

# McClellan

*A great place to live, work, learn & play.*

March 2, 2000

Department of the Army  
Garrison Commander  
Fort McClellan, Alabama 36205

Dear Sir:

Attached is the Economic Development Conveyance application from the Joint Powers Authority (JPA) for property at the former Fort McClellan. On February 8, 2000, the JPA Board of Directors passed a resolution authorizing the submission of this application and its amended Reuse Plan.

In submitting this application, we:

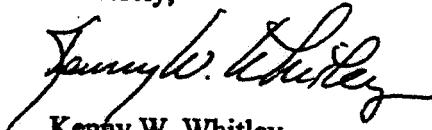
- o...recognize that our mission is to create jobs and revenue to offset the loss of jobs caused by the fort closure.
- o...understand that any revenue generated must be used during the first seven years of redevelopment exclusively for the redevelopment effort.
- o...believe that we have demonstrated that even the most conservative estimate of our revenue-generating ability will allow us to cover our most realistic cost projections. This is a viable plan.
- o...recognize the Reuse Plan, amended by this application, as our vision for the redevelopment effort, but we also recognize that our mission may require modifications to accommodate new circumstances and opportunities.
- o...will comply with all applicable laws in our effort.

We are willing to accept property after it clears all the legally required federal and state requirements and all environmental requirements and is remediated for its intended uses.

We have made every effort to furnish enough detail to support the conclusion that we have a viable plan to redevelop the former Fort. We are a capable entity ready to carry on with our mission. For that reason, we look forward to the prompt approval of this application; however, in the event that any explanations, additional information, or clarification is needed by the various organizations reviewing this application, we ask that email be the primary mode of correspondence when paper documentation is required, as this will help reduce processing time. Our email is [jpalra@aol.com](mailto:jpalra@aol.com).

We look forward to working with the Army and the Department of Defense in this effort.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenny W. Whitley".

Kenny W. Whitley  
Executive Director, JPA  
LRA

Incl: EDC Application

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**Economic Development Conveyance Application**  
**Submitted by:**  
**Fort McClellan Development Joint Powers Authority (JPA)**  
**Local Redevelopment Authority (LRA)**

**INTRODUCTION:** This document represents the JPA's application for a no-cost Economic Development Conveyance of specified land, facilities, and personal property at Fort McClellan. In order to demonstrate EDC viability, this application makes every effort to project revenue in the most conservative manner possible and expenses in the most realistic manner, recognizing that any net proceeds must and will be reinvested by the JPA in redevelopment of Fort McClellan pursuant to applicable EDC requirements.

At Appendix A is a copy of our Reuse Plan as approved by the JPA Board of Directors on March 27, 1999 and as amended. Of special note: The Reuse Plan was originally published over two years ago. Much has changed since its publication that affects this EDC application and its associated business plan (the "Business Plan"). This EDC application focuses on the lower-cost alternative in the original Reuse plan, and we made adjustments thereto for this application, reflected in the cost and revenue estimates of this application. We ask that this application/Business Plan replace the estimates of the original Reuse Plan (the JPA Board approved this application and amended Reuse Plan on February 8, 2000). The Business Plan constitutes the best view of our intent. The following were taken into consideration in our update of the Reuse Plan.

A. The conveyance of the former Fort to the JPA/LRA will be at no cost. The original Reuse Plan was developed when the law did not permit a no-cost conveyance for our circumstances. This is not a small change. As any LRA will confirm, when for-cost conveyances included the need for lengthy negotiations intended to arrive at a price the LRA would pay for conveyance, the Reuse Plan was certainly not developed to show a large profit for the LRA; rather, Reuse Plans were often developed with the unstated purpose of demonstrating the worst-case cost/revenue scenario for purposes of negotiating: though the JPA did not prepare the original Reuse Plan, we understand that this was the case in the development of that plan. We have done a "reality-check" and adjusted the Business Plan accordingly.

B. The JPA recently became the approved LRA. None of the staff of the JPA were present for the development of the original Reuse Plan. Most of the Board of Directors of the JPA recently arrived on the scene. This presents a new set of eyes looking at the Reuse Plan. As a result, we have made both qualitative and quantitative adjustments in the Reuse Plan, reflected in the approved amendment thereto and the Business Plan included in this application.

C. The firm that prepared most of the Reuse Plan was acquired by a larger firm, so some of the background material used to generate the numbers in the Reuse Plan is no longer available; we had to resort to recollections or simply recreate our own best estimates in some instances.

D. In recent years significant changes occurred on the Fort, making some properties no longer available to the LRA. These changes include a new location for the Alabama National Guard; fed-to-fed transfers providing numerous facilities to the US Department of Justice, the US Public Health Service, and the US Army Reserves; significant properties conveyed to the Parks and Recreation Department of the City of Anniston; several educational PBC's approved by the US Department of Education but, in some cases, subsequently withdrawn by the educational entities; and a large amount of acreage now earmarked for the US Fish and Wildlife Service as a wildlife refuge. The revenue effects of these new realities have been factored into our application.

E. We now have a much clearer picture of the environmental hurdles that exist on the former Fort, what properties are unencumbered and what properties will need remediation. This provides us a much clearer picture of what we can market early and what must wait. This is reflected in the Business Plan.

F. The City of Anniston has annexed most of the Fort and is providing a full range of municipal services. The city's annexation significantly reduces the costs for the JPA, and is reflected in the adjustments made to costs in the Business Plan.

G. Numerous developers and firms have indicated to the JPA that they wish to locate on the former Fort. We are actively engaged in serious negotiations with such firms. This gives us a much clearer, real-life picture of what kinds of businesses we will attract and what revenue and jobs will be produced. This situation has made it easier for us to predict revenues in the first few years of redevelopment. These more accurate projections have been integrated into our cost/revenue plans and job-production schedule.

H. Significant new industry has located in our area. Honda will construct a large vehicle manufacturing plant in nearby Lincoln, Alabama (the rail spur from the Fort runs to Lincoln), about 20 miles from Fort McClellan. Fiat will construct an engine manufacturing plant in nearby Sylacauga. These plants present both positive and negative aspects: on the positive side, we will likely get one or more satellite activities on the Fort, since the city of Anniston helped pay for the land provided to Honda (that satellite probability is not directly reflected in our projections, as it is currently unpredictable); on the negative side, these plants may consume some of the available labor in the area. The Honda plant, with over 2,000 new jobs, is expected to generate an increase in the need for home purchases and rentals in our area.

I. All utilities were sold by the US Army Corp of Engineers prior to the JPA's having an opportunity to be involved in their marketing. We applaud the Corp's effort, which will reduce or eliminate most of the utilities-related costs that some LRAs entail.

J. There is a recognition by the JPA that in order to stay financially viable we will have to down-scale the scope and pace of parts of the original Reuse Plan; some facilities will be moth-balled to that end: the Army will winterize virtually all developable

buildings, making moth-balling expenses attributable to the JPA minimal and significantly reducing heating and cooling expenses. In addition, the amount of demolition to be undertaken by the JPA has been reduced significantly, for reasons stipulated further on in this application. We recognize these realities in our business plan. We also recognize the Reuse Plan as a dynamic document, as many of the foregoing changes in circumstances demonstrate.

K. The Eastern By-Pass connecting McClellan to Interstate 20 is now fully funded, and early construction work is being done. This will make McClellan much more attractive to new industry.

**GENERAL DESCRIPTION OF PROPERTY REQUESTED:** We will accept all acres that comprise the main area of Fort McClellan, and all buildings, roads, personal property approved for retention, utilities not already transferred or sold, and equipment, but excluding: "Pelham Range" and further excluding: any property which the federal agencies do not have the authority to convey, property which may have been conveyed or assigned under Public Benefit Conveyance authority, and all other and property conveyed to other governmental entities including city, county, state, or federal agencies.

The JPA wishes to express its desire that should any of the foregoing exclusions not be used at any time in the future for the full purpose for which they were conveyed, or by the entities to which they were most recently conveyed, that the JPA be given the option of regaining control of the property for redevelopment or of leaving the property under the control of the conveying agency.

We recognize that certain parcels requested by the JPA will not be remediated for some time to come, and will not be deeded until remediation is complete.

**DESCRIPTION OF INTENDED USES:** Our primary purpose and goal is to use the property conveyed as an economic engine to create jobs. The Reuse Plan at Appendix A generally describes our intended specific uses for the property, but we recognize that planning is an imprecise process, and we expect to be able to take advantage of new opportunities if they present themselves and are acceptable. This "fuzzy beginning" seems to be both normal and desirable. We recognize that sale of existing housing does not create new jobs directly, though the presence of several-hundred new families/retirees will generate or support jobs in the local community; *the revenue produced from the sale of housing is critical to the financial viability of the JPA and its efforts to produce new jobs*. Certainly indirect jobs are created by an increase in population and by the construction work required to improve the housing. Repopulation of Fort McClellan will support commercial redevelopment. We will aggressively seek enterprises that will generate new jobs, consistent with the desires of the community.

**DESCRIPTION OF ECONOMIC IMPACT OF CLOSURE ON THE COMMUNITY:** The impact is financially devastating, and the longer it takes to convey the Fort to the LRA, the worse matters will get. The loss of almost 3000 jobs directly,

and more indirectly, is estimated to remove about a billion dollars a year from the local economy, based on a study performed by Jacksonville State University in 1993. We add here that this closure is the second federal decision to have adverse impacts on our local economy: the first was the decision to build and operate an incinerator to burn the entire stockpile of chemical weapons stored at Anniston Army Depot, a decision that according to some may make the area less marketable. A billion dollars a year represents about 30% of the total economy of this area. Over the last two years, the most obvious economic impact of Fort McClellan's being on the closure list has been that this community shows little economic growth at a time when most of our nation is a virtual boom-town; now in the first four months following closure, tax revenues for the city of Anniston are off about 15%.

**DESCRIPTION OF THE FINANCIAL CONDITION OF THE COMMUNITY:**

Calhoun County has a weak economy with most growth attributed to the retail activity at the intersection of Interstate 20 and Highway 21, in Oxford, Alabama, about 20 miles from Fort McClellan. Local agencies project a decline in the population even absent the Fort closure, with a gradual substitution of lower-paid, part-time jobs for higher-paid full-time jobs and professional jobs. Alabama is 36<sup>th</sup> out of 50 states in per-capita income. Anniston has the second-lowest per-capita income of Alabama's ten largest metropolitan areas.

**COMMUNITY COMMITMENT TO REDEVELOPMENT:** The JPA Board represents by its membership the State of Alabama (2 members), the City of Anniston (2 city council members), Calhoun County (three county commissioners), the Mayor of the City of Jacksonville, and a State Representative from the City of Piedmont. All members are very active in the redevelopment efforts of the JPA.

As we noted in the description of the financial conditions of the community, few funds are readily available to the JPA. However, the State of Alabama has contributed \$330,000.00 for FY 00 and we have indications it will do so as reflected in our revenue projections. Calhoun County has contributed \$30,000.00 for this FY. The City of Anniston, by annexing Fort McClellan, has taken on a considerable financial burden in providing municipal services and operating the several recreational facilities it gained from the federal government. The city estimates that it will lose about \$790,000.00 for FY00, revenues less expenses on Fort McClellan. A substantiating document for this projected revenue loss is at Exhibit 1, a letter from the Revenue Division, City of Anniston.

**PROSPECTS FOR REDEVELOPMENT OF THE PROPERTY:** The closed Fort at once represents a huge liability for the community and a significant potential; it is likely to remain a net liability for the community for years to come, particularly to the City of Anniston, which has annexed it and which will provide normal city services absent the tax revenue that will eventually be forthcoming as the Fort is redeveloped. Its positive potential depends on careful planning, aggressive and sustained marketing, and some good fortune.

Early studies of the impact of closure indicated that high infrastructure costs would be incurred to render the Fort an economic engine capable of offsetting the losses caused by closure, and that many years would pass before those losses would begin to be significantly offset in Calhoun County. As noted above, circumstances have changed since those studies were completed, and Fort McClellan will develop at much less cost than was previously anticipated. This conclusion is supported by the interest of several large housing and retail developers in our housing stock and open sites.

We believe an active market for housing sales at the Fort and the opportunity to create a retirement community exists; the interest of several large housing redevelopment firms supports this conclusion. We have received *serious proposals from major developers such as The Aspen Corporation and the Staubach Corporation, along with the Berkshire and Chateau firms (please keep these names confidential; these proposals are available in more detail in our office)*. In addition, absorption rates are provided with this application showing a steady increase in demand for housing. Though the number of jobs created by housing sales is not large, the revenue produced is absolutely critical to redevelopment and job creation.

Two types of retail development are envisioned, small businesses and more significant ones. We have entertained many developers interested in Fort McClellan property for such properties. Additionally, a few of the buildings at the Fort may be useable for industrial purposes, and training and educational entities will help add jobs. Green-field and brown-field sites are also available and have generated interest.

Always on the horizon is the vision of a major industrial activity that would employ thousands of employees, and we will work in every way possible to gain such an industry: absent such an industry, replacing all the jobs lost and all the income they represented is likely to take years. We are actively engaged in negotiations with businesses wanting to locate on McClellan, and can provide specific examples of the potential the Fort represents.

**JOB GENERATION SCHEDULE:** This schedule projects jobs generated in each building or area from which we conservatively project lease or sales revenue; the number of jobs projected for each is based on actual projections by interested firms, or by the estimates of experienced realtors and businessmen. This job creation estimate does not attempt to predict jobs created by large industrial and commercial activities, though those are seen as inevitable. In some cases we used actual personnel projections from prospective users of facilities, and in others we used a rule-of-thumb of about 200 square feet per administrative person and about 300 square feet for light industrial personnel. The 200 square feet comes from The Code of Federal Regulations, Volume 41, Chapter 101, paragraph 17.304-1, and is mid-way in the range of space provided in that Code (a copy is at Exhibit 24). Here is the table of our most conservative job-creation projection; it is followed by a brief explanation of most of the individual projections.



**JOB CREATION SCHEDULE**  
Fort McClellan

Location	Year						
	1	2	3	4	5	6	7
<b><u>Leased Sites:</u></b>							
Library	30		5				
500 Warehouse	10		5				
Child Care Center			10	5	5		
School	30	5	5				
NCO Academy			2	2			
Polygraph Building		15					
Starships			20			20	
WAC Museum	30						
Warehouses (various)	10		10			10	
K-9 Training	17	10	10	10	2		
<b>Sub-Total Leased Sites</b>	<b>127</b>	<b>30</b>	<b>67</b>	<b>17</b>	<b>7</b>	<b>30</b>	<b>0</b>
<b><u>Sold Sites:</u></b>							
140-160 Buildings				25	10	10	10
Acreage				100	100	100	
Apartments				3			
BOQ's					6		
Building 350			100	50	30		
Housing	3						
Cleaned Acres			5	20	20	20	20
Dental Clinic		12	12				
Other		10	10	10			
The Lodge			10				
VIP Apartments				3			
Welcome Center				6			
<b>Sub-Total Sold Sites</b>	<b>3</b>	<b>22</b>	<b>137</b>	<b>217</b>	<b>166</b>	<b>130</b>	<b>30</b>
<b>TOTAL - All Sites</b>	<b><u>130</u></b>	<b><u>52</u></b>	<b><u>204</u></b>	<b><u>234</u></b>	<b><u>173</u></b>	<b><u>160</u></b>	<b><u>30</u></b>

This table reflects jobs created for buildings and sites we project to lease or sell. It does not include jobs created by the influx of one or more significantly large new industries or collection of retail activities. We anticipate such events but cannot predict their timing or volume of jobs created.

The total jobs reflected in the table equals 983.

**Job creation rationale:**

**Library:** Assuming it will be an office environment, we used an estimate of 200 square feet per employee, the library is about 7,000 square feet, thus generating a possible 35 jobs.

**500 Warehouse:** We asked the two firms interested in this facility how many employees they thought they'd have in it, each estimated 10 to 20, thus the 15 jobs reflected.

**Child Care Center:** prior to closure this center employed 25 personnel: we show 20 jobs.

**School:** the jobs are based on the staff and faculty of a school currently bidding on this facility.

**NCO Academy:** the four jobs are janitorial.

**Polygraph Building:** this building has 14 separate offices, each sufficient for one employee, and a reception area; thus, the 15 jobs.

**Starships:** these huge buildings could handle hundreds of employees. We reflect the 20 jobs in years 3 and 6 as estimates of some minimal activity. Interested firms such as Telemedia, the State Police Academy, and an investor have indicated their minimum jobs created would be in the range we reflect.

**WAC museum:** these jobs, 30, are from a firm, Communication Associates, that indicated it might employ that many in this facility. This facility is about 10,000 square feet, but some of that space is not suitable for the 200 square feet per employee guide.

**Warehouses:** We show 20 jobs in about 150,000 square feet of warehouse space. This estimate includes the possibility that the local job-incubator activity will occupy a warehouse, and would employ about ten people.

**K-9 training:** this is based on input from Auburn University, who will operate this facility.

**Acreage:** This is a very conservative estimate of what will be down with undeveloped acreage, as a minimum. These numbers reflect small retail possibilities; big-box activities, outlet malls and such would of course generate more jobs, as would significant industrial activity.

**Apartments and BOQ:** These jobs are janitorial and management personnel.

**Building 350:** The Centurion Boat company of Merced, California, indicated it would employ about 180 people in this facility. At 90,000 square feet, this is about 500 square feet per employee.

**At Exhibit 20** is a job-creation estimate from a developer with which we are actively negotiating. It is included here to demonstrate the job-producing potential of properties not included in the above projections.

## **SUPPLEMENT/AMENDMENT TO THE ORIGINAL REUSE PLAN**

Here is the Reuse Plan amendment recently approved by the JPA. Following it is the logic that supported this amendment. A map of the current Reuse Plan accompanies this application.

### **"Amendment to the Original Reuse Plan"**

The Joint Powers Authority (JPA) was fully staffed as of June 1999 and was well on its way toward meeting the BRAC requirements when the Fort closed September 30, 1999. The JPA has now built substantial momentum. Outlined below is the Structure and Management Strategy of the JPA.

To date the JPA has:

- Developed a staff consisting of an Executive Director, a Director of Finance, an Economic Director, a Director of Planning, a Property Manager, and an Executive Secretary.
- Relocated its office to the heart of McClellan, the Headquarters Building at Buckner Circle (December of 1999), a move requiring a separate FOSL.
- Resolved all the Public Benefit Conveyance applications.
- Successfully negotiated and signed a Master Lease on 2,054 acres of land and 854 buildings (January 2000). This lease is an interim master lease with no costs charged to the JPA until land and/or buildings have been subleased to end-users.
- Walked-through all 1,700 buildings on the Fort and inventoried all personal property for the JPA per BRAC regulations.
- Began negotiating the assumption of the Caretaker Agreement from the Army in order to take control of the maintenance of McClellan.
- Identified property for demolition to make way for short-term interim leases to generate revenue.
- Participated with the FOSL and FOST preparation and review.
- Drafted in-house, pre-negotiated and submitted a Draft Economic Development Conveyance Application. With the approval of this document, its subsequent MOA and approved FOSTs, the JPA will be able to convey property, in addition to continuing our active leasing program.

### **Goals for Reuse Plan**

The goals and conclusions from the original Reuse plan have been developed since the announcement of base closure. Three scenarios were identified in the original Reuse Plan;

the preferred scenario as modified by this amendment is outlined below. It assumes that Fort McClellan becomes a regional employment center offering office, research and development, and commercial and industrial activities. The preferred land use plan fulfills the objectives of the community while addressing constraints that include market size, environmental disposition, and capital costs. The key physical features of the preferred land use scenario are:

- A mix of uses, with a majority of the residential areas south of Cane Creek and the majority of the employment areas north of Cane Creek.
- The creation of a series of living, working, learning and shopping neighborhoods that create a mixed- use community.
- A nature preserve in the Choccolocco Mountains.
- An open space network that links the various neighborhoods through the use of existing and new sidewalks, bike paths and walking trails. This will provide a valuable public amenity.
- A corridor cleared of UXO along which the Eastern By-pass is built.
- A maintained rail line and its possible extension to the north, to provide rail access to industrial sites.
- A respect for the natural beauty of the site.

## **RESIDENTIAL**

A potential exists for a small but active market for homes at McClellan as well as the opportunity to create a retirement community for the purposes of job creation. As development at the Fort accelerates, it is likely to generate a further internal demand for homes of various types. Several residential areas have been identified in the Preferred Land Use Alternative, including:

### **Baker Estates and New Home Construction**

This includes a combination of existing housing units and potential new development that includes both upscale single-family and multi-family attached and detached units. The existing housing is divided up into two areas, North Baker and South Baker. It is proposed that the North Baker housing be developed immediately and that the South Baker housing, along Summerall Gate Road, be demolished to make property available for hold for upscale planned office and commercial development.

There are many acres of wooded land on Fort McClellan where new subdivisions may be constructed. However, most of the land is currently encumbered by environmental concerns, specifically Unexploded Ordnance (UXO). Until such time as the Army completes the characterization and remediation of these areas, the amount of new housing that could be constructed, if any, is difficult to determine. Therefore it is imperative that we protect and carefully plan for the clean acreage presently available for residential development.

### **Buckner Circle**

Buckner Circle has traditionally been referred to as "the heart of McClellan" and it represents the site's most significant housing area. It has been determined eligible for the National Register of Historic Places as a historic district. There are 22 single-family officer quarters that can become the focal point of the Town Center as identified on the Future Land Use Map. Included within Buckner Circle are the multi-story barracks, constructed in 1930, that can be developed into apartments, retirement units, offices, or a convention center. The marketing strategy for Buckner Circle will be based upon its sense of place and of history and will stress the availability of federal historic preservation tax incentives. Whatever the ultimate use for Buckner Circle becomes, it must retain the same aesthetic character and historic value it has today.

### **A Planned Retirement Community**

Striking demographic trends will affect senior age groups over the next 25 years. There is an opportunity for McClellan to take advantage of these trends by establishing, with private sector developers, a planned retirement community. The community would be targeted toward those interested in retiring to the southeastern United States and would support the State of Alabama's objective to attract increasing numbers of retirees to the region. McClellan currently offers the amenities that would attract such a developer, such as the PX and Commissary, City recreational facilities (Truman Gym, Family Fitness Center, Golf Course), aesthetically pleasing natural landscape areas, and access to two lakes.

