



**REDEVELOPMENT USDOE MOUND FACILITY
MIAMISBURG, OHIO**

**MIKE GRAUWELMAN
MOUND DEVELOPMENT CORPORATION
(RETIRED)**

AGENDA

- **Mound Background**
 - DOE History
 - Community Organizational Structure
 - Redevelopment Plan
- **Economic Development**

MOUND SITE



Site Information:

- **Founded 1948**
- **Manhattan Project**
- **306 Acres**
- **1.3M Sq. Ft. Buildings**
- **Topo Variance 180'**
- **Buried Valley Aquifer**

Workforce Information:

- **Peak Employment: 2,400**
- **25% PhD's**



MOUND MISSIONS

Former DOE Missions

- Department of Defense
 - Nuclear Detonators
- NASA



Recent Missions

- Environmental Remediation (2010)
- Economic Development

ENVIRONMENTAL REMEDIATION

- × Groundwater
- × Soils
- × Buildings
- × Landfill
- × Off Site
- × VOC's
- × Low Level Rad
- × Hazardous Wastes



ENVIRONMENTAL RESPONSE

- ✘ Groundwater
 - + Pump & Treat
- ✘ Soils
 - + Dig, Sort & Ship
- ✘ Buildings
 - + Demo Sort & Ship, Landfill, Reuse



Structuring Community Involvement – CRO

Basic Goals

- **Prevent Waste Abandonment**
- **Mitigate Job Loss**
- **Reuse Assets**

PROJECT INTEGRATION: CONCEPT



Cleanup & Reuse

Organizational Roles
& Responsibilities



Redevelopment Structure

- **City of Miamisburg - Political Voice**
- **MRC Community Involvement**
 - **17 Members**
 - **Environmental & Land Use Focus**

PROJECT INTEGRATION: COMMITTEE



Chartered
Formal Roles



Respectful
Healthy Tension

Redevelopment Structure

- **MDC – Community Agent**
 - **Cleanup Oversight**
 - **Economic Development**
- **Structure**
 - **501 (C) (4) Not-for-profit**
 - **Board of Directors**

MDC Mission Statement

To achieve the community's environmental and redevelopment vision for the Mound Advanced Technology Center.

Note: Both the Vision and Mission statements are currently in the process of being revised. The MDC Board will be reviewing the proposed changes in July.

MDC Cleanup Roles

- **Remedy Technical Oversight**
- **Proposed Plan & ROD Review**
- **Funding Acquisition**
- **Community Technical Support**
- **Integrated Effort with DOE & EPA Lead**

MDC Redevelopment Roles

- **Product Positioning**
 - **Strategic Planning**
 - **Reuse Plan (CRP)**
 - **Reuse Plan Implementation**
 - **Land Development / Redevelopment**
 - **Facility Development / Renovation**

MDC Redevelopment Roles

- **Business & Economic Development**
 - **Site Owner / Landlord / Leasing**
 - **Site Marketing**
 - **Incubator, Equipment, Lending**
 - **Business Marketing**

Setting a Direction

Comprehensive Reuse Plan

Preparation for Redevelopment

- **Legislation**
- **Comprehensive Reuse Plan**
- **Agreements**
- **Marketing**

New logo, business park name, and website to be launched on May 20, 2014.

