

Attachment I



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May 31, 2011

Mr. Matt McCormick, Manager
U.S. Department of Energy, Richland Operations Office
PO Box 550 – A7-50
Richland, WA 99352

Dear Matt:

As you know, TRIDEC along with the City of Richland, the Port of Benton and Benton County have been working together in preparation to formally request a transfer of DOE land to the community. The site we are requesting is approximately 1,341 acres located along the southern boundary of the Hanford site. The attached proposal to transfer Tract 1 is being submitted by TRIDEC, which is identified as the recognized DOE Community Reuse Organization (CRO) under 10 CFR 770. We plan to use TRIDEC's wholly owned subsidiary, the Tri-Cities Asset Reinvestment Company (TARC), as the transfer entity. As you know, TARC was set up to receive personal and real property from DOE.

The Tri-Cities community and the Department of Energy have had a long standing and successful history of transferring property for economic development purposes. The first instance of course was the transfer of the City of Richland from the Atomic Energy Commission (AEC) in 1958. Several subsequent transfers have been made all resulting in significant economic growth to the area and the creation of job opportunities for area residents.

As you are well aware, significant progress has been made in cleanup of the Hanford site and as a result the community is facing a period during the next few years where there will likely be major reductions in the Hanford workforce. The first of these reductions is scheduled to occur later this year and could result in as many as 2,000 jobs lost as ARRA funding is discontinued. As work on the river corridor and PFP is completed, the community will see additional job losses and as we look towards startup of the waste treatment plant, the employment trend line for Hanford will continue downward. TRIDEC intends this to be the first of several requests which will help offset future Hanford staff reductions.

Certainly we believe that one of the opportunities available to the Tri-Cities to replace jobs and transition Hanford workers is through an aggressive economic development program and to make sure there are adequate industrial sites available for prospective new businesses. Economic development is a long-term process and the community can't expect that these jobs will be replaced over night. However, completing the transfer request we are making today will go a long way toward establishing a foundation for future development in north Richland.

We truly appreciate your willingness to work with the community on this issue and thank you in advance for making this a priority. If you have any questions regarding this request, please don't hesitate to contact either myself or Gary Petersen.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl F. Adrian".

Carl F. Adrian
President/CEO



10 CFR 770 PROPOSAL

PROPOSAL TO TRANSFER TRACT 1
AT DEPARTMENT OF ENERGY HANFORD SITE
TO THE COMMUNITY REUSE ORGANIZATION
TRI-CITY DEVELOPMENT COUNCIL (TRIDEC)
FOR ECONOMIC DEVELOPMENT

MAY 31, 2011

**SUBMITTED BY
TRIDEC**

**IN COOPERATION WITH
CITY OF RICHLAND
PORT OF BENTON
BENTON COUNTY**



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770.2 (a)

Department of Energy (DOE) may transfer DOE-owned real property by sale or lease at defense nuclear facilities, for the purpose of permitting economic development.

770.4

A Community Reuse Organization (CRO) that represents a community adversely affected by DOE workforce restructuring at a defense nuclear facility.

Cleanup at the Hanford Site is being accomplished! By 2015 DOE plans to reduce the active footprint from 365 square miles to less than 75 square miles. At that point, nearly 90% of the land mass will be 'clean.'

However, reductions in the active footprint, changes in the Hanford cleanup budget, plus the planned reductions in Hanford jobs (both as a result of completing the American Recovery and Reinvestment Act (ARRA) activities, and the completion of cleanup of the River Corridor) through the next five years have made it important for the Tri-Cities to take advantage of the DOE Comprehensive Land Use Plan (CLUP) to provide economic development opportunities for a small portion of the Hanford Site in order to create future jobs.

This community has been advised that some 1,600 jobs will be reduced by the end of September of 2011 as a result of the ARRA funds going away. The Tri-Cities also recognize that Congressional funding cuts and completion of cleanup along the Columbia River will lead to an additional 1,000 or more jobs being reduced from Hanford before 2015.

These actions have led TRIDEC, the City of Richland, the Port of Benton, and Benton County to the following proposal to partially offset the adverse impacts on our community that are coming from Hanford workforce restructuring.

770.5

Field Office Managers annually make available to Community Reuse Organizations and other persons and entities a list of real property at defense nuclear facilities that DOE has identified as appropriate for transfer for economic development.

DOE Richland Operations Office (DOE-RL) completed the CLUP in 1999. This plan clearly identified some 39,000 acres at the southeast end of Hanford that would be made available for industrial use and economic development.

In early 2010 Tri-Cities leaders (four city Mayors, three Port Districts, two Counties, and TRIDEC), authored a letter to Assistant Secretary for Environmental Management, Dr. Ines Triay, requesting direct involvement in the coming land availability and land transfer of a small portion of the Hanford Site. These community leaders supported the DOE CLUP, and the need to obtain some of the identified Industrial Use Hanford land to be used for economic and industrial development, and to find ways to allow public access to other parts of Hanford that have not been publicly accessible for more than 68 years.

770.7 (a) Proposal

Therefore: TRIDEC, as the DOE CRO, and on behalf of the City of Richland, the Port of Benton, and Benton County, hereby requests the fee-simple transfer of 1,341 acres of the Hanford site located within the DOE CLUP's designated Industrial Use area. The community anticipates that this will be the first parcel of three parcels we plan to request through the coming five years.

770.7 (a)(1)

A proposal must include (but is not limited to):

770.7 (a)(1)(i)

A description of the real property proposed to be transferred

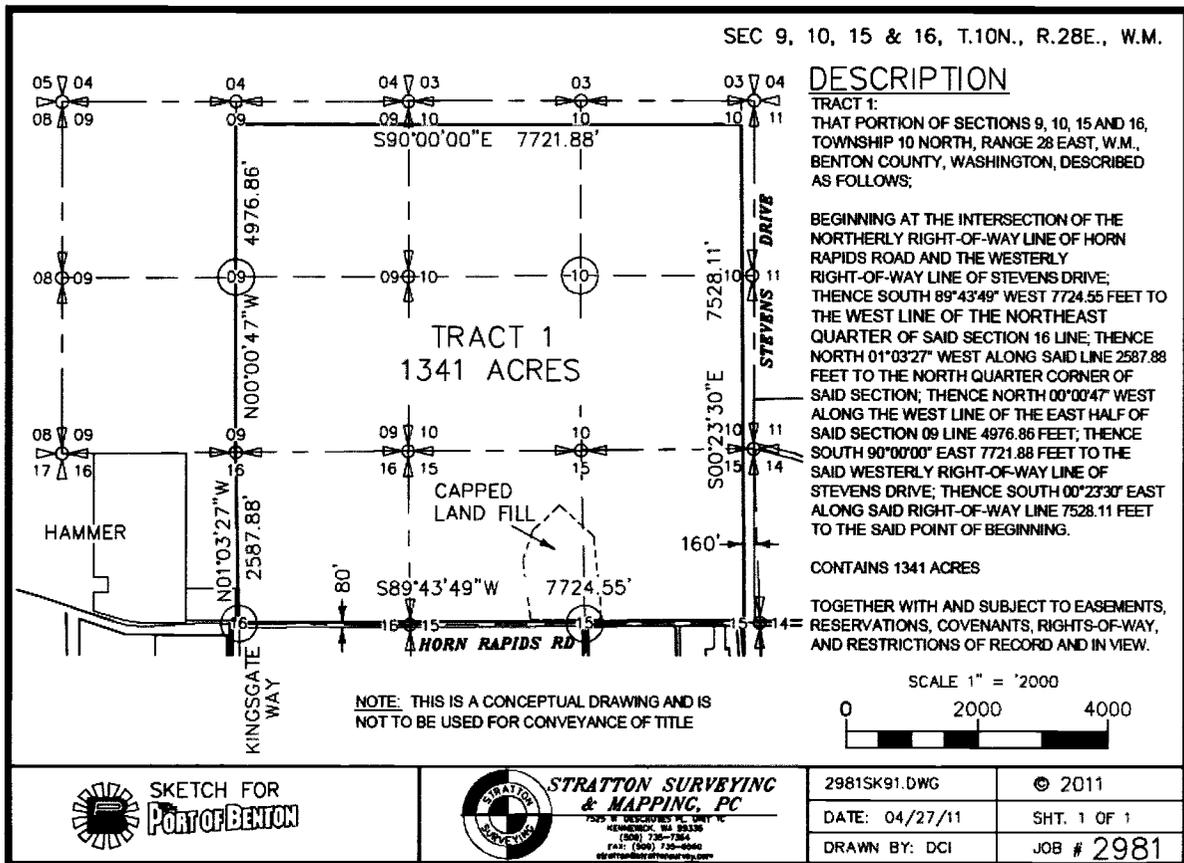
Tract 1 (1,341 acres) – The legal description of the land requested is as follows:

TRACT 1: THAT PORTION OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH 89° 43' 49" WEST 7724.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 LINE; THENCE NORTH 01° 03' 27" WEST ALONG SAID LINE 2587.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 00° 00' 47" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 09 LINE 4976.86 FEET; THENCE SOUTH 90° 00' 00" EAST 7721.88 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH 00° 23' 30" EAST ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET TO THE SAID POINT OF BEGINNING.

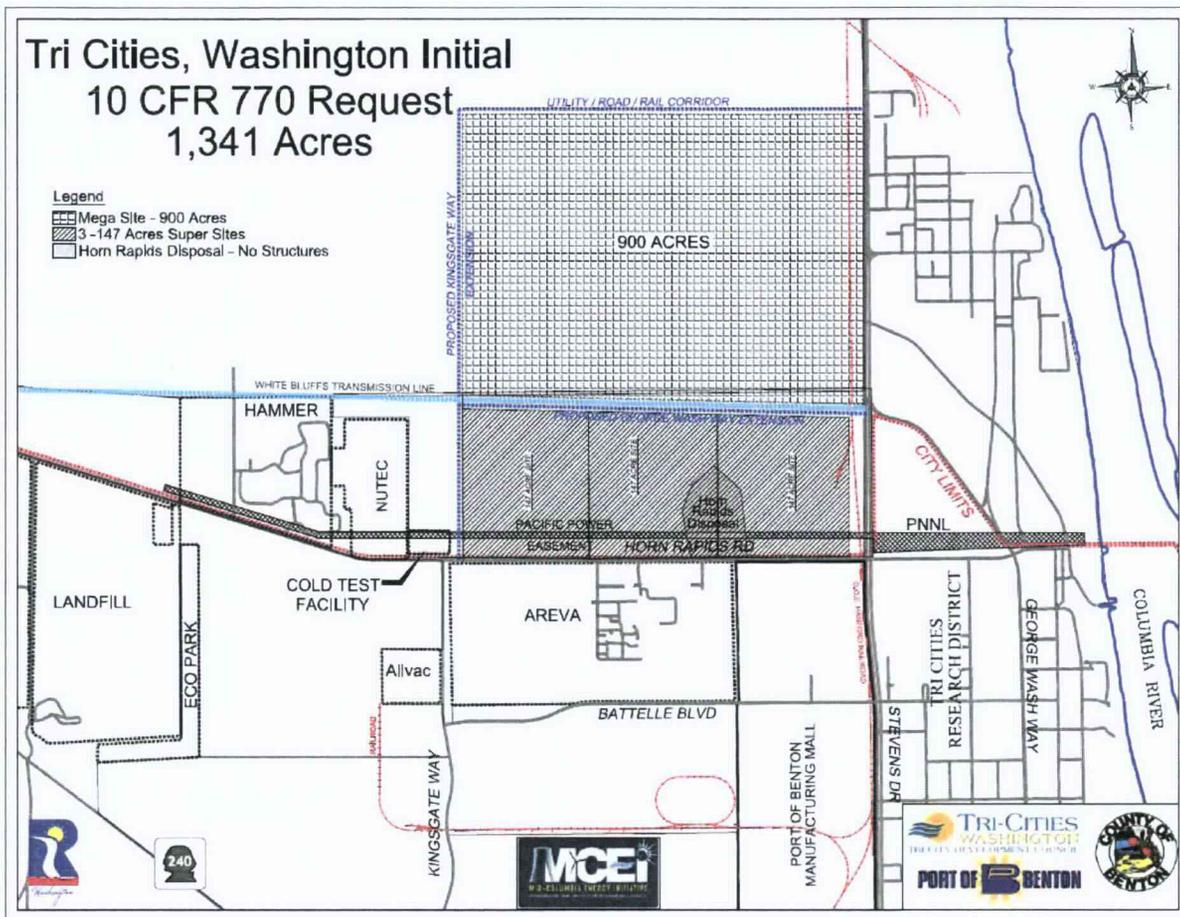
CONTAINS 1,341 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND IN VIEW.



See Attachment 1 for full page map Tract 1 Site Maps.

The site map (see below map) for this area prior and post Hanford Site reflect that this area has primarily served as a buffer area for the Hanford Site. This area is primarily undeveloped with no infrastructure (roads, electrical, water, telecommunication, etc.) extending into the property or available buildings. Within this area there is a closed-construction landfill (labeled Horn Rapids Disposal on map) that is identified and determination has been made that no building could be placed upon this property, but a parking structure would be acceptable. There are also existing monitoring wells that are in place that DOE will assess and identify those that can be appropriately removed if they are no longer necessary. This has been DOE's standard practice during past land transfers that occurred in 1996 and 1998 (to the Port of Benton). The property is within the Benton County's Land Use Plan, and the City of Richland's Urban Growth Area plan. Both of these plans identify the land use as industrial.



Prior to being acquired by the Federal Government in 1943 as part of the Hanford Site, this area was used primarily for agricultural purposes. There are no former remnants of building foundations or roads; however there is metal debris located to the west of the proposed site due to the Hanford firing range.

770.7(a)(1)(ii)

The intended use and duration of use of the real property

Tract 1, the property is zoned industrial within the City of Richland Zoning and Comprehensive Land Use Plans (see Attachment 3). It is also reflected as Industrial within Benton County's Land Use Plan and the DOE CLUP for the Hanford site. This property is highly accessible and visible to the City's Horn Rapids Industrial Park located just south of the Port of Benton's Manufacturing Mall. Recent City and Port Master Plans call for extension of roads, infrastructure and rail into this area to support future industrial growth. The City and Port have made significant investments within two nearby existing industrial areas previously transferred from the Federal Government, with further investments currently planned to include new industry, rail and road extensions in 2012-2013.

The City of Richland's Horn Rapids Industrial Park master plan includes recreational areas, trails, natural open space along with designated areas for Commercial, Light Industrial and Heavy Industrial areas. All with transportation ties into SR 240 and Interstate 82 along with rail and barge access. Recent updates to the master plan have included future planning into the proposed transfer area for rail, roads and infrastructure extension.

As the CRO, TRIDEC will transfer ownership either to a private end user or to one of its public entity partners after receipt of ownership from DOE. This property transfer would occur in a short period of time, dependent only on necessary legal processes.

The City controls Horn Rapids Road which forms the southern boundary to the site, and Stevens Drive forms the boundary to the east. Both could serve as primary access for this land transfer. Therefore, it is the City's intent to manage and further develop these parcels in partnership with the Port of Benton in a manner consistent with the existing master plans. Any subsequent owner of these properties will also be subject to the master plans and their covenants for development.

All water, sewer, electrical infrastructure including fiber is located at the corner of Horn Rapids Road and Stevens Drive on the southeast corner of Tract 1. This infrastructure is perfectly positioned to support the necessary infrastructure extensions into Tract 1. All infrastructure is owned, and services provided, by the City of Richland including electric utility.

The community partners see very little impact or environmental consequences resulting from this land transfer. Care will be taken by the community to meet all environmental requirements. Future projects will comply with the State Environmental Policy Act requirements to address potential environmental impacts.

770.7(a)(1)(iii)

A description of the economic development that would be furthered by the transfer (e.g., jobs to be created or retained, improvements to be made)

DOE has a long, sustained history of working with the Tri-Cities community to reutilize non-essential federal lands, and transfer such land to local governments and other entities to be converted to vital economic development purposes. Long-range plans call for the utilization of substantial non-essential Hanford property to be used by the TRIDEC and its partners at the City of Richland, the Port of Benton, and Benton County, to establish an Industrial Development and Energy Park on such land. Consistent with the Department's long-standing CLUP for industrial development; pre-existing and new statutory authorities; and 10 CFR 770, the City of Richland; the Port of Benton; and TRIDEC are seeking the immediate transfer of an initial 1,341 acres of Hanford Site property to be used for economic development purposes.

The property will be marketed not only by the City and the Port but by the larger community in partnership with TRIDEC. Currently the City's and Port's Industrial areas and a small Industrial Park located in Pasco are all that's available in the Tri-Cities. This land-transfer is vital to the long term economic development success, and to the diversification efforts of the Tri-Cities community to have large scale industrial sites to market.

Target sector studies have been completed by TRIDEC, Hanford Communities, City of Richland and Port of Benton to support recruitment and marketing activities. The first study being done for Hanford Communities in 1996 by *DRI/McGraw-Hill*, which laid out a strategy and targets around energy, advanced material, agri-business, medical and computer IT sectors. This was followed by a series of reports developed within these segments for TRIDEC by *Fluor Global Services* in 2000, 2003, 2004. The Fluor Global Services reports got into specific NAICS codes and outlined key selling points to these industries. Finally a series of studies conducted by Angelou Economics in 2005 (Attachment 7) for TRIDEC, City of Kennewick and the Tri-Cities Research District respectively focused on clean energy, biosciences, environmental technologies and software & computation.

Recent recruitments efforts targeted: AREVA's \$2.5 billion gas centrifuge plant with 1,000+ jobs; a foreign clean energy manufacturer seeking to place 2,000 jobs and \$2 billion in investment; and several renewable energy companies looking for solar and biofuels energy development sites.

It is anticipated for Tract 1 that similar investments and increased jobs could occur with one or two large users. The smaller 100-200 acre parcels could support another 400-500 jobs. With the larger area being able to support another 2-3,000 private sector jobs depending on the types of industry successfully recruited. These new jobs will help directly offset the coming downturn in employment at the Hanford Site as the cleanup mission nears completion.

New utilities will be required to prior to development taking place on the 1,341 acres of property, which includes arterial roads with accompanying sewer, water, electrical, phone, etc. It is anticipated the cost for these improvements would be in excess of \$5 million. The partners have several options to finance the extension of utilities to serve the site and adjacent properties. These options include using land sale proceeds, blending extension fees into utility rates, economic development grants and tax increment financing. The final financing mechanism will be a blending of these mechanisms based on the needs of the client. It is also anticipated that public safety buildings and services (e.g., fire and ambulance) will also need to be established on the property to support new development. The extension of the new infrastructure and services would be provided and maintained by the City of Richland.

770.7(a)(1)(iv)

Information supporting the economic viability of the proposed development

1. Hanford staffing projections have shown that some (2,000-4,000) employees will be released from the Hanford workforce over the next 5-10 years. These are well trained and well educated individuals who will be looking for new positions. Columbia Basin College and Washington State University-Tri-Cities, working with TRIDEC, developed a workforce education and re-training proposal to DOE. It is expected that DOE will award this grant in the very near future, and it will assist in the development of a readily available workforce to meet new company requirements.
2. Recent studies commissioned by TRIDEC and its partners provide a strong basis along with the recent activity, for support and extension of the requested property. The need for what is termed a mega-site - a contiguous single client parcel that exceeds 500 acres - is community wide since no other entity has access to such large, singular industrial properties. The viability has been demonstrated by the City's and Port's prior investments and successes resulting in over 3,000 non-Hanford/Pacific Northwest National Laboratory (PNNL) jobs.
3. The quality of life in the Tri-Cities has matured to a level that it can competitively recruit the talented workforce needed to make this proposal viable. Gone are the days when the promise of a good paying job could attract and retain talent in a community. Communities must offer a more well-rounded experience, a challenge for communities surrounding Weapons Complex Sites that were picked primarily for their remote location. But this is a challenge which the Tri-Cities have worked to overcome.
 - With a population of over 248,000, the Tri-Cities area is the fourth largest Metropolitan Statistical Area (MSA) in the state of Washington. The major communities are Kennewick, Pasco, Richland, and West Richland, all surrounding the Columbia, Yakima and Snake Rivers that join here.

- The Tri-Cities offers great value with a highly educated workforce, quality lifestyle, affordable housing, available sites and land, great infrastructure, and superior schools and medical facilities. According to the ACCRA Cost of Living Index, the Tri-Cities have the lowest cost of living in the State of Washington (3rd quarter, 2010). Smart Money ranked the Tri-Cities No. 1 in the nation for housing in March of 2010.
 - Since 2000 Franklin County is the 18th fastest growing county in the nation, while Benton County also grew by nearly 2% per year. The Tri-Cities is one of the Northwest's most exciting growth regions. The Tri-Cities is home to manufacturers in energy (solar dishes, sterling engines, and fuel cells), high-tech products, aerospace, food processing, transportation, and health care. Washington State University Tri-Cities, a four year institution, and Columbia Basin Community College provide our local manufacturers and a variety of other employers with an exceptionally skilled workforce.
4. Industries in the region may be interested in relocating to the site because of a combination of the following: The Waste Treatment Plant will require up to 70 Mw of power and some 40,000 gallons of diesel a day. Both of these lead to the need for reduced carbon footprint (as required by Presidential Directive), and for new renewable energy sources. TRIDEC has already received several unsolicited proposals from companies across the U.S., and even one foreign agent, interested in locating to this site. This has included Cascade Natural Gas Co., interested in replacing the WTP diesel needs with natural gas, both to reduce the carbon footprint by 40% and provide operating cost savings of up to \$1 million/month.
 5. TRIDEC and the Mid-Columbia Energy Initiative (MCEI) have marketing plans and materials underway (www.midcolumbiaenergyinitiative.org) (see Attachment 6). MCEI is working closely with the Washington Clean Energy Leadership Council, and other state and regional energy committees to make certain they are informed of the probability of an Energy Park at Hanford.
 6. Local, State and National elected officials support this land-transfer request. (Attachment 5)
 7. The strengths of this site are many. First, there are very few of what are called "mega-sites" in the U.S. There is only one "mega-site" in the State of Washington, and that is located just east of Wallula, WA. This true for the Tri-Cities area where there are no other large and contiguous parcels of land near infrastructure distribution systems to support the types of industry that require large manufacturing footprints or larger buffer areas for development and safe operations. In the future this area of Hanford could provide several "mega-sites." Second, in making proposals to AREVA and to the one foreign company, TRIDEC learned that this site is fairly unique in its infrastructure/utility distribution systems capabilities. It is completely surrounded by large energy transmission distribution lines and switch yards; rail lines; ocean-going barges; and major freeway systems. There are very few, if any weaknesses.

770.7(a)(1)(v)

The Tri-City community requests this land 'fee-simple.'

Similar to land that has been transferred within this community over the past five decades (see Attachment 2 for background information); it is the community that has paid for all improvements to the sites – roads, water, sewer, and power – to increase the attractiveness to prospective new industry and private company investments. This

property is being requested at less than fair market value. The basis of not paying fair market value is due to the lack of interior infrastructure/utilities on the property (e.g., roads, water, electrical, telecommunication, etc.). These extensive infrastructure improvements are required to make the property marketable for respective new industry and private company developers and investors. A substantial investment well over \$5 million will be required to make the necessary improvements. In addition, the cost to expand fire and ambulance services on the property will be required to protect the public safety and health. Acquiring this property at less than fair market value will help offset these costs in order to make the property marketable.

770.7(a)(1)(v)(2)

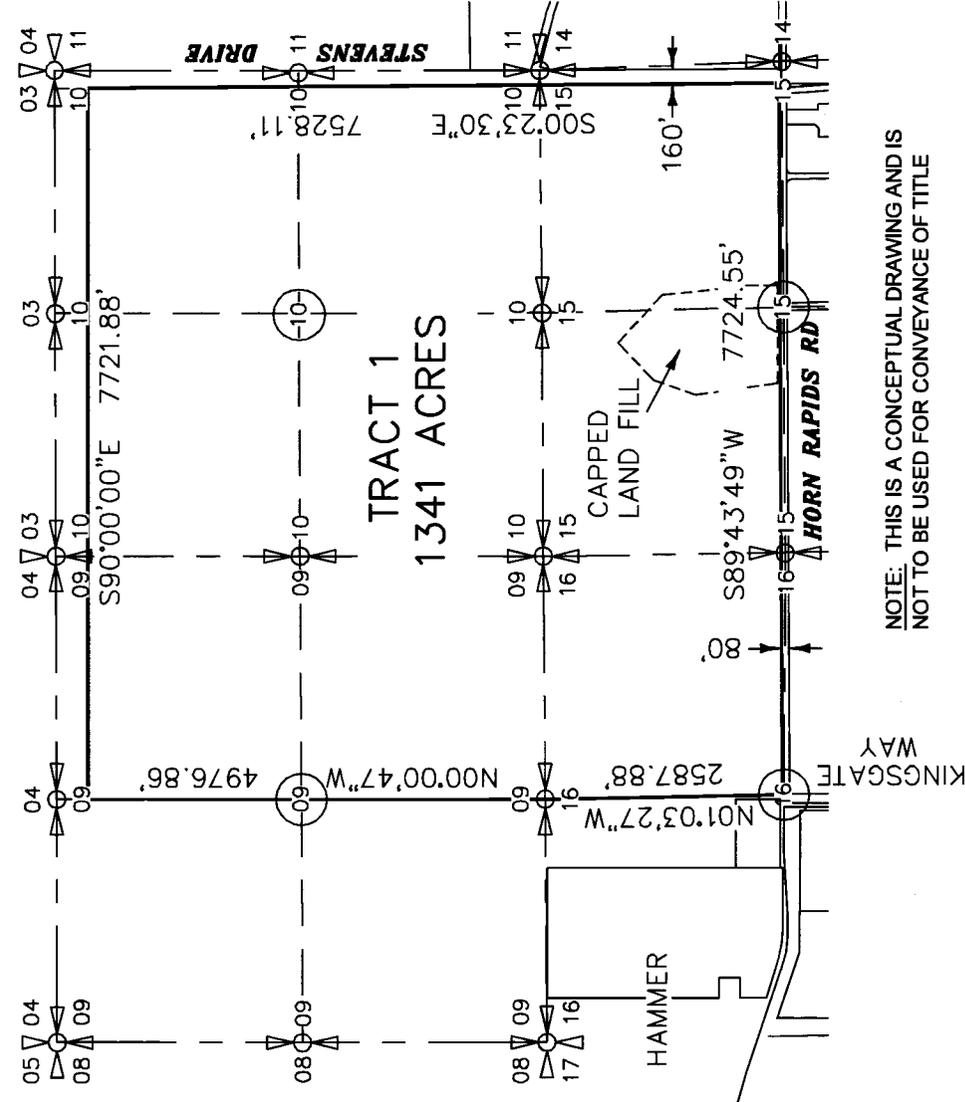
TRIDEC does request indemnification against claims based on the possible release or threatened release of a hazardous substance or pollutant or contaminant resulting from DOE activities.

