 - LIFOC (12/01)
 - Final Reuse Plan (11/02)
 - Development Agreement (12/02)
 - Bonding
- Decision-making/speak with one voice



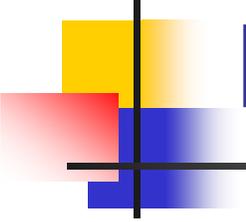
Specific Projects

- Qualified Investment/EDC Note
- Development Agreement
- Sanitary Sewer Replacement
- Early Transfer with Privatized Remediation
- Redevelopment Agency: inside & outside the fence

Sanitary Sewer Replacement Project



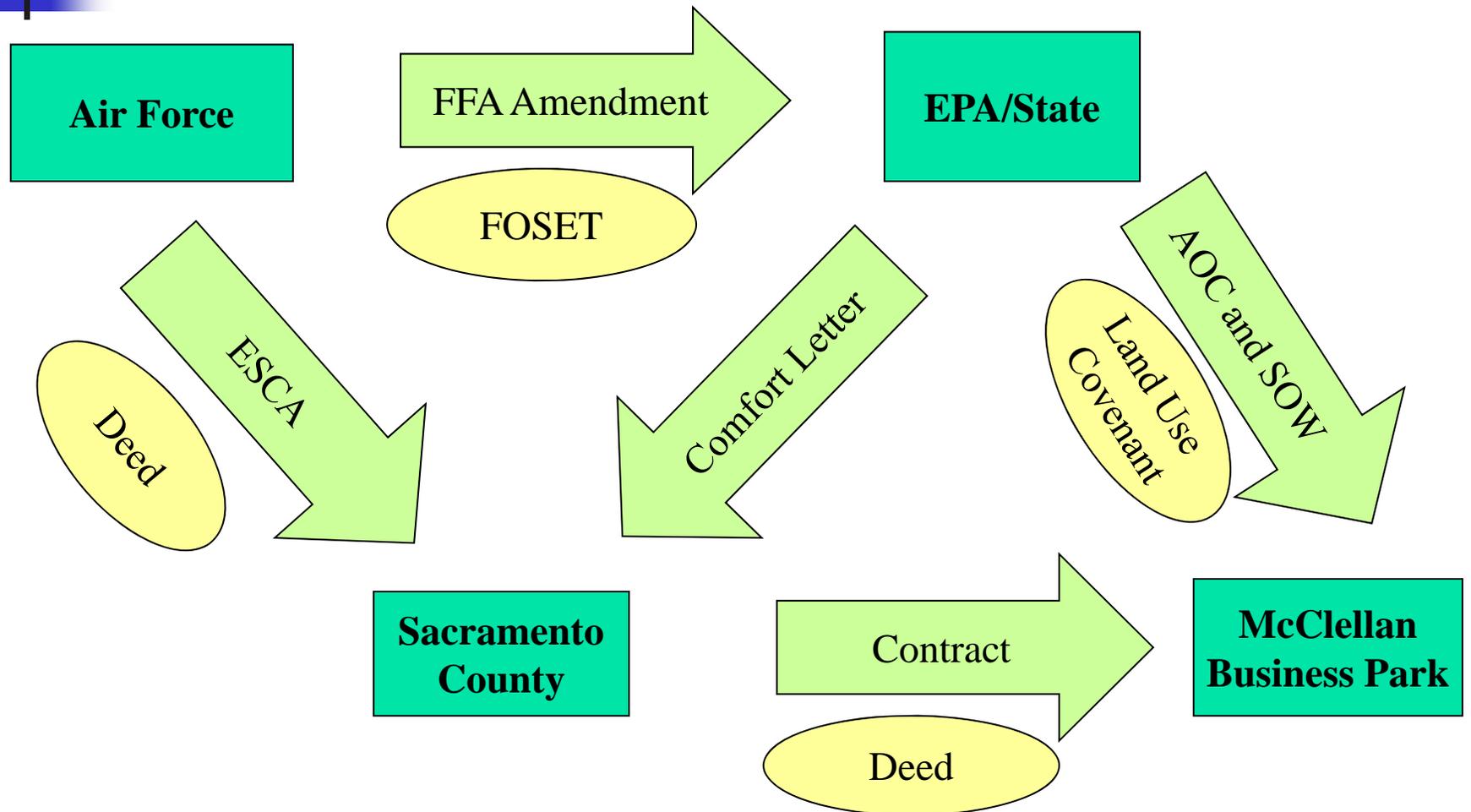
- Developer obligated to provide capacity-sufficient system
- Air Force responsible for removing contamination caused by past AF practices
- County brokered partnership combining redevelopment w/remediation
- \$ 24.6 M (federal govt)+ \$ 35M (Developer)
- AF:County:Developer transfer of system, \$\$ and authority to remove/remediate system
- Will accommodate 35,000 employees
- Benefits!