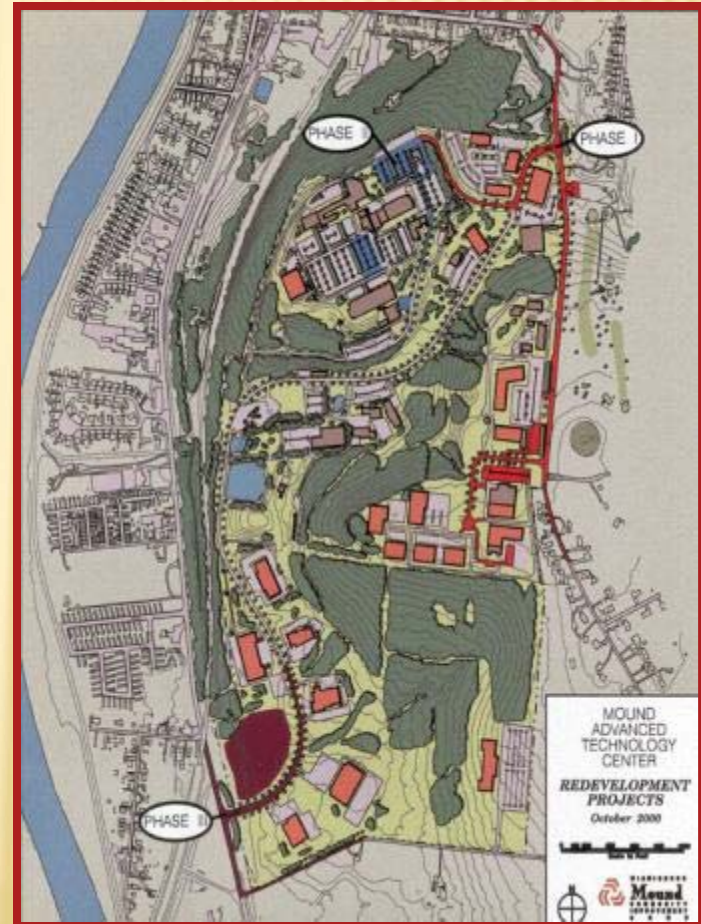
Legislation

- **Leasing Authority**
- **Indemnification**



Comprehensive Reuse Plan

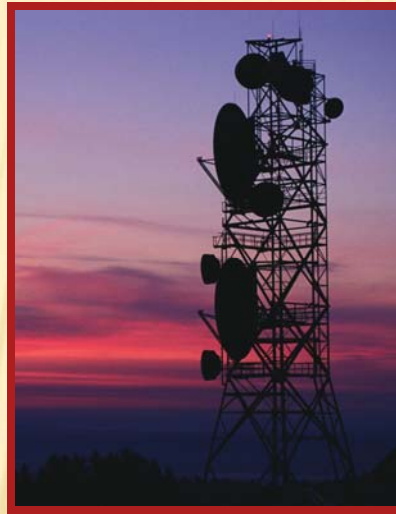
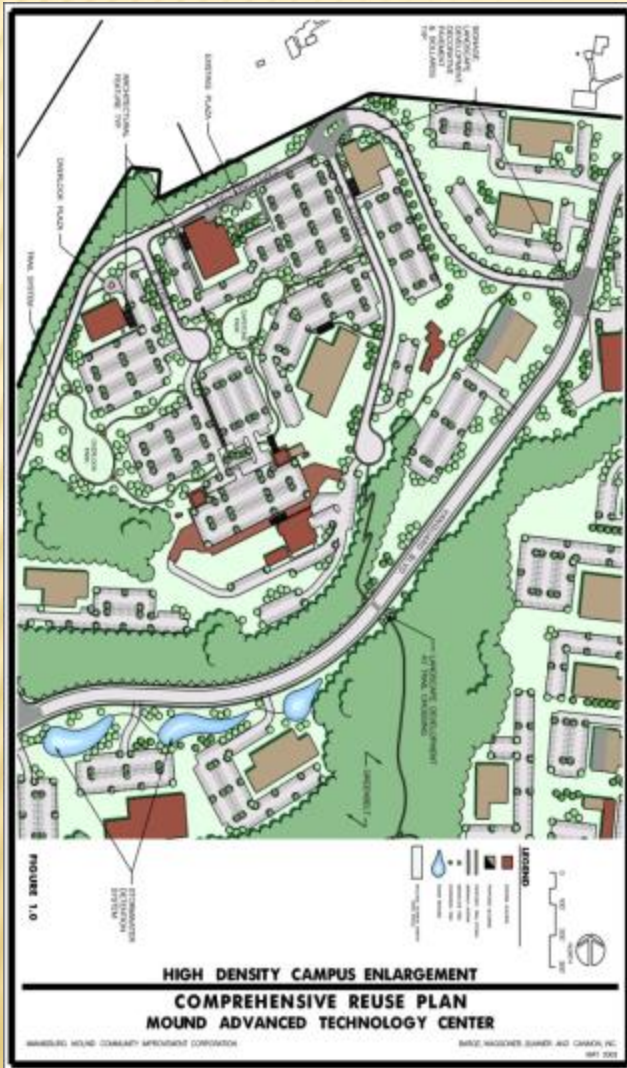
- 9-month community involvement process
 - Public Hearing Process
- Conclusions viability hinges on...
 - Environmental Restoration
 - \$55M Improvement Plan
 - Successful Marketing