Attachment 1 – Tract 1 Site Maps

Tract 1 Site Maps Include:

1. Site Map with Legal Description
2. Site Map

SEC 9, 10, 15 & 16, T.10N., R.28E., W.M.



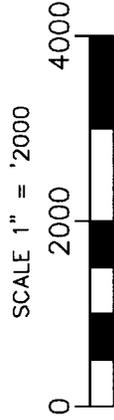
DESCRIPTION

TRACT 1:
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 TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.,
 BENTON COUNTY, WASHINGTON, DESCRIBED
 AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE
 NORTHERLY RIGHT-OF-WAY LINE OF HORN
 RAPIDS ROAD AND THE WESTERLY
 RIGHT-OF-WAY LINE OF STEVENS DRIVE;
 THENCE SOUTH 89°43'49" WEST 7724.55 FEET TO
 THE WEST LINE OF THE NORTHEAST
 QUARTER OF SAID SECTION 16 LINE; THENCE
 NORTH 01°03'27" WEST ALONG SAID LINE 2587.88
 FEET TO THE NORTH QUARTER CORNER OF
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 ALONG THE WEST LINE OF THE EAST HALF OF
 SAID SECTION 09 LINE 4976.86 FEET; THENCE
 SOUTH 90°00'00" EAST 7721.88 FEET TO THE
 SAID WESTERLY RIGHT-OF-WAY LINE OF
 STEVENS DRIVE; THENCE SOUTH 00°23'30" EAST
 ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET
 TO THE SAID POINT OF BEGINNING.

CONTAINS 1341 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS,
 RESERVATIONS, COVENANTS, RIGHTS-OF-WAY,
 AND RESTRICTIONS OF RECORD AND IN VIEW.



NOTE: THIS IS A CONCEPTUAL DRAWING AND IS
 NOT TO BE USED FOR CONVEYANCE OF TITLE



**STRATTON SURVEYING
 & MAPPING, PC**

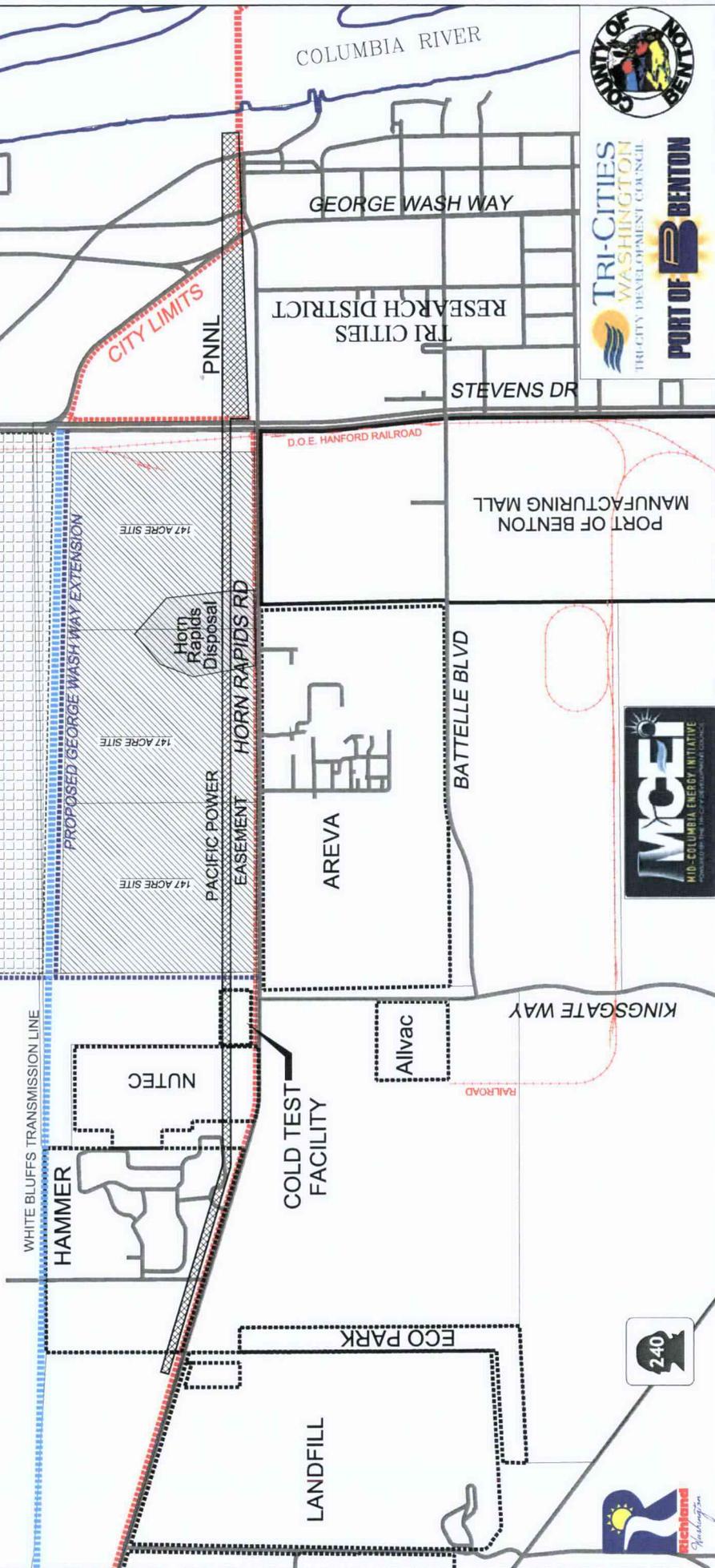


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Tri Cities, Washington Initial 10 CFR 770 Request 1,341 Acres

- Legend**
-  Mega Site - 900 Acres
 -  3 - 147 Acres Super Sites
 -  Horn Rapids Disposal - No Structures



Attachment 2 - Background

The Tri-Cities has a long and successful history of asset revitalization of federal lands being transferred from the Atomic Energy Commission (AEC), the Corps of Engineers, the Maritime Administration, and the Department of Energy to the City of Richland, the Port of Benton, and to Benton County.

Assets, once they are no longer needed in support of direct federal missions, have been transferred to local entities and have been converted to vital economic development assets for our community. This community plans to keep this excellent partnership going forward as Hanford is cleaned up, and the active footprint is reduced.

Local DOE Site Office has taken positive steps in working with the community to discuss the land transfer process and they have been in collaboration with the community and the Mid-Columbia Energy Initiative. Under Mr. McCormick's leadership a new position held by Colleen French has been developed to support the activities of Energy Parks and future uses for the Hanford Site. We are excited about the support and partnership our local office is providing the region as their 2015 Vision becomes a reality.

Previous Federal Land Transfers in the Tri-Cities

City of Richland

Federal land transfers from the AEC, Corps of Engineers, Maritime Administration, and DOE, **began in 1958** when the AEC transferred the entire City of Richland to public ownership, transforming the federally controlled Atomic City to a City governed by self-rule. Portions of the land transferred included Columbia Point, which at the time was home to a waste water treatment plant and a landfill. The area was transformed into what now is the preeminent river front location in the Tri-Cities. Land in north Richland was sold by Richland to Battelle in 1965 to create the Pacific Northwest National Laboratory (PNNL) and consolidate the laboratory functions of the Hanford site. This partnership between the community and Battelle remains strong and the PNNL is one of the anchors of the Tri-Cities Research District.

In the **mid-1970's** approximately 6,000 acres of former Hanford land west of Stevens Drive and south of Horn Rapids road was acquired by the City of Richland. The acquisition was first discussed by the Richland City Council in 1965. The decades have faded the exact transfer mechanism, but the land was owned by the AEC, and then returned to the Bureau of Land Management (BLM) and Washington State Department of Natural Resources (DNR), when it was then acquired by the City over a decade long period. Over the last twenty years the city invested roughly \$10,000,000 to develop this area into an Industrial Park that now houses companies such as ATI Allvac Specialty Metals, PermaFix and Areva. This 6,000 acres houses close to 1,000 workers with an assessed valuation in excess of \$150,000,000.

Port of Benton

In 1962, the AEC, through General Services Administration (GSA), transferred the airport and 40 acres adjacent to the airport, to the Port of Benton. The Richland Airport was officially opened in 1961. Today, the Richland Airport supports a large general aviation community and is the base for approximately 173 aircraft. The Port has developed a number of manufacturing and warehouse facilities at the airport along with serving as a base for MedStar's life flight services.

In 1970, Federal Aviation Administration (FAA) and GSA transferred another 50 acres plus buildings to the Port under the same terms as the 1962 transfer.

In 1975, Parcel C of the Horn Rapids Triangle was transferred again through GSA to the Port completing the airport for a total of 650 acres with 290 acres designated for airport operations.

In the last twenty years over \$10 million dollars has been invested into the Richland Airport in partnership with the FAA.

In 1961, the transfer of land in North Richland known as "Camp Hanford" on the south east corner of the Hanford site which was part of AEC's Site, but primarily controlled by the military. The Corps of Engineers sold 290 acres to the Port in 1961 for \$100,000 and the original use was to be a public dock. In 1972, the Port had the river dredged and then built a major dock, currently used primarily by the U.S. Navy for off-loading nuclear materials bound for the Hanford Site.

The Port of Benton was officially declared a "Nuclear Port" in 1965; one of only five in the nation, meaning it was authorized to handle radioactive materials, including nuclear waste and spent fuel elements. This dock has now received more than 100 decommissioned Navy and commercial reactor cores, bound for final burial at Hanford. The Port has built two "incubator" buildings within this site, upgraded the roads and infrastructure and did river shore clean up and trail enhancement along the waterfront.

In 1965, the Port began developing the rest of this site. The first tenant, Automata Corporation, arrived in 1970, followed by Holosonics, the Washington Public Power Supply System's headquarters (now Energy Northwest), Sigma Research, Alpha Biochemical (now Penford Products) and Stirling Technology. In 1988, the Port donated 21 acres of the industrial park to Washington State University for their Tri-Cities campus.

As of 2011, this campus has 23 tenants such as Federal Engineers and Constructors, InnovaTek and Battelle.

In 1996, 72 acres on the portion of the Hanford site known as the 3000 Area was acquired by the Port from DOE through the Maritime Administration. The Port then developed it under the name of Richland Industrial Center. This park and the Technology & Business Campus were designated by the State of Washington in 2007 as an Innovation Partnership Zone which was master planned along with the neighboring properties as a commercial/mixed use research park. The name was changed in 2008 to the Richland Innovation Center and currently has 18 tenants.

In 1998, the Department of Energy transferred 760 acres in North Richland to the Port, developing this land, formerly referred to as the 1100 Area, into an industrial park called the Manufacturing Mall. Sixteen tenants currently lease space in the mall, along with American Rock/Eucon Corporation, who operates a rock quarry in a portion of the site.

Overall, the Port operations, supports over 2,000 high sector jobs that are directly retained by clients and tenants, with total direct, secondary, and induced jobs within the regional economy amounting to about 3,590. The Port District uses its revenue tax dollars (\$2m in 2010) for reinvestment back into its properties for infrastructure and capital projects. Administration is primarily covered by lease income from tenants.

Community Hanford Land Use Forums

In October of 2010, TRIDEC and the Tri-City Herald held a series of four public "community meetings" on the subject of future Hanford Land-Use. TRIDEC also put out a public survey asking for input from the local community.

Almost unanimously attendees supported turning part of the Hanford Site into a renewable energy park to include green manufacturing to help offset some of the coming downturn in Hanford employment. Many comments supported "new nuclear" on the site as the best way to create new jobs, utilizing the expertise already here in this community.

In addition, numerous comments were made that encouraged expanded "public access" to certain areas of the Site. This should include access to: the top of Rattlesnake Mountain, which at 3,527 feet is the highest elevation in the Tri-Cities area; to the old Hanford and White Bluffs town sites; to the historically preserved B-Reactor; and to the Bruggemann Warehouse. Participants also suggested consideration for bike paths, eco-friendly walking site tours, and access to land designated by Congress as the "ice-age floods" site. Tourism is a possible major economic draw of the Hanford Site, and these features -- and the Hanford Reach National Monument in general -- are primary contributors to that.

Our Tri-Cities community looks at Hanford "asset revitalization," as not just land-transfer for development of an Energy Park and industrial development, but also as broader community access to the Hanford Site interests.

At the same time, our community has focused on supporting DOE's Hanford Comprehensive Land-Use Plan Environmental Impact Statement (HCP EIS) Record of Decisions (RODs) that established the Hanford Comprehensive Land Use Plan (CLUP) for the Hanford Site. The HCP EIS RODs established a CLUP that created a balance between ecosystem management and sustainable development to protect the vital habitat and to offer economic development opportunities. The CLUP identified approximately 12% of the entire site for future Industrial uses.

Nearly 90% of the current Hanford site is: 1) already within the Hanford Reach National Monument, 2) designated for conservation, or 3) includes the final 75 square miles of the Central Plateau which includes the Waste Treatment Plant, tank farms, and onsite waste storage that will be under government protection for centuries.

It is the land identified by DOE in its CLUP that this community is interested in obtaining for economic development. This particular site is easily accessible to the community, and to new industrial development.

Attachment 3 – City of Richland Comprehensive Plan, Land Use Designations

City of Richland

Comprehensive Plan Land Use Designations

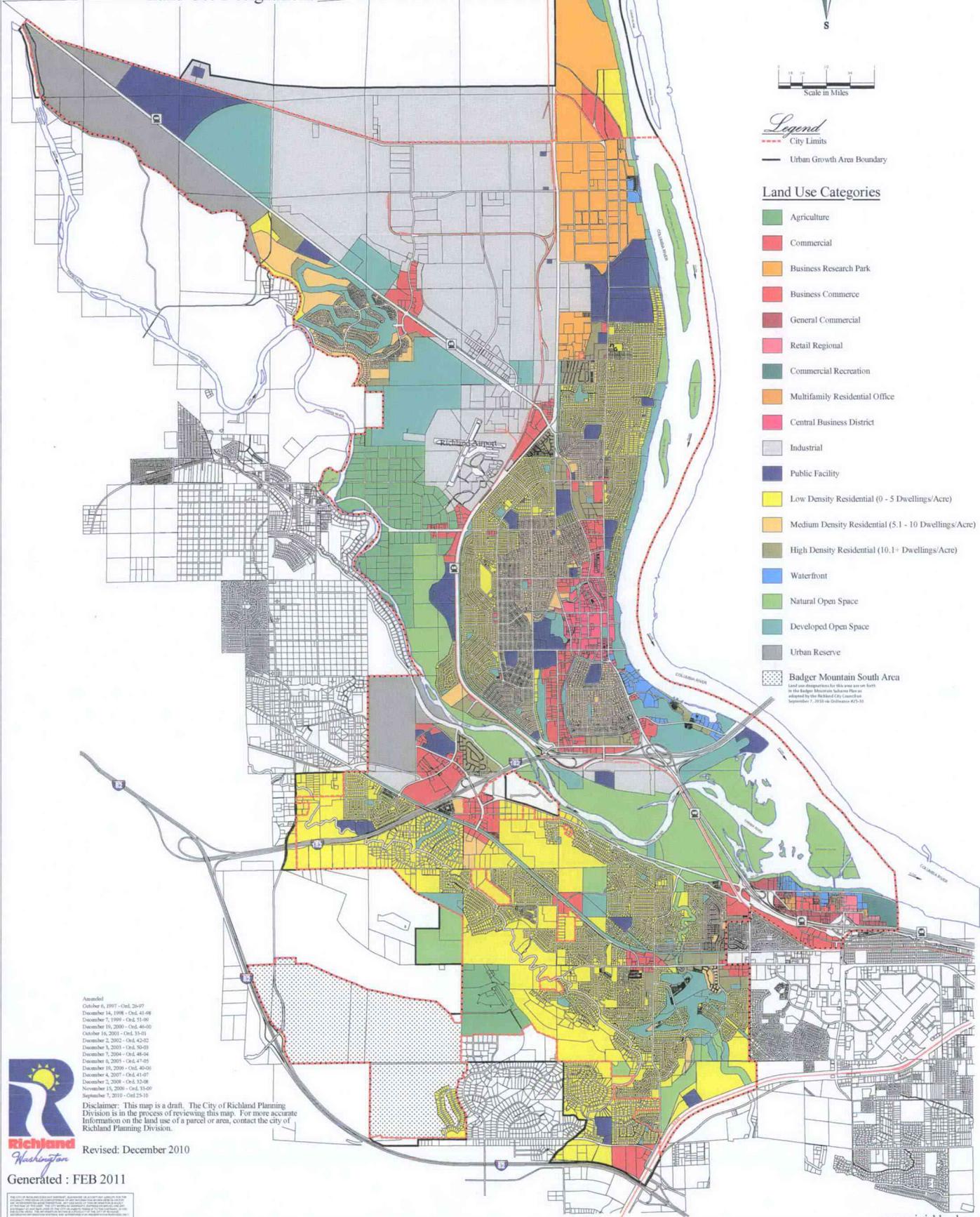


Legend

- City Limits
- Urban Growth Area Boundary

Land Use Categories

- Agriculture
- Commercial
- Business Research Park
- Business Commerce
- General Commercial
- Retail Regional
- Commercial Recreation
- Multifamily Residential Office
- Central Business District
- Industrial
- Public Facility
- Low Density Residential (0 - 5 Dwellings/Acre)
- Medium Density Residential (5.1 - 10 Dwellings/Acre)
- High Density Residential (10.1+ Dwellings/Acre)
- Waterfront
- Natural Open Space
- Developed Open Space
- Urban Reserve
- Badger Mountain South Area
Land use designations for this area are based on the Badger Mountain Science Plan adopted by the Richland City Council on September 7, 2010 in Ordinance #2510.



Annual
 October 6, 1997 - Oct. 26-97
 December 14, 1998 - Oct. 41-98
 December 7, 1999 - Oct. 11-99
 December 15, 2000 - Oct. 46-00
 October 16, 2001 - Oct. 31-01
 December 2, 2002 - Oct. 42-02
 December 3, 2003 - Oct. 36-03
 December 7, 2004 - Oct. 48-04
 December 6, 2005 - Oct. 47-05
 December 10, 2006 - Oct. 40-06
 December 4, 2007 - Oct. 41-07
 December 2, 2008 - Oct. 33-08
 November 13, 2009 - Oct. 33-09
 September 7, 2010 - Oct. 25-10



Disclaimer: This map is a draft. The City of Richland Planning Division is in the process of reviewing this map. For more accurate information on the land use of a parcel or area, contact the city of Richland Planning Division.

Revised: December 2010

Generated: FEB 2011

City of Richland Planning Division
 1000 Columbia River
 Richland, WA 99151
 Phone: 509-925-3100
 Fax: 509-925-3101
 Email: richland@ci.richland.wa.us
 Website: www.ci.richland.wa.us

Attachment 4 - Estimate of Infrastructure Costs

Estimated Infrastructure Costs

<u>Type</u>	<u>Quantity (lf)</u>	<u>Price/lf</u>	<u>Total</u>
Road	10,500	293	\$ 3,076,500
Sewer	6,900	50	\$ 345,000
Water	3,000	50	\$ 150,000
Electrical	2,100	30	\$ 63,000
<i>Subtotal</i>			\$ 3,634,500
Engineering		10%	\$ 363,450
Contingency		25%	\$ 908,625
<i>Total</i>			\$ 4,906,575
<i>Cost/acre</i>		1341	\$ 3,658.89

Attachment 5 - Letters of Support

Letters of Support Include:

1. United States Senators Maria Cantwell and Patty Murray
2. United States Congressmen Doc Hastings
3. Washington State Senator Jerome Delvin and Washington State Representatives Larry Haler and Brad Klippert
4. Benton County
5. Port of Benton
6. City of Richland

Additional letters of support are in process and will be provided as they are received.



Washington State Legislature

May 27, 2011

Mr. Matt McCormick
Manager
DOE Richland Operations Office
PO Box 550, A7-50
Richland, WA 99352

Subject: Hanford Energy Park and the Mid-Columbia Energy Initiative

Dear Mr. McCormick:

In December of 2008, Dr. Ines Triay announced the planned "footprint reduction" at several DOE weapons complex sites, and her desire to make use of some of the available land for Energy Parks. Our community saw this announcement as a tremendous opportunity for the Tri-City community, for the State of Washington, and for the Department of Energy itself.

While nearly 90% of the 586 square mile Hanford Site has been clearly identified for preservation (the Hanford Reach National Monument), for conservation, or for the 75 square mile protected area surrounding the central plateau tank farms; DOE's Comprehensive Land Use Plan identified 10% of the site could be made available for 'industrial use' and for economic development.

In 2009 TRIDEC formed a Mid-Columbia Energy Initiative committee (MCEI) to develop a mission and vision for this industrial use of Hanford, and for the broader region. The MCEI committee includes representatives from the City of Richland, the Port of Benton, Benton County and other community companies and organizations. MCEI members quickly realized the advantages of obtaining land that could be used to develop an energy park and green manufacturing center on the former Hanford site.

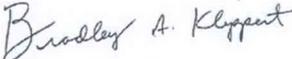
The first phase of the community's vision for Hanford land-use is this initial request for 1,341 acres located near the southeast corner of the Hanford Site.

Therefore, we fully endorse and support the request by Benton County, the City of Richland, the Port of Benton and TRIDEC.

Sincerely,


JEROME DELVIN
Senator
8th District


LARRY HALER
State Representative
8th District


BRAD KLIPPERT
State Representative
8th District

United States Senate

WASHINGTON, DC 20510

May 26, 2011

The Honorable Steven Chu
Secretary
Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585

Dear Secretary Chu:

We are writing in strong support of the recent request by the Tri-Cities Development Council (TRIDEC) for the transfer of 1,341 acres of land (Tract 1) from the Hanford Site to the surrounding community.

As you know, TRIDEC is identified as the recognized Department of Energy (DOE) Community Reuse Organization under 10 CFR 770, and is putting forth this application with the City of Richland, the Port of Benton and Benton County. We understand that this application comports with the Hanford Comprehensive Land-Use Plan and is located within the area set aside for industrial use.

We feel that the transfer of Tract 1 is beneficial to both DOE and the surrounding community in several important ways.

First, economically, this land transfer will provide a dedicated area for new businesses and industries to establish operations in the Tri-Cities. Tract 1's proximity to the Pacific Northwest National Laboratory, the Tri-Cities Research District, Washington State University's Bioproducts, Sciences, and Engineering Laboratory, and the many science and technology companies in the surrounding area would make it a particularly attractive site for high tech firms. We are confident that access to Tract 1 would play a vital role in the region's future economic growth and contribute to its further development as a hub for research and industry into areas like clean energy and the biosciences which are priorities for DOE and benefit our nation as a whole.

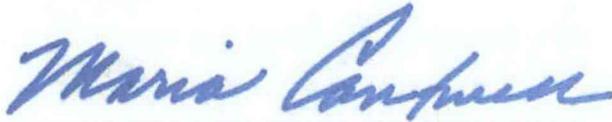
Second, we also believe that the transfer of Tract 1 to the community would be of great symbolic importance, since it would signify the hard-won progress on Hanford cleanup completed to date and our shared commitment to helping the region transition to a thriving, post-cleanup economy. The existing research facilities, science and technology assets, and intellectual capacity in the Tri-Cities provide a core infrastructure on which the industries of the future can be built, and DOE's transfer of land will send a powerful and positive message to the community and the nation with respect to its support of this long-term vision.

We believe that DOE should complete this transfer request in a timely manner in order for TRIDEC and its partners to attract new businesses without the uncertainty associated with removing land from the federal government's rolls. The timely transfer of Tract 1 will ensure

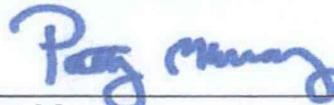
that the community will be able to shore up and expand the large and unique pool of skilled, scientific talent in this area. With the passage of the National Defense Authorization Act last December, and your subsequent creation of the Asset Revitalization Initiative lead by the Office of Legacy Management, we can think of no better early action signifying the effectiveness of the Initiative than a quick, positive response by the Department to this land transfer request.

We thank you for your consideration of TRIDEC's proposal and for your continued work at the Hanford Site.

Sincerely,



Maria Cantwell
United States Senator



Patty Murray
United States Senator

cc: The Honorable Ines Triay, Assistant Secretary for Environmental Management
Matt McCormick, Manager, Richland Operations
Doug Shoop, Deputy Manager, Richland Operations

DOC HASTINGS
4TH DISTRICT, WASHINGTON

**COMMITTEE ON
NATURAL RESOURCES**
CHAIRMAN



1203 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5816

2715 SAINT ANDREWS LOOP, SUITE D
PASCO, WA 99301
(509) 543-9396

402 EAST YAKIMA AVENUE, SUITE 760
YAKIMA, WA 98901
(509) 452-3243

www.hastings.house.gov

Congress of the United States House of Representatives

May 31, 2011

The Honorable Ines Triay
Assistant Secretary for Environmental Management
Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585-0113

Dear Assistant Secretary Triay:

The Hanford site has been a centerpiece of the Tri-Cities for almost six decades. As the site transitioned from a national security mission to a cleanup mission, the task of decontaminating the site seemed one that would last long into the future. Now the site is at a point where many major cleanup projects will be completed in a matter of years, rather than decades. This significant cleanup progress will soon impact the community in two ways; the site will shrink from 586 square miles to less than 75 square miles and the personnel needs of the site will be reduced. As you know, there is already land at Hanford that could be used for non-cleanup activities and more land will become available in the months and years ahead.

