

RFP Bidder's Site Briefing

June 18, 2002

Reuse Plan

by

Michael Grauwelman



MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION

Mound's Restoration and Reuse



Today's Presentation

- **Mound's History**
- **Community Redevelopment and Structure**
- **Mound's Future:**
 - **Mound Advanced Technology Center**

Mound's History

Roots in Manhattan Project



Mound's Capabilities

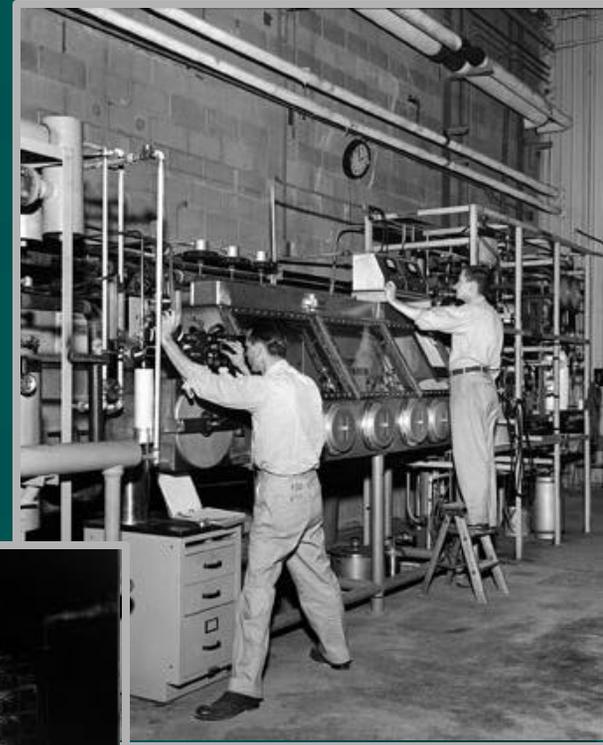


- **Research**
- **Development**
- **Testing**
- **Production**



Mound's Earliest Missions

- Nuclear weapon detonators
- NASA support



1993

DOE Announces Closing

- **Community accepts responsibility for redevelopment**

Community's Goals at Mound

- **Prevent brownfield**
- **Mitigate job loss**
- **Reuse assets**

Community Redevelopment Structure

- **Political voice – City of Miamisburg.**
- **MMCIC created to spearhead redevelopment – protect community interests.**
 - **501 (C) (3)**
 - **Board of Directors**
- **MRC Community involvement**
 - **15 Members**
 - **Environmental Focus**

MMMCIC Roles

- Environmental technical support
- Land development / redevelopment
- Equipment Property management
- Lending
- Facility refurbishment
- Incubator management
- Advocacy for community interests

Vision

To establish the Mound Advanced Technology Center as an economically viable, privately owned industry and technology park



MMCIC Mission Statement

To establish the Mound Advanced Technology Center as an economically viable, privately owned industry and technology center by 2005.

Preparation for Redevelopment

- **Legislation**
- **Comprehensive Reuse Plan**
- **Partnership**
 - **Community**
 - **DOE / Contractor**
 - **Regulators**
- **Agreements**

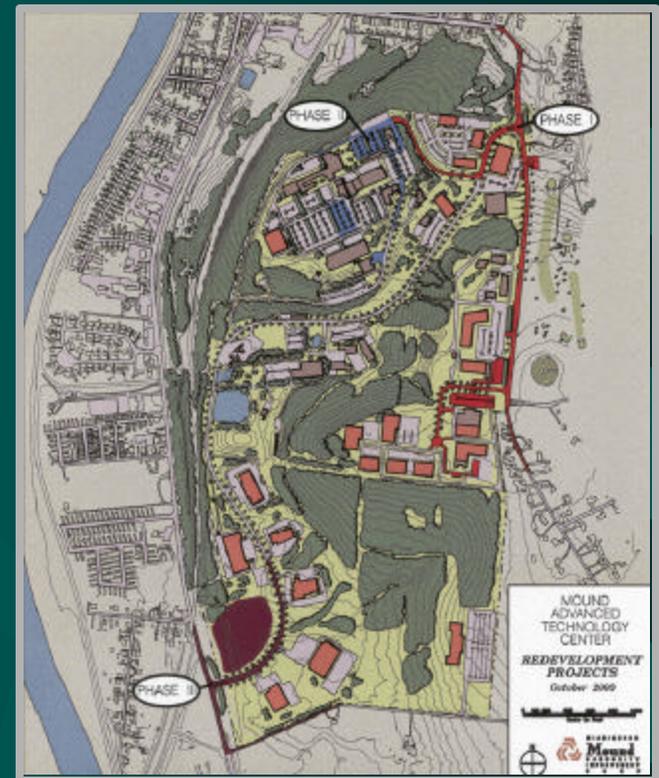
Legislation

- **Leasing authority**
- **Indemnification**



Comprehensive Reuse Plan

- 9-month process with community involvement
- Concludes that site viability hinges on...
 - environmental restoration
 - \$48.3 million in improvements
 - successful marketing