Foundation Agreements

- **Sales Contract**
- **Memorandum of Agreement**
 - MDC to seek \$18 M
 - DOE to provide \$15 M
 - Partners to seek \$15 M in cost efficiencies
 - Cleanup Efficiencies (MOAs)
 - Partnership Council
- **Interim Utility Agreement**
 - Transition facilities/ utilities to alt providers

Marketing – Total Solutions in Site & Technology



ENVIRONMENTAL ISSUES

✘ Alignment Objectives

- + Landfill
- + Sewer Lines
- + Property End State



LANDFILL - REMOVAL

- **Final Cleanup Funding Landfill**
 - 2007 \$30M Earmark
 - 2008 \$5M Earmark
 - 2009 \$20M ARRA

Total Cleanup Cost \$1B

2010 Completion

Event Monday kicks off new chapter for Mound

Dayton Daily News

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Event Monday kicks off new chapter for Mound

Only a handful of the 116 buildings remain from the former nuclear site after 15-year, \$1 billion environmental cleanup

By Tom Beyerlein . Staff Writer

Updated 12:40 AM Sunday, October 3, 2010

MIAMISBURG — Operating virtually in the shadow of the mysterious Adena Indian mound that gave it its name, the Mound Laboratory was the secret site of both scientific marvels and environmental devastation over its 45-year lifespan.

During the Cold War, the plant's main mission was developing explosive components for nuclear weapons. Mound's highly educated workers also invented a polonium-powered generator used in the space program.

Over the years, the plant released radioactive and chemical hazards into the environment that, according to

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SEWER LINE – REUSE

× Compromise Agreement

+ MDC

- × Develops and Conducts Survey
- × Conducts Remediation and Reports

+ USDOE

- × Grants MDC Funds
- × Reviews Data

+ EPA

- × Conducts Oversight

PROPERTY END STATE

- × Final Disconnect
 - + Remaining Architectural Elements
 - × Parking Lots
 - × Utility Vaults
 - × Staircases
 - × Buildings
 - × Etc.

MANY GOOD THINGS HAPPENING...

Dayton Daily News Sunday, July 29, 2012

E BUSINESS

News: DaytonD@ccr.com or 937-225-2420 | Delivery: daytonda.dnews.com/subscribe or 937-222-5700

Mound technology center attracting business, jobs

\$50 million in public funding aids ex-nuclear weapon site's new life

By Larry Budd
Staff Writer

Two companies plan to bring 45 new jobs to the Mound Advanced Technology Center, the latest project at the former nuclear weapons site where more than \$30 million in public funding has or is to be spent fueling a commercial rebirth.

The 300-acre site reopened in 2009 after a \$1 billion cleanup, erasing environmental hazards left by work done there as part of the nation's development of nuclear weapons.

"We had to decide at that point what we were going to do," said Carrie Fine, Miamisburg economic development director. "Do we want to leave it a mothballed defense facility or do we want to make it an asset?"

Miamisburg City Council agreed July 17 to commit \$25,000 toward expanding Excelitas Technologies Systems and moving ICL, a high-tech marketing firm, to the commerce park on the edge of the downtown.

It is Excelitas' second expansion, which is expected to result in the retention of more than 30 jobs and creation of 30 new ones. The expansion also culminates about \$20 million in public and private investment in the company's growth at the center.