Due to the various housing types on McClellan there are numerous opportunities to bring retirees to McClellan, including:

The Buckner Circle Development includes the reuse of approximately 40 existing units would make an excellent location for a small retirement development. Buckner offers one and two story detached single-family units (2,000-4,000 square feet) as well as multi-story apartments or condominiums. The Circle also includes, a chapel, a 400-seat auditorium, a gymnasium, and an officers club with two swimming pools. Furthermore, this area is located adjacent to shopping opportunities to be developed within the Town Center.

Assisted Care or Independent Retirement Living can be accommodated in the high-rise apartments (200 units). Future expansion in this area would be possible.

### **RETAIL**

The Alabama Highway 21 corridor has traditionally attracted retailers that provided services to the personnel at Fort McClellan, such as tailors, barber/hair dressers, new and used vehicle dealers, and fast food restaurants. As the fort's personnel strength decreased, these local businesses have had to change merchandise or developed other marketing strategies to remain viable. Therefore, it is critical that the type of retail that is brought to

McClellan be carefully planned to be compatible with the future development of McClellan.

Therefore, two types of retail development have been identified as being appropriate: 1) small-scale service retailing to support the immediate needs of local residents and workers, and 2) a longer-term opportunity to support larger, regional shopping needs. Suggestions include:

- o...A series of small-scale retail sites throughout the property to serve the proposed neighborhoods. These would include use of existing buildings and development in the Town Center area.
- o...Two sites along Highway 21, one at the southern end of the property, adjacent to the new Eastern By-Pass and the Baker Estates community, and one at the northern end near the WAC museum.
- o...A Town Center, close to the current heart of McClellan. The Town Center would include community uses such a post office, meeting hall, public recreational facilities, and retail uses such as specialty shops, restaurants and grocery stores.
- o...A large reserve site, at the intersection of the Eastern By-Pass and the McClellan Parkway, which would provide the opportunity to develop a commercial complex to serve the wider region.

Each of these areas would be planned as an upscale commercial shopping center and designed as a unified development rather than an assemblage of pieces. There are three goals for retail development at McClellan: 1) ensuring that development is sustainable; 2) promoting quality development that will attract new and different retail markets, and 3) promoting economic development that will provide a steady source of *quality* jobs.

#### **Office and Research and Development**

Office Parks will be an important component of the McClellan redevelopment. Carefully planned and designed office parks will not only provide jobs for our community, but they will provide a market for housing and a customer base for the retail areas. Office parks that respect the natural landscape and provide good traffic design will be encouraged. Two locations where we expect this type of development to occur are along Summerall Gate Road, where the Eastern By-pass will have a point of ingress, and north of Summerall Gate Road, behind the fire station on Highway 21. This area will make an excellent transition from the residential housing to the Eastern By-Pass. Access should be carefully planned to use the spur road from the By-Pass or to construct a frontage road on to Highway 21. Individual curb cuts should be avoided.

The opportunity exists to position McClellan as a regional employment center. There are very few fully infrastructured sites in single ownership of 1,000 acres or more in the southeast. In addition, the construction of the Eastern By-Pass will provide rapid access to Interstate 20, which connects Birmingham and Atlanta. Therefore it is envisioned that McClellan will be a prime location for new industry and research and development

opportunities. With the announcement that Honda will develop a major automobile production facility at Lincoln, support businesses will likely look at McClellan as a prime location, especially with the direct rail access that links the two sites.

The distribution and warehousing industry has changed in recent years as a result of the manufacturing industry's increased demand for just-in-time delivery. This change has created a greater demand for new building products, more widely dispersed warehousing centers, and locations near the center of multiple metropolitan markets where multi-modal transportation systems are in place. McClellan meets all these needs with its many warehouse spaces, rail access, forth-coming access to Interstate 20, and large areas of vacant land where new buildings can be constructed for less cost due to existing infrastructure.

The provision of one or more large reserve sites for research and development or industry, close to enhanced road and rail facilities, will help place McClellan high on the list of preferred industrial locations. In order to establish McClellan's identity as an employment location, the following must happen:

- Currently identified areas of land prime for industrial use must be cleared of UXO in an expedited manner.
- Construction of the Eastern By-Pass must begin by the summer of 2000 and be completed no later than 2003. This will require the full commitment of both our federal and state legislatures.
- Planning should begin now for a truck route along the eastern side of McClellan that would accommodate the truck traffic from the industrial areas that would use the Eastern By-pass to access McClellan.

### **Educational**

McClellan has in illustrious history as a military training establishment. Many of the existing buildings are geared to the needs of the training industry; classroom space abounds, and transient accommodations are located in several areas of the base. With this range of facilities, the community has an exceptional and virtually unmatched opportunity to accommodate local and regional educational institutions.

The existing Military Police School and the Polygraph Institute Building provide excellent opportunities for reuse for educational purposes. Currently Auburn University and the local Educational Consortium plan on moving some of their operations to McClellan. Having these educational opportunities available at McClellan will assist in attracting Research and Development businesses as well as offering worker training to companies that locate to McClellan.

The National Center for Domestic Preparedness has been located at McClellan. Individual sites and buildings have been transferred as part of the fed to fed transfer under the BRAC laws. The Reuse Plan provides sufficient flexibility for this initiative.

### **Recreation and Open Space**

Most of the public recreational facilities have been transferred to the City of Anniston, including Truman Gym, Family Fitness Center, Cane Creek Golf Course, and numerous ball fields.

The community also benefits from:

- Open space that provides a network of passive and active recreation areas that link each of the neighborhoods to the larger open space system surrounding the site.
- Active recreation areas.
- Town Center Park, which primarily provides a natural amenity for the Town Center.
- Buckner Park, which is located in Buckner Circle. This area was part of the original parade grounds in front of the houses and behind the barracks structures and provides an amenity for this historic housing.
- A trail system for both biking and walking which will connect these different open spaces with their surrounding neighborhoods.

### **Special Use Areas/Special Use Buildings**

In addition to the main economic drivers described above, several special use properties exist at McClellan. Personal property contained in special use buildings was retained to support job creation.

- o...The existing Elementary School will provide a community amenity for the Baker Estates Community and any new residential homes constructed in that area.
- o...The Day-care Facility will be important to attracting large companies as an employee benefit.
- o...The property adjacent to LaGarde Park will be utilized for additional cultural and recreation facilities after clean-up of UXO is completed.
- o...The Dental Clinic can be used to bring a medical presence to McClellan.
- o...The Heavy Vehicle Maintenance Facility (Building 350) is the most marketable industrial building available.
- o...The Central Shipping and Receiving building will be a good facility to market to the E-commerce industry.

### **Infrastructure Improvements**

Infrastructure improvements must be carefully planned to ensure that ten years from now there will be adequate capacity. Through the PBC process, the fire, police, and park and recreation facilities have been transferred to the City of Anniston and are up and running. Electric, gas, water, and sewer facilities have been transferred to the respective local utility companies.

Of concern to the JPA is the need to find additional sewer capacity. Currently the sewer capacity is 2.2 million gallons per day. This will accommodate most of the residential and early proposed commercial and office needs. However, if a large manufacturing plant were to locate at McClellan, the additional capacity needed could not be accommodated



in the existing plant. The JPA will need to work closely with the Anniston Water and Sewer Authority to plan for a new sewage treatment plant at Pelham Range to meet not only the future needs of McClellan but the surrounding communities as well.

The road network in McClellan consists of approximately about 1000 miles of existing roads. Many roads will need to be abandoned and others will need to be improved to accommodate future development. It is incumbent on the JPA, in conjunction with the City of Anniston, to prepare an analysis of the road network, and to specifically identify which roads are best suited for commercial and industrial traffic and which roads should be used for residential traffic only.

Adequate access to Highway 21 is critical to the success of McClellan. In order to minimize curb cuts and to insure efficient flow onto Highway 21, a traffic study should be completed that examines the road network and makes recommendations for necessary improvements.

#### **Environmental Issues**

The greatest deterrent to redevelopment outside the Master Lease Areas is the presence of undefined quantities of UXO and chemical and biological hazards. Not only is their existence a marketing challenge, but the bureaucratic process established for cleanup is time consuming and often incompatible with desired redevelopment timetables. The JPA will continue to work with the Army and environmental regulators to ensure the safe clean up of McClellan within a timetable that does not slow down redevelopment.

Six landfills have presently been identified on McClellan. The JPA will accept the transfer of these properties once final remedies are in place and operating and the landfills are found to be suitable for transfer under applicable state and federal laws."

### **LOGIC FOR REUSE PLAN AMENDMENT**

Our review of the Preferred Land Use Plan concurred with the physical features found in section 3 of the original Reuse Plan as an acceptable *vision*, with the following exceptions.

A. The four-lane parkway and the separate truck routes are not seen as financially viable if the JPA must generate the revenue to build them; any cost associated with this part of the vision have been scrubbed out. However, these roads are important in the long-term, and it is distinctly possible to find state or other funds for them, particularly if a large industry locates on McClellan. Rather than speculate on the availability of special funds and the demands of large industry, we removed the parkway from our Business Plan.

B. Five entrances to McClellan are seen as too expensive to maintain in the early years of redevelopment. The Business Plan adjusts for fewer entrances to maintain.

C. The Residential potential as described in the original Reuse Plan (3.1) seems to understate the potential that housing on McClellan represents for generating needed revenue for redevelopment and job creation efforts. It is in fact critical to redevelopment; if we cannot market the housing, the redevelopment and job creation effort is seriously in jeopardy. We have been approached by no less than four national developers interested in the housing on the Fort (all of it). We can provide specific examples of the firms interested, and we have developed RFPs to formally solicit developers; those RFPs are on the street now. We did increase the number of dwellings on the demolition list, as certain properties are seen as having a best-use other than housing.

D. Retail development may include more than was originally conceived of in the original Reuse Plan. One developer, the largest in the USA, proposes an outlet mall to rival the famous Potomac Mills in Virginia, for instance. The intersection of the new By-Pass and Highway 21 at the former main gate of McClellan is already attracting retail interest.

E. Agriculture and agribusiness (3.4) are seen as remote possibilities. However, revenue from a timber management program is seen as very important source of revenue for redevelopment, and we intend to conduct a proper timber management program and use the proceeds in redevelopment and job creation.

F. Training and education (3.5) will indeed be crucial to our redevelopment. We have worked out local solutions where our financial interests and educational PBCs conflicted, and these are described in more detail in the latter pages of this narrative. Our financial data assume that our solutions are supported by the Army.

G. Recreation/Open space (3.6) is important to our redevelopment. We very much want to retain the natural beauty and recreational opportunities at McClellan, both to make this a more attractive area for traditional industry as well as for the growing potential of eco-tourism. Many recreational facilities and a considerable amount of open space has already conveyed to the City of Anniston. We do not feel that the executive golf course mentioned in the original Reuse Plan could be built by the JPA, so we would depend on a developer at some point in the future, if such a course is to be; thus, we do not reflect this development in our Business Plan, although we have had interests expressed by at least one golfing resort developer. Any other areas developed, such as Buckner Park and the trail system, would have to be privately funded or covered by Common Area Maintenance Fees.

H. Special Use Areas and Buildings (3.7) are important, but events have transpired since the original Reuse Plan that change the original vision for several of these areas, reducing projected costs and improving revenue projections in our Business Plan.

- 1) The Youth Services building conveyed to the City of Anniston.
- 2) Yahoo and Riley Lakes conveyed to Anniston.
- 3) The WAC museum (closed when the WAC foundation moved to Fort Lee) has proven to be much in demand by significant job-producing firms, and we foresee its sale for such purposes. We found that if a museum were to locate in this facility it would produce few or no new jobs and no revenue.
- 4) Cemeteries continue to require a resolution and are not seen as revenue or job producers.
- 5) Noble Army Hospital was taken by the Public Health Service to train first responders.

Should the DOJ or PHS leave, the JPA would very much appreciate their properties being made available to the JPA for redevelopment so we can attempt to replace the valuable jobs those two organizations generated for our community.

I. The various Phases described in the original Reuse Plan seem to infer that activities cannot occur simultaneously, that the Reuse Plan cannot be adjusted for new opportunities, and that redevelopment can be broken into discreet phases; we do not agree. Moreover, we now better understand that FOSTs may require time for environmental remediation. Our Business Plan will not look as far into the future as the original Reuse Plan did because we do not believe that there is much credibility in predictions of economic activity so far into the future. Our Business Plan is intended to reflect that the JPA plan is a viable, realistic entity for the next seven years. Thereafter, any details provided are much more speculative in nature and little could reasonably be concluded from them. We believe it is our future to make, and that a certain degree of trust in our abilities is needed.

**STATEMENT AS TO WHY OTHER MEANS OF CONVEYANCE CANNOT BE USED:** Fort McClellan is the largest of the 1995 BRAC closures and requires an orchestrated redevelopment to make it what this community desires it to be. In order to create jobs to offset the loss of jobs caused by the closure, a no-cost conveyance is absolutely essential. After a full consideration of public benefit conveyance authorities and negotiated sale authority, it was determined that only a no-cost economic development conveyance authority combined the use-flexibility needed to redevelop the Fort to offset lost jobs with the no-cost requirement for economic feasibility.

**LEGAL AUTHORITY:** The Joint Powers Authority is recognized by the US Department of Defense Office of Economic Assistance as the Local Redevelopment Authority for Fort McClellan. The JPA was formed on June 10, 1998 pursuant to an Intergovernmental Agreement between the City of Anniston and Calhoun County

officials. The JPA will act in accordance with all Federal, State and local laws and regulations.

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## BUSINESS PLAN

**DETAILED REVENUE/COST PROJECTIONS:** Tables accompanying this Business Plan show these projections. These reflect the changes to the original Reuse Plan as described above. Alabama law prohibits any state entity, not separately and specifically empowered to do otherwise, from conveying property at less than fair-market value, except to other governmental entities. Most conveyances to non-governmental entities will require a determination of fair market value prior to sale or lease.

*Please note that our revenue/cost projections demonstrate this redevelopment to be self-sustaining, with no borrowing by the JPA projected or needed; thus, cost of capital is not included in this plan.*

Estimates of value utilized in our cost/revenue projections, always conservative, are computed using a variety of sources.

o...The Army retained good records of the then-year costs of construction and subsequent improvements and has provided them to this office. We use those numbers in part. They are found in the exhibits associated with each piece of property.

o...The Calhoun County Tax Assessor's Office has a computer model that, given an array of information about a given building, will produce an estimate of appraised value; this model is based on the Code of Alabama, Title 40, c1975 and on the Alabama Appraisal Manual as prescribed by the State of Alabama, and is used throughout the state. We have submitted the examples provided in this application to that model: our experience is that the model produces a value higher than the cost of construction, so we assign a value that reconciles those two valuations. Examples are found in the exhibits.

o...Local realtors maintain a quarterly publication, "Sold Properties Book;" this book includes a market analysis of local commercial and residential sales, and details of all sales, very useful in our determination of values and absorption rates. At Exhibit 2 are copies of a quarterly market analysis performed by a local real estate analysis group and graphic data covering the last seven years from the Calhoun County Board of Realtors; this data demonstrate a growing demand for housing and an increasing value for such properties. The new demand factor not reflected is the increased demand expected with the Honda plant. NOTE: these documents were furnished to us with the proviso that they not be made public knowledge. *Please do not expose these documents to those not involved in the EDC application evaluation process!*

Herewith is a brief explanation of some of the known revenue-producing activities in our near future. Job creations associated with these items are discussed with the job creation table.

## REVENUE SOURCES, INDUSTRIAL (all are job-producing)

### BUILDING 350

This is the former maintenance complex and an excellent industrial facility. We had a boat manufacturing firm from California very interested, but lost it due to the building and grounds not yet clear of environmental issues. The Alabama Development Office tells us that this is the most attractive and complete industrial facility available in our area. For purposes of our Business Plan, we anticipate it will be sold for a conservative \$1.26 million; this estimate is based on the recent sales of two very similar buildings in the southeast. Its probable new job production over 5 years will be about 180. The number 180 is based on projections by the boat firm (name provided confidentially, on request) and by a square-footage allocation estimate; generally, we use 200 square feet per employee (see Exhibit 24) in an office and 300 in a light industrial application. At Exhibit 3 are the following documents: government cost of construction and cost information on two similar buildings in the southeast, considered in our market area for such buildings.

### WAREHOUSING

There is a known shortage of available warehouse space in our community. The Chamber of Commerce's Economic Development Committee is actively soliciting such space, either existing or to be constructed. At Exhibit 23 in a letter confirming this demand.

The building 500 complex includes an air-conditioned warehouse of about 50,000 square feet. We have had an e-commerce firm and a pharmaceutical firm interested. We expect this warehouse to lease for about \$100,000.00 (\$2.00 per square foot) per year beginning year 1 at 50% occupancy, going to 100% occupancy in year 2. This \$2.00 per square foot is based on input from the Alabama Development Office, Mr. David Hutchinson, at 334-242-0415; he is a very experienced development project manager for the State. Information on this facility is at Exhibit 18. Job estimates for this facility are based on indications from the above-mentioned interested commercial entities.

Many of the warehouses along the rail line will likely sell for industrial uses in years 2-5. We reflect, conservatively, their lease value of about \$1.00 per square foot per year. We have had numerous requests for this property from local firms and from Walmart.

### FORMER WAC MUSEUM

This modern facility has generated interest from industry. It is very probable that this attractive property will sell in year 1 or 2 for office or light industrial applications, but we reflect its revenue over years 1-3 at a total of \$600,000.00 in lease and sale revenues. It will produce about 30 new jobs, based on input from an interested industrial firm. At Exhibit 4 are cost of construction information and a tax-assessor model print out. Job production estimates are explained following the job-creation table earlier in this document.

### MOVIE PRODUCTIONS

We have had one site locator visit us so far. We do not reflect any revenue from this difficult-to-predict industry, but for the time being, we are keeping some old barracks previously on the demolition list for such an option.

### STARSHIPS

These four very large billets, classrooms, and office spaces may prove hard to market, but we are currently showing them to two different possible users, so we conclude that at least one will market, and we project that revenue in years 3-7, with job production of 40. Estimated value of a lease is \$250,000.00 per year. This estimate is based on discussions with the firm, Telemedia, which indicated it was an acceptable price but chose not to locate here, for reasons other than price. We know of no commercial equivalents to these Starships upon which to base an estimate, so we used the figure above, based on negotiations with that firm. Data on these buildings are at Exhibit 19.

### DENTAL CLINIC

We are showing this facility to two different prospects, and we conclude that it will sell or lease no later than year two and that it will produce 24 jobs (there are 24 dental cubicles built into this building). Estimated sales value is \$400,000.00 based on cost of construction and the tax model. At Exhibit 5 are the cost of construction and tax model information. We are currently in negotiations centering on the foregoing price.

### BUILDING 500 COMPLEX, less the warehouse.

This complex with over 130,000 square feet of space has had various firms interested in it; however, due to the unpredictability of selling or leasing this large facility, we project no revenue at this time. Once this property is conveyed to the JPA, we will completely shut it down and leave it in a secured, mothballed state, as it is too expensive to maintain unused.

## CHILD-CARE CENTER

This large, federally-approved facility can accommodate 225 children from 6 weeks of age, up. We have had two parties express an interest in the facility. We regard this facility as very important in our efforts to recruit large companies, as we can demonstrate that child-care can be provided: for this reason it is critical that we *not* convey this facility as an educational PBC, as such a conveyance may very well lose us significant industry. This facility employed about 25 direct employees. We foresee its lease or sale by the third year of redevelopment, and reflect jobs and that revenue accordingly, at \$112,500.00 per year. At exhibit 6 are our computations and logic to reach this revenue figure.

## INDUSTRIAL SITES

There are many possible green-field and brown-field sites on the former Fort. They will inevitably produce at least one major industry and several smaller ones, probably satellites for the auto industry in the area. We cannot see with any specificity what industries we will gain, but we will actively recruit and will, we are sure, produce. This price for raw acres is reflected in one offer we received, but varies greatly depending on location within the county and relative to transportation access. We have identified two large sites contiguous to our Master Lease area that we are asking be cleaned early in the clean-up process, one of which we have submitted to the State of Alabama for its microprocessor plant initiative.

## REVENUE SOURCES, RESIDENTIAL

It is noted here that sales of residential properties produce few new direct jobs, but that they support or create numerous jobs in the local community, helping offset the effects of closure of the Fort. Given the number of housing units to be improved prior to sale, development of housing will support many construction jobs for a period of years. The revenue generated from these sales is essential to the viability of the JPA and its job-generation effort, and will help improve infrastructure and properties to make them attractive to users that will generate new jobs.

Inquiries from several firms and investors indicate a very high probability that residential sales/leases will produce revenue early-on and for some years to come. We do not expect to sell these dwellings one at a time, but rather to sell them to one or more developers who will improve them and place them in the market in quantities that do not depress housing values. Please note that the demand for housing in our area has risen steadily from 1993 to present, as has the average price of a home; see Exhibit 2 for graphic data. Also, we anticipate that the Honda plant now under construction will accentuate this growth curve. Nearby Jacksonville State University is projecting a 25% growth in its student population. This revenue is absolutely critical to redevelopment; without it, our redevelopment and job creation effort will be difficult to sustain.

At Exhibit 7 is a proposal from a housing developer that substantiates our revenue estimates from housing; this developer has recently purchased vacant housing units at the Seneca Army Depot and is very familiar with the issues involved in the transfer of military housing. *This exhibit is confidential and should not be released to the public.* Also in this exhibit are data from the local Board of Realtors reflecting past absorption rates. We anticipate that the new Honda plant, now under construction, will increase demand for housing.

#### BUCKNER

We know to a near certainty that the Buckner Circle will be one of the first significant residential sales. We have serious offers pending, and can provide details if need be.

A conservative effort of the value of the Buckner area is about \$1 million, based on verbal input from a developer who submitted a proposal. We expect to sell it outright to a developer, but if need be we can market it one building at a time. At Exhibit 25 is an informal estimate from a realtor in our community, which we regard as optimistic. We show this revenue in years one and two. Exhibit 7 addresses this and includes a tax model valuation; these buildings were constructed in the 1920's, so cost of construction is not relevant. The tax model responds poorly with this unique property.