It is time for the site and the community to transition once again. That is one reason I write today in support of TRIDEC's request for the transfer of approximately 1,341 acres for industrial use in the southern portion of the Hanford site. This land transfer will allow the community to bring new businesses and new jobs to our area and ensure that the highly trained workforce from Hanford remains a part of our community.

The Tri-Cities has the opportunity to remain a hub for energy development, a manufacturing center and a leader in other industries attracted to our area by the low cost of doing business, relatively cheap power rates, unparalleled resources for research and development and availability of land. In order to take advantage of these opportunities, lands no longer needed for cleanup should not be locked away by the federal government into perpetuity. In order to attract private investment and private sector jobs, portions of these lands must be made available for transfer – and not limited to federal leases.

I thank you for your consideration of their request and look forward to working with you to ensure positive economic development that can prepare our community for its post-cleanup future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doc Hastings".

Doc Hastings
Member of Congress

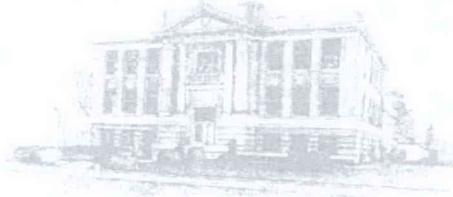
cc: Matt McCormick, Manager, Richland Operations Office

Leo Bowman
District 1
Shon Small
District 2
James Beaver
District 3

**Board of County Commissioners
BENTON COUNTY**

David Sparks
County Administrator

Loretta Smith Kelty
Deputy County Administrator



16 May 2011

Matthew McCormick, Manager
US Department of Energy – Richland Operations Office
Post Office Box 550
Richland, Washington 99352

Re: "770 Request"

Dear Mr. McCormick,

Since the establishment of the Hanford Site in 1943, a number of opportunities have availed themselves over the years for certain properties to be returned by the federal managing agencies to local ownership and control. A couple of examples include the sites previously known as the 1100 Area and the 3000 Area, which were transferred from federal ownership to the Port of Benton for use as commercial, industrial, and research assets for the community. Other examples of transition include the current Richland Airport, the former Columbia Camp and Camp Hanford sites, and indeed the entire city of Richland itself, which was a completely federalized city up until 1957.

Another such opportunity presents itself today. Benton County, along with our community partners – the Port of Benton, City of Richland, and the Tri-Cities Development Council (TRIDEC) – is working on another property transfer per lands located in the southeastern corner of the Hanford Site. This property has high potential for sustainable, long-term, private sector uses; particularly in areas of energy research and production. The property totals 1,341 acres, and is strategically located near existing developed infrastructure and assets.

Our team is using the 10 CFR 770 process in this pursuit, with our "Community Reuse Organization", TRIDEC, as the lead. We thank you for your support of our endeavor, and we look forward to working with you on this and other projects into the future.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

Leo Bowman, Chairman

cc: Port of Benton, City of Richland, Tri-Cities Development Council

PORT OF BENTON

May 6, 2011

Department of Energy, Richland Operations
Mr. Matthew McCormick
P. O. Box 550, MS: A7-50
Richland, Washington 99352

Re: Benton County, City of Richland, Port of Benton and TRIDEC-770 for 1,341 acres

Dear Matt,

The Port of Benton was formed in 1958 by a vote of the people and a land transfer in 1961 that officially opened the Richland Airport through the Atomic Energy Commission and the General Services Administration. Today, the Richland Airport supports a large general aviation community and is the base for approximately 173 aircraft. The Port has developed a number of manufacturing and warehouse facilities at the airport, along with serving as a base for MedStar's life flight services. Over the last twenty years, over \$10 million dollars have been invested into the Richland Airport in partnership with the Federal Aviation Administration.

The Port, over its history, has transitioned many former government sites for the purpose of economic development. Those areas include the land in North Richland known as "Camp Hanford", now named the Technology and Business campus (260 acres), along with a major dock, currently used primarily by the U.S. Navy for off-loading nuclear materials bound for the Hanford site. The former 3000 Area was acquired by the Port from the Department of Energy (DOE) through the Maritime Administration. Both of these areas were designated by the State of Washington in 2007 as part of the Innovation Partnership Zone, which was master planned, along with the neighboring properties, as a commercial/mixed use research park.

In 1998, the DOE transferred 760 acres in North Richland, formerly referred to as the 1100 Area, to the Port. This area has been developed into an industrial park home to sixteen tenants such as American Rock/Eucon Corporation, Energy Solutions and Intermech.

Overall, the Port of Benton operations support over 2,000 high sector jobs that are directly retained by clients and tenants with total direct, secondary and induced jobs within the regional economy amounting to about 3,590. The Port has the experience and history to make the requested land transfer of the 1,341 acres result in positive activities for our community, create tax base and grow jobs.

Thank you for your support of our joint request with our partners Benton County, City of Richland and TRIDEC.

Sincerely,



Scott D. Keller,
Executive Director



RICHLAND CITY COUNCIL, MS-04

509-942-7381 Telephone
509-942-7379 Fax

P.O. Box 190 Richland, WA 99352
www.ci.richland.wa.us

May 11, 2011

Matthew McCormick, Manager
US Department of Energy – Richland Operations Office
Post Office Box 550
Richland, Washington 99352

Re: Community 10 CFR 770 Request – 1,341 Acres

Dear Mr. McCormick,

The community has long partnered with Department of Energy and its predecessors on utilizing former Hanford assets to develop and diversify the local economy, starting with the first transfer creating the City of Richland in 1958. These former land assets are now Columbia Point, the Pacific Northwest National Lab (Richland transferred property to Battelle in 1965), and the Horn Rapids Industrial Park, home to Areva, ATI-Allvac and Perma-Fix. Our community partners; the Port of Benton, Benton County, and the Tri-Cities Development Council (TRIDEC) also have similar success stories. Through these efforts we have created a community that not only boasts a high quality of life but is also less reliant on Hanford funding for economic prosperity.

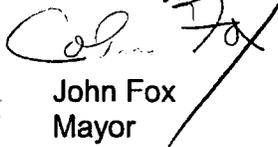
The community is now seeking to open the next chapter in this success story. The community partners have submitted an application for 1,341 acres at the corner of Stevens Drive and Horn Rapids Road, which leverages adjacent public infrastructure for utility service. This property represents a unique asset for the Tri-Cities community and provides a real opportunity for the development of private sector clean energy manufacturing. This land transfer, in combination with the Mid Columbia Energy Initiative, can propel our community and the Hanford site into a national leadership role on the clean energy economy.

The community partners are utilizing the existing 10 CFR 770 process in this pursuit, with our "Community Reuse Organization", TRIDEC, as the lead. As part of this greater team of community partners, Richland looks forward to working with the Department of Energy through the 10 CFR 770 process. We believe our proposal is sound and will not only lead to greater economic prosperity in our community, but also assist the

Mr. Matthew McCormick
May 11, 2011
Page 2

Department of Energy in promoting a clean energy future. The land transfer is part of Richland's strategic plan to create a vital economy for our community and the City of Richland strongly endorses this proposal.

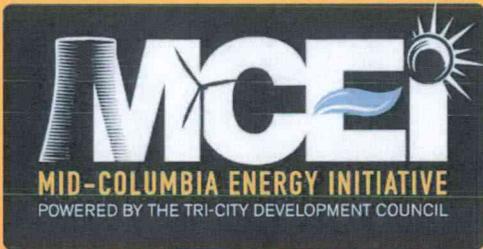
Sincerely,

A handwritten signature in cursive script, appearing to read "John Fox", is written over a diagonal line that extends from the top right of the signature area down towards the typed name below.

John Fox
Mayor

cc: Scott Keller, Executive Director, Port of Benton
David Sparks, County Administrator, Benton County
Carl Adrian, President/CEO, Tri-Cities Development Council

Attachment 6 - MCEI Land Transfer Flyer



7130 W. Grandridge Blvd, Ste A | Kennewick, WA 99336
 PHONE (509) 735-1000
 TOLL-FREE (800) 874-2489
 FAX (509) 735-6609

SECURING
 THE TRI-CITY
 REGION'S
 ECONOMIC,
 ENERGY AND
 ENVIRONMENTAL
 FUTURE.



www.midcolumbiaenergyinitiative.org

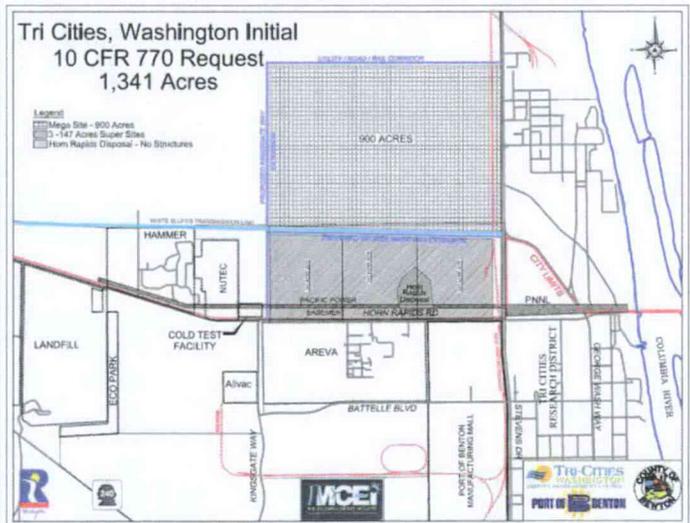
initiative

TRIDEC along with the City of Richland, the Port of Benton and Benton County have been working together in preparation to formally request a transfer of DOE land to the community. The site we are requesting is approximately 1,341 acres located along the southern boundary of the Hanford site. The proposal to transfer Tract 1 has been submitted by TRIDEC, which is identified as the recognized DOE Community Reuse Organization (CRO) under 10 CFR 770.

The Tri-Cities community and the Department of Energy have had a long standing and successful history of transferring property for economic development purposes. The first instance was the transfer of the City of Richland from the Atomic Energy Commission (AEC) in 1958. Several subsequent transfers have been made all resulting in significant economic growth to the area and the creation of job opportunities for area residents.

site map

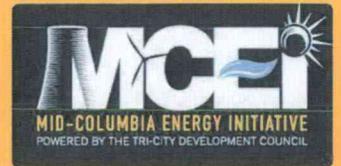
The site map for this area prior and post Hanford Site reflect that this area has primarily served as a buffer area for the Hanford Site. There is a construction landfill (labeled Horn Rapids Disposal on map) that is identified and determination has been made that no building could be placed upon this property, but a parking structure would be acceptable. There are also existing monitoring wells that are in place that DOE will assess and identify those that can be appropriately removed if they are no longer necessary. This has been DOE's standard practice during past land transfers that occurred in 1996 and 1998 (to the Port of Benton). The property is within the Benton County's Land Use Plan, and the City of Richland's Urban Growth Area plan. Both of these plans identify the land use as industrial.



POWERED BY  **TRIDEC**
 TRI-CITY DEVELOPMENT COUNCIL
 A DOE COMMUNITY REUSE ORGANIZATION

1,341 ACRES

- One 900 Acre Mega Site
- Three 147 Acre Super Sites
- ACCESS TO INFRASTRUCTURE
 - Water
 - Sewer
 - Power
- TRANSPORTATION
 - Barge
 - Rail
 - Highway



WASHINGTON STATE'S
INNOVATORS IN RENEWABLE
ENERGY TECHNOLOGIES.

legal description

770.7 (a)(1)(i)

Tract 1 (1,341 acres) – The legal description of the land requested is as follows:

TRACT 1: THAT PORTION OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

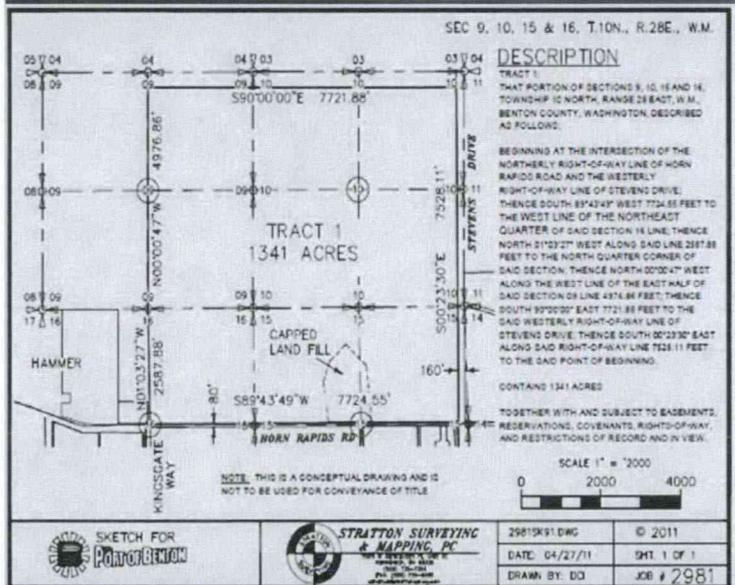
BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH $89^{\circ}43'49''$ WEST 7724.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 LINE; THENCE NORTH $01^{\circ}03'27''$ WEST ALONG SAID LINE 2587.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH $00^{\circ}00'47''$ WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 09 LINE 4976.86 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 7721.88 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH $00^{\circ}23'30''$ EAST ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 1,341 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND IN VIEW.

environment

Prior to being acquired by the Federal Government in 1943 as part of the Hanford Site, this area was used primarily for agricultural purposes. There are no former remnants of building foundations or roads; however there is metal debris located to the west of the proposed site due to the Hanford firing range.



Attachment 7 - Angelou Report to TRIDEC

Report 1:
MARKET ANALYSIS AND TARGET INDUSTRY VERIFICATION



www.angeloueconomics.com

Presented to:
TRIDEC

December, 2005

Target Industry Recommendations

The following table demonstrates the results of AngelouEconomics' process to identify targets for the Tri-Cities:

Major Industry Evaluation Summary										
An overview of the factors influencing the target selection process										
Industry	National Potential				Regional Strengths*					Target
	Growth Potential	Local Economic Impact	High Wages	Re-Location Trends	Economy	Struct-ural	Work force	R & D	Costs	
Agriculture	✓	✓			✓	✓	✓	✓	✓	Yes
Aerospace		✓	✓							No
Apparel & Textiles										No
Automotive	✓	✓	✓	✓						No
Biotechnology	✓	✓	✓					✓	✓	No
Business Services	✓	✓	✓	✓	✓		✓		✓	Yes
Chemicals & Plastics							✓		✓	No
Consumer Goods Manufacturing		✓				✓				No
Communication Equipment		✓	✓					✓		No
Computer Equipment		✓	✓					✓		No
Defense & Security	✓	✓	✓		✓	✓		✓	✓	Yes
Electronics Manufacturing		✓	✓			✓				No
Energy & Clean Energy	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
Financial Services	✓	✓	✓	✓		✓			✓	No
Food Processing		✓	✓	✓	✓	✓	✓		✓	Yes
Health Services	✓	✓	✓	✓		✓			✓	Yes
Industrial Machinery		✓	✓			✓				No
Logistics & Distribution	✓	✓		✓	✓	✓	✓		✓	Yes
Mass Media	✓		✓						✓	No
Materials/Industrial Supplies		✓				✓	✓		✓	No
Research	✓	✓	✓		✓	✓	✓	✓	✓	Yes
Residential Development	✓			✓	✓		✓		✓	Yes
Retail	✓			✓	✓		✓			Yes
Semiconductors		✓	✓						✓	No
Software Development	✓	✓	✓			✓		✓	✓	No
Tourism (Hotels/Entertainment)	✓	✓		✓	✓	✓			✓	Yes

*See page 3 for a description of the 5 location criteria for target selection

AngelouEconomics has identified 10 major industry groups that are suitable for the Tri-Cities to target for recruitment or expansion, or both (see highlighted industries in above chart). Previously in this report, we made clear that reducing the number of targets will have a positive effect on the success in implementation any targeting strategy. Clearly, 10 targets is a small improvement over the 13 targets currently pursued by TRIDEC. However, AngelouEconomics recommends that all potential targets be grouped into just 5 primary recruitment targets and 2 primary expansion targets:

Primary Recruitment Targets:

- Warehousing & Distribution
- Research & Development
- Technology Manufacturing
- Food Processing & Agriculture
- Back Office

Primary Expansion Targets:

- Health Services
- Tourism

Whether a target is a "recruitment" target or an "expansion" target better determined by who is responsible for its promotion. Recruitment targets will fall primarily under the supervision of TRIDEC. Expansion targets will be managed by other organizations. For example, tourism will continue to be a goal for the entire region, but we have not selected it as a recruitment target, as tourism promotion is primarily guided by the Tri-Cities Visitors and Convention Bureau. Likewise, the health industry will continue to grow in the Tri-Cities as the population grows, ages, or retires, but expansion of health care will not require a strong effort by TRIDEC. Rather, individual cities should work with local hospitals to continue to expand and improve service. Additionally, Pacific Northwest National Laboratory should be a strong partner for the adoption of pilot projects at local hospitals for new technologies. Medical devices, however, is included as a "niche" sector under the target **Technology Manufacturing**, as is biotechnology a niche sector under **Research & Development**. Other niche targets are viewed as supporting a larger industry. For example, **Software** is not a specific target, but is viewed rather as support for most industries, particularly **Research, Technology, and Back Office**.

Several industries were not selected as targets, though they may have a history in the community, or are currently on TRIDEC's target list. For many, the economics of the industry suggest that little growth will occur nationally, or Tri-Cities will have difficulty competing for these industries with other regions in U.S. or world.

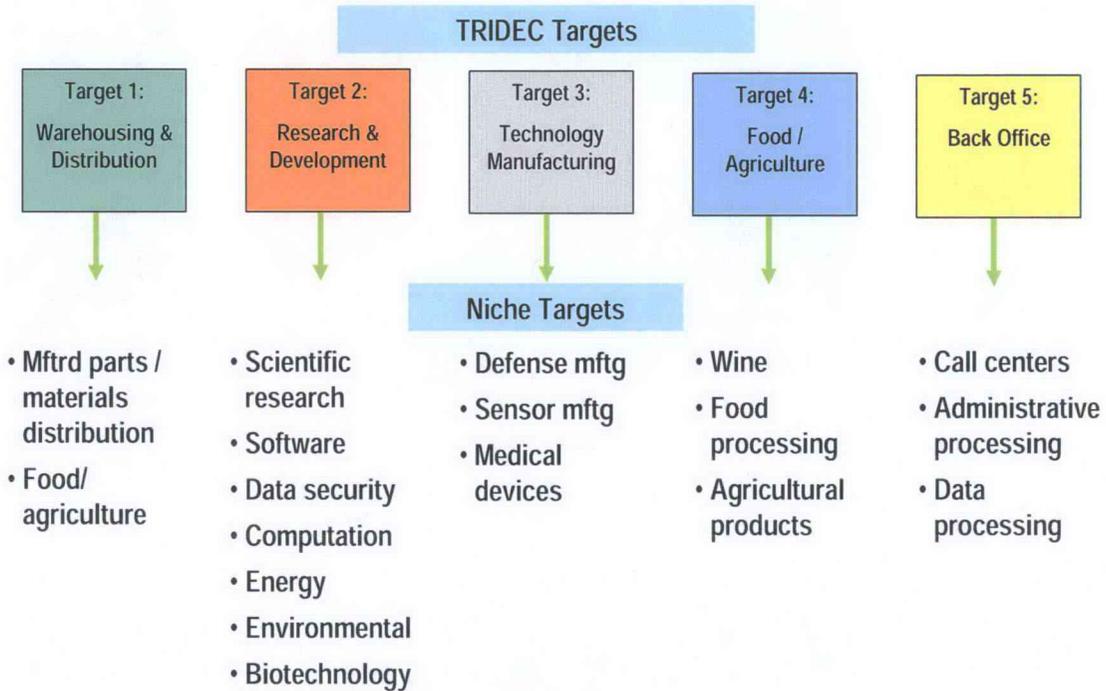
The **Semiconductor** industry has consolidated significantly into several key regions in the U.S. (CA, NY, TX). Most new investment at a global level is occurring in southeast Asia. As new 300mm plants cost \$3+ billion, semiconductor companies are pursuing new financing arrangements with local governments in the form of loans, tax incentives, and equity financing. The **Electronics** industry, though to a lesser extent, has experienced similar globalization patterns. The State of Washington simply cannot compete in the incentives game, or with Asian labor costs. **Metal fabrication** has declined in the U.S., as more final product manufacturing occurs in Asia (except automotive), and the price of sheet metal has risen dramatically in the U.S.

Four current TRIDEC targets points to history at Hanford or scientific capabilities at PNNL: **Advanced materials, remote sensing, photonics, and instrumentation**. While these are all still valid technologies and industries, they are inputs to large end-targets: biotechnology, energy, or technology manufacturing. Numerous other "input-technologies" are found in PNNL, and by focus on the end-industry, TRIDEC will not be constantly forced to re-evaluate or update its list of targets.

The following page shows AngelouEconomics' updated targets, with their "niche" sectors.

TRI-CITIES TARGET RECOMMENDATIONS

The following chart shows the complete list of Targets for the Tri-Cities, not including the expansion targets or tourism and health care:



The next report, Tri-Cities Marketing Plan, will take this list of target industries, viewed as the “customer” or “target audience”, and present new methods for marketing to them.

AngelouEconomics profiles each of these primary recruitment targets and their location requirements in the following pages.

Attachment 8 - Historical Photos of Tract 1

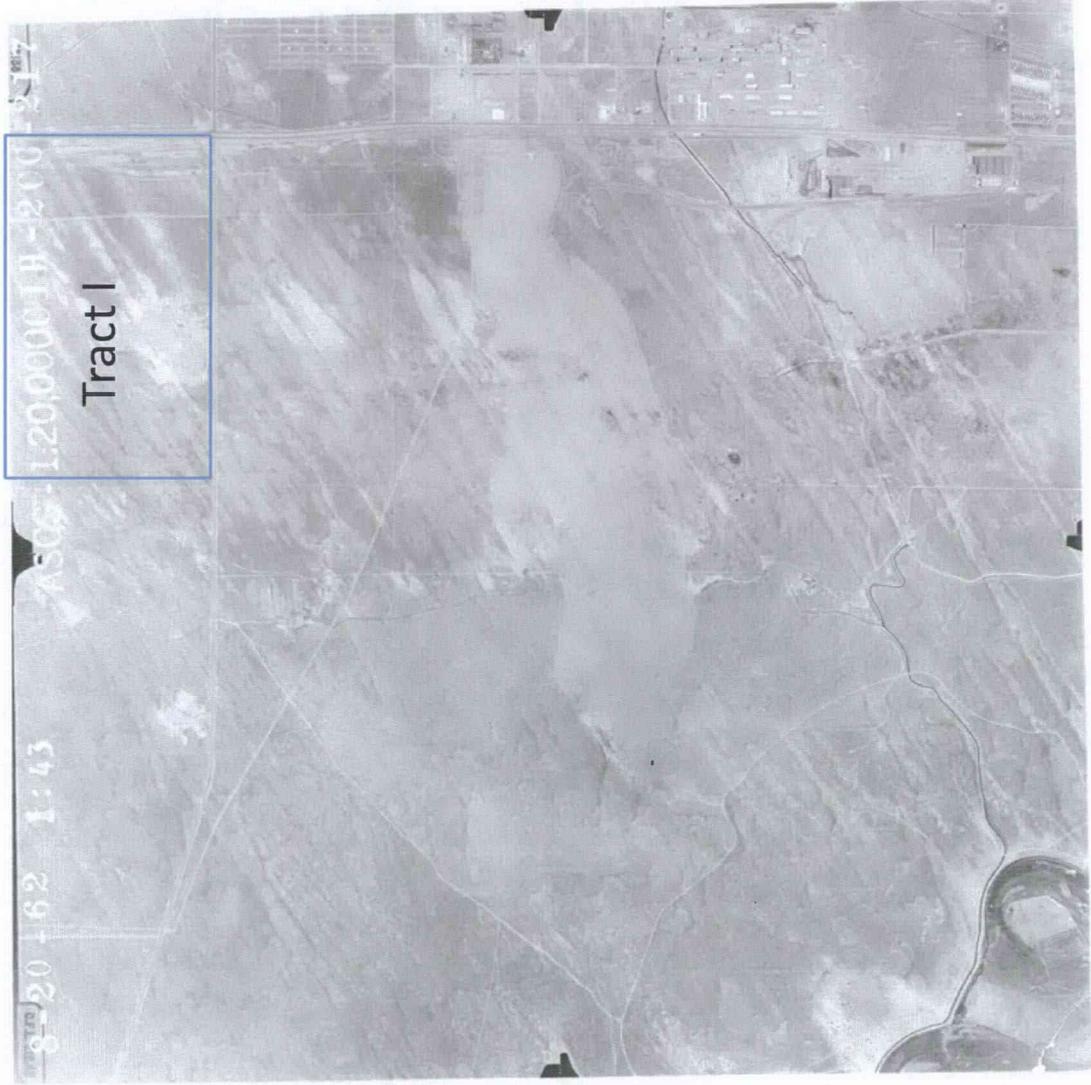
Historical Photos of Tract 1 Include:

