



Department of Energy  
Washington, DC 20585

MEMORANDUM

FROM: David Steinau   
Senior Realty Officer

TO: Carmelo Melendez  
Senior Real Property Officer

SUBJECT: Real Property Available for Transfer for Economic Development  
As of September 30, 2015

I. Properties Identified by DOE as Appropriate for Transfer

10 CFR 770.5 provides for DOE Field Office Managers to annually make available, to potentially interested persons or entities, a list of real property that has been identified as appropriate for transfer for economic development purposes. On March 10, 2015, our office issued guidance to DOE elements outlining acceptable practices for developing and distributing such lists. The guidance recommended distributing and publishing the lists no later than September 30 each year. The guidance also advised DOE elements not to distribute or publish a notice where no real property has been identified as appropriate for transfer.

A reminder of the guidance, and the September 30 date, was sent to DOE Realty Specialists on September 4, 2015. In response to this reminder, several sites indicated that certain properties are being evaluated to determine if they are appropriate for transfer, but were not identified as appropriate as of September 30, 2015. Therefore, no DOE elements distributed or published a list of property pursuant to 10 CFR 770.5 in Fiscal Year 2015.

II. Properties Requested for Transfer by Interested Parties

10 CFR 770.6 allows interested persons and entities to request that real property be transferred for economic development, regardless of whether DOE has identified the property as appropriate for transfer under 10 CFR 770.5. The following properties requested pursuant to 10 CFR 770.6 are under consideration for transfer:

1. Oak Ridge, Tennessee, East Tennessee Technology Park (ETTP) parcels ED-19 A and B, approximately 185 acres, former site of the K-33 and K-31 buildings;
2. Oak Ridge, Tennessee, ETTP parcels ED-18 and ED-15, approximately 575 acres, former site of the powerhouse and duct island.

### III. Completed Transfers

DOE has been actively engaged in transferring unneeded property for economic redevelopment purposes since the end of the Cold War in the 1990s.

1. Oak Ridge. The majority of transfers under 10 CFR 770 have been at the ETPP in Oak Ridge. To date, DOE has transferred 9 land parcels totaling approximately 223 acres to the Community Reuse Organization of East Tennessee (CROET). These transfers included 10 buildings totaling approximately 300,000 square feet of space. DOE has also transferred approximately 11 miles of railroad lines in ETPP to CROET. DOE has also transferred at ETPP: a fire station and water treatment plant to the City of Oak Ridge, and; the natural gas distribution system to the local gas utility.
2. Hanford to TRIDEC. On September 30, 2015, DOE conveyed 1,641 acres at the Hanford site to TRIDEC, the Tri-Cities Development Council. This conveyance was completed pursuant to special legislation, the National Defense Authorization Act for Fiscal Year 2015. TRIDEC initially requested transfer of the property under 10 CFR 770.6 in 2011 and DOE had agreed to pursue a transfer. DOE was engaged in environmental and regulatory processes required for the proposed transfer when the NDAA was enacted. The NDAA referenced the economic development purpose of the transfer, so it is reasonable to consider it as part of DOE's economic development and reuse mission.
3. Pinellas, Florida and Mound, Ohio. Conveyance of the Pinellas site in Florida and the Mound site in Ohio can also be considered part of DOE's economic development mission. The agreements for the conveyance of Pinellas and Mound were both entered into prior to enactment of DOE's economic development transfer authority. However, both agreements cite economic redevelopment as the purpose for the conveyances. The Pinellas conveyance consisted of 1 parcel of 100 acres in size. At Mound, 7 parcels totaling 178 acres have conveyed to date, with conveyance of additional parcels pending pursuant to the sales agreement.