#### BAKER ESTATES

We have one developer who would convert about 50 homes per year to garden homes for retirees, and he has offered about \$5,000.00 per set. We have two large developers who will make us an offer on all these homes. At Exhibit 7 is an example of such an offer, as well as tax-model evaluation on a duplex. Of course, values are quite different when selling large numbers of units for renovation. However, for purposes of this application, we reflect conservative annual incomes on these homes totaling \$1,590,000.00. Again, we can provide more specifics if needed.

#### THE LODGE

There is a lodge (motel) with 50 rooms, which we believe will market in support of activities such as the nearby Auburn K9 school. An independent living firm has also indicated an interest. We expect this to sell outright for about \$500,000.00 in year three. This estimate is based on \$10,000.00 per room, a value local realtors place on such property; the tax model does not take into consideration the excess of motel space generated by the closure and thus overstates its value. At Exhibit 11 are the tax model evaluation of this property and an estimate of its rental value provided by the Mobile office of the US Army Corp of Engineers.



## **GUEST HOUSES**

There are two stand-alone homes originally used to house VIP visitors to the Fort. We will sell them in years one and two, and they are conservatively valued at about \$90,000.00. At exhibit 8 are examples of similar homes sold in this area.

## **HIGH RISE BOQs**

There are two BOQ buildings that offer market potential, but we reflect their revenue in year 5, at \$125,000.00. We have entertained two independent-living firms who have indicated that this price estimate as a ballpark number. One of these buildings may be tied-up for some time in an environmental issue, thus the value we place on this property is less than the tax model generated. The tax model output is at exhibit 13.

## **APARTMENT COMPLEX**

There is an apartment complex of 24 units. We project its sale in years 4 and 5 at \$250,000.00. This is an extrapolated estimate based on input from a firm interested in several similar properties on McClellan, including the following set of apartments.

## **VIP APARTMENTS**

These are located behind the old officers' club and are very nicely apportioned. We expect to sell these outright late in year four for about \$300,000.00, or to employ a property manager and lease them out, generating about \$4,500.00 per month net. Currently, we have a professional appraiser developing a value for this unit, but it is not yet available. The tax model at Exhibit 14 assigns a slightly lower value, but it does not reflect that this building is located immediately across the street from the golf course clubhouse.

## **FORMER NCO ACADEMY**

These high-rise buildings will be mothballed, but we see an excellent potential to lease these to the DOJ if their student load increases as they predict it will, so we show income from these in years 3-5. We estimate these to be \$4000.00 per month, net-net-net.

## **REVENUE SOURCES, OFFICE**

### **BUILDINGS NEAR BUCKNER CIRCLE**

The 140-series and 160-series buildings, the former post headquarters, JAG offices, and smaller offices at Buckner Circle offer a good opportunity for both large and small

offices. These buildings may be purchased by a developer (along with the historic quarters next to them), but we assign a minimum value to them for years 4-7.

#### **FORMER POLYGRAPH INSTITUTE BUILDING**

This building offers 14 small offices and a reception area. It is an attractive building that will be put to commercial use. Its value, at a conservative \$6.00 per square foot per year (using the per-square-foot guidelines of the Mobile District Corps of Engineers) is \$36,000.00 per year beginning in year two. Cost of construction data are at Exhibit 15.

#### **POST WELCOME CENTER**

Centrally located, this small building will be an office. It is attractive and has an estimated value of \$55,000.00 in year three, based on its attractiveness and key location. Data on this building are at Exhibit 16. We cannot afford an appraisal on this property, so this is a rough estimate; this is a prime location on the Fort.

#### **REVENUE SOURCES, RETAIL AND SERVICE**

We have several interested parties seeking to develop retail and service activities on the former Fort. These include a large master developer who would offer the JPA a partnership in their effort thus producing no significant income in the early years. They also include an entity which would buy several hundred acres outright for retail development, generating several million dollars for the JPA in the first year. We also have at least one other significant developer, but are not at liberty to discuss this offer at this time. Retail development is inevitable.

ACERAGE for such development currently sells, according to the Calhoun County Tax Assessors Office, for about \$10-20,000.00 per acre. Some property near the intersection of Highway 21 and the new By-Pass will be worth significantly more. We anticipate the sale of about 100 acres per year and reflect income accordingly. We are expecting a bid from a major firm to construct new retiree-oriented housing on about 400 acres and to develop retail activities nearby on McClellan land, and have received a bid for raw acres, at Exhibit 17.

There are many small facilities that will be offered for sale. These include a bank, auto-craft shop, former Class VI store, library, three churches, a theater, and other small buildings. Their absorption rate is unpredictable, so we have placed them in our revenue flow at \$83,000.00 per year in years 2, 3, and 4.

## **COSTS**

**COSTS** (shown in constant year 2000 dollars): Our costs are divided between Operating and Capital/Infrastructure costs.

**OPERATING COSTS:** (see table). Our "planning for or the marketing of the redevelopment and reuse of the installation" operating expenses are anticipated to fall into seven major categories: staff expenses; legal expenses; surveying and engineering; Grounds and building maintenance; marketing; and Insurance.

We note that several factors tend to minimize some operating costs and capital and infrastructure costs:

- o...The city of Anniston has annexed the former Fort, providing fire and police protection throughout McClellan.
- o...The Anniston Water Works has assumed responsibility for water and wastewater treatment facilities, to include storm and sanitary sewer construction.
- o...The Army has or will have winterized virtually all buildings not on the demolition list or in current use.
- o...Other federal and state agencies are responsible for property transferred to them. It appears at this point that significant properties will convey early in the redevelopment process, thus reducing any caretaker expenses.
- o...All utilities are owned and operated by commercial entities. Utility construction will thus be theirs.

**CAPITAL/INFRASTRUCTURE COSTS:** (see table). The above factors that reduce certain operating costs will likewise reduce costs. The mechanism for tracking spending proceeds on redevelopment will be the use of generally accepted accounting procedures, audited at least annually. Separate sub-ledgers and accounts will be established to monitor large reinvestments. Examples of capital costs included in our pro-forma tables include:

**Building rehabilitation/Bringing buildings to code:** The federal government was not required to meet local codes, so we anticipate the possibility of having to bring some buildings to code in order to maximize their marketability; other buildings will be sold with the buyer required to assume that burden. This dollar estimate is in effect a placeholder, as we do not know and cannot know the full details to refine this estimate. We are currently negotiating with a housing developer and do not see this as a factor in determining value, as the developer will renovate each dwelling to the extent that code compliance is a minor item. We may well have to expend funds to improve certain buildings to accommodate several smaller businesses.

**Signs:** Attractive signs will be installed at the entrance to McClellan, with our logo and contact information. As businesses begin to locate on McClellan, signs will be developed and installed to provide a consistent theme throughout the development. An estimate of sign cost is at Exhibit 9.

**Road Network/Construction:** there are almost 1000 miles of roads on McClellan, including dirt roads for former ranges and training areas. Some of these will need to be closed, of course, and others will require improvements. We will conduct a transportation study and engineering analysis of the roads and identify needed improvements. The cost estimate for roads is based on repair of 35 miles of roads using cost estimates provided by the City of Anniston. At Exhibit 10 are documents from the city addressing this estimate. The Alabama Department of Transportation has offered to perform certain functions at no cost, such as surveying the centerlines of roads on McClellan. The City of Anniston and representatives of Calhoun County are working on the details of what road-related costs will be absorbed by which entity. The city has signed an intergovernmental agreement agreeing to provide the same municipal services to the newly annexed Fort McClellan as it now provides throughout the city.

**Landscaping:** One of the signal features of McClellan is its natural beauty. To ensure that remains, the JPA will replace landscaping as it dies or after the effects of severe weather, or install new landscaping to make some properties more attractive.

**Survey of Property:** As part of the final transfer, the property must be surveyed for outer boundaries, as a minimum. We will apply to OEA for these funds. We are working closely with the Alabama Department of Transportation, which has offered its services at no cost to do certain road surveys.

**Demolition of Older Structures:** The proposed demolition program in the original Reuse Plan suggests that 1.7 million square feet of existing buildings be demolished. However, the Alabama National Guard moved from the Starships to an area previously marked for demolition, reducing the like demolition by about 800,000 square feet. All buildings to be demolished contain lead-based paint and asbestos, making this a costly process. Nonetheless, we will undertake demolition to make acres available for redevelopment *at the cost of the buyer/developer whenever possible*; thus, the demolition line is smaller than the amount originally anticipated in the original Reuse Plan, amounting to 371,000 square feet that we may do (126,000 are shown in the Business Plan as being done). These 371,000 square feet would support our marketing plan, largely to render certain property more attractive. *It is important to note that we reflect no revenue for any property slated for demolition, thus, passing the costs of demolition to a buyer does not require reducing any revenues in this application/plan.* Again, we recognize the need to invest any net proceeds on redevelopment.

**General Redevelopment and Allocation of "Excess" Proceeds:** We have stated several times in this application that we recognize the requirement to reinvest net proceeds in redevelopment, and we have provided specific examples of such costs. There are many other redevelopment applications that we *could* expend such funds on, but they are not absolutely required and their locations, timing, and specific costs cannot be determined in the "fuzzy beginning" that we are dealing with. The below costs are largely notional and intended to reflect that we recognize the requirement to wisely reinvest any proceeds in

redevelopment, and that there are many opportunities to do so. Such opportunities may include, subject to the BRAC laws:

**o...Building Rehabilitation:**

**Meters:** None of the buildings on McClellan have gas, water, or electric meters. We generally intend to require the lessee/purchaser to pay for this, but in some instances we may do this ourselves; this could cost about \$100,000.00.

**Safety improvements:** Many of the warehouses on McClellan have no fire-suppression systems. We may find that it makes good economic sense to install them; this could cost \$250,000.00.

**Americans With Disabilities Act:** Almost no buildings on McClellan comply with this act. We may install elevators, ramps, special restrooms, and other improvements to comply with this act, making buildings in compliance more marketable. This could cost \$1 million.

**o...Site improvements.** In order to make a site more attractive to prospects, it may make economic sense to improve the site and/or its approaches or to add new roads. This could cost about \$1.5 million.

**o...Infrastructure improvements:** Building upgrades. Most of the office-type buildings are shop-worn. At some point, we may want to upgrade buildings to make them more attractive and more useful to various types of business entities. This could cost \$1.5 million.

**o...New construction.** We may later enter into arrangements to build new general-applications buildings to attract firms that would generate larger numbers of new jobs. We could spend about \$500,000.00 here.

**o...Demolition:** This category has been discussed in previous paragraphs. We may pay for demolition to reduce safety risks and eyesores or to make property generally more attractive where land under facilities is more valuable empty than occupied with unused buildings. Two examples of such possibilities include the "3200" area cinder-block buildings and the old World War II barracks area. We could spend about \$612,000.00 here.

## **PUBLIC BENEFIT CONVEYANCES, revenue impacts and recommendations:**

### **EDUCATIONAL PUBLIC BENEFIT CONVEYANCES**

The US Department of Education approved the applications of all five educational entities that applied for property on McClellan. The Department of the Army asked the JPA to attempt to resolve the building overlaps; it also asked the JPA to find solutions to resolve the differences between what we felt was right for our community and what the educational entities wanted. We did so, and here is what transpired. The JSU-consortium conveyance resolution is still pending a cost-analysis by the consortium needed to finalize their decision as to which buildings they want; this is a friendly process and should resolve shortly.

1. **MARION MILITARY INSTITUTE (MMI):** The MMI Board of Directors voted to not support the relocation of MMI, and MMI withdrew its application.
2. **THE OPPORTUNITY CENTER:** In a letter dated January 10, 2000 the Opportunity Center notified the JPA in writing that it would withdraw its PBC application. A copy of this letter has been provided to the US Department of Education.
3. **THE ANNISTON SCHOOL SYSTEM.** *The Anniston City Board of Education agreed by a majority vote at its meeting of December 16, 1999 to withdraw its application for the Fort McClellan property. A copy of a letter from the Superintendent of schools, confirming this vote, has been provided to the US Department of Education.*
4. **AUBURN UNIVERSITY.** Auburn University has agreed to withdraw its PBC application and for their own reasons enter into a lease agreement with the JPA for its K9 training properties and for its research facility construction program. We understand that the US government's preferred method for this conveyance is a PBC, but *the JPA asks the Army to support this lease, a result of what the Army asked us to do, resolve our differences locally.* What follows is a list of the stipulations that Auburn has agreed to for this lease that would not be provided in a PBC; *these stipulations will create or protect numerous jobs in our community that otherwise would have been lost under a PBC.* Auburn also agreed to pay a Common Area Maintenance Fee that will help with redevelopment and that would not have been provided with a PBC. Importantly, Auburn also agreed to a much-reduced footprint with the lease, freeing up about 150 acres of property and several marketable buildings for job-producing new businesses on the Fort.

Auburn will stipulate to the following in its lease, items not provided for in a PBC: that it will buy all K9 supplies locally; that it will use local construction firms; that it will maintain its vehicle fleet in local shops; that it will lodge its students in non-federal facilities (its PBC would have used federal facilities); that it will have a minimum of 49 employees in its K9 facility; that it will begin construction of a research facility within two years. All of these stipulations produce new jobs or support local jobs that might otherwise be lost with the closure of McClellan.

**In Closing:** We extend our sincere appreciation to the many representatives of the US Department of Defense who have offered their counsel and assistance in the preparation of this application. Should there be any questions, in the interest of time, they may be submitted to us by email at [jpalra@aol.com](mailto:jpalra@aol.com). Otherwise, questions may be mailed to Joint Powers Authority, PO Box 5327, Fort McClellan, AL 36205.

Recap of Revenues and Costs  
Joint Powers Authority

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
<b>Revenues -</b>								
Property Transactions								
Sale	\$ 1,655,000	\$ 2,273,300	\$ 2,893,300	\$ 2,778,300	\$ 2,145,000	\$ 600,000	\$ 725,000	\$ 13,069,900
Lease	328,000	514,000	987,000	924,500	924,500	924,500	924,500	5,527,000
<b>Total Property Transactions</b>	<b>1,983,000</b>	<b>2,787,300</b>	<b>3,880,300</b>	<b>3,702,800</b>	<b>3,069,500</b>	<b>1,524,500</b>	<b>1,649,500</b>	<b>18,596,900</b>
<b>Grant Funds</b>								
OEA	330,000	185,000						495,000
State	330,000	330,000	330,000	330,000	-	-	-	1,320,000
<b>Total Grant</b>	<b>660,000</b>	<b>495,000</b>	<b>330,000</b>	<b>330,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,815,000</b>
<b>Costs -</b>								
Staff and Administrative	607,596	607,035	613,666	640,343	668,015	696,944	727,180	4,560,980
Infrastructure	1,449,000	853,940	1,706,940	1,385,000	1,258,000	478,000	458,000	7,588,880
Other	400,000	400,000	400,000	400,000	400,000	400,000	400,000	2,800,000
<b>Total Costs</b>	<b>2,456,596</b>	<b>1,860,975</b>	<b>2,720,606</b>	<b>2,425,343</b>	<b>2,326,015</b>	<b>1,574,944</b>	<b>1,585,180</b>	<b>14,949,860</b>
<b>TOTAL</b>	<b>\$ 186,402</b>	<b>\$ 1,421,325</b>	<b>\$ 1,489,494</b>	<b>\$ 1,607,457</b>	<b>\$ 743,485</b>	<b>\$ (50,444)</b>	<b>\$ 64,320</b>	<b>\$ 5,462,040</b>

Net Present Value at various rates:

Net Present Value @ 10%	\$ 4,027,276.69	Net Present Value @ 15%	\$ 3,507,285.53
Net Present Value @ 11%	\$ 3,914,726.26	Net Present Value @ 16%	\$ 3,415,044.49
Net Present Value @ 12%	\$ 3,806,674.67	Net Present Value @ 17%	\$ 3,326,309.02
Net Present Value @ 13%	\$ 3,702,885.96	Net Present Value @ 18%	\$ 3,240,891.77
Net Present Value @ 14%	\$ 3,603,149.78		

Table A



**Detail of Revenues  
Joint Powers Authority**

Transaction	Location	Date						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Lease	Abrams Library	28,000	28,000	28,000	28,000	28,000	28,000	28,000
	Building 500 Complex Warehouse	50,000	100,000	100,000	100,000	100,000	100,000	100,000
	Child Care Center	-	-	75,000	112,500	112,500	112,500	112,500
	Elementary School	50,000	150,000	150,000	150,000	150,000	150,000	150,000
	NCO Academy	-	-	48,000	48,000	48,000	48,000	48,000
	Polygraph Institute	-	36,000	36,000	36,000	36,000	36,000	36,000
	Starships	-	-	250,000	250,000	250,000	250,000	250,000
	WAC Museum	100,000	100,000	100,000	-	-	-	-
	Warehousing - Other	100,000	100,000	200,000	200,000	200,000	200,000	200,000
	Lease Total	328,000	514,000	987,000	924,500	924,500	924,500	924,500
Sale	140 & 160 Series Buildings	-	-	-	50,000	75,000	100,000	125,000
	Acresage	-	1,000,000	1,000,000	1,000,000	1,000,000	-	-
	Apartment Complex	-	-	-	125,000	125,000	-	-
	BOQ's	-	-	-	-	125,000	-	-
	Building 350	-	-	420,000	420,000	420,000	-	-
	Capehart	1,015,000	340,000	235,000	-	-	-	-
	Cleared Acresage	-	-	600,000	500,000	400,000	500,000	600,000
	Dental Clinic	-	400,000	-	-	-	-	-
	Guest Houses	40,000	50,000	-	-	-	-	-
	Other Facilities	-	83,300	83,300	83,300	-	-	-
	Senior Officer Housing	600,000	400,000	-	-	-	-	-
	The Lodge	-	-	500,000	-	-	-	-
	VIP Apartments	-	-	-	300,000	-	-	-
	WAC Museum	-	-	-	300,000	-	-	-
	Welcome Center	-	-	55,000	-	-	-	-
Sale Total		1,655,000	2,273,300	2,893,300	2,778,300	2,145,000	600,000	725,000
Grand Total		1,983,000	2,787,300	3,880,300	3,702,800	3,069,500	1,524,500	1,649,500

Table B

Projection of Costs  
Joint Powers Authority  
Staff and Administrative Expenses

	Year							Total
	1	2	3	4	5	6	7	
<b>Total Salaries</b>	<b>\$296,625</b>	<b>\$311,456</b>	<b>\$ 327,029</b>	<b>\$ 343,381</b>	<b>\$ 360,550</b>	<b>\$ 378,577</b>	<b>\$ 397,506</b>	<b>\$2,415,123</b>
<b>Fringes:</b>								
Retirement	21,120	22,176	23,284	24,449	25,671	26,955	28,302	171,957
SSAN	22,682	23,626	25,018	26,269	27,582	28,961	30,409	184,767
Medical Insurance - Existing	20,238	20,846	21,470	22,114	22,777	23,460	24,164	155,088
Vacation	11,408	11,879	12,578	13,207	13,867	14,561	15,289	82,880
Sick Pay	13,880	14,275	15,084	15,848	16,641	17,473	18,346	111,467
<b>TOTAL SALARIES AND FRINGES</b>	<b>386,774</b>	<b>404,657</b>	<b>424,473</b>	<b>445,268</b>	<b>467,086</b>	<b>489,987</b>	<b>514,016</b>	<b>3,131,262</b>
<b>Office Space:</b>								
Rent								
Utilities	11,400	11,742	12,084	12,457	12,831	13,216	13,612	88,302
Repairs/Maintenance	3,000	3,080	3,183	3,278	3,376	3,477	3,581	23,235
<b>Office Supplies</b>	<b>9,000</b>	<b>9,270</b>	<b>9,548</b>	<b>9,834</b>	<b>10,129</b>	<b>10,433</b>	<b>10,746</b>	<b>69,710</b>
<b>Communication:</b>								
Telephone	6,000	6,180	6,365	6,556	6,753	6,956	7,165	46,475
Courier	800	827	865	904	1,014	1,044	1,075	6,974
Postage	1,440	1,483	1,527	1,573	1,620	1,669	1,719	11,151
Internet	1,200	1,236	1,273	1,311	1,360	1,391	1,433	9,294
<b>Equipment Rental (Copier)</b>	<b>1,880</b>	<b>2,039</b>	<b>2,100</b>	<b>2,163</b>	<b>2,228</b>	<b>2,295</b>	<b>2,364</b>	<b>15,334</b>
<b>Insurance:</b>								
Building/Liability/Fire	4,104	4,227	4,354	4,485	4,620	4,759	4,902	31,783
Officers & Directors	2,016	2,078	2,138	2,202	2,268	2,336	2,406	15,810
Workers Comp	1,320	1,380	1,401	1,443	1,486	1,531	1,577	10,228
Automobile	1,680	1,730	1,782	1,836	1,880	1,947	2,005	13,008
<b>Travel - Other than Marketing</b>	<b>14,400</b>	<b>14,632</b>	<b>15,277</b>	<b>15,738</b>	<b>16,207</b>	<b>16,683</b>	<b>17,194</b>	<b>111,538</b>
<b>Dues/Subscriptions</b>	<b>780</b>	<b>803</b>	<b>827</b>	<b>852</b>	<b>878</b>	<b>904</b>	<b>931</b>	<b>6,040</b>
<b>Automobile Operation Expenses</b>								
Fuel	2,400	2,472	2,546	2,622	2,701	2,782	2,865	18,888
Repairs/Maintenance	300	308	318	328	338	348	358	2,324
<b>Meetings</b>	<b>1,200</b>	<b>1,236</b>	<b>1,273</b>	<b>1,311</b>	<b>1,350</b>	<b>1,391</b>	<b>1,433</b>	<b>9,294</b>
<b>Marketing</b>								
Advertising	30,900	30,900	31,827	32,782	33,765	34,778	35,821	232,373
Travel	21,986	22,856	23,336	24,036	24,767	25,500	26,285	170,379
Equipment	1,600	1,545	1,681	1,639	1,688	1,739	1,791	11,618
Consulting	5,004	5,154	5,309	5,468	5,632	5,801	5,975	38,780
Mkt. Materials	20,004	20,804	21,222	21,859	22,515	23,190	23,886	154,947
Dues/Subscriptions	1,800	1,545	1,591	1,639	1,688	1,739	1,791	11,618
<b>Automobiles Purchase</b>	<b>18,500</b>	<b>18,500</b>						
<b>Office Equipment:</b>								
Computers	12,800							12,800
Color Laser Printer	2,800							2,800
Server	3,800							3,800
Projector	5,000							5,000
Scanner	1,800							1,800
<b>Seminars/Cont. Ed.</b>	<b>3,000</b>	<b>3,080</b>	<b>3,183</b>	<b>3,278</b>	<b>3,376</b>	<b>3,477</b>	<b>3,581</b>	<b>23,235</b>
<b>Professional</b>								
Legal	4,800	4,944	5,082	5,245	5,402	5,564	5,731	37,178
Consultants	24,800	24,720	26,482	26,226	27,913	27,823	28,868	185,802
Accounting/Audit	3,800	3,708	3,819	3,934	4,052	4,174	4,299	27,886
<b>TOTAL</b>	<b>\$907,586</b>	<b>\$907,035</b>	<b>\$ 613,896</b>	<b>\$ 640,343</b>	<b>\$ 686,015</b>	<b>\$ 686,944</b>	<b>\$ 727,180</b>	<b>\$4,580,880</b>

Table C

Infrastructure Costs - Estimates  
Joint Powers Authority

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
Bring to Building Code	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000
Appraisals	40,000	40,000	40,000	30,000	30,000	30,000	30,000	240,000
Signs - Entrances	12,000							12,000
Signs - Industrial Park			8,000					8,000
Road Improvements			760,000	760,000	760,000			2,280,000
Landscaping	20,000	40,000	60,000	60,000	60,000	40,000	20,000	300,000
Survey of Property	600,000							600,000
Demolition - Summerail		149,940	149,940					299,880
Building & Grounds Maint	777,000	624,000	269,000	135,000	8,000	8,000	8,000	1,849,000
	<u>\$ 1,449,000</u>	<u>\$ 853,940</u>	<u>\$ 1,706,940</u>	<u>\$ 1,385,000</u>	<u>\$ 1,258,000</u>	<u>\$ 478,000</u>	<u>\$ 458,000</u>	<u>\$ 7,588,880</u>

Table D

Estimates of Demolition Activities  
Joint Powers Authority

<u>Year</u>	<u>Description</u>	<u>Sq Ft</u>	<u>Cost</u>
2	Sumnerall Housing	63,000	\$ 149,940
3	Sumnerall Housing	63,000	<u>149,940</u>
			<u>\$299,880</u>

Estimated Cost of Demolition:   \$   2.50   per sq ft   Used by Lowery AFB as a guide.  
   \$   2.38   per sq ft   Cost to demolish old Jacksonville High School

Note: Demolition of Sumnerall housing provides land for commercial and retail development that will be adjacent to the Eastern By-Pass. This property will be desirable due to its proximity to the By-Pass. The demolition will occur prior to the completion of the By-Pass to allow for early use.