1. 1953
2. August 20, 1962
3. 1989
4. 1997
5. 2008

Tract 1 - 1953



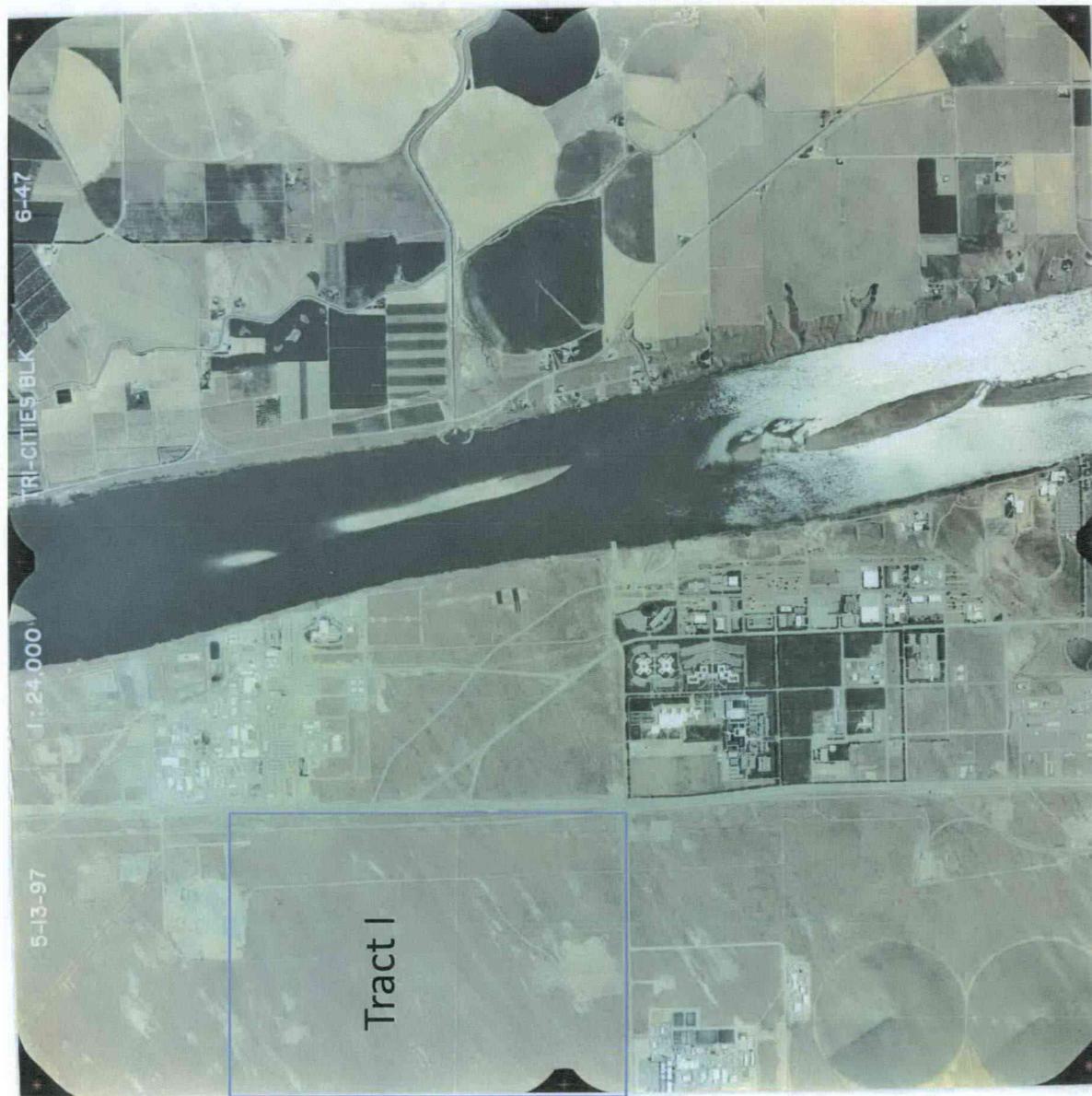
Tract 1 – August 20, 1962



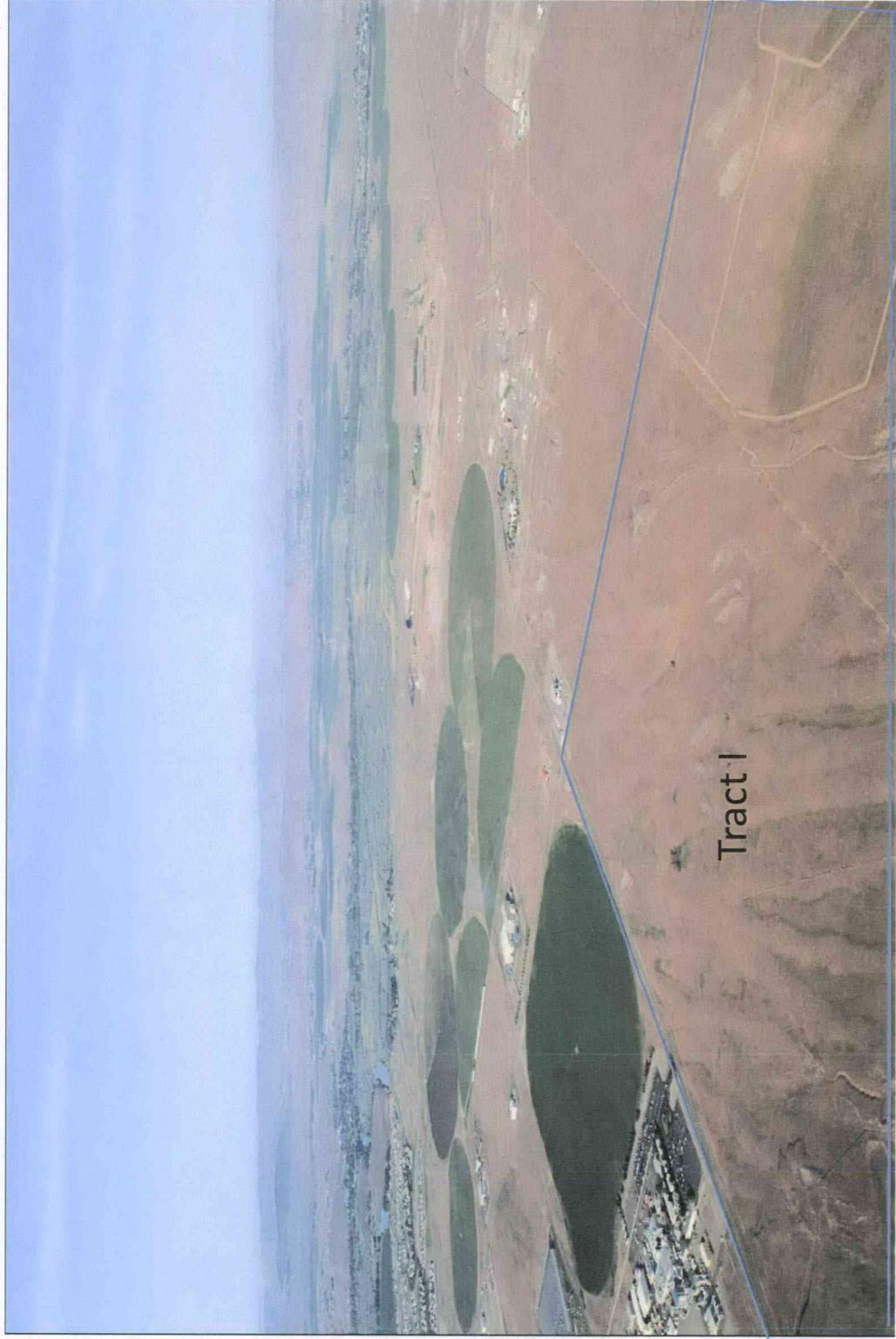
Tract 1 - 1989



Tract 1 - 1997



Tract 1 - 2008





Tri-City Development Council (TRIDEC)
7130 W. Grandridge Blvd. Ste. A | Kennewick, WA 99336
www.TRIDEC.org | Phone (509) 735-1000 | Fax (509) 735-6609



Attachment II



7130 W. Grandridge Blvd., Ste. A
Kennewick, WA 99336-7725
www.TRIDEC.org

Phone: 509.735.1000
Fax: 509.735.6609
1-800-TRI-CITY

October 13, 2011

Mr. Matt McCormick, Manager
U.S. Department of Energy, Richland Operations Office
PO Box 550 – A7-50
Richland, WA 99352

Dear Mr. McCormick:

This letter is to add an addendum to our May 31, 2011 request to the U.S. Department of Energy for 1341 acres of land at the south end of the Hanford Site.

As you are aware, Energy Northwest made an earlier request to DOE to have 300 acres of the site identified in the Comprehensive Land Use Plan, available for lease to Energy Northwest for use as an energy park.

In the interest of expediting future land use for industrial development, TRIDEC would like to amend our original request for the 1341 acres, to include the 300 acre parcel requested for lease by Energy Northwest. By increasing our original request to a total of 1641 acres, TRIDEC can then accommodate either the lease, or future purchase by Energy Northwest for use as identified in the attached.

Also attached is a revised map identifying both the original request (1341 acres) and this additional request (300 acres).

We hope this addendum does not impede in any way our earlier request and thank you for your continued support of this community effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl F. Adrian", written in a cursive style.

Carl F. Adrian
President/CEO

2 attachments: Attachment 1 – Proposed land use
Attachment 2 – Revised map identifying specific properties

RECEIVED
OCT 18 2011
DOE-RLCC

Attachment 1

Energy Northwest -- Mid Columbia Energy Initiative (MCEI) - Energy Park solar project envelope

Proposed size of lease: 300 Acres

Proposed area of lease: Northwest of 300 Area (west side of Route 4S) – see attached map

Energy Northwest (EN) proposes to lease 300 acres of land on behalf of the Mid-Columbia Energy Initiative. This effort is being viewed as the initial step toward the creation of an Energy Park – on federally owned land.

The proposal is based on some potential uses – specific to solar powered applications. The proposal is referred to as an “envelope” because it sets some overall parameters for how the land could be utilized, while not being overly specific to one particular application.

EN proposes the envelope boundaries below be utilized to determine that a project is able to proceed providing that all federal biological, cultural and NEPA requirements are met in advance of DOE issuing a lease. Local and state permitting requirements would be completed prior to construction.

Solar technologies currently proposed:

- 1) Photovoltaic fixed tilt
- 2) Photovoltaic single axis tracking
- 3) Photovoltaic two-axis tracking or thermal electric (“dish” style)

Finish Grade for Ground-Mount Facility:

- Photovoltaic fixed-tilt – less than 5° slopes; south facing is favorable
- Photovoltaic single-axis tracking – maximum 1° to 2° slopes for minimum 200-foot “runs” on North-South axis
- Photovoltaic two-axis tracking or thermal electric (“dish” style) - 15° maximum slope; south-facing is favorable
- Undulating terrain on any directional axis tends to be unfavorable for solar installations and would likely require grading

Facilities:

- Install fencing to limit access to project sites, typically 6-foot height chain link topped with wire
- Area lighting on standards on perimeter at select points; typically near access gates

Types of Foundation/Supports - Subject to geotechnical evaluation, site conditions, and specific equipment design requirements:

- Vibratory ram or rotary-insertion pilings typically 3 to 8 feet below finish grade for photovoltaic array or dish supports
- Foundations for inverters, switchgear, or equipment sheds – typically concrete slab-on-grade with less than 24-inch depth below finish grade. Alternatively, concrete piers with less than 40-inch depth may be used.
- Direct buried or conduit for conductor runs – typically less than 30 inches below finish grade
- Ballast style concrete supports (no ground penetration) are generally not suitable for application in climates subject to freezing.

Vegetation:

- Remove vegetation to prevent shading of the array within facility site
- Mowing of brush and other vegetation
- The mowing of brush and vegetation will be a continuous activity over the life of the Energy Park for the areas of use only
- Remove/grub vegetation from facility access, permanent parking, and internal roadways
- Long-term, non-road areas typically reseeded with low-growing native grasses.

Ground disturbance/penetration:

- There will be no ground penetration/surface disturbance 25 feet below the original surface prior to finished grading
- The entire 300 acre parcel is a candidate for vegetation removal and ground disturbance

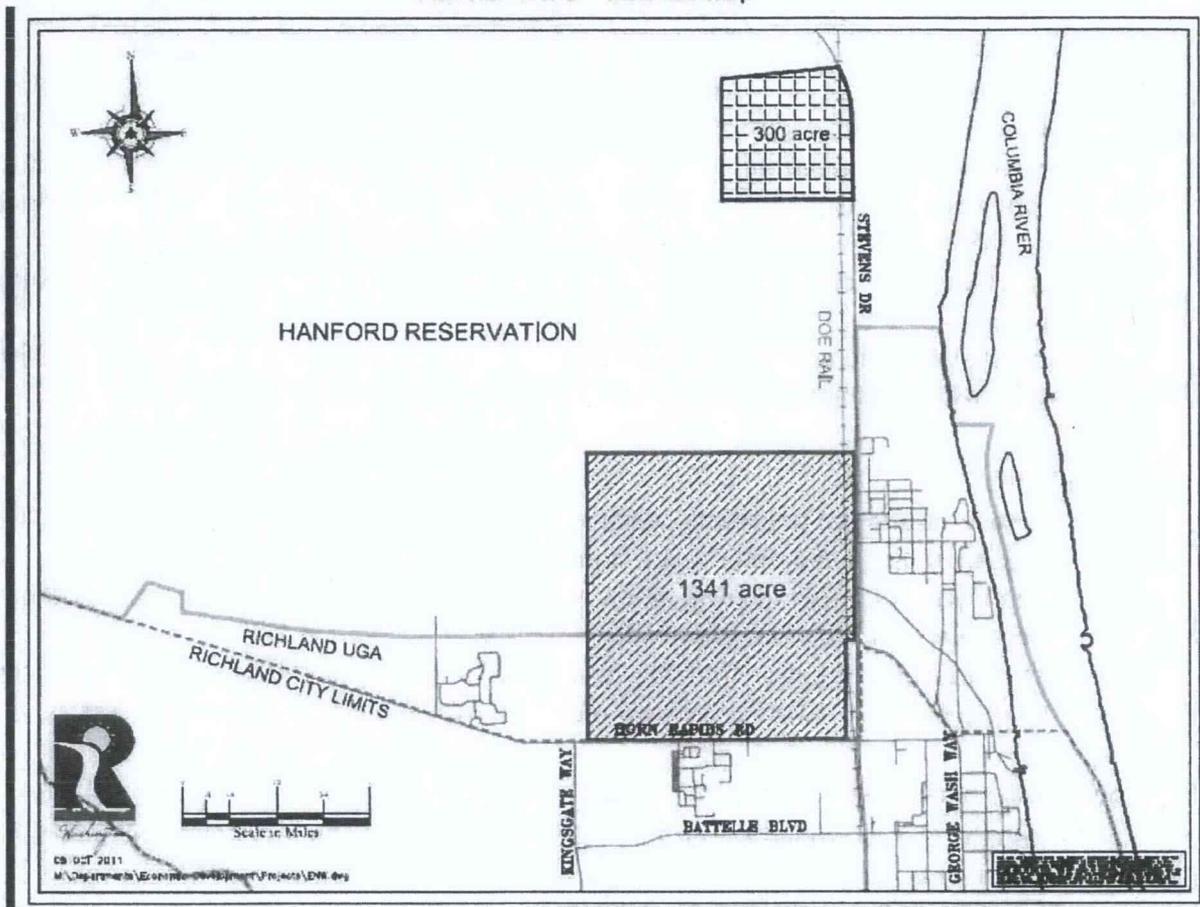
Water Source:

- Brought in by truck
- Or by permit from the Washington State Department of Ecology

Water Use:

- Periodic wash-down/rinsing of photovoltaic module or thermal/electric reflective surfaces to remove dust, pollen, or bird droppings is generally required
- Frequency is dependent on local dust conditions, seasons, and rainfall. Once or twice per year is expected
- Typically, less than 1,000 gallons of clear (usually de-ionized) water is used per installed megawatt capacity (7 to 11 acres)

Attachment 2 – Revised Map



Attachment III

Krekel, Randall N

From: Krekel, Randall N
Sent: Wednesday, May 23, 2012 10:25 AM
To: Krekel, Randall N
Subject: FW: Official Land Transfer Request
Attachments: 10CFR770 land transfer request May 31-2011. pdf.pdf

Importance: High

From: French, Colleen
Sent: Monday, July 18, 2011 5:19 PM
To: Elsen, Michael
Subject: FW: Official Land Transfer Request
Importance: High

Per your request

From: Petersen, Gary
Sent: Tuesday, May 31, 2011 3:21 PM
To: Matt McCormick; French, Colleen
Subject: Official Land Transfer Request
Importance: High

Good Afternoon Matt and Colleen

I will be hand-delivering a hard copy of the Community request for 1341 acres of Hanford land yet this afternoon, but wanted you to have an electronic copy so you could more easily share the request with other DOE staff members.

We are very excited about making this request, even though Senator Cantwell actually announced the coming of this request last Thursday.

I hope this package contains everything needed to move forward with a transfer of this property.

TRIDEC and our Partners (City of Richland, Port of Benton, and Benton County) all look forward to working with your staff on this request.

Sincerely

Gary Petersen

Gary Petersen

TRIDEC

Vice President,

Hanford Programs

7130 W. Grandridge Blvd., Suite A

Kennewick, WA 99336

Tele: (509) 735-1000

Cell: (509) 528-6371



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Kennewick, WA 99336-7725
www.TRIDEC.org

Phone: 509.735.1000
Fax: 509.735.6609
1-800-TRI-CITY

May 31, 2011

Mr. Matt McCormick, Manager
U.S. Department of Energy, Richland Operations Office
PO Box 550 – A7-50
Richland, WA 99352

Dear Matt:

As you know, TRIDEC along with the City of Richland, the Port of Benton and Benton County have been working together in preparation to formally request a transfer of DOE land to the community. The site we are requesting is approximately 1,341 acres located along the southern boundary of the Hanford site. The attached proposal to transfer Tract 1 is being submitted by TRIDEC, which is identified as the recognized DOE Community Reuse Organization (CRO) under 10 CFR 770. We plan to use TRIDEC's wholly owned subsidiary, the Tri-Cities Asset Reinvestment Company (TARC), as the transfer entity. As you know, TARC was set up to receive personal and real property from DOE.

The Tri-Cities community and the Department of Energy have had a long standing and successful history of transferring property for economic development purposes. The first instance of course was the transfer of the City of Richland from the Atomic Energy Commission (AEC) in 1958. Several subsequent transfers have been made all resulting in significant economic growth to the area and the creation of job opportunities for area residents.

As you are well aware, significant progress has been made in cleanup of the Hanford site and as a result the community is facing a period during the next few years where there will likely be major reductions in the Hanford workforce. The first of these reductions is scheduled to occur later this year and could result in as many as 2,000 jobs lost as ARRA funding is discontinued. As work on the river corridor and PFP is completed, the community will see additional job losses and as we look towards startup of the waste treatment plant, the employment trend line for Hanford will continue downward. TRIDEC intends this to be the first of several requests which will help offset future Hanford staff reductions.

Certainly we believe that one of the opportunities available to the Tri-Cities to replace jobs and transition Hanford workers is through an aggressive economic development program and to make sure there are adequate industrial sites available for prospective new businesses. Economic development is a long-term process and the community can't expect that these jobs will be replaced over night. However, completing the transfer request we are making today will go a long way toward establishing a foundation for future development in north Richland.

We truly appreciate your willingness to work with the community on this issue and thank you in advance for making this a priority. If you have any questions regarding this request, please don't hesitate to contact either myself or Gary Petersen.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl F. Adrian".

Carl F. Adrian
President/CEO



10 CFR 770 PROPOSAL

PROPOSAL TO TRANSFER TRACT 1
AT DEPARTMENT OF ENERGY HANFORD SITE
TO THE COMMUNITY REUSE ORGANIZATION
TRI-CITY DEVELOPMENT COUNCIL (TRIDEC)
FOR ECONOMIC DEVELOPMENT

MAY 31, 2011

**SUBMITTED BY
TRIDEC**

**IN COOPERATION WITH
CITY OF RICHLAND
PORT OF BENTON
BENTON COUNTY**



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770.2 (a)

Department of Energy (DOE) may transfer DOE-owned real property by sale or lease at defense nuclear facilities, for the purpose of permitting economic development.

770.4

A Community Reuse Organization (CRO) that represents a community adversely affected by DOE workforce restructuring at a defense nuclear facility.

Cleanup at the Hanford Site is being accomplished! By 2015 DOE plans to reduce the active footprint from 365 square miles to less than 75 square miles. At that point, nearly 90% of the land mass will be 'clean.'

However, reductions in the active footprint, changes in the Hanford cleanup budget, plus the planned reductions in Hanford jobs (both as a result of completing the American Recovery and Reinvestment Act (ARRA) activities, and the completion of cleanup of the River Corridor) through the next five years have made it important for the Tri-Cities to take advantage of the DOE Comprehensive Land Use Plan (CLUP) to provide economic development opportunities for a small portion of the Hanford Site in order to create future jobs.

This community has been advised that some 1,600 jobs will be reduced by the end of September of 2011 as a result of the ARRA funds going away. The Tri-Cities also recognize that Congressional funding cuts and completion of cleanup along the Columbia River will lead to an additional 1,000 or more jobs being reduced from Hanford before 2015.

These actions have led TRIDEC, the City of Richland, the Port of Benton, and Benton County to the following proposal to partially offset the adverse impacts on our community that are coming from Hanford workforce restructuring.

770.5

Field Office Managers annually make available to Community Reuse Organizations and other persons and entities a list of real property at defense nuclear facilities that DOE has identified as appropriate for transfer for economic development.

DOE Richland Operations Office (DOE-RL) completed the CLUP in 1999. This plan clearly identified some 39,000 acres at the southeast end of Hanford that would be made available for industrial use and economic development.

In early 2010 Tri-Cities leaders (four city Mayors, three Port Districts, two Counties, and TRIDEC), authored a letter to Assistant Secretary for Environmental Management, Dr. Ines Triay, requesting direct involvement in the coming land availability and land transfer of a small portion of the Hanford Site. These community leaders supported the DOE CLUP, and the need to obtain some of the identified Industrial Use Hanford land to be used for economic and industrial development, and to find ways to allow public access to other parts of Hanford that have not been publicly accessible for more than 68 years.

770.7 (a) Proposal

Therefore: TRIDEC, as the DOE CRO, and on behalf of the City of Richland, the Port of Benton, and Benton County, hereby requests the fee-simple transfer of 1,341 acres of the Hanford site located within the DOE CLUP's designated Industrial Use area. The community anticipates that this will be the first parcel of three parcels we plan to request through the coming five years.

770.7 (a)(1)

A proposal must include (but is not limited to):

770.7 (a)(1)(i)

A description of the real property proposed to be transferred

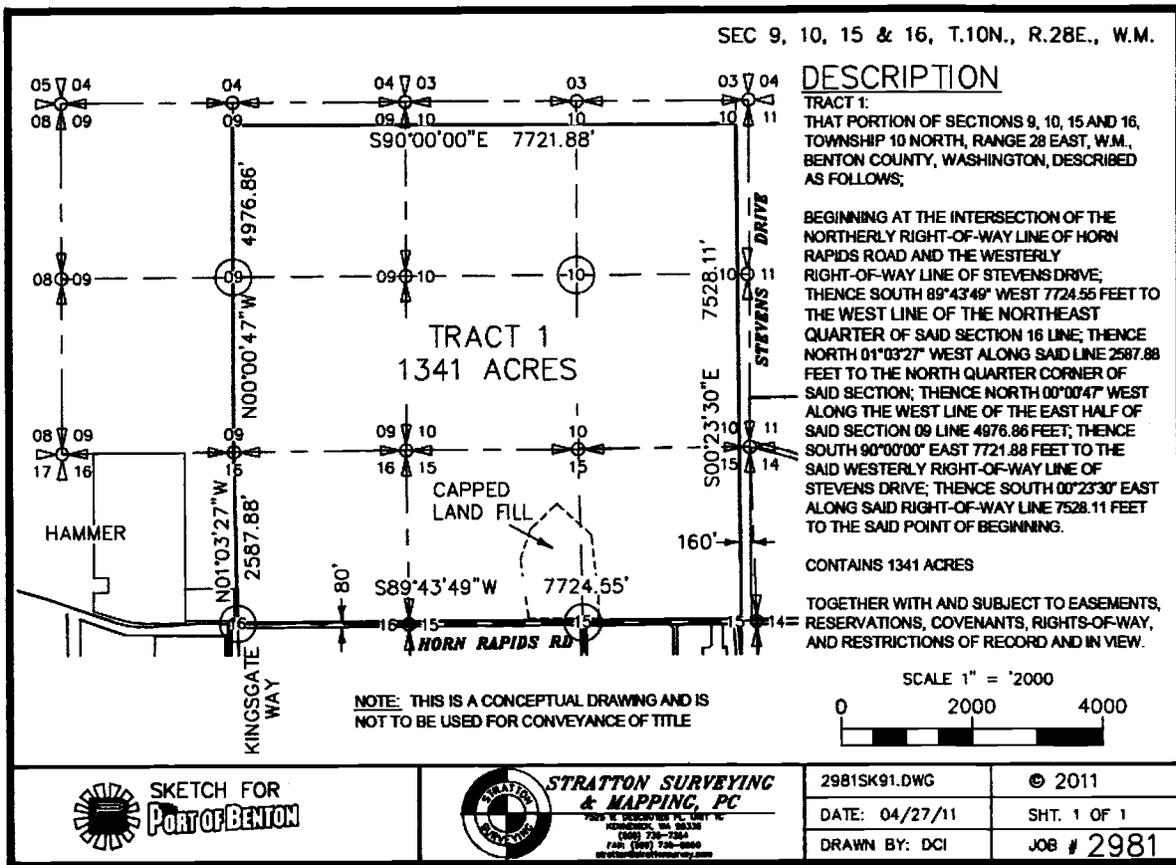
Tract 1 (1,341 acres) – The legal description of the land requested is as follows:

TRACT 1: THAT PORTION OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH 89° 43' 49" WEST 7724.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 LINE; THENCE NORTH 01° 03' 27" WEST ALONG SAID LINE 2587.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 00° 00' 47" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 09 LINE 4976.86 FEET; THENCE SOUTH 90° 00' 00" EAST 7721.88 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH 00° 23' 30" EAST ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET TO THE SAID POINT OF BEGINNING.