Excelitas is part of a global company that provides high-tech lighting, detection and defense-related products.

ICL, started in Washington Township, is expected to spend more than \$1.1 million in public and private funds moving from leased space on Byers Road in Miamisburg to a new building at Mound.

Mound contractor Jeff...



Two companies expect to add 45 jobs and invest more than \$4.3 million at the Mound Advanced Technology Center, once a nuclear weapons site, over the next few years.

Economic Development



Site Investments

SITE INVESTMENTS

- Federal
 - State
 - Local
 - Private
-
- **Total: \$40M**



SITE INVESTMENTS

□ 2012-13 Investments:

- Vanguard Blvd. - \$4.5M
- Energy Efficiency - \$1.2M
- Excelitas I & II - \$1.2M



SITE INVESTMENTS



SITE INVESTMENTS

Utilities and Sidewalks



Parking Lots



SITE INVESTMENTS

Road and Utilities



Building Demolition



RESULT

- × Economically Viable Site
 - + Infrastructure Fully Functional
 - × Public Sewer, Water, Roads
 - + Buildings Serviced
 - × Utilities
 - × Parking
 - × Public Roads
 - + Building Lots Available

ECONOMIC DEVELOPMENT

- × Mound Technology Competencies
 - + Human Assets
 - + Equipment Available
 - + Supporting Facilities

ECONOMIC DEVELOPMENT

Technology Markets

- ❑ Advanced Manufacturing
- ❑ Emerging Energy Technologies
- ❑ Material Processing
- ❑ Information Systems
- ❑ Environmental Safety & Health



INNOVATION

□ Energy

- Hydrogen Fuel Cells
- Nuclear - Detectors
- Wind Turban -Sensors
- Battery - Carbon Nano-Fiber

□ Advanced Manufacturing

- Laser Welding Explosives
- Material Joining
- Nano-Scale

- **DoD Small Business Innovative Research (SBIR)** fund a billion dollars each year in early-stage R&D projects at small technology companies -- projects that serve a DoD need and have commercial applications.

- **DoE Advanced Research Projects Agency – Energy (ARPA-E)** the development and deployment of transformational and disruptive energy technologies and systems.

- **Ohio Third Frontier**, a technology-based economic development initiative that is successfully changing the trajectory of Ohio's economy by supporting industries that are transforming themselves with new globally competitive products and fostering the formation and attraction of new companies in emerging industry sectors

ECONOMIC DEVELOPMENT

- ❑ **Business Incubation**
 - Mound Workforce

- ❑ **Business Services**
 - Leverage Mound Assets
 - Real and Personal Property
 - Promotion
 - E.D. Networks
 - Grant and Project Management

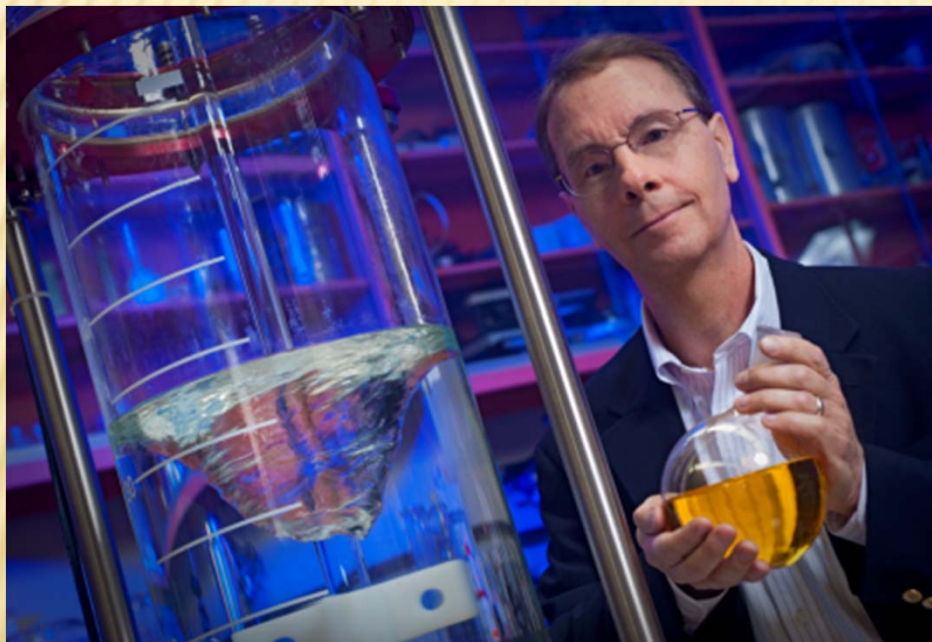
- ❑ **Education**
 - ❑ B2B Energy Conferences
 - ❑ STEM
 - ❑ Executive MBA