Table E

Estimate of Carrying Costs by Year  
Joint Powers Authority

	Year						
	1	2	3	4	5	6	7
Beginning Carrying Costs	\$ 1,475,766	\$ 1,226,084	\$ 1,068,644	\$ 513,808	\$ 134,850	\$ 7,710	\$ 7,710
Less: Carrying Costs on Disposals	<u>249,692</u>	<u>157,440</u>	<u>554,836</u>	<u>378,958</u>	<u>127,140</u>	-	-
Ending Carrying Costs	1,226,064	1,068,644	513,808	134,850	7,710	7,710	7,710
Less: Costs on Remaining Category 7 Property	<u>448,626</u>	<u>444,359</u>	<u>225,065</u>	-	-	-	-
JPA Responsibility for Carrying Costs	<u>\$ 777,458</u>	<u>\$ 624,285</u>	<u>\$ 288,743</u>	<u>\$ 134,850</u>	<u>\$ 7,710</u>	<u>\$ 7,710</u>	<u>\$ 7,710</u>
Total JPA Responsibility for 7 Years	<u>\$ 1,848,466</u>						

Notes, applicable to Tables F & G:

1. Carrying costs were computed on buildings included in revenue stream; other buildings were considered to be mothballed.
2. Costs were computed on a square foot basis, consistent with US Army methodology in developing the Caretaker costs.
3. Costs, provided by the US Army, are as follows:  
R&M \$1.35/sq ft  
Utilities \$1.25/sq ft  
Refuse \$1,440 annual cost per dumpster; 8 considered used.  
Elevator Building specific
4. Carrying Costs on Disposals represent buildings sold/leased to third parties.
5. Category 7 buildings become JPA responsibility when remediated; remediation considered to occur in the year that building can be sold/leased to a third party.
6. Four categories were defined by the US Army for purposes of computing carrying costs as follows:  
Active 100%  
Reuse 50%  
Low Maint 10%  
Demolition 10%

In computing JPA carrying costs, the Reuse level of 50% was used in all cases.

Table F

ESTIMATE OF ANNUAL COSTS  
Certain Buildings and Property

Description	Sale/Lease Year	Cat	Building		Annual Costs					Total
			Number	Sq Ft	R & M \$	Utilities \$	Refuse \$	Elev Maint \$		
Abrams Library	1	1	2102	7,060	4,766	4,413	175	-	9,354	
Building 500 Complex	1	1	502	5,796	3,912	3,623	175		7,710	
Building 500 Complex	1	1	505	49,500	33,413	30,938	175		64,528	
Child Care Center	3	1	2213	23,898	16,131	14,936	175		31,242	
Elementary School	1	1	3681	56,775	38,323	35,484	175		73,982	
NCO Academy	3	7	936	4,847	3,272	3,029	175		6,476	
NCO Academy	3	7	937	30,399	20,519	18,999	175		39,693	
NCO Academy	3	7	938	30,399	20,519	18,999	175		39,693	
Starships	3	1	1802	196,915	132,918	123,072	175		256,165	
WAC Museum	1	1	1077	10,661	7,210	6,676	175		14,061	
Warehousing - Other	1	1	305	9,000	6,075	5,625	175		11,875	
Warehousing - Other	1	1	308	9,000	6,075	5,625	175		11,875	
Warehousing - Other	1	1	309	9,360	6,318	5,850	175		12,343	
Warehousing - Other	1	1	310	9,360	6,318	5,850	175		12,343	
Warehousing - Other	1	1	311	9,000	6,075	5,625	175		11,875	
Warehousing - Other	1	1	314	9,360	6,318	5,850	175		12,343	
Warehousing - Other	1	1	315	9,360	6,318	5,850	175		12,343	
140 & 160 Series Buildings	4	7	141	91,113	61,501	56,946	175		118,622	
140 & 160 Series Buildings	4	1	142	29,450	19,879	18,406	175		38,460	
140 & 160 Series Buildings	4	7	143	52,042	35,128	32,526	175		67,829	
140 & 160 Series Buildings	4	7	144	29,450	19,879	18,406	175	160	38,620	
140 & 160 Series Buildings	4	1	161	5,408	3,650	3,360	175		7,205	
140 & 160 Series Buildings	4	1	162	20,988	14,166	13,116	175		27,457	
140 & 160 Series Buildings	4	1	163	6,466	4,365	4,041	175		8,581	
Apartment Complex	4	1	3133	10,882	7,345	6,901	175		14,321	
Apartment Complex	4	1	3134	10,062	6,792	6,289	175		13,256	
Apartment Complex	4	1	3135	14,228	9,605	8,893	175		18,673	
BOQ's	5	1	3136	39,061	26,366	24,413	175	6,360	57,314	
BOQ's	5	1	3137	48,500	32,738	30,313	175	6,600	69,826	
Building 360 Complex	3	7	349	7,200	4,860	4,500	175		9,535	
Building 350 Complex	3	7	360	87,832	59,287	54,895	175		114,357	
Building 350 Complex	3	7	352	1,200	810	750	175		1,735	
Dental Clinic	2	1	1829	15,750	10,631	9,944	175		20,650	
Guest Houses	2	7	300	3,149	2,126	1,968	175		4,269	
Guest Houses	1	7	900	1,980	1,343	1,244	175		2,762	
Other Facilities - Bank	2	1	2106	2,739	1,849	1,712	175		3,736	

Table G

**ESTIMATE OF ANNUAL COSTS**  
**Certain Buildings and Property**

Description	Sale/Lease Year	Cat	Building		Annual Costs				Total
			Number	Sq Ft	R & M	Utilities	Refuse	Elev Maint	
Other Facilities - Class VI	2	1	2042	11,375	7,678	7,109	175		14,962
Other Facilities - Church	3	1	67	5,829	3,935	3,643	175		7,753
Other Facilities - Theater	3	7	1740	5,990	3,969	3,675	175		7,819
Other Facilities - Church	4	1	2101	11,119	7,505	6,949	175		14,629
Senior Officer Housing	2	1	1	4,889	3,165	2,931	175		6,271
Senior Officer Housing	2	1	2	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	3	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	4	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	5	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	6	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	7	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	8	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	9	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	10	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	11	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	12	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	13	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	14	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	15	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	16	4,232	2,857	2,645	175		5,677
Senior Officer Housing	2	1	17	3,968	2,692	2,493	175		5,360
Senior Officer Housing	2	1	18	3,968	2,692	2,493	175		5,360
Senior Officer Housing	2	1	19	3,968	2,692	2,493	175		5,360
Senior Officer Housing	2	1	20	4,725	3,189	2,953	175		6,317
The Lodge	3	1	3126	13,641	8,208	8,526	175		17,909
The Lodge	3	1	3127	3,045	2,065	1,903	175		4,133
The Lodge	3	1	3128	11,435	7,719	7,147	175		15,041
VIP Apartments	4	1	57	8,562	5,779	5,351	175		11,305
Welcome Center	3	1	3295	2,392	1,615	1,495	175	-	3,285
<b>Sub - Total</b>					<b>\$ 753,548</b>	<b>\$ 697,723</b>	<b>\$ 11,375</b>	<b>\$ 13,120</b>	<b>\$ 1,475,766</b>
<b>Less: Category 7 Classification</b>					<b>233,213</b>	<b>215,937</b>	<b>-</b>	<b>160</b>	<b>451,410</b>
<b>Costs on Clean Property</b>					<b>\$ 520,335</b>	<b>\$ 481,786</b>	<b>\$ 11,375</b>	<b>\$ 12,960</b>	<b>\$ 1,024,356</b>

Table G

Other Costs - Estimates  
Joint Powers Authority

	Year							Total
	1	2	3	4	5	6	7	
Insurance	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 2,100,000
Legal	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 2,800,000</u>

Table H



# **EXHIBIT 1**

## **CITY OF ANNISTON REVENUE/EXPENSES AT McCLELLAN**

**Summary of Data from the City of Anniston:**

**Revenues:**

National Guard Coop Agreement:	\$ 68,745
DOT Exercise Reimbursement:	\$ 10,720
Fort McClellan Coop Agreement:	\$350,000
Recreation income at Fort:	\$700,000
<b>Total Revenues:</b>	<b>\$1,129,465</b>

**Expenses:**

Police:	\$ 219,737
Fire:	\$ 498,339
Parks and Recreation	\$1,201,360
<b>Total Expenses:</b>	<b>\$1,919,436</b>
<b>Net loss:</b>	<b>(\$ 789,971)</b>

# REVENUE DIVISION CITY OF ANNISTON

P. O. BOX 2168  
ANNISTON, AL 36202-2168  
(256) 231-7725

January 7, 2000

Mr. Kenny W. Whitley  
Executive Director  
Joint Powers Authority  
P. O. Box 5327  
Fort McClellan, AL 36205

Dear Mr. Whitley:

Based on the most recent information that has been formally compiled, our FY00 revenue and expense estimates for Fort McClellan are as follows:

## REVENUES:

National Guard Cooperative Agreement  
DOT CDTF Exercise Reimbursement  
Fort McClellan Cooperative Agreement (DA & DOJ)

\$ 68,745  
10,720  
350,000

+ 200  
+ 800  
\$ 1,129,765

## EXPENSES:

### Police Department:

Personnel, Fringe Benefits and Training  
Vehicles and Related Expenses

\$135,987  
83,750  
219,737

### Fire Department:

Personnel, Fringe Benefits and Training  
Vehicles and Station Expenses

\$449,639  
48,700  
498,339

### Parks and Recreation Department:

Personnel costs & operating expenses for:  
Properties with buildings  
Ballfields & Other Properties without buildings  
Golf Course

\$324,052  
126,833  
750,475  
1,201,360

One budgeted amount is excluded from this summary. The City's FY00 budget includes \$50,800 for maintenance and repair to electrical systems mainly associated with traffic signals.

→ Rev - 700K/yr  
to Revenue -  
Golf = .5M  
Rev = 108K  
Syn = 92K  
} Revenue per Mo Grubler

Page 2

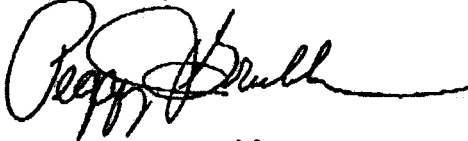
Mr. Kenny Whitley

January 7, 2000

Public Works Director Dale Garrett does not at this time anticipate expending those funds this fiscal year. On the other hand, PARD Director Tammy Chapman continues to encounter unforeseen situations that will most certainly and significantly exceed the forecasted expenses for PARD at Fort McClellan. For the purpose of completing the Application for an Economic Development Conveyance, you may want to include this amount allocated in the manner that best suits the situation.

If I can further assist you, please call me at 231-7725.

Sincerely,



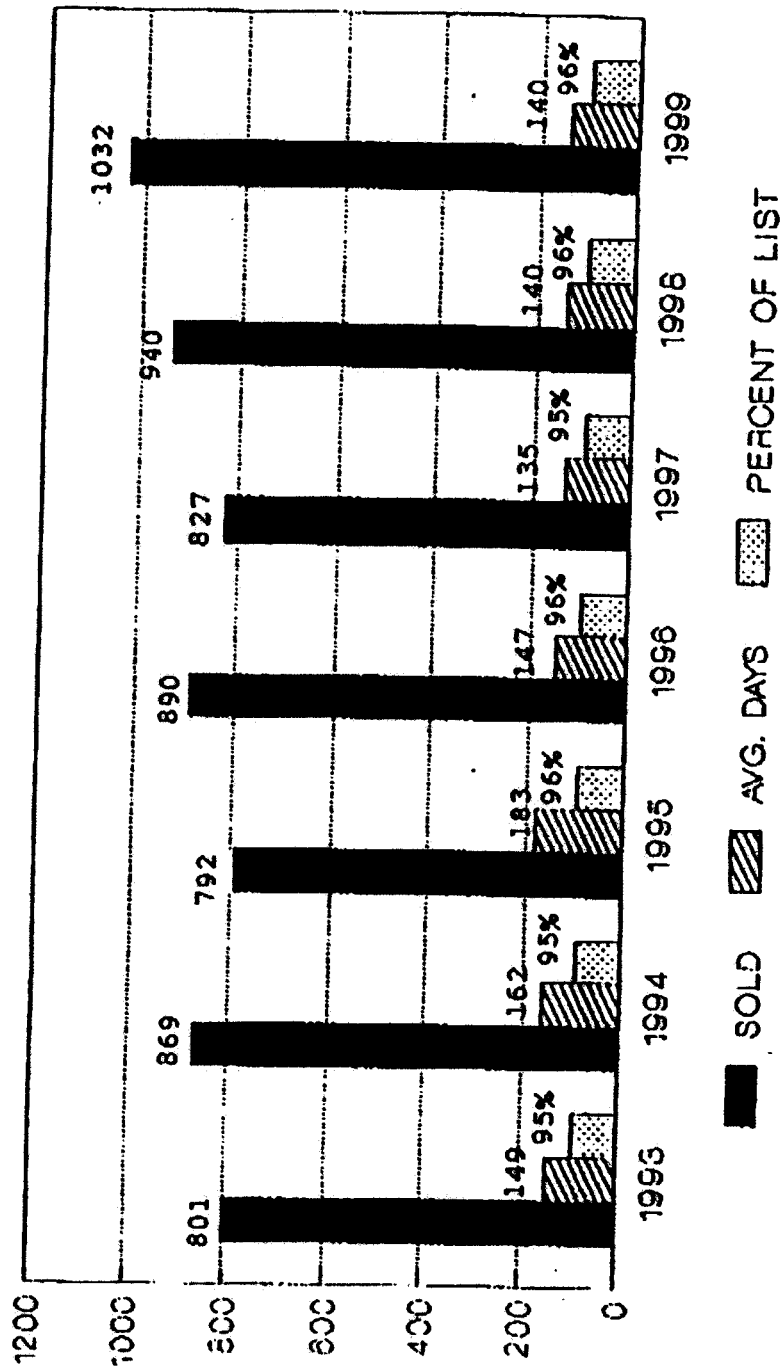
Peggy J. Grubbs  
Senior Revenue Officer

Copy: Rick Whitehead, City Manager  
Dawn Lloyd, Finance Director

## **EXHIBIT 2**

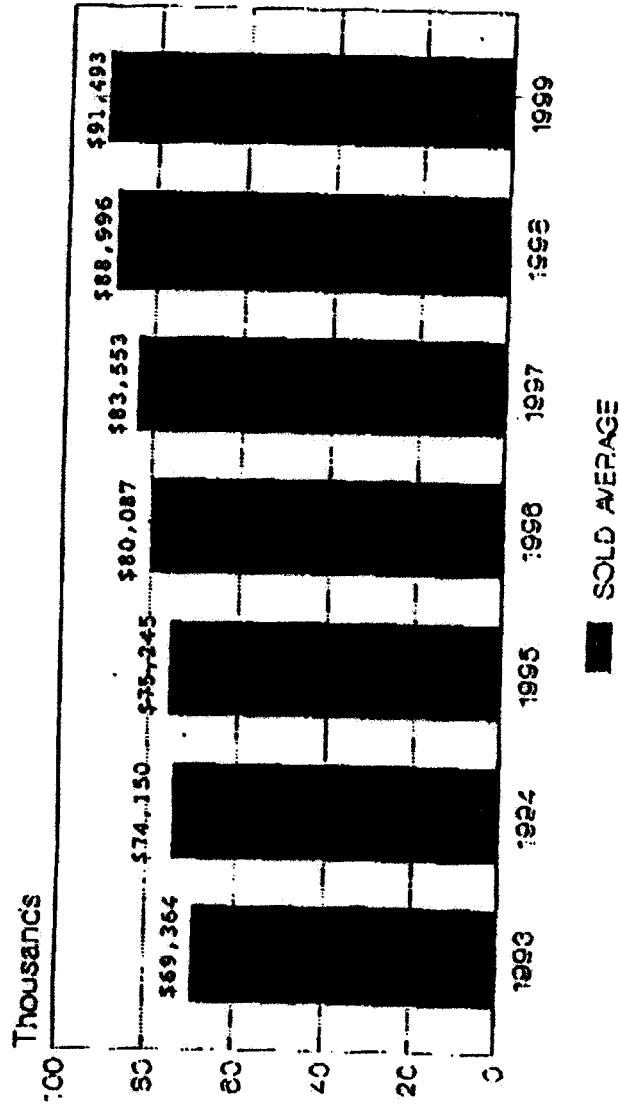
**MARKET ANALYSIS INFORMATION. THIS  
DOCUMENT IS NOT FOR RELEASE TO THE  
PUBLIC.**

# CALHOUN COUNTY AREA BOARD OF REALTORS



## RESIDENTIAL SOLD

# CALHOUN COUNTY AREA BOARD OF REALTORS



## RESIDENTIAL SOLD

## ACTIVE LISTINGS

	Total Active	New	BOM	Active Volume	Active Average	Active Median	Avg Days
<b>RESIDENTIAL</b>	<b>868</b>	<b>73</b>	<b>8</b>	<b>\$83,515,028</b>	<b>\$96,215</b>	<b>\$79,900</b>	<b>138</b>
Alexandria/Wellington	45	2	1	\$4,765,300	\$105,896	\$96,900	142
Anniston-East	122	7	1	\$11,158,650	\$91,464	\$68,500	167
Anniston-West	31	4	2	\$796,030	\$25,678	\$26,500	173
Anniston-North	32	4	1	\$1,469,400	\$45,919	\$45,000	195
Coldwater/Bynum/Wellborn	3			\$226,500	\$75,500	\$76,000	438
Dville/Chocco	21	2		\$2,704,700	\$128,795	\$94,900	99
Golden Springs	68	9		\$8,796,390	\$129,359	\$112,000	101
Jville/Plv	93	3		\$10,234,900	\$110,053	\$95,000	128
Ohatchee	25	1		\$2,242,500	\$89,700	\$68,000	111
Oxford	132	17	1	\$16,300,677	\$123,490	\$95,950	111
Piedmont	24	3		\$1,401,800	\$58,408	\$43,900	106
Saks	108	7	1	\$7,823,356	\$72,438	\$66,200	169
Weaver	56	6		\$3,628,335	\$64,792	\$63,250	125
White Plains	25			\$3,686,100	\$147,444	\$144,900	172
Other	29	4	1	\$3,876,490	\$133,672	\$96,000	121
<b>MULTI-FAMILY</b>	<b>10</b>	<b>1</b>		<b>\$766,900</b>	<b>\$76,690</b>	<b>\$64,950</b>	<b>175</b>
<b>FARM/ACREAGE</b>	<b>36</b>			<b>\$4,575,750</b>	<b>\$127,104</b>	<b>\$86,875</b>	<b>267</b>
<b>LOTS</b>	<b>115</b>	<b>6</b>	<b>1</b>	<b>\$2,088,225</b>	<b>\$18,158</b>	<b>\$13,900</b>	<b>334</b>
<b>COMMERCIAL/INDUSTRIAL</b>	<b>76</b>	<b>4</b>	<b>1</b>	<b>\$21,521,800</b>	<b>\$283,182</b>	<b>\$142,000</b>	<b>211</b>
<b>ALL Property Types</b>	<b>1105</b>	<b>84</b>	<b>10</b>	<b>\$112,467,703</b>	<b>\$101,781</b>		<b>168</b>