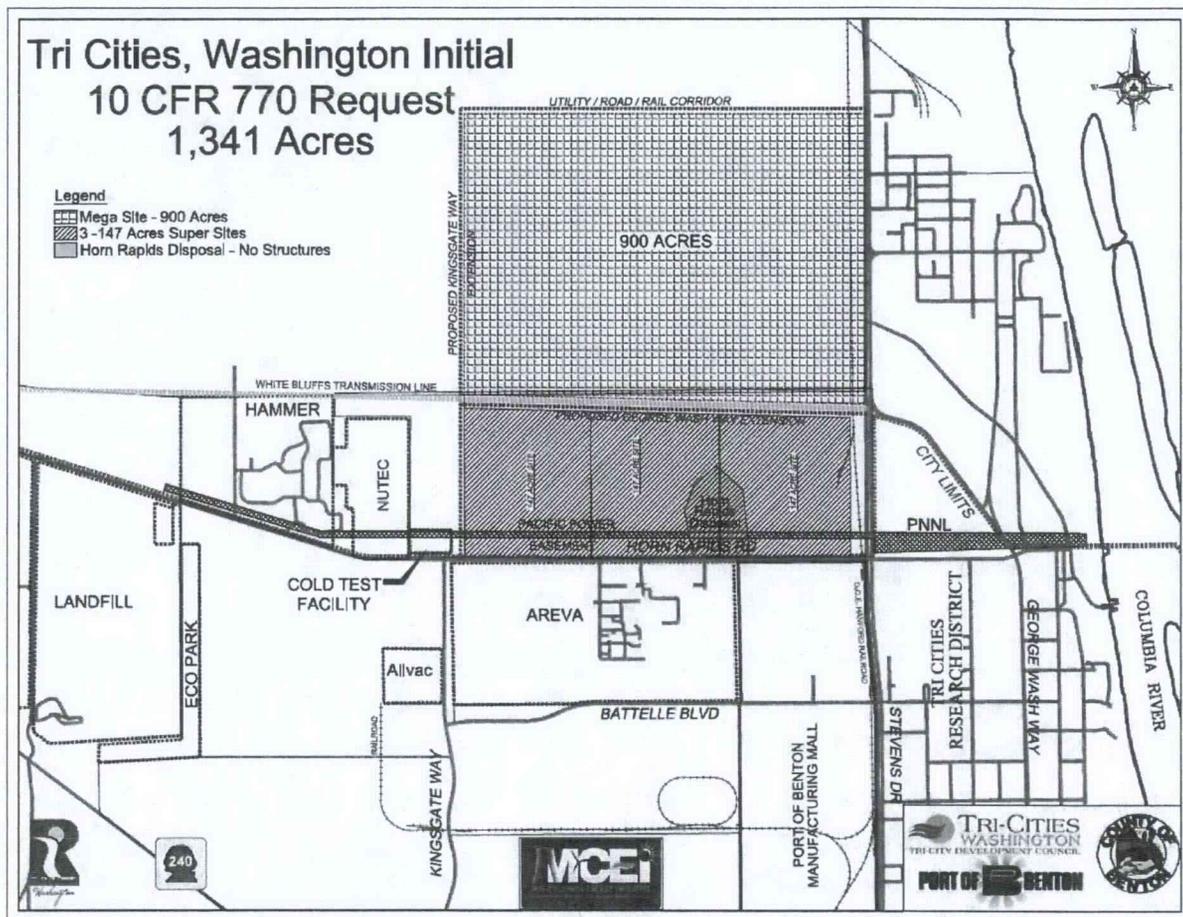
CONTAINS 1,341 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND IN VIEW.



See Attachment 1 for full page map Tract 1 Site Maps.

The site map (see below map) for this area prior and post Hanford Site reflect that this area has primarily served as a buffer area for the Hanford Site. This area is primarily undeveloped with no infrastructure (roads, electrical, water, telecommunication, etc.) extending into the property or available buildings. Within this area there is a closed-construction landfill (labeled Horn Rapids Disposal on map) that is identified and determination has been made that no building could be placed upon this property, but a parking structure would be acceptable. There are also existing monitoring wells that are in place that DOE will assess and identify those that can be appropriately removed if they are no longer necessary. This has been DOE's standard practice during past land transfers that occurred in 1996 and 1998 (to the Port of Benton). The property is within the Benton County's Land Use Plan, and the City of Richland's Urban Growth Area plan. Both of these plans identify the land use as industrial.



Prior to being acquired by the Federal Government in 1943 as part of the Hanford Site, this area was used primarily for agricultural purposes. There are no former remnants of building foundations or roads; however there is metal debris located to the west of the proposed site due to the Hanford firing range.

770.7(a)(1)(ii)

The intended use and duration of use of the real property

Tract 1, the property is zoned industrial within the City of Richland Zoning and Comprehensive Land Use Plans (see Attachment 3). It is also reflected as Industrial within Benton County's Land Use Plan and the DOE CLUP for the Hanford site. This property is highly accessible and visible to the City's Horn Rapids Industrial Park located just south of the Port of Benton's Manufacturing Mall. Recent City and Port Master Plans call for extension of roads, infrastructure and rail into this area to support future industrial growth. The City and Port have made significant investments within two nearby existing industrial areas previously transferred from the Federal Government, with further investments currently planned to include new industry, rail and road extensions in 2012-2013.

The City of Richland's Horn Rapids Industrial Park master plan includes recreational areas, trails, natural open space along with designated areas for Commercial, Light Industrial and Heavy Industrial areas. All with transportation ties into SR 240 and Interstate 82 along with rail and barge access. Recent updates to the master plan have included future planning into the proposed transfer area for rail, roads and infrastructure extension.

As the CRO, TRIDEC will transfer ownership either to a private end user or to one of its public entity partners after receipt of ownership from DOE. This property transfer would occur in a short period of time, dependent only on necessary legal processes.

The City controls Horn Rapids Road which forms the southern boundary to the site, and Stevens Drive forms the boundary to the east. Both could serve as primary access for this land transfer. Therefore, it is the City's intent to manage and further develop these parcels in partnership with the Port of Benton in a manner consistent with the existing master plans. Any subsequent owner of these properties will also be subject to the master plans and their covenants for development.

All water, sewer, electrical infrastructure including fiber is located at the corner of Horn Rapids Road and Stevens Drive on the southeast corner of Tract 1. This infrastructure is perfectly positioned to support the necessary infrastructure extensions into Tract 1. All infrastructure is owned, and services provided, by the City of Richland including electric utility.

The community partners see very little impact or environmental consequences resulting from this land transfer. Care will be taken by the community to meet all environmental requirements. Future projects will comply with the State Environmental Policy Act requirements to address potential environmental impacts.

770.7(a)(1)(iii)

A description of the economic development that would be furthered by the transfer (e.g., jobs to be created or retained, improvements to be made)

DOE has a long, sustained history of working with the Tri-Cities community to reutilize non-essential federal lands, and transfer such land to local governments and other entities to be converted to vital economic development purposes. Long-range plans call for the utilization of substantial non-essential Hanford property to be used by the TRIDEC and its partners at the City of Richland, the Port of Benton, and Benton County, to establish an Industrial Development and Energy Park on such land. Consistent with the Department's long-standing CLUP for industrial development; pre-existing and new statutory authorities; and 10 CFR 770, the City of Richland; the Port of Benton; and TRIDEC are seeking the immediate transfer of an initial 1,341 acres of Hanford Site property to be used for economic development purposes.

The property will be marketed not only by the City and the Port but by the larger community in partnership with TRIDEC. Currently the City's and Port's Industrial areas and a small Industrial Park located in Pasco are all that's available in the Tri-Cities. This land-transfer is vital to the long term economic development success, and to the diversification efforts of the Tri-Cities community to have large scale industrial sites to market.

Target sector studies have been completed by TRIDEC, Hanford Communities, City of Richland and Port of Benton to support recruitment and marketing activities. The first study being done for Hanford Communities in 1996 by DRI/McGraw-Hill, which laid out a strategy and targets around energy, advanced material, agri-business, medical and computer IT sectors. This was followed by a series of reports developed within these segments for TRIDEC by Fluor Global Services in 2000, 2003, 2004. The Fluor Global Services reports got into specific NAICS codes and outlined key selling points to these industries. Finally a series of studies conducted by Angelou Economics in 2005 (Attachment 7) for TRIDEC, City of Kennewick and the Tri-Cities Research District respectively focused on clean energy, biosciences, environmental technologies and software & computation.

Recent recruitments efforts targeted: AREVA's \$2.5 billion gas centrifuge plant with 1,000+ jobs; a foreign clean energy manufacturer seeking to place 2,000 jobs and \$2 billion in investment; and several renewable energy companies looking for solar and biofuels energy development sites.

It is anticipated for Tract 1 that similar investments and increased jobs could occur with one or two large users. The smaller 100-200 acre parcels could support another 400-500 jobs. With the larger area being able to support another 2-3,000 private sector jobs depending on the types of industry successfully recruited. These new jobs will help directly offset the coming downturn in employment at the Hanford Site as the cleanup mission nears completion.

New utilities will be required to prior to development taking place on the 1,341 acres of property, which includes arterial roads with accompanying sewer, water, electrical, phone, etc. It is anticipated the cost for these improvements would be in excess of \$5 million. The partners have several options to finance the extension of utilities to serve the site and adjacent properties. These options include using land sale proceeds, blending extension fees into utility rates, economic development grants and tax increment financing. The final financing mechanism will be a blending of these mechanisms based on the needs of the client. It is also anticipated that public safety buildings and services (e.g., fire and ambulance) will also need to be established on the property to support new development. The extension of the new infrastructure and services would be provided and maintained by the City of Richland.

770.7(a)(1)(iv)

Information supporting the economic viability of the proposed development

1. Hanford staffing projections have shown that some (2,000-4,000) employees will be released from the Hanford workforce over the next 5-10 years. These are well trained and well educated individuals who will be looking for new positions. Columbia Basin College and Washington State University-Tri-Cities, working with TRIDEC, developed a workforce education and re-training proposal to DOE. It is expected that DOE will award this grant in the very near future, and it will assist in the development of a readily available workforce to meet new company requirements.
2. Recent studies commissioned by TRIDEC and its partners provide a strong basis along with the recent activity, for support and extension of the requested property. The need for what is termed a mega-site - a contiguous single client parcel that exceeds 500 acres - is community wide since no other entity has access to such large, singular industrial properties. The viability has been demonstrated by the City's and Port's prior investments and successes resulting in over 3,000 non-Hanford/Pacific Northwest National Laboratory (PNNL) jobs.
3. The quality of life in the Tri-Cities has matured to a level that it can competitively recruit the talented workforce needed to make this proposal viable. Gone are the days when the promise of a good paying job could attract and retain talent in a community. Communities must offer a more well-rounded experience, a challenge for communities surrounding Weapons Complex Sites that were picked primarily for their remote location. But this is a challenge which the Tri-Cities have worked to overcome.
 - With a population of over 248,000, the Tri-Cities area is the fourth largest Metropolitan Statistical Area (MSA) in the state of Washington. The major communities are Kennewick, Pasco, Richland, and West Richland, all surrounding the Columbia, Yakima and Snake Rivers that join here.

- The Tri-Cities offers great value with a highly educated workforce, quality lifestyle, affordable housing, available sites and land, great infrastructure, and superior schools and medical facilities. According to the ACCRA Cost of Living Index, the Tri-Cities have the lowest cost of living in the State of Washington (3rd quarter, 2010). Smart Money ranked the Tri-Cities No. 1 in the nation for housing in March of 2010.
 - Since 2000 Franklin County is the 18th fastest growing county in the nation, while Benton County also grew by nearly 2% per year. The Tri-Cities is one of the Northwest's most exciting growth regions. The Tri-Cities is home to manufacturers in energy (solar dishes, sterling engines, and fuel cells), high-tech products, aerospace, food processing, transportation, and health care. Washington State University Tri-Cities, a four year institution, and Columbia Basin Community College provide our local manufacturers and a variety of other employers with an exceptionally skilled workforce.
4. Industries in the region may be interested in relocating to the site because of a combination of the following: The Waste Treatment Plant will require up to 70 Mw of power and some 40,000 gallons of diesel a day. Both of these lead to the need for reduced carbon footprint (as required by Presidential Directive), and for new renewable energy sources. TRIDEC has already received several unsolicited proposals from companies across the U.S., and even one foreign agent, interested in locating to this site. This has included Cascade Natural Gas Co., interested in replacing the WTP diesel needs with natural gas, both to reduce the carbon footprint by 40% and provide operating cost savings of up to \$1 million/month.
 5. TRIDEC and the Mid-Columbia Energy Initiative (MCEI) have marketing plans and materials underway (www.midcolumbiaenergyinitiative.org) (see Attachment 6). MCEI is working closely with the Washington Clean Energy Leadership Council, and other state and regional energy committees to make certain they are informed of the probability of an Energy Park at Hanford.
 6. Local, State and National elected officials support this land-transfer request. (Attachment 5)
 7. The strengths of this site are many. First, there are very few of what are called "mega-sites" in the U.S. There is only one "mega-site" in the State of Washington, and that is located just east of Wallula, WA. This true for the Tri-Cities area where there are no other large and contiguous parcels of land near infrastructure distribution systems to support the types of industry that require large manufacturing footprints or larger buffer areas for development and safe operations. In the future this area of Hanford could provide several "mega-sites." Second, in making proposals to AREVA and to the one foreign company, TRIDEC learned that this site is fairly unique in its infrastructure/utility distribution systems capabilities. It is completely surrounded by large energy transmission distribution lines and switch yards; rail lines; ocean-going barges; and major freeway systems. There are very few, if any weaknesses.

770.7(a)(1)(v)

The Tri-City community requests this land 'fee-simple.'

Similar to land that has been transferred within this community over the past five decades (see Attachment 2 for background information); it is the community that has paid for all improvements to the sites – roads, water, sewer, and power – to increase the attractiveness to prospective new industry and private company investments. This

property is being requested at less than fair market value. The basis of not paying fair market value is due to the lack of interior infrastructure/utilities on the property (e.g., roads, water, electrical, telecommunication, etc.). These extensive infrastructure improvements are required to make the property marketable for respective new industry and private company developers and investors. A substantial investment well over \$5 million will be required to make the necessary improvements. In addition, the cost to expand fire and ambulance services on the property will be required to protect the public safety and health. Acquiring this property at less than fair market value will help offset these costs in order to make the property marketable.

770.7(a)(1)(v)(2)

TRIDEC does request indemnification against claims based on the possible release or threatened release of a hazardous substance or pollutant or contaminant resulting from DOE activities.

Attachment 1 – Tract 1 Site Maps

Tract 1 Site Maps Include:

1. Site Map with Legal Description
2. Site Map

SEC 9, 10, 15 & 16, T.10N., R.28E., W.M.

DESCRIPTION

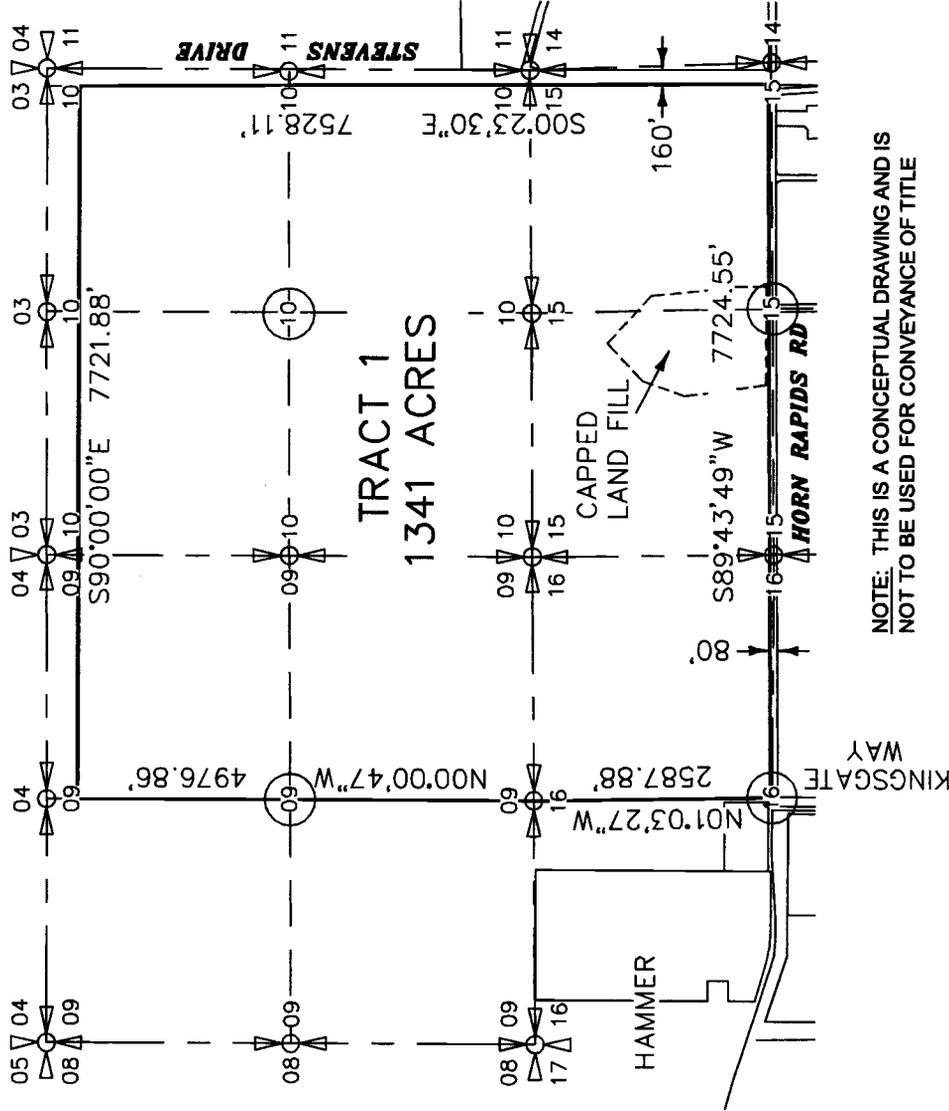
TRACT 1:
 THAT PORTION OF SECTIONS 9, 10, 15 AND 16,
 TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.,
 BENTON COUNTY, WASHINGTON, DESCRIBED
 AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE
 NORTHERLY RIGHT-OF-WAY LINE OF HORN
 RAPIDS ROAD AND THE WESTERLY
 RIGHT-OF-WAY LINE OF STEVENS DRIVE;
 THENCE SOUTH 89°43'49" WEST 7724.55 FEET TO
 THE WEST LINE OF THE NORTHEAST
 QUARTER OF SAID SECTION 16 LINE; THENCE
 NORTH 01°03'27" WEST ALONG SAID LINE 2587.88
 FEET TO THE NORTH QUARTER CORNER OF
 SAID SECTION; THENCE NORTH 00°00'47" WEST
 ALONG THE WEST LINE OF THE EAST HALF OF
 SAID SECTION 09 LINE 4976.86 FEET; THENCE
 SOUTH 90°00'00" EAST 7721.88 FEET TO THE
 SAID WESTERLY RIGHT-OF-WAY LINE OF
 STEVENS DRIVE; THENCE SOUTH 00°23'30" EAST
 ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET
 TO THE SAID POINT OF BEGINNING.

CONTAINS 1341 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS,
 RESERVATIONS, COVENANTS, RIGHTS-OF-WAY,
 AND RESTRICTIONS OF RECORD AND IN VIEW.

SCALE 1" = '2000



NOTE: THIS IS A CONCEPTUAL DRAWING AND IS
 NOT TO BE USED FOR CONVEYANCE OF TITLE



**SKETCH FOR
 PORT OF BENTON**



**STRATTON SURVEYING
 & MAPPING, PC**
 7505 W. DISCOVERY PL UNIT 1C
 BENTON, WA 99006
 (509) 738-7384
 FAX: (509) 735-5560
 stratton@strattonsurvey.com

2981SK91.DWG

© 2011

DATE: 04/27/11

SHT. 1 OF 1

DRAWN BY: DCI

JOB # 2981

Attachment 2 - Background

The Tri-Cities has a long and successful history of asset revitalization of federal lands being transferred from the Atomic Energy Commission (AEC), the Corps of Engineers, the Maritime Administration, and the Department of Energy to the City of Richland, the Port of Benton, and to Benton County.

Assets, once they are no longer needed in support of direct federal missions, have been transferred to local entities and have been converted to vital economic development assets for our community. This community plans to keep this excellent partnership going forward as Hanford is cleaned up, and the active footprint is reduced.

Local DOE Site Office has taken positive steps in working with the community to discuss the land transfer process and they have been in collaboration with the community and the Mid-Columbia Energy Initiative. Under Mr. McCormick's leadership a new position held by Colleen French has been developed to support the activities of Energy Parks and future uses for the Hanford Site. We are excited about the support and partnership our local office is providing the region as their 2015 Vision becomes a reality.

Previous Federal Land Transfers in the Tri-Cities

City of Richland

Federal land transfers from the AEC, Corps of Engineers, Maritime Administration, and DOE, **began in 1958** when the AEC transferred the entire City of Richland to public ownership, transforming the federally controlled Atomic City to a City governed by self-rule. Portions of the land transferred included Columbia Point, which at the time was home to a waste water treatment plant and a landfill. The area was transformed into what now is the preeminent river front location in the Tri-Cities. Land in north Richland was sold by Richland to Battelle in 1965 to create the Pacific Northwest National Laboratory (PNNL) and consolidate the laboratory functions of the Hanford site. This partnership between the community and Battelle remains strong and the PNNL is one of the anchors of the Tri-Cities Research District.

In the **mid-1970's** approximately 6,000 acres of former Hanford land west of Stevens Drive and south of Horn Rapids road was acquired by the City of Richland. The acquisition was first discussed by the Richland City Council in 1965. The decades have faded the exact transfer mechanism, but the land was owned by the AEC, and then returned to the Bureau of Land Management (BLM) and Washington State Department of Natural Resources (DNR), when it was then acquired by the City over a decade long period. Over the last twenty years the city invested roughly \$10,000,000 to develop this area into an Industrial Park that now houses companies such as ATI Allvac Specialty Metals, PermaFix and Areva. This 6,000 acres houses close to 1,000 workers with an assessed valuation in excess of \$150,000,000.

Port of Benton

In 1962, the AEC, through General Services Administration (GSA), transferred the airport and 40 acres adjacent to the airport, to the Port of Benton. The Richland Airport was officially opened in 1961. Today, the Richland Airport supports a large general aviation community and is the base for approximately 173 aircraft. The Port has developed a number of manufacturing and warehouse facilities at the airport along with serving as a base for MedStar's life flight services.

In 1970, Federal Aviation Administration (FAA) and GSA transferred another 50 acres plus buildings to the Port under the same terms as the 1962 transfer.

In 1975, Parcel C of the Horn Rapids Triangle was transferred again through GSA to the Port completing the airport for a total of 650 acres with 290 acres designated for airport operations.

In the last twenty years over \$10 million dollars has been invested into the Richland Airport in partnership with the FAA.

In 1961, the transfer of land in North Richland known as "Camp Hanford" on the south east corner of the Hanford site which was part of AEC's Site, but primarily controlled by the military. The Corps of Engineers sold 290 acres to the Port in 1961 for \$100,000 and the original use was to be a public dock. In 1972, the Port had the river dredged and then built a major dock, currently used primarily by the U.S. Navy for off-loading nuclear materials bound for the Hanford Site.

The Port of Benton was officially declared a "Nuclear Port" in 1965; one of only five in the nation, meaning it was authorized to handle radioactive materials, including nuclear waste and spent fuel elements. This dock has now received more than 100 decommissioned Navy and commercial reactor cores, bound for final burial at Hanford. The Port has built two "incubator" buildings within this site, upgraded the roads and infrastructure and did river shore clean up and trail enhancement along the waterfront.

In 1965, the Port began developing the rest of this site. The first tenant, Automata Corporation, arrived in 1970, followed by Holosonics, the Washington Public Power Supply System's headquarters (now Energy Northwest), Sigma Research, Alpha Biochemical (now Penford Products) and Stirling Technology. In 1988, the Port donated 21 acres of the industrial park to Washington State University for their Tri-Cities campus.

As of 2011, this campus has 23 tenants such as Federal Engineers and Constructors, InnovaTek and Battelle.

In 1996, 72 acres on the portion of the Hanford site known as the 3000 Area was acquired by the Port from DOE through the Maritime Administration. The Port then developed it under the name of Richland Industrial Center. This park and the Technology & Business Campus were designated by the State of Washington in 2007 as an Innovation Partnership Zone which was master planned along with the neighboring properties as a commercial/mixed use research park. The name was changed in 2008 to the Richland Innovation Center and currently has 18 tenants.

In 1998, the Department of Energy transferred 760 acres in North Richland to the Port, developing this land, formerly referred to as the 1100 Area, into an industrial park called the Manufacturing Mall. Sixteen tenants currently lease space in the mall, along with American Rock/Eucon Corporation, who operates a rock quarry in a portion of the site.

Overall, the Port operations, supports over 2,000 high sector jobs that are directly retained by clients and tenants, with total direct, secondary, and induced jobs within the regional economy amounting to about 3,590. The Port District uses its revenue tax dollars (\$2m in 2010) for reinvestment back into its properties for infrastructure and capital projects. Administration is primarily covered by lease income from tenants.

Community Hanford Land Use Forums

In October of 2010, TRIDEC and the Tri-City Herald held a series of four public "community meetings" on the subject of future Hanford Land-Use. TRIDEC also put out a public survey asking for input from the local community.

Almost unanimously attendees supported turning part of the Hanford Site into a renewable energy park to include green manufacturing to help offset some of the coming downturn in Hanford employment. Many comments supported "new nuclear" on the site as the best way to create new jobs, utilizing the expertise already here in this community.

In addition, numerous comments were made that encouraged expanded "public access" to certain areas of the Site. This should include access to: the top of Rattlesnake Mountain, which at 3,527 feet is the highest elevation in the Tri-Cities area; to the old Hanford and White Bluffs town sites; to the historically preserved B-Reactor; and to the Bruggemann Warehouse. Participants also suggested consideration for bike paths, eco-friendly walking site tours, and access to land designated by Congress as the "ice-age floods" site. Tourism is a possible major economic draw of the Hanford Site, and these features -- and the Hanford Reach National Monument in general -- are primary contributors to that.