ECONOMIC DEVELOPMENT

Inorganic Specialists

.....Carbon Nano Fiber Materials



- ❑ **Incubated Business**
- ❑ **Founded By Mound Emp.**
- ❑ **From 1 to 3 Employees**

- ❑ **Financial Support:**
 - \$1M OTFP
 - \$2M DOE-ARPA-E
 - \$1M OTFP

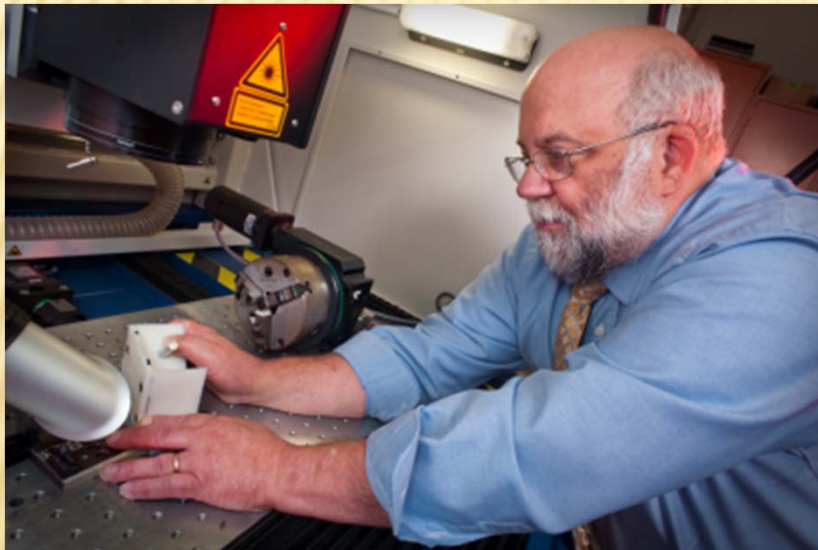
- ❑ **Tech Support:**
 - Paper Co.
 - Applications Co.

- ❑ **Market Support**
 - Battery Co.

ECONOMIC DEVELOPMENT

Mound Laser & Photonics

.....Military R&D to Medical Applications



Mound Laser to hire at least 10 and expand locally

Dayton Daily News Print this page Close

Mound Laser to hire at least 10 and expand locally

The company uses lasers to make tools and equipment, such as small medical devices.

By Thomas Gnaou, Staff Writer

Updated 1:53 AM Tuesday, May 3, 2011

Mound Laser & Photonics Center will add at least 10 employees and more than 3,000 square feet of space to its lab facilities by the end of the year, the company said Monday.

Due to its work in the medical devices market, the company doubled its sales in 2010 and plans to do the same in 2011, the firm said in a statement from the Mound Advanced Technology Center, the former U.S. Department of Energy campus in Miamisburg where Mound Laser operates.

The company uses lasers to cut and shape tools and devices, including small medical devices. Hiring another 10 employees would bring its total employment to 40.

In July 2010, Larry Dosser, Mound Laser owner, told the Dayton Daily News he believes his company will need a new facility to conduct its growing business.