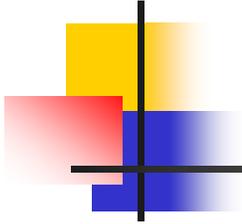


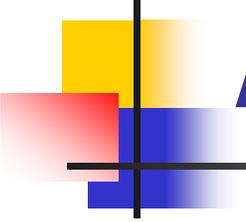
Early Transfer with Privatized Remediation

- Transfers land from Air Force thru County to Developer before environmental cleanup completed
- Partnership with Air Force, County, Developer, regulatory agencies, community, elected officials
- 30+ member team
- 8 inter-related and inter-dependent legal and land transfer documents
- 4th Environmental Services Cooperative Agreement pending
- Benefits !

McClellan Privatization Framework







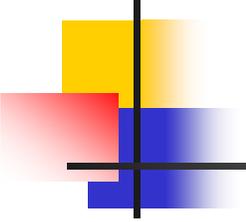
County: Redevelopment Agency

- Redevelopment Area: designated zones that receive tax increment financing
- Funds applied inside and outside the fence
 - streetscape improvements
 - roadway and access enhancements
 - purchase and demo blighted buildings
- Mutual decision-making

General Partners

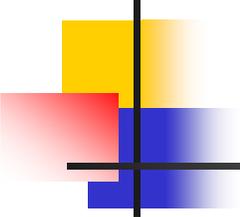
- Developer
- Military service
- Community
- Local Redevelopment Authority
- Regulatory agencies
- Elected officials
- Media
- Financing entities





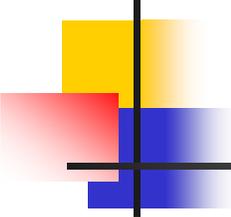
Internal Partners

- **Legal** (general, real estate, BRAC)
- **Planning & economic development** (zoning, land use)
- **Environmental**
- **Insurance** (property, liability, environmental)
- **Financial** (funding & auditing)
- **Media**



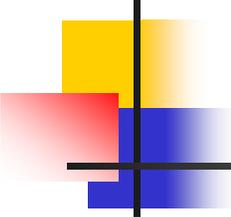
Internal Partners (continued)

- Public works
 - Infrastructure
 - Utilities
 - Building inspection
 - Code enforcement
 - Fire protection
 - Public safety
 - Transportation
 - Telecommunications



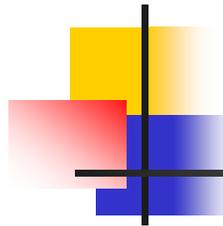
Effective Partnerships Around the Nation

- McGuire AFB/Fort Dix/Lakehurst NAES
- Fort Bragg (NC)
- Griffiss AFB (now Griffiss Business & Technology Park) (NY)
- Athens NSCS (GA)
- Fort Benjamin Harrison (IN)



Benefits of Partnerships

- Leverage funds - save taxpayer dollars
- Combine actions - redevelopment w/ remediation
- Increased tenant activity = stronger regional economy
- Stronger voice



Your Experiences