Our Tri-Cities community looks at Hanford "asset revitalization," as not just land-transfer for development of an Energy Park and industrial development, but also as broader community access to the Hanford Site interests.

At the same time, our community has focused on supporting DOE's Hanford Comprehensive Land-Use Plan Environmental Impact Statement (HCP EIS) Record of Decisions (RODs) that established the Hanford Comprehensive Land Use Plan (CLUP) for the Hanford Site. The HCP EIS RODs established a CLUP that created a balance between ecosystem management and sustainable development to protect the vital habitat and to offer economic development opportunities. The CLUP identified approximately 12% of the entire site for future Industrial uses.

Nearly 90% of the current Hanford site is: 1) already within the Hanford Reach National Monument, 2) designated for conservation, or 3) includes the final 75 square miles of the Central Plateau which includes the Waste Treatment Plant, tank farms, and onsite waste storage that will be under government protection for centuries.

It is the land identified by DOE in its CLUP that this community is interested in obtaining for economic development. This particular site is easily accessible to the community, and to new industrial development.

Attachment 3 – City of Richland Comprehensive Plan, Land Use Designations

City of Richland

Comprehensive Plan Land Use Designations



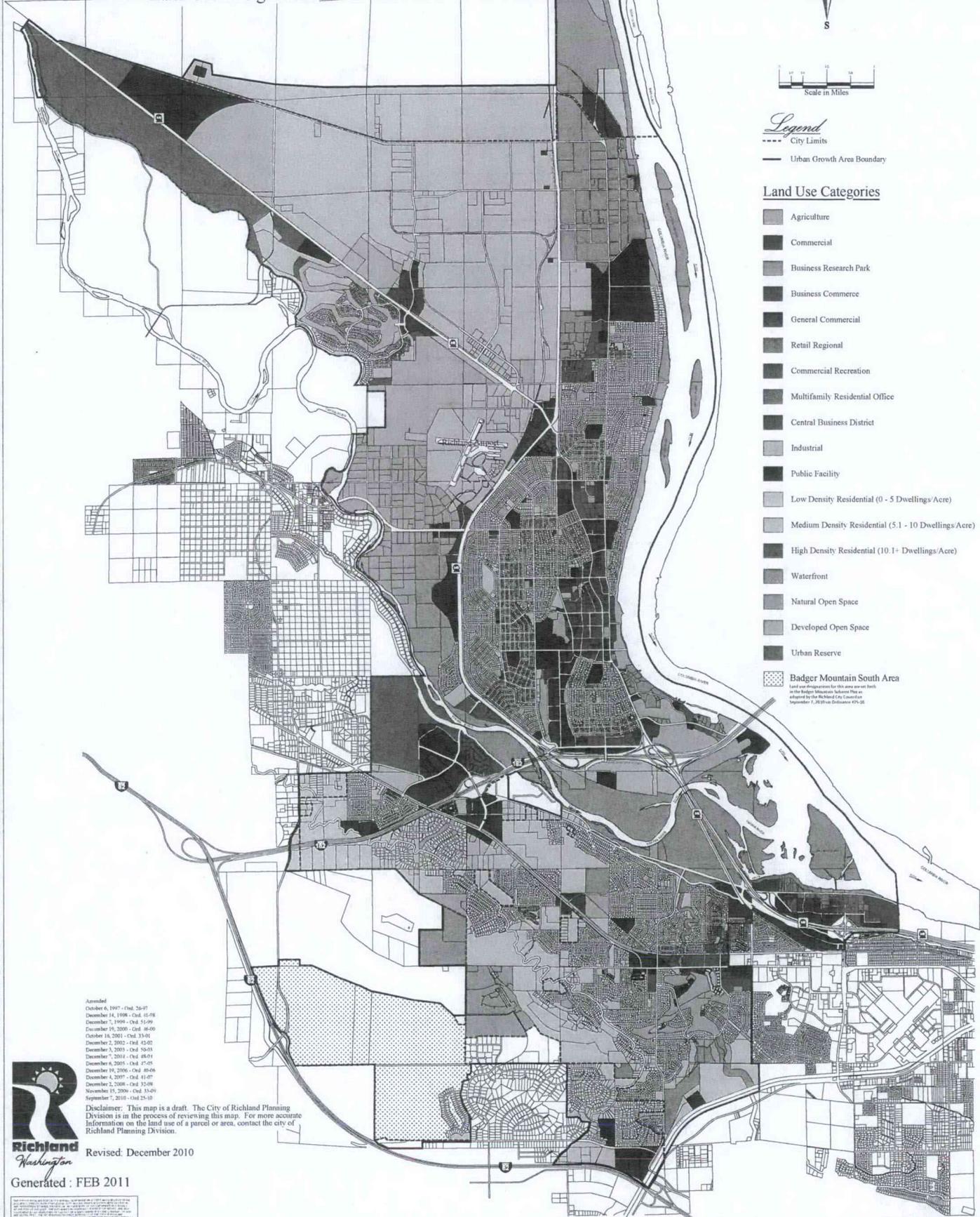
Legend

- - - City Limits
- Urban Growth Area Boundary

Land Use Categories

- Agriculture
- Commercial
- Business Research Park
- Business Commerce
- General Commercial
- Retail Regional
- Commercial Recreation
- Multifamily Residential Office
- Central Business District
- Industrial
- Public Facility
- Low Density Residential (0 - 5 Dwellings/Acre)
- Medium Density Residential (5.1 - 10 Dwellings/Acre)
- High Density Residential (10.1+ Dwellings/Acre)
- Waterfront
- Natural Open Space
- Developed Open Space
- Urban Reserve

Badger Mountain South Area
 Land use designations for this area are set forth in the Badger Mountain Solutions Plan as adopted by the Richland City Council on September 7, 2010 (Ordinance 405-20).



- Amended
- October 6, 1997 - Ord. 56-97
- December 14, 1998 - Ord. 15-98
- December 7, 1999 - Ord. 21-99
- December 15, 2000 - Ord. 46-00
- October 16, 2001 - Ord. 33-01
- December 2, 2002 - Ord. 42-02
- December 3, 2003 - Ord. 50-03
- December 7, 2004 - Ord. 48-04
- December 6, 2005 - Ord. 47-05
- December 19, 2006 - Ord. 49-06
- December 4, 2007 - Ord. 41-07
- December 2, 2008 - Ord. 35-08
- November 15, 2009 - Ord. 34-09
- September 7, 2010 - Ord. 32-10



Disclaimer: This map is a draft. The City of Richland Planning Division is in the process of reviewing this map. For more accurate information on the land use of a parcel or area, contact the city of Richland Planning Division.

Revised: December 2010

Generated: FEB 2011

Copyright © 2011 City of Richland, Washington. All rights reserved. This map is a draft and is not intended to be used for any purpose other than informational. The City of Richland Planning Division is not responsible for any errors or omissions in this map. For more information, contact the City of Richland Planning Division at (509) 835-2200.

Attachment 4 - Estimate of Infrastructure Costs

Estimated Infrastructure Costs

<u>Type</u>	<u>Quantity (lf)</u>	<u>Price/lf</u>	<u>Total</u>
Road	10,500	293	\$ 3,076,500
Sewer	6,900	50	\$ 345,000
Water	3,000	50	\$ 150,000
Electrical	2,100	30	\$ 63,000
<i>Subtotal</i>			\$ 3,634,500
Engineering		10%	\$ 363,450
Contingency		25%	\$ 908,625
<i>Total</i>			\$ 4,906,575
<i>Cost/acre</i>		1341	\$ 3,658.89

Attachment 5 - Letters of Support

Letters of Support Include:

1. United States Senators Maria Cantwell and Patty Murray
2. United States Congressmen Doc Hastings
3. Benton County
4. Port of Benton
5. City of Richland

Additional letters of support are in process and will be provided as they are received.

United States Senate

WASHINGTON, DC 20510

May 26, 2011

The Honorable Steven Chu
Secretary
Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585

Dear Secretary Chu:

We are writing in strong support of the recent request by the Tri-Cities Development Council (TRIDEC) for the transfer of 1,341 acres of land (Tract 1) from the Hanford Site to the surrounding community.

As you know, TRIDEC is identified as the recognized Department of Energy (DOE) Community Reuse Organization under 10 CFR 770, and is putting forth this application with the City of Richland, the Port of Benton and Benton County. We understand that this application comports with the Hanford Comprehensive Land-Use Plan and is located within the area set aside for industrial use.

We feel that the transfer of Tract 1 is beneficial to both DOE and the surrounding community in several important ways.

First, economically, this land transfer will provide a dedicated area for new businesses and industries to establish operations in the Tri-Cities. Tract 1's proximity to the Pacific Northwest National Laboratory, the Tri-Cities Research District, Washington State University's Bioproducts, Sciences, and Engineering Laboratory, and the many science and technology companies in the surrounding area would make it a particularly attractive site for high tech firms. We are confident that access to Tract 1 would play a vital role in the region's future economic growth and contribute to its further development as a hub for research and industry into areas like clean energy and the biosciences which are priorities for DOE and benefit our nation as a whole.

Second, we also believe that the transfer of Tract 1 to the community would be of great symbolic importance, since it would signify the hard-won progress on Hanford cleanup completed to date and our shared commitment to helping the region transition to a thriving, post-cleanup economy. The existing research facilities, science and technology assets, and intellectual capacity in the Tri-Cities provide a core infrastructure on which the industries of the future can be built, and DOE's transfer of land will send a powerful and positive message to the community and the nation with respect to its support of this long-term vision.

We believe that DOE should complete this transfer request in a timely manner in order for TRIDEC and its partners to attract new businesses without the uncertainty associated with removing land from the federal government's rolls. The timely transfer of Tract 1 will ensure

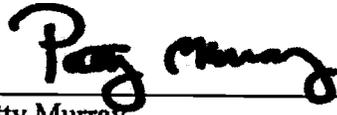
that the community will be able to shore up and expand the large and unique pool of skilled, scientific talent in this area. With the passage of the National Defense Authorization Act last December, and your subsequent creation of the Asset Revitalization Initiative lead by the Office of Legacy Management, we can think of no better early action signifying the effectiveness of the Initiative than a quick, positive response by the Department to this land transfer request.

We thank you for your consideration of TRIDEC's proposal and for your continued work at the Hanford Site.

Sincerely,



Maria Cantwell
United States Senator



Patty Murray
United States Senator

cc: The Honorable Ines Triay, Assistant Secretary for Environmental Management
Matt McCormick, Manager, Richland Operations
Doug Shoop, Deputy Manager, Richland Operations

DOC HASTINGS
4TH DISTRICT, WASHINGTON

**COMMITTEE ON
NATURAL RESOURCES**
CHAIRMAN



1203 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5816

2715 SAINT ANDREWS LOOP, SUITE D
PASCO, WA 99301
(509) 543-9396

402 EAST YAKIMA AVENUE, SUITE 760
YAKIMA, WA 98901
(509) 452-3243

www.hastings.house.gov

Congress of the United States

House of Representatives

May 31, 2011

The Honorable Ines Triay
Assistant Secretary for Environmental Management
Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585-0113

Dear Assistant Secretary Triay:

The Hanford site has been a centerpiece of the Tri-Cities for almost six decades. As the site transitioned from a national security mission to a cleanup mission, the task of decontaminating the site seemed one that would last long into the future. Now the site is at a point where many major cleanup projects will be completed in a matter of years, rather than decades. This significant cleanup progress will soon impact the community in two ways; the site will shrink from 586 square miles to less than 75 square miles and the personnel needs of the site will be reduced. As you know, there is already land at Hanford that could be used for non-cleanup activities and more land will become available in the months and years ahead.

It is time for the site and the community to transition once again. That is one reason I write today in support of TRIDEC's request for the transfer of approximately 1,341 acres for industrial use in the southern portion of the Hanford site. This land transfer will allow the community to bring new businesses and new jobs to our area and ensure that the highly trained workforce from Hanford remains a part of our community.

The Tri-Cities has the opportunity to remain a hub for energy development, a manufacturing center and a leader in other industries attracted to our area by the low cost of doing business, relatively cheap power rates, unparalleled resources for research and development and availability of land. In order to take advantage of these opportunities, lands no longer needed for cleanup should not be locked away by the federal government into perpetuity. In order to attract private investment and private sector jobs, portions of these lands must be made available for transfer – and not limited to federal leases.

I thank you for your consideration of their request and look forward to working with you to ensure positive economic development that can prepare our community for its post-cleanup future.

Sincerely,

A handwritten signature in black ink, appearing to read "Doc Hastings".

Doc Hastings
Member of Congress

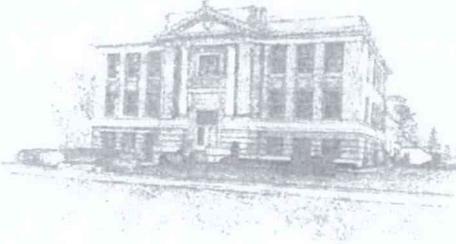
cc: Matt McCormick, Manager, Richland Operations Office

Leo Bowman
District 1
Shon Small
District 2
James Beaver
District 3

Board of County Commissioners
BENTON COUNTY

David Sparks
County Administrator

Loretta Smith Kelty
Deputy County Administrator



16 May 2011

Matthew McCormick, Manager
US Department of Energy – Richland Operations Office
Post Office Box 550
Richland, Washington 99352

Re: "770 Request"

Dear Mr. McCormick,

Since the establishment of the Hanford Site in 1943, a number of opportunities have availed themselves over the years for certain properties to be returned by the federal managing agencies to local ownership and control. A couple of examples include the sites previously known as the 1100 Area and the 3000 Area, which were transferred from federal ownership to the Port of Benton for use as commercial, industrial, and research assets for the community. Other examples of transition include the current Richland Airport, the former Columbia Camp and Camp Hanford sites, and indeed the entire city of Richland itself, which was a completely federalized city up until 1957.

Another such opportunity presents itself today. Benton County, along with our community partners – the Port of Benton, City of Richland, and the Tri-Cities Development Council (TRIDEC) – is working on another property transfer per lands located in the southeastern corner of the Hanford Site. This property has high potential for sustainable, long-term, private sector uses; particularly in areas of energy research and production. The property totals 1,341 acres, and is strategically located near existing developed infrastructure and assets.

Our team is using the 10 CFR 770 process in this pursuit, with our "Community Reuse Organization", TRIDEC, as the lead. We thank you for your support of our endeavor, and we look forward to working with you on this and other projects into the future.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

Leo Bowman, Chairman

cc: Port of Benton, City of Richland, Tri-Cities Development Council

PORT OF BENTON

May 6, 2011

Department of Energy, Richland Operations
Mr. Matthew McCormick
P. O. Box 550, MS: A7-50
Richland, Washington 99352

Re: Benton County, City of Richland, Port of Benton and TRIDEC-770 for 1,341 acres

Dear Matt,

The Port of Benton was formed in 1958 by a vote of the people and a land transfer in 1961 that officially opened the Richland Airport through the Atomic Energy Commission and the General Services Administration. Today, the Richland Airport supports a large general aviation community and is the base for approximately 173 aircraft. The Port has developed a number of manufacturing and warehouse facilities at the airport, along with serving as a base for MedStar's life flight services. Over the last twenty years, over \$10 million dollars have been invested into the Richland Airport in partnership with the Federal Aviation Administration.

The Port, over its history, has transitioned many former government sites for the purpose of economic development. Those areas include the land in North Richland known as "Camp Hanford", now named the Technology and Business campus (260 acres), along with a major dock, currently used primarily by the U.S. Navy for off-loading nuclear materials bound for the Hanford site. The former 3000 Area was acquired by the Port from the Department of Energy (DOE) through the Maritime Administration. Both of these areas were designated by the State of Washington in 2007 as part of the Innovation Partnership Zone, which was master planned, along with the neighboring properties, as a commercial/mixed use research park.

In 1998, the DOE transferred 760 acres in North Richland, formerly referred to as the 1100 Area, to the Port. This area has been developed into an industrial park home to sixteen tenants such as American Rock/Eucon Corporation, Energy Solutions and Intermech.

Overall, the Port of Benton operations support over 2,000 high sector jobs that are directly retained by clients and tenants with total direct, secondary and induced jobs within the regional economy amounting to about 3,590. The Port has the experience and history to make the requested land transfer of the 1,341 acres result in positive activities for our community, create tax base and grow jobs.

Thank you for your support of our joint request with our partners Benton County, City of Richland and TRIDEC.

Sincerely,



Scott D. Keller,
Executive Director



RICHLAND CITY COUNCIL, MS-04

509-942-7381 Telephone

509-942-7379 Fax

P.O. Box 190 Richland, WA 99352

www.ci.richland.wa.us

May 11, 2011

Matthew McCormick, Manager
US Department of Energy – Richland Operations Office
Post Office Box 550
Richland, Washington 99352

Re: Community 10 CFR 770 Request – 1,341 Acres

Dear Mr. McCormick,

The community has long partnered with Department of Energy and its predecessors on utilizing former Hanford assets to develop and diversify the local economy, starting with the first transfer creating the City of Richland in 1958. These former land assets are now Columbia Point, the Pacific Northwest National Lab (Richland transferred property to Battelle in 1965), and the Horn Rapids Industrial Park, home to Areva, ATI-Allvac and Perma-Fix. Our community partners; the Port of Benton, Benton County, and the Tri-Cities Development Council (TRIDEC) also have similar success stories. Through these efforts we have created a community that not only boasts a high quality of life but is also less reliant on Hanford funding for economic prosperity.

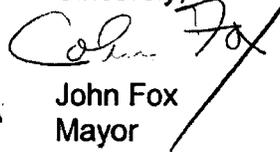
The community is now seeking to open the next chapter in this success story. The community partners have submitted an application for 1,341 acres at the corner of Stevens Drive and Horn Rapids Road, which leverages adjacent public infrastructure for utility service. This property represents a unique asset for the Tri-Cities community and provides a real opportunity for the development of private sector clean energy manufacturing. This land transfer, in combination with the Mid Columbia Energy Initiative, can propel our community and the Hanford site into a national leadership role on the clean energy economy.

The community partners are utilizing the existing 10 CFR 770 process in this pursuit, with our "Community Reuse Organization", TRIDEC, as the lead. As part of this greater team of community partners, Richland looks forward to working with the Department of Energy through the 10 CFR 770 process. We believe our proposal is sound and will not only lead to greater economic prosperity in our community, but also assist the

Mr. Matthew McCormick
May 11, 2011
Page 2

Department of Energy in promoting a clean energy future. The land transfer is part of Richland's strategic plan to create a vital economy for our community and the City of Richland strongly endorses this proposal.

Sincerely,

A handwritten signature in cursive script that reads "John Fox". The signature is written in black ink and is positioned above the printed name and title. A diagonal line is drawn through the signature from the bottom right to the top left.

John Fox
Mayor

cc: Scott Keller, Executive Director, Port of Benton
David Sparks, County Administrator, Benton County
Carl Adrian, President/CEO, Tri-Cities Development Council

Attachment 6 – MCEI Land Transfer Flyer



SECURING
THE TRI-CITY
REGION'S
ECONOMIC,
ENERGY AND
ENVIRONMENTAL
FUTURE.

7130 W. Grandridge Blvd, Ste A | Kennewick, WA 99336
PHONE (509) 735-1000
TOLL-FREE (800) 874-2489
FAX (509) 735-6609

www.midcolombiaenergyinitiative.org

initiative

TRIDEC along with the City of Richland, the Port of Benton and Benton County have been working together in preparation to formally request a transfer of DOE land to the community. The site we are requesting is approximately 1,341 acres located along the southern boundary of the Hanford site. The proposal to transfer Tract 1 has been submitted by TRIDEC, which is identified as the recognized DOE Community Reuse Organization (CRO) under 10 CFR 770.

The Tri-Cities community and the Department of Energy have had a long standing and successful history of transferring property for economic development purposes. The first instance was the transfer of the City of Richland from the Atomic Energy Commission (AEC) in 1958. Several subsequent transfers have been made all resulting in significant economic growth to the area and the creation of job opportunities for area residents.

site map

The site map for this area prior and post Hanford Site reflect that this area has primarily served as a buffer area for the Hanford Site. There is a construction landfill (labeled Horn Rapids Disposal on map) that is identified and determination has been made that no building could be placed upon this property, but a parking structure would be acceptable. There are also existing monitoring wells that are in place that DOE will assess and identify those that can be appropriately removed if they are no longer necessary. This has been DOE's standard practice during past land transfers that occurred in 1996 and 1998 (to the Port of Benton). The property is within the Benton County's Land Use Plan, and the City of Richland's Urban Growth Area plan. Both of these plans identify the land use as industrial.

1,341 ACRES

One 900 Acre Mega Site

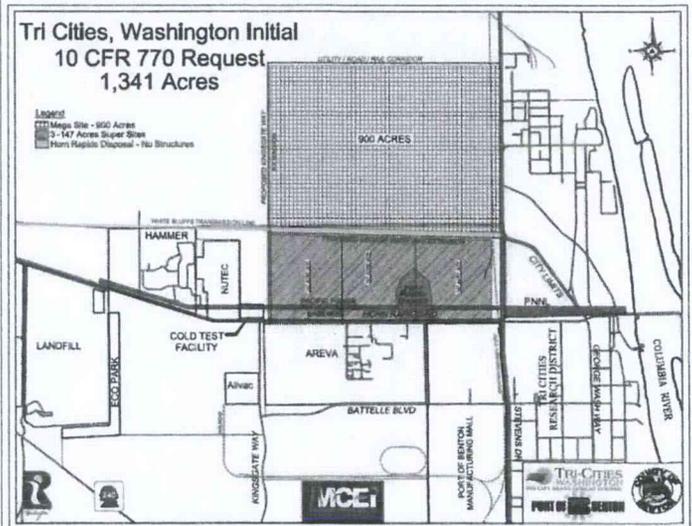
Three 147 Acre Super Sites

ACCESS TO INFRASTRUCTURE

- Water
- Sewer
- Power

TRANSPORTATION

- Barge
- Rail
- Highway



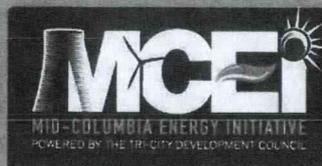
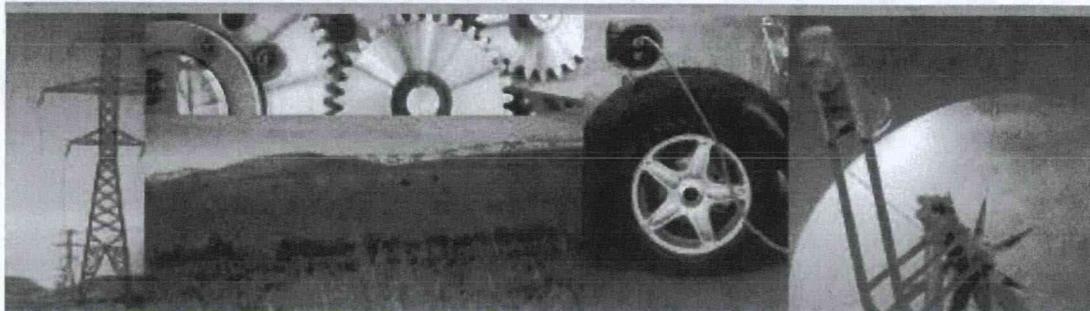
POWERED BY



TRIDEC

TRI-CITY DEVELOPMENT COUNCIL

A DOE COMMUNITY REUSE ORGANIZATION



WASHINGTON STATE'S
INNOVATORS IN RENEWABLE
ENERGY TECHNOLOGIES.

legal description

770.7 (a)(1)(i)

Tract 1 (1,341 acres) – The legal description of the land requested is as follows:

TRACT 1: THAT PORTION OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

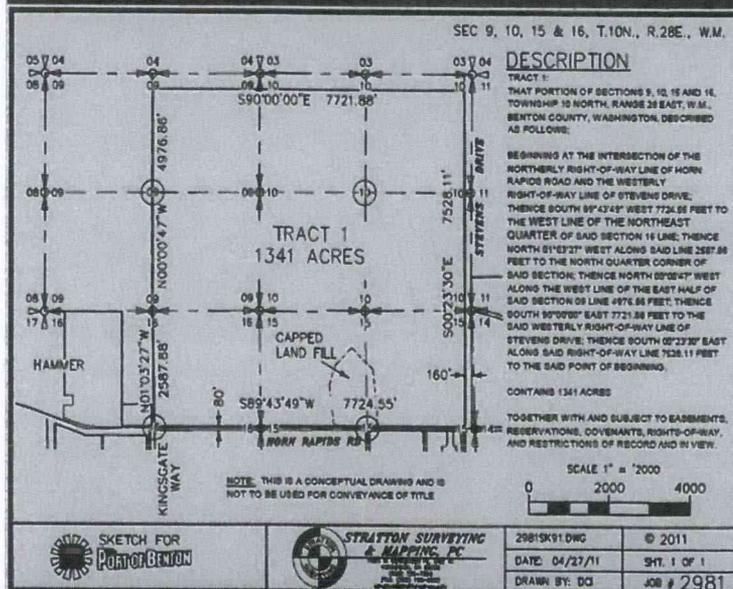
BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH $89^{\circ}43'49''$ WEST 7724.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 LINE; THENCE NORTH $01^{\circ}03'27''$ WEST ALONG SAID LINE 2587.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH $00^{\circ}00'47''$ WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 09 LINE 4976.86 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 7721.88 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTH $00^{\circ}23'30''$ EAST ALONG SAID RIGHT-OF-WAY LINE 7528.11 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 1,341 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND IN VIEW.

environment

Prior to being acquired by the Federal Government in 1943 as part of the Hanford Site, this area was used primarily for agricultural purposes. There are no former remnants of building foundations or roads; however there is metal debris located to the west of the proposed site due to the Hanford firing range.