Mound has about 140 customers who are spread across 19 states, but its top five commercial customers are in California, mostly the Silicon Valley, Dosser has said. Mound's No. 1 government customer is the U.S. Air Force Research Laboratory, based at Wright-Patterson Air Force Base. Of the company's \$1 million in government-related revenue, most is tied to the local base.

Dosser could not be reached for comment Monday.

Contact this reporter at (937) 225-2390 or tgnaou@DaytonDailyNews.com.

Find this article at:
<http://www.daytondailynews.com/business/mound-laser-to-hire-at-least-10-and-expand-locally-1150917.html> Print this page Close

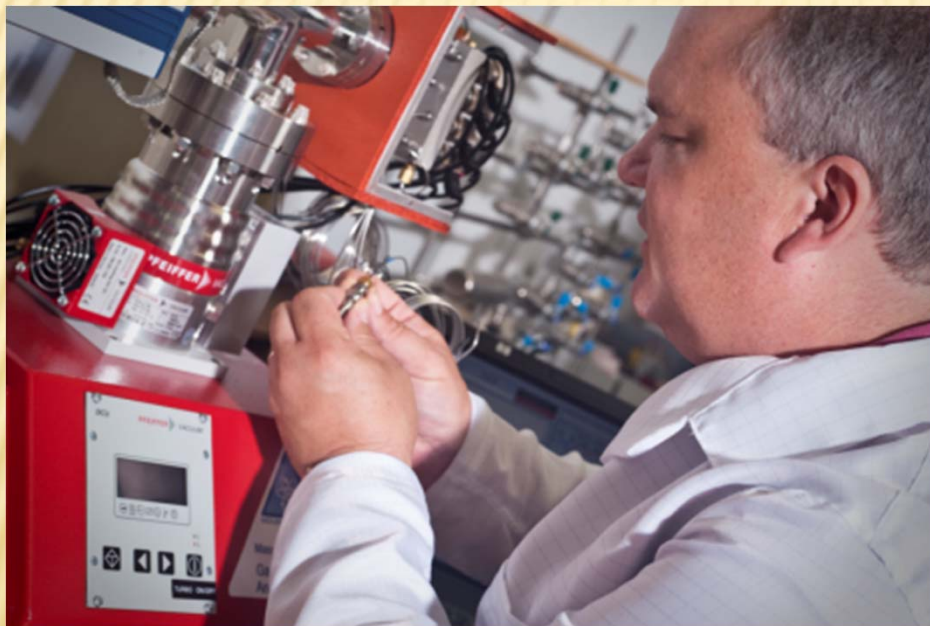
<http://www.daytondailynews.com/business/mound-laser-to-hire-at-least-10-and-expand-locally-1150917.html#printArticle={7/25/2011 12:57:22 PM}>

- Incubated Business
- Founded By Mound Emp.
- From 1 to 45 Employees
- Built new facility and relocated in 2013

ECONOMIC DEVELOPMENT

Mound Technical Solutions

.....Hydrogen Technology



- **Mound Employee Startup**
- **Markets**
 - **Fuel Cells**
 - **Nuclear Energy**
 - **Weapons Production**

ECONOMIC DEVELOPMENT

Excelitas.

.....energetic safety systems, opto-electronics

- ❑ Mound Employee Startup
- ❑ From 4 to 108 Employees
- ❑ Core Mound Competency



ECONOMIC DEVELOPMENT

boi solutions

...virtual marketing product research /simulation

- First Mound Land Sale



ECONOMIC DEVELOPMENT

- ❑ Jobs Facilitated: 916
- ❑ Current Business: 11
- ❑ 2 Dayton Chamber Soin Awards