Agreements

- **Sales Contract**
- **Memorandum of Agreement**
 - MMCIC to seek \$18 M
 - DOE to provide \$15 M
 - Partners to seek \$15 M in cost efficiencies
 - Cleanup efficiencies
 - Establishes Partnership Council
- **Interim Utility Agreement**
 - **Transition of facilities/utilities to commercial standards.**

Mound's Future -

Mound Advanced Technology Center

New Mound Missions



- **Environmental Cleanup**
- **Economic Development through Reuse**
- **RTG - NASA Support**

How Are We Doing?



Acquisition of Assets



- **126 of 306 acres transferred to MMCIC**
- **Equipment acquisition nearly complete**

Land and Space Available



- Reuse of 750,000 square feet planned
- Over 200,000 square feet acquired, including
 - . Office
 - . Lab
 - . Manufacturing
 - . Clean room
- 48 acres available for new construction

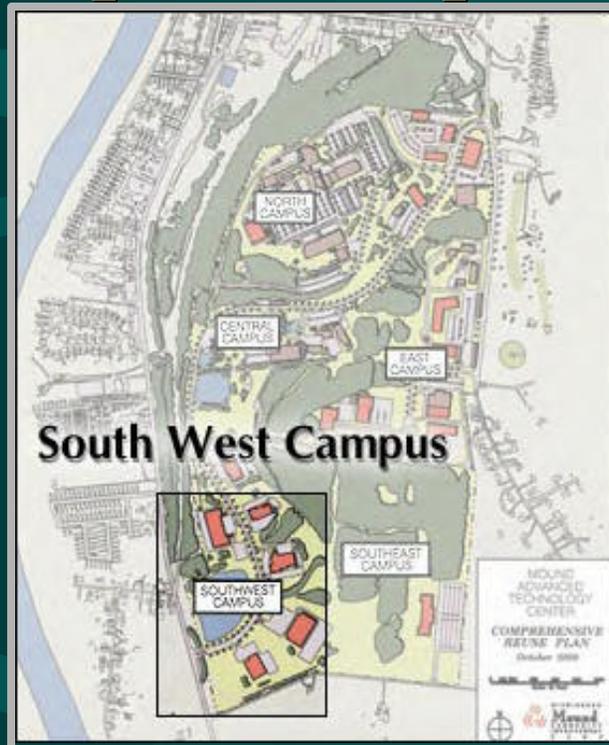
Lab Technology Marketing

- **Human Resource Equipment**
- **Labs**



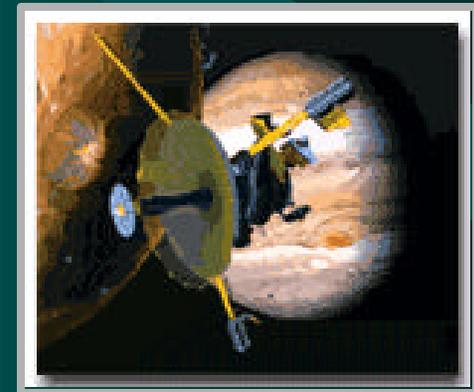
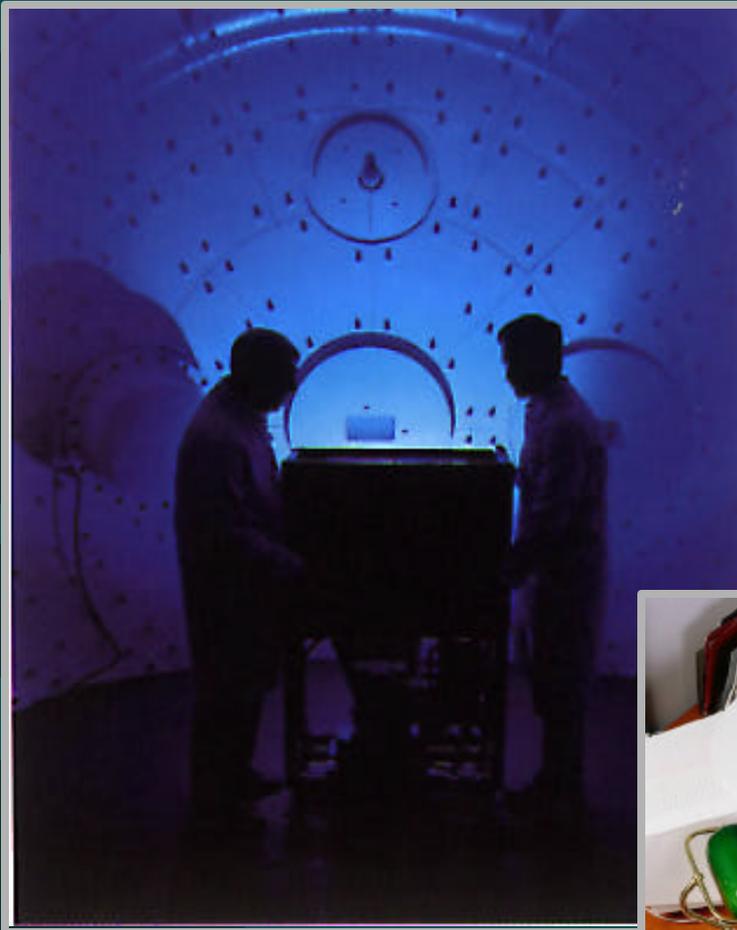
Real Estate Technology Marketing