Attachment 7 - Angelou Report to TRIDEC

Report 1:
MARKET ANALYSIS AND TARGET INDUSTRY VERIFICATION



 **AngelouEconomics**
technology-based economic development



www.angeloueconomics.com

Presented to:
TRIDEC

December, 2005

Target Industry Recommendations

The following table demonstrates the results of AngelouEconomics' process to identify targets for the Tri-Cities:

Major Industry Evaluation Summary										
An overview of the factors influencing the target selection process										
Industry	National Potential				Regional Strengths*					Target
	Growth Potential	Local Economic Impact	High Wages	Re-Location Trends	Economy	Struct-ural	Work force	R & D	Costs	
Agriculture	✓	✓			✓	✓	✓	✓	✓	Yes
Aerospace		✓	✓							No
Apparel & Textiles										No
Automotive	✓	✓	✓	✓						No
Biotechnology	✓	✓	✓					✓	✓	No
Business Services	✓	✓	✓	✓	✓		✓		✓	Yes
Chemicals & Plastics							✓		✓	No
Consumer Goods Manufacturing		✓				✓				No
Communication Equipment		✓	✓					✓		No
Computer Equipment		✓	✓					✓		No
Defense & Security	✓	✓	✓		✓	✓		✓	✓	Yes
Electronics Manufacturing		✓	✓			✓				No
Energy & Clean Energy	✓	✓	✓	✓	✓	✓	✓	✓	✓	No
Financial Services	✓	✓	✓	✓		✓			✓	No
Food Processing		✓		✓	✓	✓	✓		✓	Yes
Health Services	✓	✓	✓	✓		✓			✓	Yes
Industrial Machinery		✓	✓			✓				No
Logistics & Distribution	✓	✓		✓	✓	✓	✓		✓	Yes
Mass Media	✓		✓						✓	No
Materials/Industrial Supplies		✓				✓	✓		✓	No
Research	✓	✓	✓		✓	✓	✓	✓	✓	Yes
Residential Development	✓			✓	✓		✓		✓	Yes
Retail	✓			✓	✓		✓			Yes
Semiconductors		✓	✓							No
Software Development	✓	✓	✓			✓		✓	✓	No
Tourism (Hotels/Entertainment)	✓	✓		✓	✓	✓			✓	Yes

*See page 3 for a description of the 5 location criteria for target selection

AngelouEconomics has identified 10 major industry groups that are suitable for the Tri-Cities to target for recruitment or expansion, or both (see highlighted industries in above chart). Previously in this report, we made clear that reducing the number of targets will have a positive effect on the success in implementation any targeting strategy. Clearly, 10 targets is a small improvement over the 13 targets currently pursued by TRIDEC. However, AngelouEconomics recommends that all potential targets be grouped into just 5 primary recruitment targets and 2 primary expansion targets:

Primary Recruitment Targets:

Warehousing & Distribution
 Research & Development
 Technology Manufacturing
 Food Processing & Agriculture
 Back Office

Primary Expansion Targets:

Health Services
 Tourism

Whether a target is a "recruitment" target or an "expansion" target better determined by who is responsible for its promotion. Recruitment targets will fall primarily under the supervision of TRIDEC. Expansion targets will be managed by other organizations. For example, tourism will continue to be a goal for the entire region, but we have not selected it as a recruitment target, as tourism promotion is primarily guided by the Tri-Cities Visitors and Convention Bureau. Likewise, the health industry will continue to grow in the Tri-Cities as the population grows, ages, or retires, but expansion of health care will not require a strong effort by TRIDEC. Rather, individual cities should work with local hospitals to continue to expand and improve service. Additionally, Pacific Northwest National Laboratory should be a strong partner for the adoption of pilot projects at local hospitals for new technologies. Medical devices, however, is included as a "niche" sector under the target **Technology Manufacturing**, as is biotechnology a niche sector under **Research & Development**. Other niche targets are viewed as supporting a larger industry. For example, **Software** is not a specific target, but is viewed rather as support for most industries, particularly **Research, Technology, and Back Office**.

Several industries were not selected as targets, though they may have a history in the community, or are currently on TRIDEC's target list. For many, the economics of the industry suggest that little growth will occur nationally, or Tri-Cities will have difficulty competing for these industries with other regions in U.S. or world.

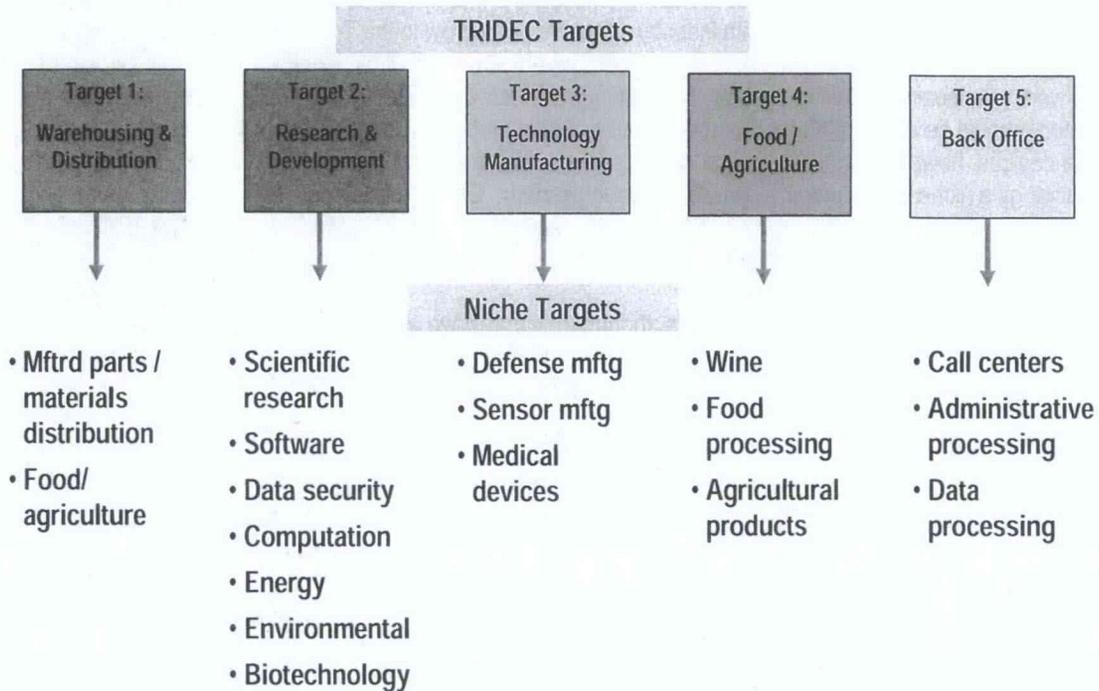
The **Semiconductor** industry has consolidated significantly into several key regions in the U.S. (CA, NY, TX). Most new investment at a global level is occurring in southeast Asia. As new 300mm plants cost \$3+ billion, semiconductor companies are pursuing new financing arrangements with local governments in the form of loans, tax incentives, and equity financing. The **Electronics** industry, though to a lesser extent, has experienced similar globalization patterns. The State of Washington simply cannot compete in the incentives game, or with Asian labor costs. **Metal fabrication** has declined in the U.S., as more final product manufacturing occurs in Asia (except automotive), and the price of sheet metal has risen dramatically in the U.S.

Four current TRIDEC targets points to history at Hanford or scientific capabilities at PNNL: **Advanced materials, remote sensing, photonics, and instrumentation**. While these are all still valid technologies and industries, they are inputs to large end-targets: biotechnology, energy, or technology manufacturing. Numerous other "input-technologies" are found in PNNL, and by focus on the end-industry, TRIDEC will not be constantly forced to re-evaluate or update its list of targets.

The following page shows AngelouEconomics' updated targets, with their "niche" sectors.

TRI-CITIES TARGET RECOMMENDATIONS

The following chart shows the complete list of Targets for the Tri-Cities, not including the expansion targets or tourism and health care:



The next report, Tri-Cities Marketing Plan, will take this list of target industries, viewed as the “customer” or “target audience”, and present new methods for marketing to them.

AngelouEconomics profiles each of these primary recruitment targets and their location requirements in the following pages.

Attachment 8 - Historical Photos of Tract 1

Historical Photos of Tract 1 Include:

1. 1953
2. August 20, 1962
3. 1989
4. 1997
5. 2008

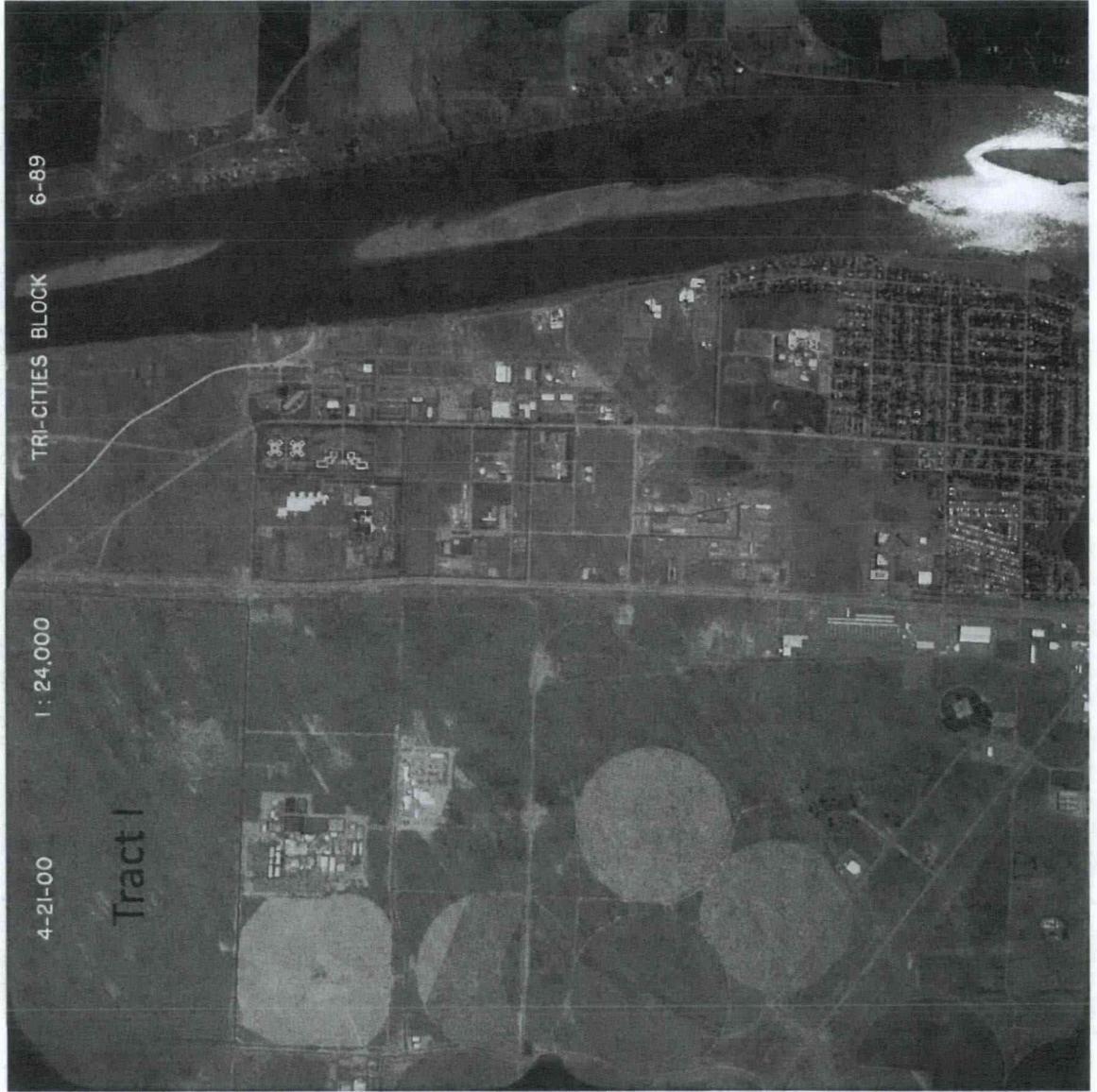
Tract 1 - 1953



Tract 1 – August 20, 1962



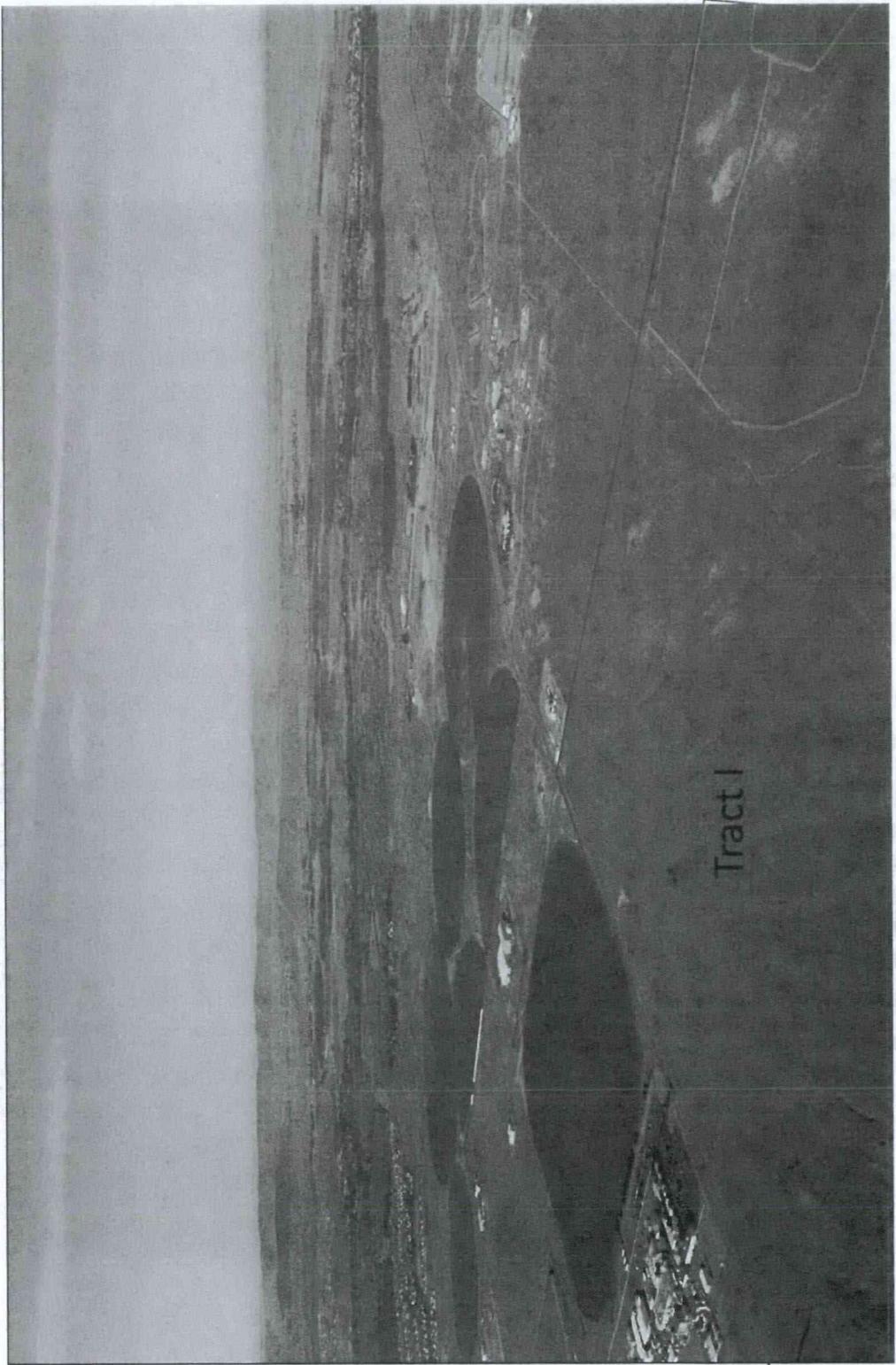
Tract 1 - 1989



Tract 1 - 1997



Tract 1 - 2008





11-DEP-0004

Department of Energy
Richland Operations Office
P.O. Box 550
Richland, Washington 99352

JUL 07 2011

Mr. C. F. Adrian, President and CEO
Tri-City Development Council
7130 W. Grandridge Blvd., Suite A
Kennewick, Washington 99336

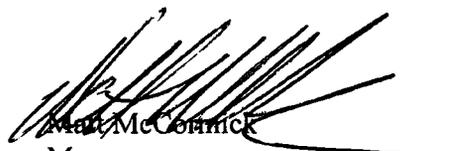
U.S. DEPARTMENT OF ENERGY RICHLAND OPERATIONS OFFICE (RL)
REPRESENTATIVE

Dear Mr. Adrian:

I would like to appoint Colleen French as the RL representative to the Tri Cities Development Council (TRIDEC) Board of Directors consistent with the management responsibilities of her new position. I know Ms. French is already working closely with TRIDEC on key initiatives relating to Hanford's post-cleanup future, land use, and energy development. I believe her participation in the TRIDEC board meetings will enhance communication about RL's overall goals and priorities for cleanup as well.

I will continue to be part of the Hanford Group meetings, but will consider Ms. French my alternate. If you have any questions you may contact me, or you may contact Ms. French on (509) 373-5985.

Sincerely,


Matt McCormick
Manager



Department of Energy
Richland Operations Office
P.O. Box 550
Richland, Washington 99352

AUG 24 2011

11-DEP-0009

Mr. C. F. Adrian, President/CEO
Tri-City Development Council
7130 W. Grandridge Blvd. Suite A
Kennewick, Washington 99336-7725

Dear Mr. Adrian:

RESPONSE TO PROPOSAL UNDER 10 CFR 770 FOR THE TRANSFER OF 1,341 ACRES OF HANFORD LAND TO THE TRI-CITIES DEVELOPMENT COUNCIL (TRIDEC)

This letter responds to your May 31, 2011, letter regarding the subject proposal for a fee-simple transfer of 1,341 acres of Hanford land to TRIDEC, the Community Reuse Organization for the Tri-Cities community. The Richland Operations Office (RL) has reviewed your proposal in detail and finds it to be complete. We are prepared to begin the steps that would be required prior to any potential transfer taking place. These include completing National Environmental Policy Act, including a public involvement process, and National Historic Preservation Act analyses, and obtaining regulatory concurrences from the Environmental Protection Agency and the Washington State Department of Ecology. In addition, we will follow the process outlined in 10 CFR 770, Transfer of Real Property at Defense Nuclear Facilities for Economic Development. Once we have an estimate of the potential timeline for these actions, and potential costs to TRIDEC, we will share them with you.

Thank you for all you are doing to create jobs in our community. If you have questions on the status of these activities please call me at (509) 376-7395, or Colleen French, Government Affairs Program Manager, at (509) 373-5985.

Sincerely,


Matt McCormick
Manager

cc: L. Bowman, Benton County
M. Cantwell, Senator
J. Delvin, State Senator
D. A. Faulk, EPA
J. Fox, City of Richland
C. Gregoire, Governor
L. Haler, Representative
D. Hastings, Representative
J. A. Hedges, WDOE
S. D. Keller, Port of Benton
B. Klippert, Representative
P. Murray, Senator

Krekel, Randall N

From: Elsen, Michael
Sent: Friday, October 21, 2011 10:23 AM
To: Hathaway, Boyd; Flynn, Karen; Krekel, Randall
Cc: French, Colleen
Subject: FW: Question / information

FYI

From: Elsen, Michael
Sent: Friday, October 21, 2011 10:23 AM
To: Petersen, Gary
Cc: Elsen, Michael
Subject: Question / information

Gary, can you please provide me with an e-mail message which describes/outlines the nature of the draft "conveyance" agreements TRIDEC is currently in the process of establishing with the City of Richland, Port of Benton, Energy Northwest and/or the County.

- I would also like to find out what "restrictions" if any – these entities may have in regard to taking receipt of the property (i.e. do they start paying taxes right away?)
- I also need to know if there are any restrictions that these entities might have associated with their ultimate, potential conveyance and or sale of the property to another party or parties in the future (i.e. are they **required** to sell or provide at fair market rates?)

Based on our conversation, I understand TRIDEC is currently developing MOU's with 3-4 entities that spell out the parameters of potential, future conveyance agreements. I understand Richland is to "receive" 3 (147 acre) parcels; the Port is to receive a 900 acre parcel and either EN or the County would take receipt of the remaining 300 acre parcel.

Since TRIDEC is not in the land business and does not intend to be, it does make sense to me that TRIDEC would want to convey the property sooner rather than later. As such, the MOU's are necessary. In regard to the MOU's, I also have a question:

- Is this 4-5 member team (TRIDEC, City, Port, EN/County) committed to the conveyance of the land as described above regardless of who the "receiving entity" might ultimately be upon conclusion of any, potential Federal Government land transfer action?

We (DOE) are trying to identify the most expedient pathway (options) to achieve the ultimate goal of properly positioning the local community for future economic development purposes.

The various combinations and permutations of any specific "transfer process pathway" are peppered with timelines for required actions. I need to quantify all the actions and estimated costs and schedules for each ... from the Government's "buffet" of options.

Please understand – under any option we may ultimately select, there are advance, required environmental reviews that have to occur in advance and they are a fairly long pole in the tent ... but they are not the only pole within the tent depending on which tent we choose to live in/with. The Government (as a whole – not just one specific agency) has

various tools within the tool shed. The drill becomes a decision upon which tool to use that best meets the ultimate goal.

As such, I need to gather some additional intel from you/TRIDEC as part of my analysis.

Your assistance is appreciated.

Thank you.

Mike Elsen

Krekel, Randall N

From: Elsen, Michael
Sent: Friday, October 28, 2011 12:44 PM
To: Flynn, Karen; Hathaway, Boyd; Krekel, Randall
Subject: FW: Question / information for DOE
Attachments: CITY RMC 3 06.pdf; COUNTY Personal and Real Property Management Policy.pdf

Importance: High

This is the message from Gary Peterson (sent via his admin Jane Foreman) in regard to my questions last week – and our short conversation in advance of me sending him the questions.

Thank you.

Mike

From: Jane Foreman [mailto:jforeman@tridec.org]
Sent: Thursday, October 27, 2011 4:44 PM
To: Elsen, Michael
Cc: Petersen, Gary; Gary Ballew; Diahann Howard; Adam J Fyall; Carl Adrian
Subject: FW: Question / information for DOE
Importance: High

Michael – Below is the response from Gary Petersen to your questions with input from Gary Ballew, Diahann Howard, and Adam Fyall. The Port of Benton's policy will be forwarded to you when we receive it from Diahann (she has been out of town). Gary Petersen will be back in the office on Monday. (I am not in the office tomorrow (Friday) either.

Jane Foreman
Office Administrator, TRIDEC
509 735-1000

Michael

Here is my first response to your questions. I've put the answers for the most part right in your e-mail. Also I've attached the City and County policies relative to sale of land. I will forward the Port's policy when Diahann gets back.

TRIDEC and our partners (City of Richland, Port of Benton, and Benton County), are in agreement that in general terms we don't care which entity or entities receive the land from the Federal Government, and TRIDEC has consistently said that we are not in the land business, but we certainly are in the economic development business for our community.

We are also interested in DOE proceeding with the most expeditious path for transferring the land to the community, and we support DOE's efforts to move this land-transfer ahead. But we are also concerned with identifying a process that can be replicated for future transfers. This will not be the only transfer as the Hanford site closes down and we need a procedure that is more than 'one and done'.

Having said that, several of your questions lead us (again, TRIDEC and our 3 partners) to ask;

Why should this process, under 10 CFR 770 take the 3 to 5 years as you described to me on the phone?

In DOE's Comprehensive Land Use Plan, it states in the Introduction: "Coordinated land-use planning is one of the many trustee responsibilities the U.S. Department of Energy (DOE) has, as a Federal Agency holding Federal assets. This *Final Hanford Comprehensive Land-Use Plan Environmental Impact*

Statement (HCP EIS) considers several land uses for the Hanford Site planned for at least the next 50 years.”

It appears to us that the CLUP is a Record of Decision (ROD), that has gone through a complete CERCLA and RCRA permitting process with the proposed land use for the area we are requesting for “Industrial Use;” and for meeting 10 CFR 770.2 and .4 requirements to permit economic development for a community adversely affected by DOE workforce restructuring.

Now, to answer your specific questions --

From: Elsen, Michael [mailto:Michael.Elsen@rl.doe.gov]
Sent: Friday, October 21, 2011 10:23 AM
To: Petersen, Gary
Cc: Elsen, Michael
Subject: Question / information

Gary, can you please provide me with an e-mail message which describes/outlines the nature of the draft “conveyance” agreements TRIDEC is currently in the process of establishing with the City of Richland, Port of Benton, Energy Northwest and/or the County.

- I would also like to find out what “restrictions” if any – these entities may have in regard to taking receipt of the property (i.e. do they start paying taxes right away?)

The City, and County would not be required to pay taxes on the property. The Port falls under the Washington State Administrative Codes where it might have to pay taxes on the assessed value. TRIDEC would be required to pay taxes on “assessed value.”

- I also need to know if there are any restrictions that these entities might have associated with their ultimate, potential conveyance and or sale of the property to another party or parties in the future (i.e. are they required to sell or provide at fair market rates?)

TRIDEC has no restrictions on our conveyance and or sale to another party. This means that if TRIDEC determined that the property could be used as an incentive to bring a large manufacturer to the community, TRIDEC could transfer the land at very low (less than appraised value), or even at no, cost. This does not mean that TRIDEC would provide it at no cost, but that opportunity is there.

The City of Richland cannot “gift” land, but they could put it on the open market for proposals. Proposals can be evaluated for more than just monetary value, but also value to the City through tax revenues or long term job creation. (see attached City RMC).

The County Property Management Policy is attached. We will forward the Port Property Management Policy to you as soon as I receive it.

Based on our conversation, I understand TRIDEC is currently developing MOU’s with 3-4 entities that spell out the parameters of potential, future conveyance agreements. I understand Richland is to “receive” 3 (147 acre) parcels; the Port is to receive a 900 acre parcel and either EN or the County would take receipt of the remaining 300 acre parcel.