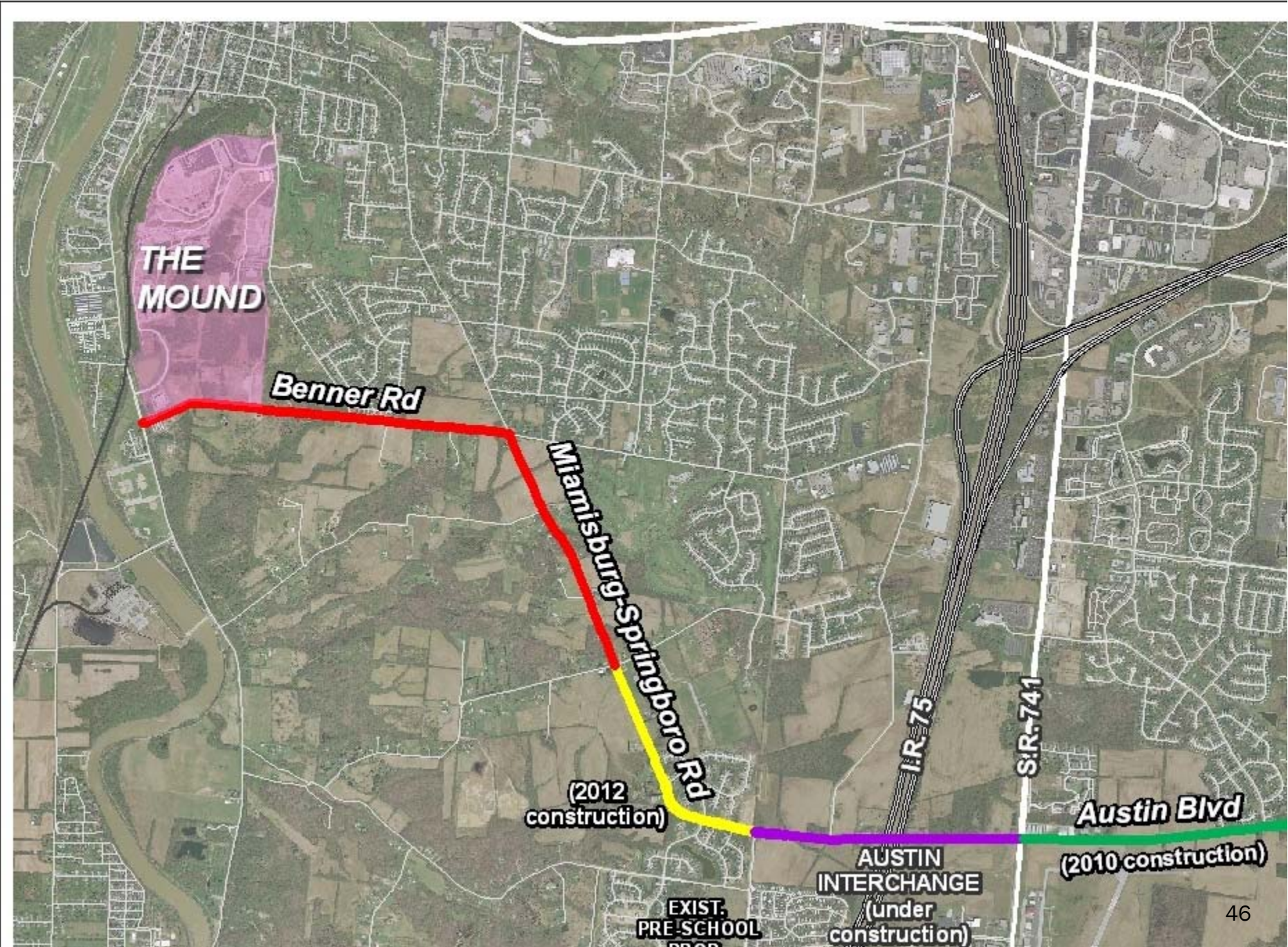


MOUND'S NEXT PHASE

- ✘ Regional Access

AUSTIN CENTER PROJECT





**THE
MOUND**

Benner Rd

Miamisburg-Springboro Rd

(2012
construction)

I:R-75

S:R-741

Austin Blvd

(2010 construction)

**AUSTIN
INTERCHANGE
(under
construction)**

**EXIST.
PRE SCHOOL**

MOUND CHALLENGES

- ✘ Location
- ✘ Highly Unique Product
- ✘ Soft Regional Market



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