- Site Infrastructure (IT & Power)
- Campus concept



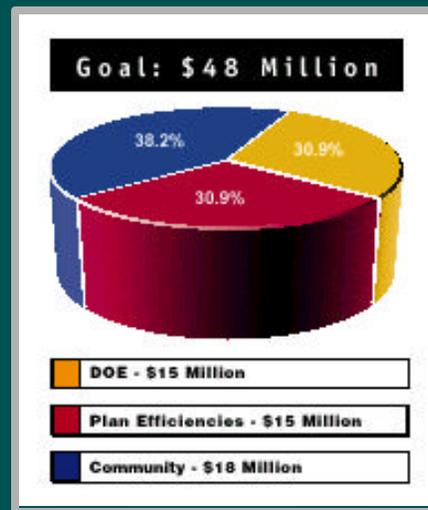
Business Development Successes

- 32 businesses
- 323 employees
- 127 DOE employees
- 569 jobs created
- 86% occupancy



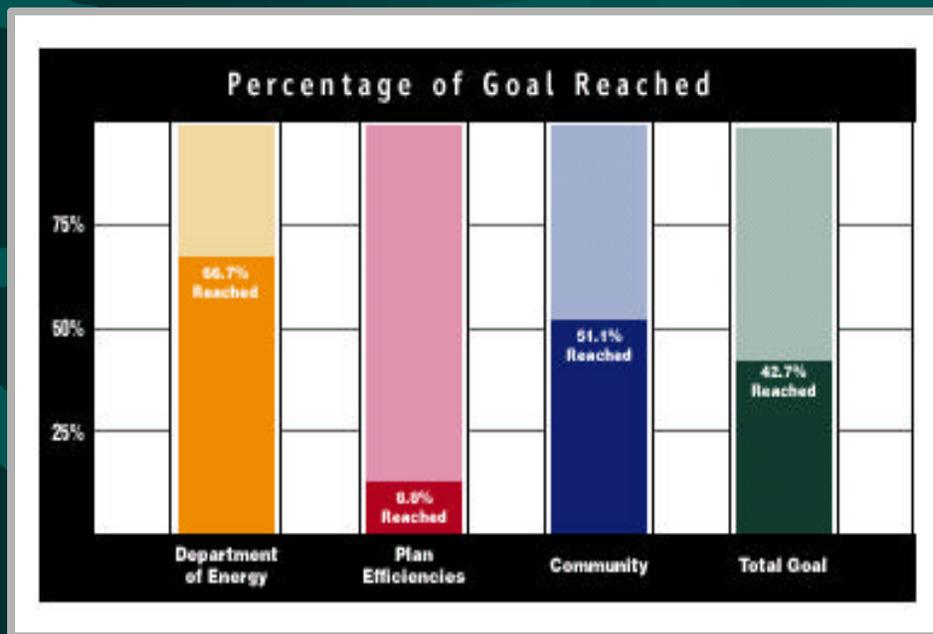
Resource Acquisition

- **Planned improvements -- \$48.3 million**
- **Financial resources acquired -- \$20.3 million**