## SALE ACTIVITY REPORTED From: 07/01/99 Through: 09/30/99

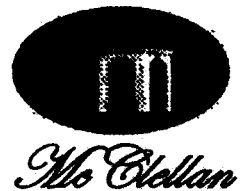
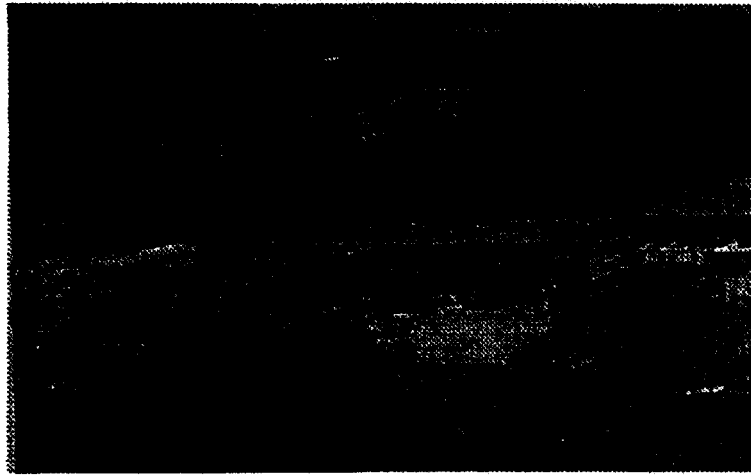
	Total Sold	Sold Volume	Sold Average	Sold Median	Avg Days	% Of List\$	--Off-Mkt-- Pnd Exp Oth		
<b>RESIDENTIAL</b>	<b>290</b>	<b>\$27,623,961</b>	<b>\$95,255</b>	<b>\$83,750</b>	<b>137</b>	<b>96%</b>	<b>9</b>	<b>124</b>	<b>130</b>
Alexandria/Wellington	21	\$1,824,175	\$86,865	\$77,000	175	96%		10	9
Anniston-East	24	\$2,396,461	\$99,853	\$73,500	200	94%	1	21	16
Anniston-West	6	\$115,900	\$19,317	\$21,500	147	93%		5	7
Anniston-North	2	\$121,500	\$60,750	\$60,750	125	95%		3	3
Coldwater/Bynum/Wellborn	1	\$116,000	\$116,000	\$116,000	389	97%			
Dville/Chocco	7	\$971,900	\$138,843	\$85,000	155	97%		2	
Golden Springs	34	\$4,165,950	\$122,528	\$100,000	145	96%		5	9
Jville/Plv	40	\$3,866,000	\$96,650	\$91,300	134	97%	2	21	20
Ohatchee	6	\$440,100	\$73,350	\$81,750	122	96%		3	4
Oxford	51	\$6,647,265	\$130,339	\$105,000	107	97%	3	10	20
Piedmont	15	\$553,900	\$36,927	\$30,000	68	95%	1	3	4
Saks	33	\$2,458,140	\$74,489	\$72,500	127	95%		17	13
Weaver	17	\$1,252,380	\$73,669	\$74,900	129	94%		8	7
White Plains	6	\$747,700	\$124,617	\$113,500	119	99%	1	3	3
Other	5	\$443,500	\$88,700	\$77,500	177	95%		6	7
<b>MULTI-FAMILY</b>	<b>0</b>					<b>%</b>	<b>1</b>	<b>1</b>	
<b>FARM/ACREAGE</b>	<b>4</b>	<b>\$317,000</b>	<b>\$79,250</b>	<b>\$33,500</b>	<b>227</b>	<b>85%</b>		<b>5</b>	<b>3</b>
<b>LOTS</b>	<b>9</b>	<b>\$244,802</b>	<b>\$27,200</b>	<b>\$26,900</b>	<b>344</b>	<b>106%</b>		<b>9</b>	<b>4</b>
<b>COMMERCIAL/INDUSTRIAL</b>	<b>5</b>	<b>\$1,707,900</b>	<b>\$341,580</b>	<b>\$85,000</b>	<b>62</b>	<b>93%</b>		<b>14</b>	<b>2</b>
<b>Property Types</b>	<b>308</b>	<b>\$29,893,663</b>	<b>\$97,057</b>		<b>143</b>	<b>96%</b>	<b>10</b>	<b>153</b>	<b>139</b>



**EXHIBIT 3**

**BUILDING 350: GOVERNMENT COST OF CONSTRUCTION;  
COST OF SIMILAR BUILDINGS SOLD IN OUR AREA; TAX  
MODEL OUTPUT**

MAP I-20



**Building Profile:**

**Building 350 Heavy Vehicle Maintenance**

<u>Complex</u>	<u>Use</u>	<u>Sq. Footage</u>	<u>Yr. Built</u>
#349	Maintenance Shop	7,200	1991
#350	Heavy Vehicle	87,832	1991
#352	Storage Building	1,200	1991
#356	Buried Fuel Storage Tank	318	1993

**TOTAL**

**96,550**

**General Information:**

18<sup>th</sup> Street and 3<sup>rd</sup> Ave. Ft. McClellan, AL 36205 (former U.S. Army Base)  
Building is within the City of Anniston, AL MSA and Calhoun County, AL

Largest Production Area - 87,832 expandable to 6 adjacent acres

Office Space - 5,000 sq. ft. - conditioned

Acreage Available - footprint, including parking - 6 acres

Parking: paved for 50 cars plus adjacent gravel area for 100 more

Foundation/Floor: 8" reinforced concrete.

Walls: metal masonry / concrete block. Ceiling Height: 24-30 ft.

Roof: steel joist or beam with metal decking.

Added Fire Protection System - Sept. of 1993.

Buildings include paint booth and 4 - 10 ton overhead cranes plus

2 and 3 ton overhead motor-driven monorails.

10,000 gallon fuel storage tank is buried.

Trucking: 20 Drive-In Garage Doors 1- Dock Height

Rail Spur running directly behind property - Norfolk Southern

Zoning: Industrial Manufacturing; Fire Rating 3

Previous use: Industrial by U. S. Army for Heavy Vehicle Maintenance.

Utilities: Gas - Alagasco

Electric - Alabama Power

Phone - BellSouth

Water and Sewer - Anniston Water and Sewer Board

Nearest Commercial Passenger Air Service: Birmingham, AL 60 miles

Interstate Highway: within 10 miles of Interstate-20 (Atlanta, GA/B'ham, AL)

Lease with Option to Purchase: negotiable and based on job creation

Pictures and Floor Plans Available

**Point of Contact:**

Paul A. Saia, Director of Economic Development

Joint Powers Authority, P. O. Box 5327, Anniston, AL 36205

256/236-2011 Fax: 256/236-2020 [www.mcclellan-jpa.com](http://www.mcclellan-jpa.com)

11/29/1999

HART CORPORATION

Page

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TN000660

SOLD STUDY FOR Hart Corporation

CITY/ST: Greeneville, TN

YR BUILT: 1992

ADDRESS: 711 Campbell Drive

DESCRIPT: Separate 20,000sf whse on 5a  
& 3,600sf outbldg, not in sf

LOCATION: Ext.E/27 Mi. S of Johnson City

SQ. FT.: 105,300

QUALITY: Good

LOT SIZE: 11.00 Acres

EXTRA GRD: 1.00 Acres

RAIL: Not available

DIMENSION: 370' X 250'

LOADING: TG, DI

COL SPACE: 50' X 329' / 50' X 316'

FLOORS: 6" reinforced concrete

OFFICE: 9,700 S.F.

WALLS: Metal

MIN C.H.: 20.00

COLUMNS: Steel

MAX C.H.: 30.00

CEILING: Metal deck

PARKING: Ample, paved

ROOF: Insulated metal

LAST USE: Metal fabrication

GAS: City

MISC: Cranes in all bays

WATER: City

SEWER: City

ASK PRICE: \$2,400,000.00

A/C: Office only.

ASK RENT:

POWER: TVA

HEAT: Gas space heaters

POSSESSN:

SPRINKLER: 100% wet

SELL PRICE: \$2,200,000.00

PRICE/SQ FT: 20.89

SELLER: LAND AIR CORPORATION

BUYER: MILLER INDUSTRIES

DATE SOLD: 12/30/96

MONTHS ON MARKET:

26

COMMENTS: Direct deal to Atlanta buyer.

11/29/1999

HART CORPORATION

Page 11

NC001239

SOLD STUDY FOR Hart Corporation

CITY/ST:	Salisbury, NC	YR BUILT:	1990
ADDRESS:	1325 Whalen Drive	DESCRIPT:	Modern one story building
	Former Western Atlas Plant		
LOCATION:	35 miles NE of Charlotte		
SQ. FT.:	100,620	QUALITY:	Excellent
LOT SIZE:	8.75 Acres		
EXTRA GRD:	0.00 Acres	RAIL:	None
DIMENSION:	400' X 200'	LOADING:	1 DI, 4 TG
COL SPACE:	25' X 50'	FLOORS:	Reinforced concrete
OFFICE:	15,620 SF	WALLS:	Metal
MIN C.H.:	19.70	COLUMNS:	
MAX C.H.:	25.00	CEILING:	Metal
PARKING:	112 paved spaces	ROOF:	Metal
LAST USE:	Conveyor manufacturing	GAS:	Peidmont NG 4" line
MISC:	5 2T cranes; alarm system	WATER:	City
		SEWER:	City
ASK PRICE:	\$2,300,000.00	A/C:	Office only
ASK RENT:		POWER:	500KVA 2,948 A
		HEAT:	Gas
POSSESSN:	Immediate	SPRNKLER:	100% wet
SELL PRICE:	\$1,875,000.00		
PRICE/SQ FT:	18.63		
SELLER:	H K SYSTEMS		
BUYER:	SALISBURY MACHINERY COMPANY		
DATE SOLD:	06/01/98	MONTHS ON MARKET:	11

-----  
COMMENTS:

Blvd 7

Ceiling Ht.  $\rightarrow$   
 24-30 ft.

17,000 sq. ft.

Bldg.

OFFICE / ADMINISTRATION  
5000 sq. ft.

Bldg. 350

- Equipped with mono rails (2 + 3 ton)
- Added Fire Protection System (9/93)
- 10,000 gal. Fuel storage Tank

TABLE 600

[illegible]

County	Twp.	Areas	Seat	% Seat	Block	Precinct Number <b>349</b>	Dist. #
11							

Information By:		No. Pri.	Adjustment	Cord.

Scale 1" = 1'

BUILDING DATA					
NO.	1	2	3	4	
Type Structure	<b>Single</b>				
Year Built	<b>1991</b>				
Class Scale					
Number Apartments					
Number Rooms	<b>2</b>				
Number Levels	<b>1</b>				
Adjusted Rate					
Use Area	<b>7,200</b>				
Adjusted Area					
Condition	<b>Excellent</b>				

CONSTRUCTION DATA					
Code	Description	Unit	1	2	3
<b>FOUNDATION (1, 48-49)</b>					
1	Sub				
2	Press				
3	Cont. Wall				
4	Cont. Blk.				
5	Back				
6	Core				
7	Stems				
8	Wood				
<b>EXTENSION WALLS (1, 50-51)</b>					
3	Cent. Metal				
5	Wood Fr. Shown				
6	Wd Fr. Jn. Shn.				
7	C.B. Pnln				
8	Wood Fr. Ash (Cor)				
9	C. H. Shuco				
11	Wd & Sheathing				
12	Brk. on Wood				
13	Brk. on Masonry				
17	Stems on Masonry				
19	Thrufr. Stems				
22	Masonry				
28	Alum. Siding				
27	Wood Siding				
28	1/2" Ash. Shiny Comp				
30	Drycl				
<b>ROOF TYPE (1, 64-65)</b>					
1	Felt Shiel				
2	Imp. Crbln				
3	Sealedn				
5	Quarrel				
6	Masonry				
7	Mortar				
8	Pre-Stress Conc.				
9	Wd. Truss & Wd. Deck				
11	Steel Truss				
15	B.I. Ins. (K. Png. In)				
<b>FLOORS (2, 40-41)</b>					
1	Pre-cast				
2	S. Fltn				
3	Core on Grade				
4	Core & A Tie				
5	Core finished				
6	Tverro				
7	D. Fltn				
8	Insulation				
9	Pre-Cast Conc.				
10	Frequent				
11	Quarry Tile				
12	Ceramic Tile				
13	Mable				
14	C & U				
21	Each				
28	Hard Select				
<b>INTERIOR FINISH (2, 65-66)</b>					
1	Unfinished				
2	Painted				
3	Wd. or Cor. Blk.				
4	Wallboard				
5	Plaster, No Furr.				
6	Plaster & Furr.				
7	Drywall				
8	Wood Panel				
9	Exam. Metal				
11	Ft. Panel				
<b>PLUMBING (3, 40-41)</b>					
1	None				
2	Pear				
3	Avr. No. Tie				
4	Avr. & Tie				
<b>PLUMBING SPECIAL FEATURES</b>					
Ft. Bath					
Ft. Bath					
Ft. R.R.					
<b>HEATING - AIR CONDITIONING</b>					
0	None				
1	Curry				
2	FIA				
3	Shaded for Water				
4	Avr. Cent. (Chf.)				
5	1/2" Wd				
6	Ceramic Lin (H.A.M.)				
23	Freepace				
10	Suspended Heal				
<b>ADJUSTMENTS</b>					
1	Ft. Timber				
2	Ft. Oak Shiel				
3	Ft. Palm Conc.				
4	Ft. Finished Bl.				
5	1/2" Wd				
6	Frontal Bl.				
7	Ant. Ensh.				
8	Fastenrs				
9	Sensitl. Lib.				

216,000

TABLE 6-1

1. FACILITY NO. <b>P00350</b>		2. DESIGNATION <b>Maint Shop Bldg</b>		3. CATEGORY CODE <b>21885</b>		4. DESIGNED CAPACITY		5. TOTAL AREA <b>87832</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO. <b>FMC-67-1 thru 51</b>		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING			16. FIRE PROTECTION			18. TYPE OF CONSTRUCTION			
a. TYPE <input checked="" type="checkbox"/>			a. NUMBER			<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY			b. TYPE			19. BUILDING DIMENSIONS			
c. SQ YD AIR COND			17. MATERIALS			a. MAIN BLDG			
11. HEATING			a. FOUNDATION <i>Reinforced concrete</i>			b. OFFSETS			
a. SOURCE			b. FLOOR <i>Reinforced concrete</i>			c. WINGS			
b. FUEL <i>Gas</i>			c. WALLS <i>Steel &amp; concrete block</i>			d. BASEMENT			
12. HOT WATER FACILITIES			d. ROOF <i>Steel joist or beam</i>			e. ATTIC			
a. CAPACITY			e. SURFACE <i>metal deck</i>			20. TYPE OF CARD <input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STN <input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD <input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS			
b. TEMPERATURE RISE			f. BASE						
13. NO. USABLE FLOORS <b>1</b>			14. OTHER MEASUREMENTS						
15. UTILITY CONNECTIONS					21. REMARKS <i>Corral Field Maint, PN 161</i>				
	NUMBER	SIZE	CAPACITY						
a. WATER	<input checked="" type="checkbox"/>								
b. SEWER	<input checked="" type="checkbox"/>								
c. ELECTRICITY	<input checked="" type="checkbox"/>								
d. GAS	<input checked="" type="checkbox"/>								
e. STEAM									
f. CONDENSATE									

DA FORM 2877

REPLACES DA FORMS 8-46, 8-47, 8-48, 8-50.

REAL PROPERTY RECORD

Accepted ~~26 Apr 91~~, 24 May 91

COST DATA			
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	TOTAL COST
16-92	18 Dec 91	New Construction, DACA01-89-C-003 Fire Protection System	\$4,005,201
35-93	21 Sep 93	Final Cost Update on VO #16-92 Fire Protection	\$4,140,851
35-93	21 Sep 93	Cost for moving & setting up Paint Booth on VO 16-92 Overhead 10 Ton Crane (Norwalk)	\$1,508,971
2-98	18 Nov 97	NO # IO 7002575, Construction to support BIDS, Completion Date: 10 Oct 97	\$5,093,305
			\$27,038
			\$46,702
			\$5378.31
			\$5,120,343
			\$5,167,045
			\$5,172,432
CATEGORY CODE	21885	DESIGNATION Maint Shop Gen Purpose	FACILITY NO. P00350



**TANK**

1. FACILITY NO. <b>P00356</b>		2. DESIGNATION <b>Fuel Stor.</b>		3. CATEGORY CODE <b>41180</b>		4. DESIGNED CAPACITY		5. TOTAL AREA <b>317.46</b>	
6. UNIT OF MEASURE <b>Barrels</b>		7. DRAWING NO.		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING			16. FIRE PROTECTION			18. TYPE OF CONSTRUCTION			
a. TYPE			a. NUMBER			<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY			b. TYPE			19. BUILDING DIMENSIONS			
c. SQ YD AIR COND			17. MATERIALS			a. MAIN BLDG			
11. HEATING			a. FOUNDATION			b. OFFSETS			
a. SOURCE			b. FLOOR			c. WINGS			
b. FUEL			c. WALLS			d. BASEMENT			
12. HOT WATER FACILITIES			d. ROOF			e. ATTIC			
a. CAPACITY			e. SURFACE			20. TYPE OF CARD			
b. TEMPERATURE RISE			f. BASE			<input type="checkbox"/> BLDG <input checked="" type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS			14. OTHER MEASUREMENTS <b>10,000 gallon</b>			<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
						<input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS			
15. UTILITY CONNECTIONS				21. REMARKS					
	NUMBER	SIZE	CAPACITY	<b>10,000 gallon tank = 317.46 Barrels</b>					
a. WATER									
b. SEWER									
c. ELECTRICITY									
d. GAS									
e. STEAM									
f. CONDENSATE									

[illegible]

1. FACILITY NO. <b>P00349</b>		2. DESIGNATION <b>Maint Shop Building</b>		3. CATEGORY CODE <b>21885</b>		4. DESIGNED CAPACITY		5. TOTAL AREA <b>7200</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO. <b>FMG-67-23</b>		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING				16. FIRE PROTECTION		18. TYPE OF CONSTRUCTION			
a. TYPE <b>N/A</b>				a. NUMBER		<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY				b. TYPE		19. BUILDING DIMENSIONS			
c. SQ YD AIR COND				17. MATERIALS		a. MAIN BLDG			
11. HEATING				a. FOUNDATION <b>Reinforced concrete</b>		b. OFFSETS			
a. SOURCE <b>Gas</b>				b. FLOOR <b>Reinforced concrete</b>		c. WINGS			
b. FUEL				c. WALLS <b>Stucco + concrete blk</b>		d. BASEMENT			
12. HOT WATER FACILITIES				d. ROOF <b>Steel joist on beam</b>		e. ATTIC			
a. CAPACITY				e. SURFACE <b>Asphalt deck</b>		20. TYPE OF CARD			
b. TEMPERATURE RISE				f. BASE		<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS <b>1</b>		14. OTHER MEASUREMENTS				<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
15. UTILITY CONNECTIONS						21. REMARKS <b>Crossed Field Maint</b>			
	NUMBER	SIZE	CAPACITY						
a. WATER	<input checked="" type="checkbox"/>								
b. SEWER	<input checked="" type="checkbox"/>								
c. ELECTRICITY	<input checked="" type="checkbox"/>								
d. GAS	<input checked="" type="checkbox"/>								
e. STEAM									
f. CONDENSATE									

DA FORM 2877

REPLACES DA FORMS 8-46, 8-47, 8-49, 8-50,  
AND 8-51 WHICH ARE OBSOLETE

REAL PROPERTY RECORD  
7-75-1391

PN 161 - Corral Fld Maint  
 Accepted 26 Apr 91 - Keys signed for 24 May 91.

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
16-92	18 Dec 91	New Construction, PN 161, Corral Fld Maint Fac, Crew # DACAD1-89-C-0163		\$539,844.
35-93	21 Sep 93	Final Cost update on VO #16-92	\$128,204.28	\$688,048.28
CATEGORY CODE 21885		DESIGNATION Maint Shop Gen. Purpose		FACILITY NO. 700349

1. FACILITY NO. <b>DDO351</b>		2. DESIGNATION <b>WPLAT DRG HP</b>		3. CATEGORY CODE <b>21455</b>		4. DESIGNED CAPACITY		5. TOTAL AREA	
6. UNIT OF MEASURE			7. DRAWING NO. <b>FMC 67-51+67-73</b>			8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.	
10. AIR CONDITIONING				16. FIRE PROTECTION		18. TYPE OF CONSTRUCTION			
a. TYPE				a. NUMBER		<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY				b. TYPE		19. BUILDING DIMENSIONS			
c. SQ YD AIR COND				17. MATERIALS		a. MAIN BLDG			
11. HEATING				a. FOUNDATION		b. OFFSETS			
a. SOURCE				b. FLOOR		c. WINGS			
b. FUEL				c. WALLS		d. BASEMENT			
12. HOT WATER FACILITIES				d. ROOF		e. ATTIC			
a. CAPACITY				e. SURFACE		20. TYPE OF CARD			
b. TEMPERATURE RISE				f. BASE					
13. NO. USABLE FLOORS			14. OTHER MEASUREMENTS			<input type="checkbox"/> BLDG <input checked="" type="checkbox"/> MISC STR			
						<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
						<input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS			
15. UTILITY CONNECTIONS					21. REMARKS <b>Consol Eld Maint</b>				
	NUMBER	SIZE	CAPACITY						
a. WATER									
b. SEWER									
c. ELECTRICITY									
d. GAS									
e. STEAM									
f. CONDENSATE									

DA FORM 2877

REPLACES DA FORMS 8-46, 8-47, 8-49, 8-50.

