

Our Redevelopment Journey: A 15-Year Retrospective

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Vision

By 2015 the Mound Advanced Technology Center will be a thriving technology and business park, widely recognized as a center of innovation and commercialization for emerging energy, advanced manufacturing, materials processing applications and information systems markets.

Navigating an uncharted course

Our goals were ambitious as we embarked on Mound's redevelopment journey. 15 years ago:

- Preventing the blight of a brownfield.
- Generating new business opportunities.
- Creating high-value jobs.

These were the commitments that led us on an uncharted course. Here, a brownfield of Energy defense weapons facility into a thriving commercial enterprise.

We encountered barriers, delays, impasses and even some skeptics along the way. But we were blessed with strong support from our community region and state. And we were fortunate to have the support of our federal government. It was our case with decision makers at every level. They made all the difference.

Where we've been

The story of Mound's redevelopment journey begins in 1991, soon after the U.S. victory in the Cold War. The Miamisburg community was stunned when the Department of Energy announced Mound's potential closure.

The city's leaders responded by engaging the entire region in the effort to keep Mound open. Employees organized the Mound Action Committee. Realities were held. Speeches made. And petitions bearing thousands of signatures were presented to President George Bush.

Despite these efforts, DOE made its final decision to close Mound in 1993. Wasting no time, the community stepped forward, taking charge of Mound's destiny and embracing a bold vision for the future.

The entire Miami Valley region supported Miamisburg as transition leader. Also, Congressman Tony Hall sponsored critical legislation that permitted the lease of Mound facilities. The President signed the "Hall Amendment" into law in 1993. The City of Miamisburg set the vision in motion in 1994 by creating the Miamisburg Mound Community Improvement Corporation to oversee redevelopment and reuse. At the same time, DOE would remain responsible for environmental cleanup of the site.

This is the story of our 15-year redevelopment journey – a year-by-year look at where we've been and the milestones that have transformed Mound in preparation for its future.



Before | After



Before | After



Our redevelopment journey is far from over.

As 2009 came to a close, momentum was growing for Mound once again to play a leading role in innovation to advance energy technologies. This path powerfully links Mound's past to an exciting future where the interplay of new directions, developers and destiny sets us on a course to secure our nation's safety and health for many years to come. Nothing could be more fitting.

2009 Mound Progress Report



Before | After



1994

- City of Mansfield establishes the Mansfield Development Corporation to manage Mound's reuse and redevelopment.
- The Mansfield City Committee is chartered to focus the community's policy direction in the commercial development of the Mound site.
- MMCC launches business incubator. Fifteen new businesses are formed.
- DOE locates Ohio Field Office at Mound with 140 employees overseeing numerous Midwest sites.



1995

- MMCC leases from DOE 10 buildings and structures totaling 124,200 square feet of space.
- MMCC leases first buildings to Mound businesses.
- Cleaning of the Miami-Erie Canal begins.
- Thaler Machine leases at the Mound.
- "Mound 2000" accelerated environmental program is developed.
- "User Center" program launched to allow commercial companies to "test drive" Mound technologies.
- Eckig Star City earns honors for excellence in products and performance from aerospace contractor.



1996

- MMCC Board of Trustees develops a mission statement and vision for the site.
- A Communication Plan is created based on an extensive analysis of the costs and the marketing potential for the site and buildings.
- Mound Park Circuits located at Mound.



1997

- DOE awards to BAXXTO a \$501.6 million agreement to pursue industry and technology park vision.
- MMCC and community adopt the Comprehensive Reuse Plan calling for \$48 million in site improvements.
- Congress passes the first of two bills designed to indemnify future property owners of Mound against environmental liability.
- DOE commits to provide grants of \$15 million over three years to support reuse.
- International interest in Mound's technology business grows.



1998

- DOE and MMCC enter into Memorandum of Agreement to pursue industry and technology park vision.
- DOE and MMCC form the Mound Partnership aimed at economic development and reuse.
- DOE and MMCC sign Sales Contract to transfer Mound's ownership to MMCC.