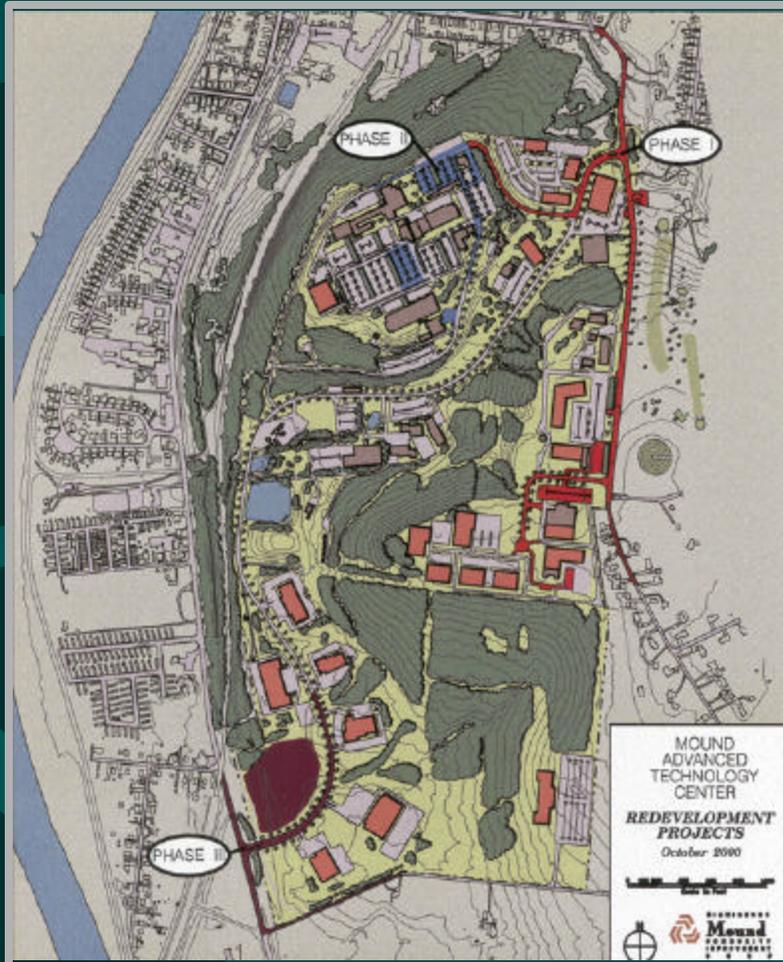


MATC's Broad-based Support

- DOE
- Dept. of Commerce
- State of Ohio
- MMCIC
- City of Miamisburg
- Montgomery County
- Private Investment



Improvements



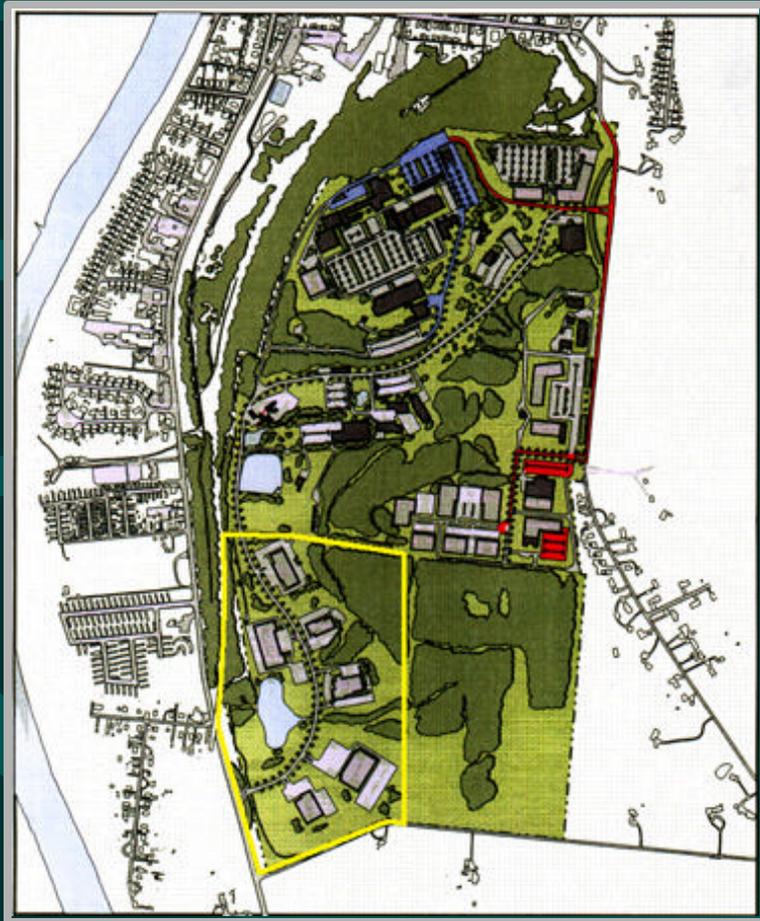
Phase I - \$3.3m



Phase II - \$1.75m



Smart Park



Phase III - \$3.25m



- 48 acres of undeveloped land
- Communication /electrical system redundancy

Mound Advanced Technology Center





The New Face Of Mound

*For more information, please visit our
Web site ...*

www.mound.com

Call for a Meeting

937-865-4462

800-708-1643