REAL PROPERTY RECORD

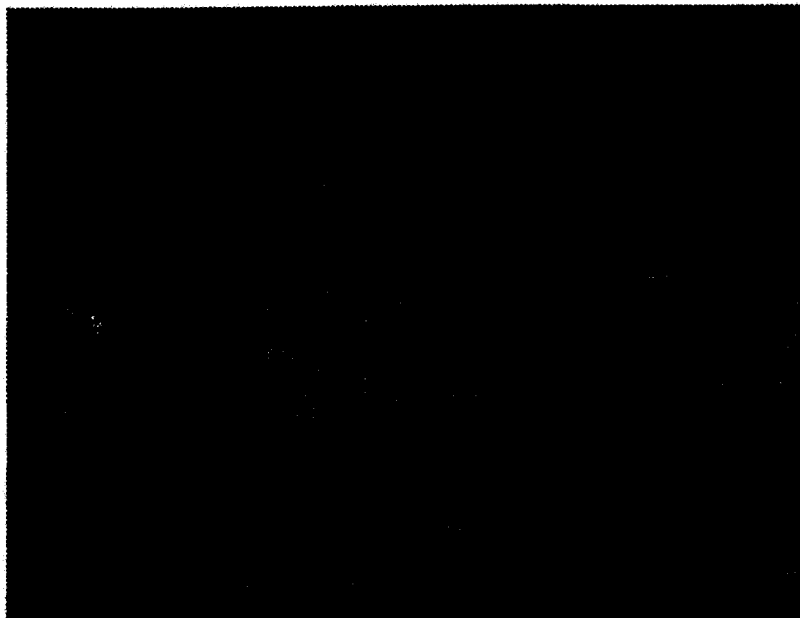
PN 161- Corral 7th. Next  
Accepted ~~26 Apr 91~~ 24 May 91

[illegible]

**EXHIBIT 4**

**FORMER WAC MUSEUM: TAX MODEL, COST OF  
CONSTRUCTION**

MAP B-14



**Building Profile:**                      **Building 1077 WAC Museum**

<u>Complex</u>	<u>Use</u>	<u>Sq. Footage</u>	<u>Yr. Built</u>
#1077	Museum	10,681	1977

**General Information:**

3<sup>rd</sup> St. & McClellan Blvd. Ft. McClellan, AL 36205 (former U.S. Army Base)  
Building is within the City of Anniston, AL MSA and Calhoun County, AL

Largest Office/Display Area – 10,000

Office Space – 681 sq. ft.

Acreage Available - 3 acres

Parking: paved for 40 cars

Foundation/Floor: reinforced concrete

Floor Covering: carpeting

Walls: Brick Veneer

Ceiling Height: 12 ft. (suspended ceiling)

Roof : replaced in June, 1996 and is warranted through 7/2006

Fire Protection: Sprinkler System

Building contains large display areas and some storage/office space.

Air conditioned throughout with automatic lawn sprinkler system.

Loading: Truck docking; One Roll Down Garage Door

Zoning Use: Commercial; Fire Rating 3

Previous use: Historical Museum by U. S. Army

Utilities: Gas – Alagasco

Electric – Alabama Power

Phone – BellSouth    Water and Sewer – Anniston Water and Sewer Board

Nearest Commercial Passenger Air Service: Birmingham, AL 60 miles

Interstate Highway: within 12 miles of Interstate-20 (Atlanta, GA/B'ham, AL)

Lease with Option to Purchase: negotiable and based on job creation

Pictures and Floor Plans Available

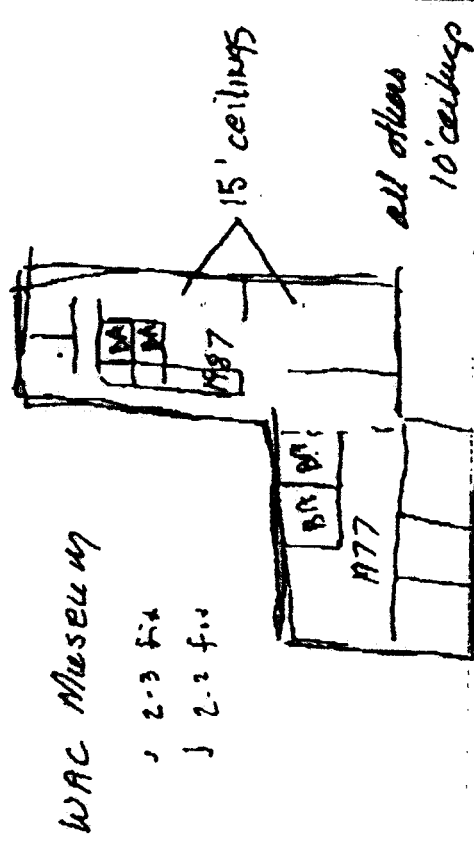
**Point of Contact:**

Paul A. Saia, Director of Economic Development  
Joint Powers Authority P. O. Box 5327 Anniston, AL 36205  
256/236-2011 Fax: 256/236-2020 [www.mcclellan-jpa.com](http://www.mcclellan-jpa.com)



**APPRaisal WOI** **236-2011 (JPA)** **1077**

County	11	City	WAC	State	WA	Parcel Number	1077	Sheet	1	Date	10/77
Owner Name	WAC MUSEUM										
Address	1077										
City	WAC										
State	WA										
Zip	98001										
Phone	206-461-1077										
Owner Name	WAC MUSEUM										
Address	1077										
City	WAC										
State	WA										
Zip	98001										
Phone	206-461-1077										



WAC MUSEUM

2-3 fix

2-2 fix

all others 10' ceilings

No automatic fire suppression (1150 sprinklers)

10,681 sq'

Approx: \$ 475,000

KEY: 1077 WAC MUSEUM 1077

Category	Description	Unit	Quantity	Unit Price	Total Price
FOUNDATION	1. Sub	sq ft	1077		
	2. Footing	sq ft			
	3. Concrete	cu yd			
	4. Reinforcing	lb			
	5. Backfill	cu yd			
	6. Compaction	sq ft			
	7. Slope	sq ft			
	8. Erosion	sq ft			
	9. Drainage	sq ft			
	10. Other	sq ft			
WALLS	1. Foundation	sq ft			
	2. Exterior	sq ft			
	3. Interior	sq ft			
	4. Partition	sq ft			
	5. Staircase	sq ft			
	6. Elevator	sq ft			
	7. Other	sq ft			
	8. Foundation	sq ft			
	9. Exterior	sq ft			
	10. Interior	sq ft			
FLOORS	1. Foundation	sq ft			
	2. Exterior	sq ft			
	3. Interior	sq ft			
	4. Partition	sq ft			
	5. Staircase	sq ft			
	6. Elevator	sq ft			
	7. Other	sq ft			
	8. Foundation	sq ft			
	9. Exterior	sq ft			
	10. Interior	sq ft			
CEILING	1. Foundation	sq ft			
	2. Exterior	sq ft			
	3. Interior	sq ft			
	4. Partition	sq ft			
	5. Staircase	sq ft			
	6. Elevator	sq ft			
	7. Other	sq ft			
	8. Foundation	sq ft			
	9. Exterior	sq ft			
	10. Interior	sq ft			
MECHANICAL	1. Foundation	sq ft			
	2. Exterior	sq ft			
	3. Interior	sq ft			
	4. Partition	sq ft			
	5. Staircase	sq ft			
	6. Elevator	sq ft			
	7. Other	sq ft			
	8. Foundation	sq ft			
	9. Exterior	sq ft			
	10. Interior	sq ft			
ELECTRICAL	1. Foundation	sq ft			
	2. Exterior	sq ft			
	3. Interior	sq ft			
	4. Partition	sq ft			
	5. Staircase	sq ft			
	6. Elevator	sq ft			
	7. Other	sq ft			
	8. Foundation	sq ft			
	9. Exterior	sq ft			
	10. Interior	sq ft			

1. FACILITY NO. <b>1077</b>		2. DESIGNATION <b>WAC Museum</b>		3. CATEGORY CODE <b>76010</b>		4. DESIGNED CAPACITY		5. TOTAL AREA <b>10,681</b> <del>7,871</del>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO.		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING				16. FIRE PROTECTION		18. TYPE OF CONSTRUCTION			
a. TYPE				a. NUMBER <b>Fire Alarm System</b>		PERM <input checked="" type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP <input type="checkbox"/>			
b. CAPACITY				b. TYPE <b>Auto. Sprinkler System</b>		BUILDING DIMENSIONS			
c. SQ YD AIR COND				17. MATERIALS		a. MAIN BLDG			
11. HEATING				a. FOUNDATION		b. OFFSETS			
a. SOURCE				b. FLOOR		c. WINGS			
b. FUEL				c. WALLS		d. BASEMENT			
12. HOT WATER FACILITIES				d. ROOF		e. ATTIC			
a. CAPACITY				e. SURFACE		20. TYPE OF CARD			
b. TEMPERATURE RISE				f. BASE		<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS				14. OTHER MEASUREMENTS		<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
						<input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS			
15. UTILITY CONNECTIONS						21. REMARKS			
	NUMBER	SIZE	CAPACITY						
a. WATER	✓								
b. SEWER	✓								
c. ELECTRICITY	✓								
d. GAS	—								
e. STEAM	—								
f. CONDENSATE	—								

DA FORM 2877  
1 NOV 64

\* GPO : 1965 O-780-629

REPLACES DA FORMS 2-46, 2-47, 2-49, 2-50,  
2-51, AND 2-52, WHICH ARE OBSOLETE.

REAL PROPERTY RECORD  
(AR 733-27)

CATEGORY CODE <b>76010</b>		DESIGNATION <b>WAC MUSEUM</b>		FACILITY NO. <b>1077</b>	
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Roofing was replaced on 06-14-96  
Warranty expires on 07-16-2006

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
59-77	19 Aug 77	New Construction Costs # (AUTHORITY: See Voucher #59-77, 19 Aug 77)		\$249,362.35
36-78	16 May 78	Found on Post-Automatic Sprinkler System	\$8,000.00	\$256,362.35
36-78	16 May 78	Found on post. - Fire Alarm Section	3,000.00	\$259,362.35
52-80	22 Aug 80	Install protective box/vent, WO # NW 003480P	457.35	\$259,819.70
52-80	22 Aug 80	Install IDS system, WO # NW 00269 0P	326.04	\$260,145.74
56-80	12 Sep 80	Install lamp filter, WO # NW 00293-8P	5,128.95	\$265,274.69
40-81	13 May 81	Transfer of Sprinkler System to US Post as conditional gift from WAC Foundation	\$7,845.00	\$273,119.69
55-81	6 Aug 81	Install exterior outlets, WO # PC 100151P	483.14	\$273,602.83
6-84	4 Jan 84	Inst. elect. outlets, PC 30215-3P	338.30	\$273,941.13
30-84	19 Jan 84	Construct platform or catwalk, PC 400964P	425.30	\$274,366.43
44-84	28 Aug 84	Mount boards & flag holder on wall, WO # PC 40080-4P	517.96	\$274,884.39
15-87	11 Feb 87	Transfer of addition to WAC Museum to US Post as conditional gift from WAC Foundation (Add'l 3,460 SF)	\$215,000.00	\$489,884.39
CATEGORY CODE 76010		DESIGNATION WAC MUSEUM	FACILITY NO. 1077	

VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
4-90	23 Oct 89	Transfer of outdoor storage area w/ exp from installation property	1402.82	#491,287.27
7-98	13 Jan 98	Decrease of 650 SF due to physical measurement by R.A. Burke, 13 Jan 98		#491,287.27
				.59
10-01	11 Nov 81	Transfer of addition to WAC Museum L US Dist is conditional gift from WAC Foundation (Addl 3,460 SF)	\$215,000.	\$489,884.39
CATEGORY CODE 76010		DESIGNATION WAC MUSEUM	FACILITY NO. 1077	

## **EXHIBIT 5**

### **FORMER DENTAL CLINIC: COST OF CONSTRUCTION; TAX MODEL**

;

CONSTRUCTION DATA

Code	Description	Unit	1	2	3	4
FOUNDATION (1, 4e-49)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
EXTENSION WALLS (1, 50-51)						
1	Core Wall					
2	Core Wall					
3	Core Wall					
4	Core Wall					
5	Core Wall					
6	Core Wall					
7	Core Wall					
8	Core Wall					
FLOOR (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core					
10	Core					
ROOF MATERIAL (2, 55-56)						
1	Sub					
2	Foot					
3	Core Wall					
4	Core Bld.					
5	Core					
6	Core					
7	Core					
8	Core					
9	Core				</	

PROPERTY ADDRESS		LAND USE	UTILITIES	TOPOGRAPHY	ROADS	ZONING	LAND DATA																																																	
1234 Main St, Apt 101		Residential	Water, Sewer, Gas, Electric	Flat	Local Road	R-1	<table border="1"> <thead> <tr> <th colspan="2">ROOF TYPE (1, 25-66)</th> <th colspan="2">INTERIOR FINISH (2, 65-66)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Flat Shd</td> <td>1</td> <td>Unfinished</td> </tr> <tr> <td>2</td> <td>Gable</td> <td>2</td> <td>Plaster</td> </tr> <tr> <td>3</td> <td>Shed</td> <td>3</td> <td>Wd. or Gd. Bd.</td> </tr> <tr> <td>4</td> <td>Shed</td> <td>4</td> <td>Wd. or Gd. Bd.</td> </tr> <tr> <td>5</td> <td>Gambrel</td> <td>5</td> <td>Plaster, No Pl.</td> </tr> <tr> <td>6</td> <td>Manse</td> <td>6</td> <td>Plaster &amp; Pl.</td> </tr> <tr> <td>7</td> <td>Manse</td> <td>7</td> <td>Plaster &amp; Pl.</td> </tr> <tr> <td>8</td> <td>Pro. Street Conc.</td> <td>8</td> <td>Wood Panel</td> </tr> <tr> <td>9</td> <td>Wd. Truss &amp; Wd. Deck</td> <td>9</td> <td>Brick, Wd. or Pl.</td> </tr> <tr> <td>10</td> <td>Shed Truss</td> <td>10</td> <td>Brick, Wd. or Pl.</td> </tr> <tr> <td>11</td> <td>Shed Truss</td> <td>11</td> <td>Br. Panel</td> </tr> </tbody> </table>		ROOF TYPE (1, 25-66)		INTERIOR FINISH (2, 65-66)		1	Flat Shd	1	Unfinished	2	Gable	2	Plaster	3	Shed	3	Wd. or Gd. Bd.	4	Shed	4	Wd. or Gd. Bd.	5	Gambrel	5	Plaster, No Pl.	6	Manse	6	Plaster & Pl.	7	Manse	7	Plaster & Pl.	8	Pro. Street Conc.	8	Wood Panel	9	Wd. Truss & Wd. Deck	9	Brick, Wd. or Pl.	10	Shed Truss	10	Brick, Wd. or Pl.	11	Shed Truss	11	Br. Panel
ROOF TYPE (1, 25-66)		INTERIOR FINISH (2, 65-66)																																																						
1	Flat Shd	1	Unfinished																																																					
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4	Shed	4	Wd. or Gd. Bd.																																																					
5	Gambrel	5	Plaster, No Pl.																																																					
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8	Pro. Street Conc.	8	Wood Panel																																																					
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1234 Main St, Apt 101		Residential	Water, Sewer, Gas, Electric	Flat	Local Road	R-1	<table border="1"> <thead> <tr> <th colspan="2">ADJUSTMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fr. Timber</td> </tr> <tr> <td>2</td> <td>Fr. Open Shd</td> </tr> <tr> <td>3</td> <td>Fr. Rgn. Conc.</td> </tr> <tr> <td>4</td> <td>Fr. Fireproof St.</td> </tr> <tr> <td>5</td> <td>Heath</td> </tr> <tr> <td>6</td> <td>Fr. Rgn. Conc.</td> </tr> <tr> <td>7</td> <td>Ad. Envy.</td> </tr> <tr> <td>8</td> <td>Brickwork</td> </tr> <tr> <td>9</td> <td>Special Use</td> </tr> </tbody> </table>		ADJUSTMENTS		1	Fr. Timber	2	Fr. Open Shd	3	Fr. Rgn. Conc.	4	Fr. Fireproof St.	5	Heath	6	Fr. Rgn. Conc.	7	Ad. Envy.	8	Brickwork	9	Special Use																												
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1	Fr. Timber																																																							
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8	Brickwork																																																							
9	Special Use																																																							

1. FACILITY NO. <b>P01929</b>		2. DESIGNATION <b>Dental Clinic</b>		3. CATEGORY CODE <b>54010</b>		4. DESIGNED CAPACITY <b>28 (OU)</b>		5. TOTAL AREA <b>15,750</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO.		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING				16. FIRE PROTECTION				18. TYPE OF CONSTRUCTION	
a. TYPE				a. NUMBER				<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP	
b. CAPACITY				b. TYPE				19. BUILDING DIMENSIONS	
c. SQ YD AIR COND				17. MATERIALS				a. MAIN BLDG	
11. HEATING				a. FOUNDATION <b>Conc / Finf. Conc.</b>				b. OFFSETS	
a. SOURCE				b. FLOOR <b>YAT</b>				c. WINGS	
d. FUEL				c. WALLS <b>Brk</b>				d. BASEMENT	
12. HOT WATER FACILITIES				d. ROOF <b>Built up w/ gravel</b>				e. ATTIC	
a. CAPACITY				e. SURFACE				20. TYPE OF CARD	
b. TEMPERATURE RISE				f. BASE				<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR	
13. NO. USABLE FLOORS				14. OTHER MEASUREMENTS				<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD	
15. UTILITY CONNECTIONS				21. REMARKS					
	NUMBER	SIZE	CAPACITY	<b>Air conditioning system</b>					
a. WATER	✓								
b. SEWER	✓								
c. ELECTRICITY	✓								
d. GAS									
e. STEAM									
f. CONDENSATE									
				<input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS					

DA FORM 2877  
1 NOV 64

\* GPO : 1965 O-755-639

REPLACES DA FORMS 9-46, 9-47, 9-48, 9-50,  
9-51, AND 9-52, WHICH ARE OBSOLETE.

REAL PROPERTY RECORD  
(AR 735-27)

CATEGORY CODE  
**54010**

DESIGNATION  
**Dental Clinic**

FACILITY NO.  
**P01929**

1

WO# MC200642J-Completed 29 Apr 96 -  
Water, gas + electrical meters installed.

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
18-78	3 Mar 78	Cont # PACAOI-26-C-0078 (includes \$93,550 for Cleaning, Shading, etc.)		1,035,075.00
29-79	4 Jun 79	Final cont update on VO# 18-78	+113,296.10	1,148,371.10
55-81	6 Aug 81	Install deck switches, WO# TMC 100,521.5	174.26	1,148,545.36
40-83	20 Jul 83	Inst dental supplement system in Stout Dental Clinic, WO# MC200032P	1088.58	1,149,633.94
40-83	21 Jul 83	Connect Transformer, NW 900789P	58.82	1,149,692.76
44-84	24 Aug 84	Inst + install 2 wire mesh door, MC 400714P	221.18	1,149,913.94
17-86	14 Nov 85	Fabricate + install STEEL Mesh door MC50054-5P	208.44	1,150,122.38
28-86	29 JAN 86	Instl + instrument cabinets, MC50082-5J	417.96	1,150,540.34
28-86	29 JAN 86	Instl + elec. outlets, MC50081-5J	224.52	1,150,764.86
43-89	8 Jun 89	Instl 220V Out Line / connect Water Line Comp 870713 MC600706J	897.37	1,151,662.23
43-89	8 Jun 89	Inst Light Fixture Eye ball White w/226 bar Thompson Elec. Out # P-6611-3D Comp 860908 MC600356P	1391.51	1,152,993.74
44-90	18 Oct 89	Const compressed gas storage area Comp 896830 MC 900129P	1938.48	1,154,932.22
CATEGORY CODE		DESIGNATION	FACILITY NO.	
54010		Dental Clinic	R01040	



COMPONENT INSPECTION OF AIR COMPRESSOR IN BUILDING 1929

ONE INGERSOLL-RAND COMPRESSOR.

MODEL No. 10T3NL SER. No. 30T555196  
ST2NL-10-30 PSI, 10T3NL-25-30 PSI  
INTERCOOLER PRESS 25 TO 37 PSI  
WITH

ONE CENTURY MOTOR SER. No. 350193-01  
60 Hz VOLTS 200-230-480  
AMPS. 30-26/13  
HP 10 @1750 RPM

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ONE INGERSOLL-RAND COMPRESSOR.