1999

- MMCC hosts off the first implementation of the site, a \$3.6 million roadway and utility project along the site's eastern boundary.
- DOE provides the first \$5 million installment of its \$15 million reuse plan funding commitment.
- 26 private businesses and 318 employees are located at Mound.
- 27 acres of Mound property are transferred to MMCC in two parcels.
- Former Mound employees launch museum effort.



2000

- DOE provides the second \$5 million installment of its \$15 million reuse plan funding commitment.
- MMCC starts \$1.46 million roadway and utility improvements at Mound's eastern perimeter.
- Private companies are leasing 45 percent of the space available.
- Mound businesses apply for patents and are awarded technology development grants.
- PreNentive Signs a long-term lease and makes \$1.1 million in facility-related improvements.



2001

- MMCC takes ownership of 94 additional acres, now owning 127 of the site's 306 acres and buildings totaling 2,689,100 square feet.
- Outside funding reaches \$10 million.
- The first MMCC-owned parcel is delisted from the USEPA National Priority List (Superfund).
- DOE issues Records of Decision for former guard facilities and south property.
- Frustrated by schedule slips, community proposes to take over cleanup.



Before | After



Before | After



Before | After



Before | After



2002

- New \$34.7 million cleanup contract awarded to CH2M Hill and calls for completion by 2006.
- After 9011 DOE moves NASA Space battery (RTG) program to Idaho for security.
- Comprehensive reuse plan update estimates needed improvements at \$55 million.
- The second MMCC-owned parcel is delisted from the USEPA National Priority List (Superfund).
- Mound becomes the county's first site to develop stewardship plan to ensure long-term environmental status.
- 5 more acres of Mound property are transferred to MMCC.



2003

- DOE ends direct support of Mound reuse program.
- Investments to-date in the site's redevelopment total \$13.8 million.
- MMCC breaks ground on - and leases - a new 24,000 square-foot building, representing the first new construction on a former Superfund site in the nation.



2004

- CH2M Hill drops list of classified environmental waste.
- DOE Issues Record of Decision for Miami-Erie Canal Cleanup.
- MMCC invests \$450,000 to connect Mound to 69 miles decentralized phone system, and replaces 19 AC systems.



2005

- CH2M Hill completes the demolition of 48 of its buildings slated for removal.
- Congressional delegation allocated in form of Federal payments commitment to complete landfill treatment in \$300 million.
- Brokerage agreements for two existing buildings are signed with former owners.
- Mound companies are chosen for prestigious Ohio Third Frontier award.
- Mound's first large-scale fiber optic system and laser microfabrication.
- Since 1994, redevelopment effort has created 900+ jobs. Fifteen businesses and 207 jobs reside at the site.



2006

- MMCC updates comprehensive reuse plan.
- Wright State University announced its intention to launch an executive MBA program in Innovation at Mound.
- Buildings R and SW cleanup and contaminated soil removal completed.
- CH2M Hill completes the scope of work under its environmental cleanup contract.
- DOE awards \$723 million contract for cleanup of OUL-1 to Accelerated Remediation Company, who completion targeted in 2010.
- MMCC completes additional site improvements, bringing total to \$172m.
- MMCC leases from DOE two additional buildings representing 99,500 square feet.



2007

- Two buildings representing 97,500 square feet are transferred to MMCC for environmental control of all buildings targeted for reuse.
- Hazardousness, Safety, Health & Environmental group assess laboratory and office space at Mound.
- Henderson County's Consolidated Dispatch Center chosen to locate at Mound.



2008

- "Green" HVAC controls installed in Mound buildings.
- Major building renovations prepare site for County's Dispatch Center.
- \$4.25 million appropriated in the Congressional budget to finish the cleanup of OUL-1.



2009

- Energy Initiative launched with signing of contract with P&L to collaborate on 2009 projects.
- Two energy roundtables held for community members and representatives.
- Congress approves \$1 billion line item to solve energy issues at Mound.
- 17A Tech moves to Mound.
- 52 acres of Mound property are transferred to MMCC.