MODEL No. 10T3NL SER. No. PLATE IS MISSING  
ST2NL-10-30 PSI, 10T3NL-25-30 PSI  
INTERCOOLER PRESS 25 TO 37 PSI  
WITH

ONE LINCOLN MOTOR SER. No. 3416495  
60 Hz VOLTS 200-230-480  
AMPS. 30-26/13  
HP 15 @1750 RPM

INSPECTION DATE 1-30-92

LEON RHODEN

*29 Jan 92*  
*These are in IFS as P01929 B, Category Code*  
*89020, Compressed Air Plant, um 2 = HP.*  
*SP*

**EXHIBIT 6**

**CHILD CARE CENTER: VALUE COMPUTATION; COST OF  
CONSTRUCTION**

**23,898**

1. FACILITY NO. <b>2213</b>		2. DESIGNATION <b>Child Spt Ctr</b>		3. CATEGORY CODE <b>74014</b>		4. DESIGNED CAPACITY <b>26,932 23,898</b>		5. TOTAL AREA <b>26,932</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO. <b>FMC-1426 thru FMC 1447</b>		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING				15. FIRE PROTECTION		18. TYPE OF CONSTRUCTION			
a. TYPE <b>82 tons</b>				a. NUMBER		<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY				b. TYPE		19. BUILDING DIMENSIONS			
c. SQ YD AIR COND				17. MATERIALS		a. MAIN BLDG <b>281' x 55'</b>			
11. HEATING				a. FOUNDATION <b>Reinf. Conc. Ftg.</b>		b. OFFSETS <b>18' x 109' - 28' x 18'</b>			
a. SOURCE <b>Cent. Boiler Room</b>				b. FLOOR <b>Concrete &amp; AT</b>		c. WINGS <b>99' x 55'</b>			
b. FUEL <b>Gas/Oil</b>				c. WALLS <b>C.B. &amp; GSFU</b>		d. BASEMENT <b>55' x 28' x 9'6" H</b>			
12. HOT WATER FACILITIES				d. ROOF <b>Built-Up Roof</b>		e. ATTIC <b>None</b>			
a. CAPACITY <b>430</b>				e. SURFACE		20. TYPE OF CARD			
b. TEMPERATURE RISE <b>180°</b>				f. BASE		<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS <b>2</b>		14. OTHER MEASUREMENTS			<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD				
					<input type="checkbox"/> LAND <input type="checkbox"/> SURFACED AREAS				
15. UTILITY CONNECTIONS					21. REMARKS				
	NUMBER	SIZE	CAPACITY		<b>7 R/C units</b> <b>2 water tower units</b> <i>TOTAL 123 SY of carpet</i> <i>(123 SY of Carpet)</i>				
a. WATER	1	4"	Unknown						
b. SEWER	6	4-4", 1-3"	1-2"						
c. <del>WATER</del> GAS	2	1-1", 1-2"							
d. <del>WATER</del> Electric	4	#336400 CM							
e. STEAM	-								
f. CONDENSATE	-								

DA FORM 2877 1 NOV 64      9-690: 1045 0-720-020      REPLACES DA FORMS 5-46, 5-47, 5-48, 5-50, 5-51, AND 5-52, WHICH ARE OBSOLETE.      REAL PROPERTY RECORD (AR 735-27)

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
40-83	21 Oct 83	Lower light fixture, PC 300113P	514.88	343,528.12
40-83	21 Oct 83	Inst. outlet, PC 300053P	547.76	344,075.88
40-83	21 Oct 83	Replace connectors, CE 300063P	241.59	344,317.47
42-83	1 Aug 83	Actual transfer of 123 SY of carpet from HHD, #43 to HHD, #44	\$3310.00	347,627.47
6-84	4 Jan 84	Close hole above wall, PC 30216-3P	460.50	348,087.97
6-84	4 Jan 84	Install metal screen on door, PC 30219-3P	343.67	348,431.64
6-84	4 Jan 84	Install + install security screen, CE 30015-3P	1,303.30	349,734.94
9-84	27 Feb 84	Install emergency lights, TWO # DR 30009-8P	610.50	350,345.44
18-85	28 Feb 85	Inst. ckt + install change, PC 401384P	162.18	350,507.62
3-86	28 Feb 86	Install Voltage Monitoring device for Radio Equip. CE 50012-5P	508.84	351,016.46
44-84	24 Aug 84	Correct category code from 74068 to 74014 - Child Support Center (AUTHORITY: HHD, Y May 84)		351,016.46
30-90	24 Apr 90	Renovation of Child Support Center, Contract DAB702-87-1C-0047 Completion Date: 17 May 89.	901,200.29	1,252,216.75

DA FORM 216-1, 1 MAY 67		Property Disposal Officer Anniston Army Depot Anniston, Alabama		Post Engineer Division Fort McJannet, Alabama	
81-216-1-710-F-1		NSN		Ea	
UNIT IDENT CODE		UNIT PRICE		TOTAL PRICE	
		800.00		300.00	
ITEM DESCRIPTION		Air Conditioner, Frigidaire Mdl.		1	
62464 1ST-500-23		Taken from bldg. 2213		D	
DATE RECEIVED		17-5-14			

REQUEST FOR ISSUE OR TURN-IN (AR 735-35)

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
2561-55	3 Sep 54	Port Ford		\$ 206,521.05
		Capital improvements since 1954	\$ 290.48	\$ 206,812.43
2/69	5/68	Modification to kitchen	\$2,088.	\$208,900.
7-72	3 Sep 71	Install steam line to bldg 2213	\$5,213.	\$304,113.
31-75	9 May 75	Renovate Music Center, WO # I-881-75	\$1,397.00	\$305,510.
16-76	13 Feb 76	Renovate, as, Music Entertainment Center, WO # I-1389(74)	\$3,341.73	\$308,851.73
30-77	9 Feb 77	Install electrical circuits, WO # I-290-77	\$1,297.00	\$310,148.73
35-77	15 Mar 77	Install ventilation in latrines, WO # I-482 (77)	558.27	\$310,707.00
15-78	5 Jan 78	Make alterations to wiring service, WO # I-149(74)	\$555.17	\$316,252.17
20-79	23 Mar 79	Relocate MARS Station from Bldg 129 to Bldg 2213, WO # NW 1802928P	\$1693.38	\$317,951.55
25-80	6 Mar 80	Site preparation for movement of MARS Station, WO # DCE 00051-75	\$18,527.33	\$336,478.88
44-82	11 May 82	Install receptacles, WO # PC 200272P	327.95	336,806.83
70-82	9 Aug 82	Modifications to Bldg, PC 1001915 (Refer for ACS Move)	5646.55	342,503.38
40-83	21 Oct 83	Rel. & install. Handrails, PC 300123P	141.37	342,644.75
40-83	21 Oct 83	Install fluorescent lights, PC 300133P	363.49	343,008.24
CATEGORY CODE	DESIGNATION	Child SPT Center	FACILITY NO.	

### **Child-Care Center**

**We surveyed three local child-care centers. The average per-child rate is \$90.00 per week for ages six weeks to six years old. Our center accommodates 225 children, so at maximum capacity would generate gross income of about \$20,000.00 per week at full capacity.**

**EXHIBIT 7**

**PROPOSALS FOR HOUSING AND ACRES, NOT FOR  
RELEASE TO THE PUBLIC. COST OF CONSTRUCTION,  
TAX MODEL INFORMATION.**

## - McClellan Development Partners -

February 21, 2000

Mrs. Miki M. Schneider  
Director of Planning  
Anniston-Calhoun County Fort McClellan Development  
Joint Powers Authority  
P.O. Box 5327  
Fort McClellan, AL 36205

**Re: Response to RFP Regarding the Development of McClellan**

Dear Mrs. Schneider:

Pursuant to our conversations on this topic, McClellan Development Partners is prepared to revise our Proposal in Support of the Master Development of Fort McClellan, originally submitted to the JPA on November 5, 1999 ("Proposal"), in the following manner. Please consider this Proposal, with the following revisions, to be made in response to your formal Request for Proposals, dated January 11, 2000.

In support of the JPA's mission and its own development plans, we would be amenable to developing some smaller portion of Fort McClellan in line with what we have proposed for such parcels in our Master Development Proposal. This being said, we would do so within the residential, retail and industrial sectors as we have proposed therein without our having responsibility for master development of McClellan. Such "lesser" development by McClellan Development Partners would be done on the same basis and under the same terms as described in our Proposal, except for the "Consideration" to be paid by the Developer to the JPA.

As reflected in the draft "Memorandum of Agreement" submitted as part of our Proposal, we had proposed a nominal Initial Consideration, and Additional Consideration equivalent to ten percent (10%) of the ownership of the Project and the net income generated thereby. If we are not awarded a "master development" contract respecting McClellan, we would propose an "Initial Consideration" for each of these respective conveyances, without any subsequent additional consideration in the form of ownership or share of net income generated:

**CONFIDENTIAL**

**Residential**

Phase II, Parcel 1	69 Acres	
Open Space, Parcels 2 and 3	242 Acres	
	<hr/>	
	311 Acres	\$1,555,000

**Retail**

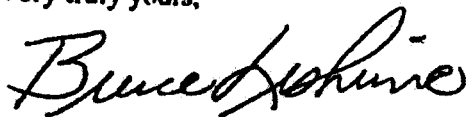
Phase I(B), Parcels 2,3 and 6	99 Acres	
Phase III, Parcel 1	44 Acres	
	<hr/>	
	143 Acres	\$1,430,000

**Industrial**

Phase III, Parcels 2,3,4 and 5	370 Acres	\$1,850,000
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Please keep us informed and let me know what your next steps in this process are. We look forward to working with the JPA in the development of McClellan in whatever capacity we may be of benefit to the Anniston-Calhoun County community.

Very truly yours,



Bruce Leshine  
Vice President and Chief Operating Officer

cc: James Clarke  
Thomas Sandlin  
Jeff Kellogg



## PURCHASE PROPOSAL

Our purchase proposal allows for an outright, all-cash purchase of an initial group of housing units, and all-cash options on some additional pieces. Our total purchase price is \$4,000,000, cash, broken down as follows:

For the all-cash, immediate payment, sum of Two Million Five Hundred Thousand Dollars (\$2,500,000), Aspen purchases the following:

- Buckner Circle, Buildings #1 - #30, #81 - #90, #102 - #107, and any related garages.
- Historic Building #58(Clubhouse) and related pools and buildings
- Building #57, Distinguished Visitors Quarters, consisting of 12 units
- Galloway Road, Buildings #3301 and #3303
- Avery Drive, all 29 Officers Quarters duplex buildings (#3310 through #3343)
- Lillebrandt Drive above Baker, all twelve Officers Quarters buildings (#3400 - #3411)
- Lillebrandt/Turner/Bray/Cooper NCO Quarters, all 30 duplex buildings
- Wirans/Morton/Dooley/Church Officers Quarters, all duplex buildings below Baker, which consists of 51 duplexes.

Secondly, Aspen takes an option on all of the Summerall/Sharp multi-plex units, as well as all housing located above Baker on Morton and Church Roads, at an exercise price of \$1,000,000.

Lastly, at an exercise price of \$500,000, Aspen takes an option to purchase the 180 units in the two buildings referred to as Lee Hall, the 24 unit building located across from the entrance to Lee Hall, and McClellan Lodge. The phasing schedule will be determined during subsequent discussions between Aspen and the JPA. It is our intent to work with a local provider to establish some form of assisted and/or independent living for elderly citizens.

**CONFIDENTIAL**

1. FACILITY NO. <b>3622</b>		2. DESIGNATION <b>"A" No. A-30, Section I, Duplex</b>		3. CATEGORY CODE <b>71124</b>		4. DESIGNED CAPACITY <b>2 Family, 3 BR</b>		5. TOTAL AREA <b>3,238</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO. <b>See Remarks</b>		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED		LEASE NO.	
10. AIR CONDITIONING				16. FIRE PROTECTION				18. TYPE OF CONSTRUCTION	
a. TYPE				a. NUMBER				<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP	
b. CAPACITY				b. TYPE <b>Post Fire Dept.</b>				19. BUILDING DIMENSIONS	
c. SQ YD AIR COND				17. MATERIALS				a. MAIN BLDG <b>116'3" x 29'7"</b>	
11. HEATING				a. FOUNDATION <b>Concrete</b>				b. OFFSETS <b>20'4" x 9'4"</b>	
a. SOURCE <b>Gas Fired, Furnace</b>				b. FLOOR <b>Conc. Oak Blk. Cer &amp; Asph. Tile</b>				c. WINGS	
b. FUEL				c. WALLS <b>Brick Veneer, Wood Siding</b>				d. BASEMENT	
12. HOT WATER FACILITIES				d. ROOF <b>Comp. Shingles</b>				e. ATTIC	
a. CAPACITY <b>Gas Fired, 40 Gal</b>				e. SURFACE				20. TYPE OF CARD	
b. TEMPERATURE RISE				f. BASE				<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR	
13. NO. USABLE FLOORS <b>1</b>				14. OTHER MEASUREMENTS				<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD	
15. UTILITY CONNECTIONS				21. REMARKS					
	NUMBER	SIZE	CAPACITY	<b>FMC-2507 thru 2509, 2516 thru 2520, 2522 thru 2527, 2531 &amp; 2535. Have Garbage Disposal.</b>					
a. WATER	1	1 1/2"	Unknown						
b. SEWER	2	6"	Unknown						
c. ELECTRICITY	1	3#2 A1							
d. GAS	1	1 1/2"	Unknown						
e. STEAM									
f. CONDENSATE									

DA FORM 2877  
1 NOV 64

\* GPO : 1963 O-735-525

REPLACES DA FORMS 8-46, 8-47, 8-49, 8-50,  
8-51, AND 8-52, WHICH ARE OBSOLETE.

REAL PROPERTY RECORD  
(AR 735-27)

CATEGORY CODE <b>71124</b>	DESIGNATION <b>"A" No. A-30, Section I, Duplex</b>	FACILITY NO. <b>3622</b>
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1327-1

[illegible]

Bldg #

APPRaisal WORK SHEET

BUCKNER

County	Twp	Area	Sect	K Sect	Block	Subdivision	Dist.
11						1	
Information By:							
No. 1							
Type Structure							
House							
Year Built							
1930							
Class Scale							
B+							
Number Apartments							
12							
Number Rooms							
3							
Adjusted Area							
4489							
Adjusted Area							
5613							
Condition							
Good							

## Additional INFORMATION

Basement 40' X 33'

SCREEN POOL 10' X 14'

Furnance (GAS)

Detached GARAGE

PARTO

\$199,000

APPROX

(includes: GAS, etc.)

TABLE 11 46.57

CONSTRUCTION DATA													
Code	Description	Unit	1	2	3	4	Code	Description	Unit	1	2	3	4
FOUNDATION (1.46-48)													
1	Sub						1	Steel Material	2				
2	Foot						2	Rein. Conc.	2				
3	Conc. Wall						3	BLU/T & G	2				
4	Core. Bk.						4	Shingle, Asp.	4				
5	Back						5	Shingle, Ash.	4				
6	Core.						6	Cement Tile	6				
7	Stone						7	Chy Tile	7				
8	Wood						8	Barnwood	8				
EXTENSION WALLS (1.50-51)													
3	Conc. Wall	14					3	Beam Lbr. (B. Scaff.)	2				
5	Wood Fr. Scaff.	20					7	BRICK TIE (10/10)	1				
6	Wood Fr. No. Scaff.	30					FLOORING (2.40-41)						
7	C.B. Plank	31					1	Pywood	3				
8	Wood Fr. Ash. Coc.	22					2	S. Plank	5				
9	C.B. Scaff.	33					3	Conc. on Grade	6				
11	Wd & Sheathing	33					4	Conc. & A. Tie	7				
12	Shed on Wood	36					5	Conc. Raised	8				
13	Shed on Masonry	44					6	Tealite	9				
14	Shed on Masonry	44					7	D. Pine	10				
15	Shed on Stone	70					8	Hemwood	12				
22	H.B. Lbr.	32					9	Pre-Cast Conc.	12				
23	Napoleo	30					10	Parquet	15				
24	Alum. Scaff.	33					11	Quarry Tile	17				
25	Yard Scaff.	33					12	Ceramic Tile	17				
26	Loot	31					13	Marble	24				
36	Asph. Shing Conc.	28					14	C.A.U.	12				
40	Dryed	20					21	Earth	0				
INTERIOR FINISH (2.55-45)													
1	Flat Shred	7					1	Unfinished	0				
2	Hip/Gable	4					2	Plastered	5				
3	Sawtooth	8					3	Wd. or Cel. Bk.	15				
4	Gambrel	9					4	Wallpapered	18				
5	Manard	9					5	Plaster, No. Fur.	24				
6	Manard	9					6	Plaster & Fur.	30				
7	Manard	9					7	Drywall	30				
8	Pre-Stress Conc.	10					8	Wood Panel	35				
9	Wd. Truss & Wd. Dock	13					9	Exterior Metal	53				
11	Steel Truss	15					11	Fl. Panel	24				
15	B.L. Lbr. (Pig. In)	14					HEATING - AIR CONDITIONING						
ADJUSTMENTS													
1	Fl. Timber	-					0	Name	-				
2	Fl. Oak Shred	-					1	Granite	-				
3	Fl. Bath Conc	-					2	Fl. A.	-				
4	Fl. Finished St.	-					3	Steam/Water	-				
5	Hip	-					4	Fl. Conc. Oak	-				
6	Fl. Lbr.	-					5	Fl. Wd	-				
7	Asph. Shred	-					6	CHERRY LBR (CH. A.C.)	-				
8	Parquet	-					7	Fl. Lbr.	-				
9	Special Lbr.	-					8	Suspended Floor	-				

**FH-GEN**

1. FACILITY NO. <b>I</b>		2. DESIGNATION <b>FLA OFF-Gas</b>		3. CATEGORY CODE <b>71111</b>		4. DESIGNED CAPACITY <b>1 Family</b>		5. TOTAL AREA <b>4,609 SF</b>	
6. UNIT OF MEASURE <b>SF</b>		7. DRAWING NO. <b>625-362-364.2</b>		8. MAP NO.		9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.			
10. AIR CONDITIONING				16. FIRE PROTECTION		18. TYPE OF CONSTRUCTION			
a. TYPE				a. NUMBER <b>N/A</b>		<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY <b>2.5 Tons</b>				b. TYPE		19. BUILDING DIMENSIONS			
c. SQ YD AIR COND.				17. MATERIALS		a. MAIN BLDG <b>42' x 35'</b>			
11. HEATING				a. FOUNDATION <b>Concrete-Brick</b>		b. OFFSETS			
a. SOURCE <b>Furnace</b>				b. FLOOR <b>Wood</b>		c. WINGS <b>11' x 19'6"</b>			
b. FUEL <b>Gas</b>				c. WALLS <b>Terra Cotta-Stucco</b>		d. BASEMENT <b>40' x 33'</b>			
12. HOT WATER FACILITIES				d. ROOF <b>Mission Tile</b>		e. ATTIC			
a. CAPACITY <b>Elec 80 gal</b>				e. SURFACE		20. TYPE OF CARD			
b. TEMPERATURE RISE <b>160</b>				f. BASE		<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS <b>23</b>		14. OTHER MEASUREMENTS <b>10' x 16' Screen Porch</b>				<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
15. UTILITY CONNECTIONS				21. REMARKS					
	NUMBER	SIZE	CAPACITY						
a. WATER	1	1-1/2"							
b. SEWER	1	4"							
c. ELECTRICITY	1	1Ph 60 Amp	115-230 V						
d. GAS	1	1/2"							
e. STEAM									
f. CONDENSATE									

DA FORM 2877  
1 NOV 64

\* GPO : 1965 O-720-620

REPLACES DA FORMS 5-46, 5-47, 5-49, 5-50,  
5-51, AND 5-52, WHICH ARE OBSOLETE.

REAL PROPERTY RECORD  
(AR 735-27)

CATEGORY CODE  
**71111**

DESIGNATION

**FH-GEN**

FACILITY NO.

<b>Property Disposal Officer</b> <b>Anniston Army Depot</b> <b>Anniston, Alabama</b>		<b>Post Engineer PBO 0U706</b> <b>Fort McClellan, Alabama</b>	
<b>E-445379-ET</b> <b>0U706</b>		<b>Est. 200.00 200.00</b> <b>Dishwasher, Youngstown, Mdl.</b> <b>FX301, Ser #3628h</b>	
<b>Condition Code S(From Quarters 1)</b>		<b>1</b>	
<b>13-30-68</b>		<b>REQUEST FOR ISSUE OR TURN-IN (AE 711-7)</b>	

22. COST DATA				
VOUCHER NO.	DATE COMPLETED	DESCRIPTION OF CHANGE	COST OF CHANGE	TOTAL COST
1525-47	10/30/30	Family Qtrs. (At 4th)		\$11,970.55
56-80	12 Sep 80	Capital Improvements, 1930 to 1965	\$6,707	\$18,677.00
		Relocate, water, drain, W/O # FH	193.63	\$18,870.63
55-81	6 Aug 81	Hotel water, water, W/O # HD000521	222.98	\$19,093.61
25-87	27 Mar 87	AC for FH Improvements, Complete, W/O # DACAD1-84-C-0160	19,767.59	\$38,858.20
26-90	26 Mar 90	Conversion of Qtrs 1 from 71112-FH-COL to 7111-FH-GEN. (AETH, 3rd Enb., ATEN-H, 21 Mar 90, subject: Request for Conversion of Qtrs.)		\$38,858.20
42-90	31 Jul 90	Repair/replace existing ratio, W/O # FH 9063495, Complete, Date: 8/90701	\$186.90	\$40,045.10
53-90	18 Sep 90	Breakdown of costs: Install, water, ratio: \$238.04, total cost update on VO # 25-87	+2326.71	\$43,171.81
5-93	19 Nov 92	Enhance lighting/security (ratio) W/O # PM 100230P, Compl: 9/11/93	2,133.21	\$45,305.00
CATEGORY CODE		DESIGNATION	FACILITY NO.	
21111		EN 001		

# DUPLEX

1. FACILITY NO. 3659		2. DESIGNATION Type "B", No. B-8, Section I, Duplex		3. CATEGORY CODE 71124		4. DESIGNED CAPACITY 2 Family' 2 BR 2 Car Port Slabs		5. TOTAL AREA 2,755			
6. UNIT OF MEASURE SF			7. DRAWING NO. See Remarks			8. MAP NO.			9. <input type="checkbox"/> LEASED <input checked="" type="checkbox"/> OWNED LEASE NO.		
10. AIR CONDITIONING				15. FIRE PROTECTION				18. TYPE OF CONSTRUCTION			
a. TYPE				a. NUMBER				<input checked="" type="checkbox"/> PERM <input type="checkbox"/> SEMI-PERM <input type="checkbox"/> TEMP			
b. CAPACITY				b. TYPE Post Fire Department				19. BUILDING DIMENSIONS			
c. SQ YD AIR COND				17. MATERIALS				a. MAIN BLDG 100'3" x 29'7"			
11. HEATING				a. FOUNDATION Concrete				b. OFFSETS 20'4" x 9'4"			
a. SOURCE Gas Fired Furnace				b. FLOOR Conc., Oak Block, Ceramic & Asph. Tile				c. WALLS Brick Veneer, T&G Siding			
b. FUEL				c. ROOF Como. Shingles on Felt				d. ATTIC			
12. HOT WATER FACILITIES				d. ROOF Como. Shingles on Felt				e. ATTIC			
a. CAPACITY Gas Fired, 40 Gal.				e. SURFACE				20. TYPE OF CARD			
b. TEMPERATURE RISE				f. BASE				<input checked="" type="checkbox"/> BLDG <input type="checkbox"/> MISC STR			
13. NO. USABLE FLOORS 1				14. OTHER MEASUREMENTS				<input type="checkbox"/> UTIL DIST SYS <input type="checkbox"/> RAILROAD			
15. UTILITY CONNECTIONS				21. REMARKS Drawings N s. FMC-2509, 2510, 2511, 2516 thru 2520; 2522 thru 2526, 2528, 2532, 2536.				<input type="checkbox"/> LANG <input type="checkbox"/> SURFACED AREAS			
		NUMBER	SIZE	CAPACITY		Has garbage disposal.					
a. WATER		2	1"	Unknown							
b. SEWER		1	6"	Unknown							
c. ELECTRICITY		1	3/2"	-							
d. GAS		2	1"	Unknown							
e. STEAM		-									
f. CONDENSATE		-									

DA FORM 2877  
1 NOV 64

• GPO : 1965 O-759-539

REPLACES DA FORMS 2877, 2878, 2879, 2880, 2881, AND 2882. WHICH ARE OBSOLETE.

REAL PROPERTY RECORD  
(AR 735-27)

CATEGORY CODE 71124	DESIGNATION Type "B", No. B-8, Section I, Duplex	FACILITY NO. 3659
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[illegible]



**EXHIBIT 8**

**HOMES IN THE SAME GENERAL CATEGORY AS  
THE TWO VIP QUARTERS, SOLD LOCALLY.**



ML# 99000515 Address 1314 QUAIL RUN DRIVE ListPrice \$69,900  
 Area Jacksonville T R S CSO 3.00 Lot# 5 Block# A  
 LotSize 100x140 Current Status Sold  
 Construct Vinyl Style 2 Stories Change Status No Change  
 #Bo 2.00 #BR 1 1st\$ Term Oil Heat Central Heat  
 Foy MBR xxx IMlp Term Rng Cool Heat Pump  
 LR 2BR xxx Pymt Tax \$644 Fts CAR, VI  
 GR xxx 3BR xxx T&I Ins \$246 Gorg  
 DR xxx 4BR xxx Lndr Age Wok City  
 Den xxx 5BR Eqly Sqft Sewr City  
 Klt xxx w/T Fin Use w/opl  
 BKT Fp %Int Op\$  
 Appt ST, DW SubDiv QUAIL RUN  
 Ownr TILDA D. Ph# Possession  
 Special Features ON CONCRETE SLAB, FENCED YARD, BATH DOWN-DEN-NEW DECK OFF UPPER  
 NEW SCHOOL-DEN 2 BR & BATH UPSTAIRS-STORAGE BLDG-FIREPLACE  
 Remarks  
 Directions HWY 21-TURN AT FARMERS COOP-1ST STREET ON RIGHT  
 D/P/Pg SellTms VA  
 Showing Instructions CALL LO for key, Appt SalesPrice \$69,900  
 LOOffice CBFAHL LAgent Isble LPh# 435-7686 ExpDt 10/20/99  
 SOOffice CBANNST SAgent BucknerL TOM 196 SellDate 08/30/99



ML# 99000548 Address 3542 MT Gilead Road ListPrice \$69,900  
 Area Jacksonville T R S CSO 3.00 Lot# M&B Block# M&B  
 LotSize 3.79+- Acres Current Status Sold  
 Construct Vinyl Style Ranch Change Status No Change  
 #Bo 1.00 #BR 2 1st\$ Term Oil Heat Central Heat  
 Foy MBR x IMlp Term Rng Cool Heat Pump  
 LR x 2BR x Pymt Tax \$74 Fts HW, CAR, VI  
 GR 3BR T&I Ins \$200 Gorg  
 DR 4BR Lndr Age Wok County  
 Den 5BR Eqly Sqft Sewr Septic  
 Klt x w/T Fin Use w/opl  
 BKT Fp %Int Op\$  
 Appt Gas Range, REF Sch# SubDiv None  
 Ownr Cassile Ph# Possession  
 Special Features Very Nice home sited on 4+- acres. Living Room with hardwood f  
 with Gas Logs, Kitchen with new cabinets, Gas Stove, Ceiling Fan, Bath has tub  
 Remoris with separate shower. Metal Roof, Vinyl Siding, Central Heat & Air, Stoc  
 with Castish & Brim. Fenced. Above Ground Pool, Energy Efficient windows, Deck  
 and more. Room for horses.  
 Directions Hwy 204, Right to PV school, Left on Rocky Hollow, at Y turn left,  
 D/P/Pg SellTms FHA  
 Showing Instructions Appt Only, MLS Lock Box SalesPrice \$69,900  
 LOOffice C21DIAMO LAgent pughe LPh# 237-1882 ExpDt 10/08/99  
 SOOffice C21DIAMO SAgent PUGHE TOM 128 SellDate 08/13/99

99001442

ML# 99001442 Address 904 Alexandria Road SW ListPrice \$67,900  
 Area Jacksonville T R S CSO 3.00 Lot# 14 Block# B  
 LotSize 110x140 Current Status Sold  
 Construct Brick, Vinyl Style Ranch Change Status No Change  
 #Bo 2.00 #BR 3 1st\$ Term Oil Heat Central Heat  
 Foy MBR 13x11 IMlp Term Rng Cool Heat Pump  
 LR 2BR 10x10 Pymt Tax \$165 Fts CAR, VI  
 GR 16x11 3BR 11x10 T&I Ins \$350 Gorg  
 DR 4BR Lndr Age 20 Wok City  
 Den 5BR Eqly Sqft 1200 Sewr City  
 Klt 16x15 w/T Blinds Fin Use w/opl  
 BKT area Fp %Int Op\$  
 Appt REF, ST SubDiv Greenleaf Heritage  
 Ownr Rucker Ph# Possession  
 Special Features great deck surrounding above ground pool, new paint, new vinyl  
 large yard, great condition, era home warranty  
 Remarks  
 Directions Hwy 21 N to Greenleaf St (L) to Alexandria Rd (L)  
 D/P/Pg SellTms FHA  
 Showing Instructions Appt Only, MLS Lock Box SalesPrice \$67,900  
 LOOffice ERAKING LAgent McCORKLE LPh# 820-3417 ExpDt 01/31/20  
 SOOffice ERAKING SAgent ARMSTRON TOM 29 SellDate 08/27/99

ML# 99001463 Address 1628 MISS ANNIE'S DRIVE ListPrice \$72,500  
 Area Jacksonville T R S CSO 3.50 Lot# 5 Block# 2  
 LotSize IRREGULAR Current Status Sold  
 Construct FRAME Style RANCH Change Status No Change  
 #Bo 2.00 #BR 3 1st\$ Term Oil Heat CENTRAL GAS  
 Foy X MBR X IMlp Term Rng Cool CENTRAL ELEC  
 LR 2BR X Pymt Tax \$300 Fts VINYL/CPT  
 GR X 3BR X T&I Ins \$275 Gorg DBL  
 DR 4BR Lndr Age Wok CITY  
 Den 5BR Eqly Sqft Sewr CITY  
 Klt X w/T Fin Use w/opl  
 BKT Fp %Int Op\$  
 Appt STOVE, DW Sch# SubDiv MECCA WOODS  
 Ownr GRIFFIN Ph# Possession  
 Special Features Reduced to the bone! Seller will pay closing, all the lots are  
 IS" PCL ID 11 12 06 23 1 83 084. LARGE LIVING & DINING ROOM PRIVATE LOCATION.  
 Remarks GREAT SCHOOLS. EASY MAINTENANCE POOL. NICE COVERED PORCH, ATTIC STORAGE.  
 CLOSETS.NOTE: ONLY HAVE 1 KEY TO DEADBOLT ON SIDE DOOR-PLEASE DON'T LOCK KNOB  
 LOCK-ONLY LOCK DEAD BOLT!!!  
 Directions 21N, W ON GREENLEAF, L ON MISS ANNIE'S, HOUSE ON LEFT W/SIGN  
 D/P/Pg SellTms FHA  
 Showing Instructions APPMT/LKBB SalesPrice \$65,800  
 LOOffice IBOMB-O LAgent Gilem LPh# 435-8465 ExpDt 08/11/99  
 SOOffice CBFAHL SAgent SpeersB TOM 366 SellDate 07/30/99

(All Sizes Are Approximate)

Jacksonville

ML# 99000568 Address 2882  
Area ALW  
LotSize 9.25 ACERS  
Construct NORTHERN CEDAR  
#Bo 2.00 #BR 3  
Foy MBR XXX  
LR 2BR XXX  
GR XXX 3BR XXX  
DR XXX 4BR  
Den XXX 5BR  
Kt XXX w/T  
BKT XXX Fip 1  
Appl  
Ownr RAMSEY  
Special Features Wrap  
Remarks built, one owner  
Agent for full Mature sheet

ListPrice \$23,500  
Lot# 2 Block# B&C  
Status Sold  
Change Status No Change  
Heat GAS FLR FURN  
Cool none  
\$412 Fls opt, vinyl  
\$289 Garg  
Watr CITY  
Sewr CITY  
New heater reub/harron  
OLD HOME NEEDS SOM  
BRING AREA/1 BR & BA  
LOCKDOOR UP/NOTIFY L  
\$9000 OPPORTUNITY FOR

Directions Cedar Springs  
D/P/Pg  
Showing Instructions  
LOffice ISOMB-J  
SOoffice BUYERSIED

15/99  
26/99

ML# 99001013 Address 1013 Lockwood Court  
Area Anniston-East T R S CSO 3.00 Lot# 9 Block# 541  
LotSize 80x125  
Construct Brick Style Cottage  
#Bo 1.00 #BR 2 1st5  
Foy MBR x IMip  
LR x 2BR x Pymt  
GR 3BR x T&I  
DR 4BR Lndr  
Den 5BR Eqly  
Kt x w/T Fin  
BKT Est - Fip %Int  
Appl ST Schi  
Ownr Charlene Sloan Ph#  
Special Features Kitchen completed/freshly remodeled 3/92 New Cabinet doors - Ne

ListPrice \$35,000  
Current Status Sold  
Change Status No Change  
Term Ori Heat Gas-Floor  
Term Rmg Cool Window  
Tax \$259 Fls HW, CAR, VI  
Ins Garg  
Age Wotr City  
Soft Sewr Septic  
Use w/opt  
Op\$  
SubDiv RL Perkins  
Possession

Directions 10th Street East. Left on Lockwood circle. Second house on Right  
D/P/Pg  
Showing Instructions Appt then Lockbox SalesPrice \$28,000  
LOffice AMERHSTD LAgent GRIDER LP# 238-0344 ExpDI 03/12/20  
SOoffice ISOMB-O SAgent STANFORD TOM 202 SellDate 09/30/99

99001398

ML# 97001661 Address  
Area Anniston-East  
LotSize Approx 100'x100'  
Construct FRAME  
#Bo 1.90 #BR 3  
Foy MBR  
LR x 2BR  
GR 3BR  
DR x 4BR  
Den x 5BR  
Kt eatn w/T  
BKT Fip  
Appl Stove, Ref  
Ownr Garrett  
Special Features large  
Parcel ID 21308102674  
Remarks

ListPrice \$37,000  
Lot# 7 Block# 4  
Status Sold  
Change Status No Change  
Heat Floor Furnace  
Cool Window Unit  
\$387 Fls Hardwood/Vinyl  
\$300 Garg  
Wotr City  
Sewr City  
Best View Heights  
Owner will make so  
99-029-01-040

Directions 10th St. to  
D/P/Pg  
Showing Instructions  
LOffice ISOMBH&G  
SOoffice BRAKING

15/99  
26/99

ML# 99001398 Address 1633 Marguerite Avenue  
Area Anniston-East T R S CSO 2.90 Lot# 4 Block# 632  
LotSize 76x158x74x115  
Construct Brick Style Ranch  
#Bo 2.00 #BR 3 1st5  
Foy MBR x IMip  
LR x 2BR x Pymt  
GR 3BR x T&I  
DR x 4BR Lndr  
Den 5BR Eqly  
Kt x w/T Fin  
BKT Fip 1 %Int  
Appl ST Schi  
Ownr Hitts Ph#  
Special Features

ListPrice \$46,900  
Current Status Sold  
Change Status No Change  
Term Ori Heat Floor Furnace  
Term Rmg Cool Window  
Tax \$185 Fls CAR, VI  
Ins \$300 Garg  
Age 20+ Wotr City  
Soft 1800 Sewr City  
Use w/opt  
Op\$  
SubDiv Anniston Land Co  
Possession

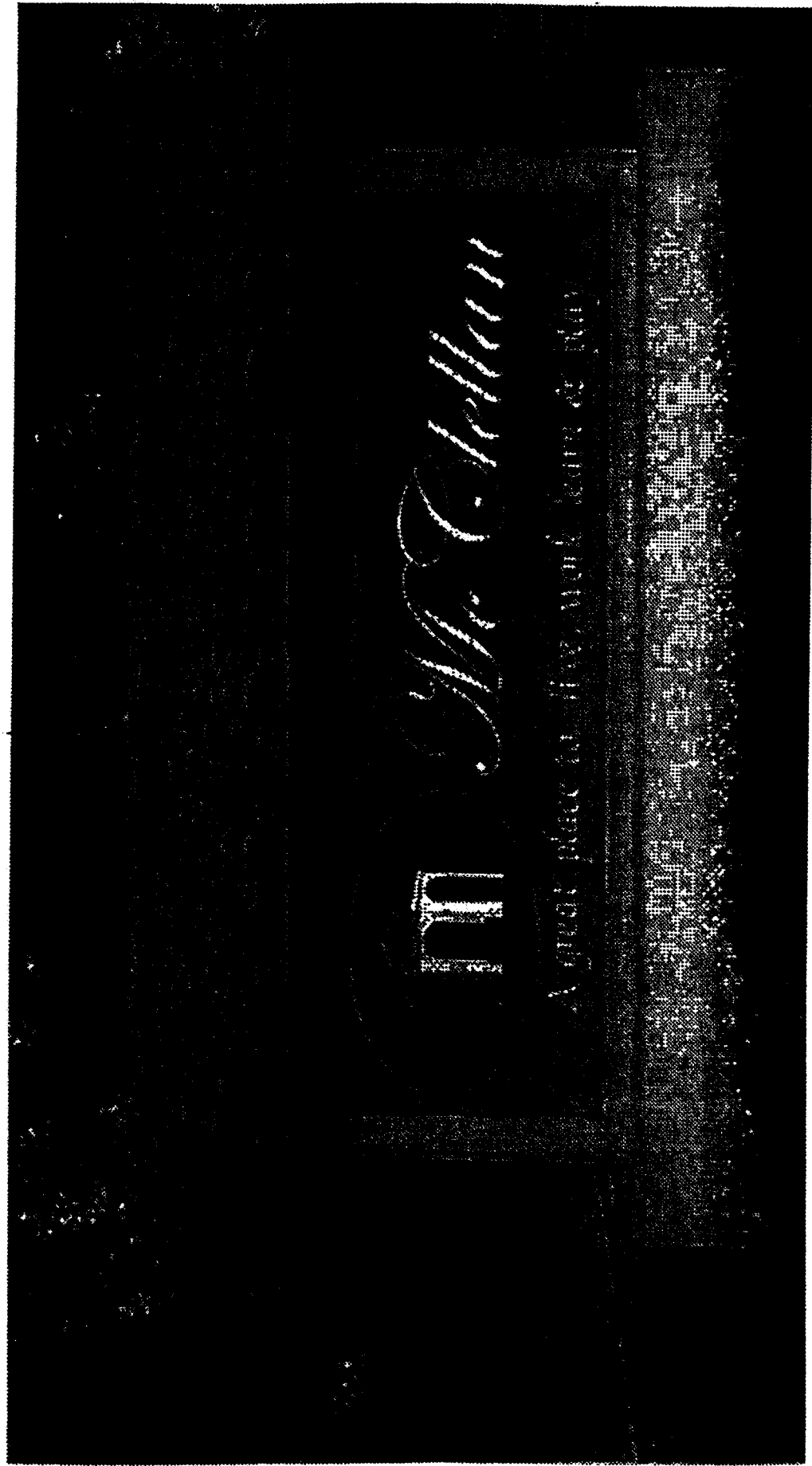
Directions 10th Street to Highland Ave to Marguerite  
D/P/Pg  
Showing Instructions MLS Lock Box, Vacant SalesPrice \$46,000  
LOffice BRAKING LAgent LINDBLOM LP# 838-1966 ExpDI 07/22/99  
SOoffice CBANNEST SAgent JACKSONL TOM 372 SellDate 07/29/99

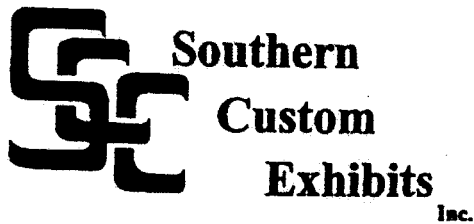
Anniston-East

## **EXHIBIT 9**

### **SIGN ESTIMATE**

Our proposed look .....





January 4, 2000

Mr. Paul Saia  
Joint Powers Authority  
McClellan Redevelopment  
P.O. Box 5327  
Ft. McClellan, AL 36205

Reference: Sign Rendering

Mr. Saia,

I am enclosing a rendering of proposed Entry Signage at Baltzell Gate for your review.

We could build this for approximately \$1,800.00.

Please call if you have questions or need additional information.

Regards.

Sincerely,

SOUTHERN CUSTOM EXHIBITS

A handwritten signature in cursive script, reading 'Greg B. Morrow', is written over the printed name.

Greg B. Morrow,  
President

GBM:SM

ENCL. 1

## **EXHIBIT 10**

### **CITY COST HISTORY FOR ROAD REPAIR**

Dec 15, 1999



CITY OF ANNISTON  
DEPARTMENT OF ENGINEERING

R.B. Spencer  
Alabama Land Surveyor - L.S. #18120  
Certified Bridge Inspector - A.C.B.I. #330

P.O. Box 2168  
Anniston, AL 36202

Telephone (256) 231-7750  
Fax (256) 231-7748

MICKEY SNIDER  
JOINT POWERS AUTHORITY  
McCLELLAN, AL.

MR. SNIDER: / per our phone conversation this AM.

PLEASE FIND ENCLOSED COST ESTIMATES FOR ONE  
MILE OF BITUMINOUS CONCRETE ROADWAY, IN PLACE.

(SEAL)  
① 2" BITUMINOUS CONCRETE WEARING SURFACE x 24ft. (ROAD WIDTH)  
PER MILE = \$ 58,291

② 2" SEAL x 3" BINDER x 6" BASE x 24ft. (ROAD WIDTH)  
PER MILE = \$ 205,081

• THESE \$ FIGURES DO NOT INCLUDE: GRADING, DRAINAGE  
OR ACCESSORY STRUCTURES TO BE CONSIDERED, UTILITY  
ADJUSTMENT OR RELOCATION, PAINTING OR STRIPPING, NOR  
DOES IT INCLUDE ENGINEERING COST.

CONSIDERATION & THOUGHT NEED BE GIVEN TO  
"ACCEPTANCE BY C.O.A." SUBDIVISION REGULATION CALLS  
FOR CURB & GUTTER.

PLEASE CALL IF WE CAN ASSIST YOU IN ANY WAY

R.B. Spencer



## Road Improvements -

Engineer est. to repair -	\$58,291
Est. for added costs	<u>6,709</u>

Estimate for One Mile of Road Repair	\$65,000
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# of Mile of Road	<u>35</u>
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Total	2,275,000
Rounding	<u>5,000</u>

Total	<u>2,280,000</u>
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in Schedule:

$$\$760,000 \times 3 = 2,280,000$$

**EXHIBIT 11**

**LODGE: COST OF CONSTRUCTION; TAX MODEL**

# APPRAISAL WORK SHEET

Blk. #

County	Twp	Area	Sect	% Sect	Block	Parcel Number	Dat. #
11					312	3127, 3126	

NO.	1	2	3	4
Adjustment				
Cond.				
NO.				
Type Structure	NOTE			
Year Built	1989			
Class Scale	C			
Number Apartments				
Number Rooms	50			
Number Levels	2			
Adjusted Area	28,121			
Adjusted Area				
Condition	Good			

Admin. Area - 3045 SF  
Rooms - 25,076 SF  
28,121 SF

## Additional Information

Guest Laundry  
Maid's Laundry  
Mechanical Room

1,065,000  
Approx

TOTAL 150 39.91 \$  
83 units

Code		Description	Units	1	2	3	4
FOUNDATION (1.48-19)							
1	Sub						
2	Piers						
3	Cont. Wall						
4	Cont. Blk						
5	Brick						
6	Cont.						
7	Stone						
8	Wood						
EXTENSION WALLS (1.56-11)							
3	Cont. Metal						
5	Wood Fr. Sill						
6	Wood Fr. No. Sill						
7	C.B. Plan						
8	Wood Fr. Ash (Cor)						
9	C.B. Sheetro						
11	Wd & Sheeting						
12	Brick on Wood						
13	Brk. on Masonry						
17	Stone on Masonry						
18	Plumb Stone						
22	H.B. Lap						
23	Masonry						
26	Alum. Sill						
27	Wood Sill						
29	Loos.						
58	Asph. Sheetro						
60	Dry						
ROOF TYPE (1.66-48)							
1	Flat Shed						
2	Hip/Gable						
4	Shed						
5	Gambrel						
6	Mansard						
7	Mansard						
8	Pre-Stress Conc.						
9	Wd. Truss & Wd. Deck						
11	Steel Truss						
16	B.J. Lat. Dr. (Rug. In)						
ROOF MATERIAL (2.25-30)							
1	Sheet Metal						
2	Flat Comp.						
3	B.U.T. S.O						
4	Shingle, Asph.						
5	Shingle, Asph.						
6	Ceramic Tile						
7	Clay Tile						
8	Barrel						
9	Shale						
10	Cor. Ash						
20	Roof. Mat. (Rug. Sawn)						
FLOORS (2.40-11)							
1	Pywood						
2	S. Ply						
3	Core. on Grade						
4	Core. & A. Tile						
5	Core. Raised						
6	Terzo						
7	D. Ply						
8	Hardwood						
9	Pre-Cast Conc.						
10	Parquet						
11	Quarry Tile						
12	Ceramic Tile						
13	Marble						
14	C.A.U.						
21	Earth						
26	Hard Select						
INTERIOR FINISH (2.45-40)							
1	Unfinished						
2	Plaster						
3	Wd. or Cor. Blk						
4	Wallboard						
5	Plaster, No. Furr.						
6	Plaster & Furr.						
7	Drywall						
8	Wood Panel						
9	Enam. Metal						
11	Pk. Panel						
LAND DATA							
LAND USE							
UTILITIES							
TOPOGRAPHY							
ROADS							
ZONING							
PROPERTY ADDRESS							
AC	PT	LOT	D-1	D-2	D-3	BLK	DESCRIPTION
							Front Feet
							Depth
							Unit Price
							Depth Factor
							Corner Factor

## ADJUSTMENTS

1	Fr. Timber	-
2	Fr. Open Steel	-
3	Fr. Open Conc.	-
4	Fr. Reinforced Sl.	-
5	Hydr.	-
6	Fr. Ply. In.	-
7	Asl. Equip.	-
8	Plumbing	-
9	Special Use	-

## HEATING - AIR CONDITIONING

0	None	-
1	Gravity	-
2	FHA	-
3	Steam/Water	-
4	As. Cond. Onk	-
5	Thin Wall	-
6	Central Live FHA AC	-
28	Fractures	-
10	Suspended Heat	-

## PLUMBING (3.40-11)

1	None	0
2	Poor	5
3	Ave. No. Tls	8
4	Ave. & Tls	11

## ELECTRICITY (3.25-36)

1	None	0
2	Minimum	1
3	Average	3
4	Maximum	5