The MOU between the four parties (TRIDEC, City of Richland, Port of Benton, and Benton County) is still being drafted. A meeting of the principals of each of these organizations will take place in the very near future (days, not weeks or months). We will provide a copy of that draft when the principals have reviewed it.

In very general terms, the transfers could take place to the City, Port and County as stated above or in any other division as may be agreed to by the parties. There is no set amount, and the local governments, working through their elected bodies, will work out which entity may be best suited to receive which land.

Since TRIDEC is not in the land business and does not intend to be, it does make sense to me that TRIDEC would want to convey the property sooner rather than later. As such, the MOU's are necessary. In regard to the MOU's, I also have a question:

- Is this 4-5 member team (TRIDEC, City, Port, EN/County) committed to the conveyance of the land as described above regardless of who the "receiving entity" might ultimately be upon conclusion of any, potential Federal Government land transfer action?

YES. We are all committed to transferring the land to "the community" regardless of which entity might be the actual recipient.

We (DOE) are trying to identify the most expedient pathway (options) to achieve the ultimate goal of properly positioning the local community for future economic development purposes.

The various combinations and permutations of any specific "transfer process pathway" are peppered with timelines for required actions. I need to quantify all the actions and estimated costs and schedules for each ... from the Government's "buffet" of options.

Please understand – under any option we may ultimately select, there are advance, required environmental reviews that have to occur in advance and they are a fairly long pole in the tent ... but they are not the only pole within the tent depending on which tent we choose to live in/with. The Government (as a whole – not just one specific agency) has various tools within the tool shed. The drill becomes a decision upon which tool to use that best meets the ultimate goal.

As such, I need to gather some additional intel from you/TRIDEC as part of my analysis.

Your assistance is appreciated.

Thank you.

Mike Elsen

Chapter 3.06
SALE OR LEASE OF CITY REAL PROPERTY

Sections:

- 3.06.010 Purpose – Policy – Objectives.
- 3.06.020 Authority.
- 3.06.030 Declaration of surplus.
- 3.06.040 Sale or lease procedures.
- 3.06.050 Conveyance procedures.
- 3.06.060 Exceptions.

3.06.010 Purpose – Policy – Objectives.

A. Purpose. The purpose of this chapter is to establish policies and procedures regarding the surplus and the sale or lease of certain real property owned or otherwise controlled by the city.

B. Policy. It shall be the policy of the city to consider sale or lease of real property owned or controlled by the city when such property is determined to be surplus to the needs of the city, and where it is demonstrated to the satisfaction of the city council that sale or lease will best serve the public interest. For purposes of this chapter, the public interest will best be served when a transaction accomplishes one or more of the objectives listed in subsection (C) of this section.

C. Objectives. The purpose and policies of this chapter are intended to accomplish the following basic objectives, which should be achieved in a balanced manner to ensure that none are over-emphasized to the detriment of the others:

1. Stimulate the development of the city's economic base to provide employment opportunities and tax revenues for the city and other local taxing entities;
2. Meet the financial obligations resulting from prior property transactions of the city;
3. Provide capital for economic development purposes, for parkland operations (planning, acquisition, design, construction and maintenance and operation), and such other purposes as the council determines are necessary and appropriate; and
4. Provide a source of general revenue to the city over and above the tax yields from such real property. [Ord. 24-84].

3.06.020 Authority.

Whenever it is determined by the city council that it is in the best interest of the city that real property owned by the city should be sold or leased, the council may authorize the sale or lease and conveyance of such real property, upon any terms and conditions which it deems appropriate. In taking such action, the council may reserve, sell or lease mineral or other resources on any such real property separate and apart from the land in the same manner and upon the same terms and conditions as provided for in this chapter. [Ord. 24-84].

3.06.030 Declaration of surplus.

Prior to the sale or lease of any city-owned real property, the city council shall determine that the property is excess to the present and future municipal needs of the city.

A. In making such a determination, the council shall utilize the following criteria:

1. Conformance with the city's comprehensive plan as provided in RMC Title 23;
2. Recommendations from the economic development board and the physical planning commission, and, as deemed appropriate and requested by the council, recommendations from other city boards and commissions such as the utility advisory board and the parks and recreation commission;
3. Input from the public at a duly advertised public hearing;
4. Recommendations within the 1973 report prepared for the council by the land sale/lease policy committee entitled, "Proposed Policy for the Sale or Lease of Excessed City Owned Property," and adopted as a guideline by council by resolution (No. 64-84); and
5. Other forms of input determined appropriate or desirable by the council.

B. If the council determines the property to be no longer necessary for present and future municipal use, it may declare by resolution the property to be surplus. Upon making such declaration of surplus, the council may also make the following determinations:

1. Whether the parcel should be sold or leased;
2. Whether special consideration should be given to abutting land owners;
3. Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease;
4. Whether the parcel should be sold or leased by sealed bid;

5. What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value.

C. Upon declaration of surplus by the council, the city manager or designee shall undertake disposal of the parcel(s) in accordance with the council's directives. [Ord. 24-84].

3.06.040 Sale or lease procedures.

Sale or lease procedures may be initiated following one of two events: a determination by the city council that economic indicators favor sale or lease or upon specific request by a firm or individual to lease or purchase city property. In determining which process to utilize, the council shall give consideration to the findings and recommendation of the economic development board.

A. Sealed Bid Process. If the council requires the real property to be sold or leased upon competitive bids, the following procedures shall be utilized:

1. The city clerk shall give notice that the city will invite bids for purchase or lease of the property by one publication in the official newspaper of the city, posting in a conspicuous place in the City Hall and on the subject real property, and/or such other notification or advertising determined to be appropriate. The publication and posting shall be at least 10 calendar days before the final date for submitting bids;
2. Publication and posting for bids shall particularly describe the property or portion thereof proposed to be sold or leased, shall designate the place and the time of the bids to be opened, and shall set forth any terms and minimum price, if any, established by the council;
3. Bids shall be opened in public at the time and place stated; and
4. The council may reject any and all bids, or the bid for any one or more of the parcels included in the advertisement for bids, and reserves the right to waive any irregularities in the bid process.

B. Negotiation Process. The council may determine that property should be sold or leased through negotiations, either as a result of a specific request, or as a result of city-initiated advertising or other solicitation. In either event, sale or lease consideration shall proceed as follows:

1. All requests shall be directed to the city manager or his designee;
2. The city manager or his designee shall schedule the request for review and consideration by the economic development board, along with a report discussing the following:

- a. Status of the surplus property;
- b. Whether the property should be considered for public bid offerings;
- c. Whether, and for what reason(s), sale or lease would be advantageous to the city; and
- d. Any other special considerations which apply to and which will aid the board in considering the request;

3. The economic development board shall review the request and make findings, based on the policy and objectives and the criteria provided in this chapter, for the council's consideration;

4. The council shall act on the request, with due consideration to the findings and recommendation of the economic development board and, as appropriate, other boards, commissions, or individuals. [Ord. 24-84].

3.06.050 Conveyance procedures.

Upon receipt of an acceptable bid or negotiated offer for sale or lease of city real property, the city manager or his designee shall submit a report and recommendation to the city council for action. The council shall proceed as follows:

- A. The council may solicit additional information it deems necessary and appropriate, including input from the public at a duly advertised public hearing, prior to taking action to accept or reject any sale or lease offer.
- B. Upon determination of an acceptable bid or offer, the council shall authorize the city manager to cause the necessary instruments to be prepared and executed.
- C. Copies of such instruments shall be filed with the Benton County assessor's office by the city clerk.
- D. The title to any sold city real property shall not be transferred until the purchase price therefor has been fully paid and any applicable terms or conditions have been fully satisfied.
- E. The net receipts from sold city real property, not designated for other purposes, shall be deposited into the capital improvement fund. [Ord. 24-84; Ord. 41-93].

3.06.060 Exceptions.

This chapter shall not apply to the following dispositions of real property:

A. When selling to another governmental agency, in which event the transfer is approved by the court as provided by law; and

B. When provisions of the RCW impose conditions for the disposition of municipal property, those laws shall be treated as limited exceptions to this chapter. Exceptions include, but are not limited to, the following as they may from time to time be amended:

1. RCW 35.21.660 through 35.21.680 and 35.31.725 through 35.31.755 relating to transfers to corporations charter by the city;
2. Chapter 35.94 RCW relating to surplus utility property; and
3. Chapters 39.33 and 39.34 RCW relating to intergovernmental transactions.

C. Sale of properties that have been acquired by the city by means of foreclosures of real estate sales contracts or for nonpayment of LID or other assessments and whether by deed in lieu of foreclosure or by judgment of foreclosure and attendant sheriff's deed. [Ord. 24-84].

This page of the Richland Municipal Code is current through Ordinance 25-11, passed October 4, 2011.

Disclaimer: The City Clerk's Office has the official version of the Richland Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.richland.wa.us/>
(<http://www.ci.richland.wa.us/>)
City Telephone: (509) 942-7388
Code Publishing Company
(<http://www.codepublishing.com/>)
eLibrary
(<http://www.codepublishing.com/elibrary.html>)

RESOLUTION 07-752

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

**IN THE MATTER OF COUNTY POLICY RE: ADOPTING BENTON COUNTY
PERSONAL AND REAL PROPERTY MANAGEMENT POLICIES AND
RESCINDING RESOLUTION 98-234**

BE IT RESOLVED that the Board of Benton County Commissioners hereby adopts the attached personal and real property management policies as more further defined in Exhibits A and B and hereby rescinds resolution 98-234.

Dated this 15 day of October, 2007

Attest: [Signature]
Clerk of the Board

[Signature]
Chairman of the Board
[Signature]
Chairman Pro-Tem
[Signature]
Member

Constituting the Board of County
Commissioners of Benton County,
Washington

cc: All Departments: Policy Book

**BENTON COUNTY
PERSONAL PROPERTY MANAGEMENT POLICY**

PURPOSE

Chapter 36.34 RCW authorizes counties to establish comprehensive procedures for the management of county property consistent with the public interest. Upon adoption of such procedures, a county is exempt from the requirements of Chapter 36.34 RCW, although it retains all powers granted by that chapter. This policy is adopted by Benton County as its comprehensive procedures for the management of county-owned personal property consistent with the public interest. These procedures are not exclusive, however, and the county may exercise any authority lawfully granted for the management and disposition of real property.

DEFINITIONS

1. The term "board" shall mean the Board of Benton County Commissioners.
2. The term "personal property manager" shall mean the Benton County Auditor.
3. "Personal property" shall mean the personal property owned solely by Benton County.

AUTHORITY TO DISPOSE OF PERSONAL PROPERTY

1. The personal property manager shall compile, maintain, and update an inventory of county personal property consistent with Resolution 95-357.
2. When any elected official or county department determines his or her office or department no longer needs an item of personal property, he or she shall cause a declaration of surplus to be submitted to the personal property manager on an approved form indicating whether the property has an estimated salvage value of less than \$100.
3. Upon receipt of a declaration of surplus, the personal property manager shall determine if the personal property is desired by any other county department or office and, if appropriate, make arrangements so that possession may be transferred to such other department or office. If the personal property manager determines no other department or office desires such property, the personal property manager shall notify the Board of all personal property that is requested to be declared surplus.
4. The personal property manager shall recommend that potential surplus property not desired by any county agency be declared surplus.
5. With respect to each potential item of surplus personal property, the personal property manager shall submit a recommendation to the board for the immediate sale, exchange, lease, discarding as waste, or recycling of the property.
6. The board shall review the recommendations of the personal property manager and declare such personal property as surplus when appropriate.
7. Whenever the board determines that it is in the best interest of the county to sell, lease, exchange, or otherwise dispose of any surplus property belonging to the county, the county may dispose of such property in accordance with this policy.
8. If the board determines a sale of any surplus personal property is in the best interest of the public, it shall mandate a sale method consistent with this policy.

SALE OR LEASE METHODS

If the Board orders the sale of any surplus personal property, it shall direct that the property be sold by one of the following methods:

1. **Public Auction.** County personal property may be sold at public auction to the highest and best bidder. The auction shall be conducted by or through the county treasurer or such other person as the board or treasurer may designate. The treasurer may contract with another government agency or official, or with a private party, to conduct the auction. Advance written notice of the sale shall be provided by publication, posting, and/or such other means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
2. **Sealed Bids.** County personal property may be sold or leased by sealed bids to the highest and best bidder. The sale shall be conducted by or through the county treasurer or such other person as the board or treasurer may designate. Advance written notice of the sale shall be provided by publication, posting, and/or such other means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
3. **Private Negotiation.** County personal property may be sold or leased to governmental agencies or private parties by private negotiation upon such terms and conditions as may be mutually agreed upon.
4. **Other Methods.** Property may be sold or leased through other methods that the board determines are in the best interest of the county in having the property sold or leased in a timely manner for its fair-market value, and in receiving full payment at or before the time of any sale.

EXCHANGE OF PERSONAL PROPERTY

If the board determines it to be in the public interest to exchange an item of surplus personal property for valuable consideration, it shall authorize such exchange upon the terms and conditions it deems appropriate.

DISPOSAL OF PERSONAL PROPERTY

If the indicated estimated value of an item of surplus personal property is less than \$100, and the board determines it to be in the best interest of the public to dispose of as waste or to recycle such an item of surplus personal property, it may so order.

NOTICE AND HEARING

Before authorizing the sale of any item of county personal property with an estimated value of \$5000 or more, the board shall hold a public hearing. Notice of the public hearing shall be given by publication in the official county newspaper. The notice shall specify the date, time, and purpose of the hearing and shall generally describe the property being considered for sale. The notice shall be published once, at least 10 days, but no more than 25 days, before the hearing. Before authorizing the sale of any county personal property with an estimated value of more than

\$50,000, notice of the public hearing must be given in accordance with RCW 39.33.020. Any interested person may speak at such hearing. After the hearing is closed, the board shall determine whether it is in the best interest of the county to declare the personal property surplus and sell it according to this policy.

- This portion intentionally left blank -

Exhibit B

BENTON COUNTY REAL PROPERTY MANAGEMENT POLICY

PURPOSE

Chapter 36.34 RCW authorizes counties to establish comprehensive procedures for the management of county property consistent with the public interest. Upon adoption of such procedures, a county is exempt from the requirements of Chapter 36.34 RCW, although it retains all powers granted by that chapter. This resolution is adopted by Benton County as its comprehensive procedures for the management of county real property consistent with the public interest. These procedures are not exclusive, however, and the county may exercise any authority lawfully granted for the management and disposition of real property.

DEFINITIONS

1. The term "board" shall mean the Board of Benton County Commissioners.
2. The term "property manager" shall mean the individual employed, contracted with, or appointed by the board to assist in the management of county real property.
3. "Fee simple property" shall mean those real properties, which Benton County owns in fee.
4. "Tax-title property" shall mean any tract of land acquired by the county for lack of other bidders at a tax foreclosure sale.

AUTHORITY TO SELL/LEASE

Whenever the board determines that it is in the best interest of the county to sell, lease, or otherwise dispose of any real property belonging to the county, including tax-title property subject to the provisions of RCW Chapters 84.64 and/or 36.35, the county may sell, lease, or dispose of such property in accordance with this policy.

COUNTY FEE SIMPLE PROPERTY

1. The property manager shall annually compile, maintain, and update an inventory of county fee simple property.
2. After conferring with county departments, the property manager shall submit an annual end of the year report to the board regarding the need for retention of fee simple property held.
3. The property manager shall identify county fee simple property, which is not needed for retention as potential surplus fee simple property.
4. The property manager shall recommend that potential surplus fee simple property that is not useable by any county agency be declared surplus.

5. The board shall review the recommendations of the property manager and declare such fee simple property as surplus when appropriate.
6. The property manager shall prepare a summary report on each parcel of potential surplus fee simple property which shall include:
 - a. assessed value
 - b. fair-market value estimate, and if appropriate, appraisal
 - c. area
 - d. date acquired
 - e. price paid by county
 - f. easements of record
 - g. improvements
 - h. liens or interests of record
 - i. zoning and land use status
 - j. any other pertinent data
7. The property manager shall develop a marketing plan for each parcel of surplus fee simple property and may distribute information regarding the availability of surplus property to potentially interested parties, including:
 - a. governmental agencies and community organizations
 - b. area realtors
 - c. area land developers
 - d. adjoining property owners
 - e. other potentially interested parties
8. With respect to each parcel of surplus fee simple property, the property manager shall submit a recommendation to the board for the immediate sale, exchange, or lease of the property, subdivision of the property, or deferral of sale for more favorable market.
9. If the board determines a sale of any surplus fee simple property is in the best interest of the public, it shall determine a sale method consistent with this policy.
10. If the board decides to lease any fee simple property, whether surplus or not, it shall arrange a lease agreement consistent with this policy.

SALE METHODS – FEE SIMPLE PROPERTY

If the board authorizes the sale of any county fee simple property, it shall direct that the property be sold by one of the following methods:

1. **Public Auction.** County fee simple property may be sold at public auction to the highest and best bidder. The auction shall be conducted by or through the county treasurer or such other person as the board or treasurer may designate. The treasurer may contract with another government agency or official, or with a private party, to conduct the auction. Advance written notice of the sale shall be provided by publication, posting, and/or such other means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
2. **Sealed Bids.** County fee simple property may be sold by sealed bids to the highest and best bidder. The sale shall be conducted by the county treasurer or such other person as the treasurer may designate. Advance written notice of the sale shall be provided by

- publication, posting, and/or such other means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
3. **Private Negotiation.** County fee simple property may be sold to governmental agencies or private parties by private negotiation upon such terms and conditions as may be mutually agreed upon.
 4. **Other Methods.** County fee simple property may be sold through other methods that the board determines are in the best interest of the county in having the property sold in a timely manner for its fair-market value, and in receiving full payment at or before the time of sale.
 5. **Proceeds Disbursement of County Fee Simple Property .** The proceeds of sale of county fee simple property (except in cases of trade-in allowances upon purchases of like property) shall be made payable to the "county treasurer", who shall general receipt it and execute the proper documents transferring title attested to by the county auditor. In no case shall the title be transferred until the purchase price has been fully paid.

COUNTY TAX-TITLE PROPERTY

1. The property manager shall annually compile, maintain, and update an inventory of tax-title property.
2. The property manager shall prepare a summary report on each parcel of tax-title property which includes all available information:
 - a. assessed value
 - b. fair-market value estimate
 - c. area
 - d. date acquired
 - e. principal amount of unpaid taxes and irrigation assessments at time of the foreclosure (NOTE: it is very important that the most current data be obtained as this may effect the minimum sale price)
 - f. easements of record
 - g. improvements
 - h. liens or interests of record
 - i. zoning and land use status
 - j. any other pertinent data
3. The property manager shall develop a marketing plan for each parcel of tax-title property and may distribute information regarding the availability of tax-title property to potentially interested parties, including:
 - a. governmental agencies and community organizations
 - b. area realtors
 - c. area land developers
 - d. adjoining property owners
 - e. other potentially interested parties
4. With respect to each parcel of tax-title property, the property manager shall submit a recommendation to the board for the immediate sale, exchange, or lease of the property, subdivision of the property, or deferral of sale for more favorable market.
5. If the board determines a sale of any tax-title property is in the best interest of the public, it shall determine a sale method consistent with this policy.

6. If the board decides to lease any tax-title property, whether surplus or not, it shall arrange a lease agreement consistent with this policy and RCW 36.35.140 (governing distribution of rental proceeds).

SALE METHODS – TAX-TITLE PROPERTY

1. **Public Auction.** County tax-title property generally must be sold at a public auction to the highest and best bidder for not less than the minimum bid ordered by the board. When setting the minimum sale price, the board shall consider, but is not bound by the amount of unpaid property taxes, drainage or diking district assessments, drainage or diking improvement district assessments, mosquito district assessments, and irrigation assessments and/or any potential irrigation district assessments. The auction shall be conducted by the county treasurer or such other person as the treasurer may designate. The treasurer may contract with another governmental agency or official, or with a private party, to conduct the auction. Advance written notice of the sale and the terms of the sale shall be consistent to RCW 36.35.120.
2. **Private Negotiations.** Pursuant to RCW 36.35.150, tax-title property may be disposed of by private negotiation and for not less than the principal amount of unpaid taxes and assessments only in the following circumstances:
 - a. When the sale is to any governmental agency and for public purposes;
 - b. When the county legislative authority determines that it is not practical to build on the property due to the physical characteristics of the property or legal restrictions on construction activities on the property;
 - c. When the property has an assessed value of less than five hundred dollars and the property is sold to an adjoining landowner; or
 - d. When no acceptable bids were received at an attempted tax-title public auction of the property pursuant to section (1) above, if the sale is made within twelve months from the date of the attempted tax-title public auction.
3. **Proceeds Disbursement of County Tax-Title Property.** The proceeds of county tax-title property acquired by the county by tax deed shall be given to the county treasurer to justly apportion to the various funds existing at the date of the sale, in the territory in which such property is located, according to the tax levies of the year last in process of collection. See RCW 36.35.110.

LEASE METHODS

If the board authorizes the lease of any county fee simple property, it shall direct that the property be leased by one of the following methods:

1. **Public Auction.** County fee simple property may be leased at public auction to the highest and best bidder. The auction shall be conducted by the county treasurer or such other person as the treasurer may designate. The treasurer may contract with another government agency or official, or with a private party, to conduct the auction. Advance written notice of the auction shall be provided by publication, posting, and/or such other

- means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
2. **Sealed Bids.** County fee simple property may be leased to the highest and best bidder after receiving sealed bids. The bid process shall be conducted by the county treasurer or such other person as the treasurer may designate. Advance written notice of the bid process shall be provided by publication, posting, and/or such other means as the treasurer or his or her designate deems appropriate. The board shall set a minimum bid.
 3. **Private Negotiation.** County fee simple property may be leased to governmental agencies or private parties by private negotiation upon such terms and conditions as may be mutually agreed upon.
 4. **Other Methods.** County fee simple property may be leased through other methods that the board determines are in the best interest of the county in having the property leased in a timely manner for its fair-market value.

Lease of County tax title property may be authorized by the board in accordance with the provisions of RCW 36.35.140.

NOTICE AND HEARING OF SALES

Before authorizing the sale of any county real property with an estimated value of \$5,000 or more, the board shall hold a public hearing. Notice of the public hearing shall be given by publication in the official county newspaper. The notice shall specify the date, time, and purpose of the hearing and shall generally describe the property being considered for sale. The notice shall be published once, at least 10 days, but no more than 25 days, before the hearing. Before authorizing the sale or disposal of any county real property with an estimated value of more than \$50,000, notice of the public hearing must be given in accordance with RCW 39.33.020. Any interested person may speak at the hearing. After the hearing is closed, the board shall determine whether it is in the best interest of the county to sell the property.

Krekel, Randall N

From: Krekel, Randall N
Sent: Wednesday, June 06, 2012 7:37 AM
To: Krekel, Randall N
Subject: FW: Flowchart of 10 CFR 770 process - Rev 2

From: Gary Petersen [<mailto:tridec1@owt.com>]
Sent: Friday, October 28, 2011 1:39 PM
To: Elsen, Michael
Subject: Re: Flowchart of 10 CFR 770 process - Rev 2

Mike

Thanks for the response

I understand, and agree tie is "working communications" between us, lots of bridges yet to cross. I'm in Texas right now, back in the office next week

Gary

On Oct 28, 2011, at 10:56 AM, "Elsen, Michael" <Michael.Elsen@rl.doe.gov> wrote:

Gary: I don't know if you have ever seen this, but it is the flowchart of requirements for the 10 CFR 770 process. It was provided to us from our Senior Realty Officer (HQ) shortly before he retired.

I will also send you a "Gantt" chart (that I created) that is easier to follow than the flowchart. I believe it is also a more realistic timeframe to shoot for ... while meeting all requirements.

The genesis of my questions to you last week were in regard to "attempting" to find a quicker route. That route does not appear to be a viable option. Too many obstacles (3 year excess profits rule and \$100,000 limitation on land value).

NEPA is the long pole in the tent. Everything else will flow from that timeframe.

Please keep in mind, I don't know how much of this information our Senior Management has yet to see. Personally, I haven't broken it down for them (yet). Presumably, I will be doing that soon. I am not sure what information others may or may not have told them along the way. However, when I see information within the newspaper that identifies 1 year streamlined processes/timelines – I throw up my hands in amazement.

Your perceptions/understandings of the CLUP in relation to all things CERCLA – are not consistent with anything I have heard to date internally at DOE. Not from our Environmental people or from our lawyers.

If you have any questions about the 10 CFR process, please call. If you have any complaints in regard to the process – please join the crowd. I think the process stinks. However, it is requirement/law based ... and it must exist for a reason. Our response letter to Tridac's proposal stated we would be following the 10 CFR 770 process in response to transfer of land via a 10 CFR 770 request. The pathway has pretty much been defined.

I am doing what I can do to find a way to get the mission accomplished, but the tools for providing Indemnity and low cost/no cost land keep us on the 10 CFR 770 pathway. I am still too ignorant at this point to know if there is a better path. It does not appear there is a better pathway. If there was, the team (and there are a lot of people focusing on various aspects/concerns of this project) someone would have already brought it up.

I consider this dialogue to be a working level commentary – and not for public consumption. Please treat it as such. We haven't yet figured out how to best proceed within the limitations that exist, but we are trying to find a logical, expedient path. Sometimes "Oakridge" is mentioned. Comparing our situation to Oakridge is like comparing apples to onions. Oakridge is transferring facilities for like use ... we are dealing with raw land, waste sites, WIDS sites, CERCLA/RAD clearance, full NEPA, politics, tribes, processes and the like.

Please call me if you have any questions ... after you review the attachments I send.

Thank you.

Mike

376-8021

<10 CFR 770 Disposal Process Flowchart-nw.pptx>

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Tuesday, November 22, 2011 10:50 AM
To: Elsen, Michael J; cadrian@tridec.org
Cc: Flynn, Karen L; Hathaway, H B (Boyd); Krekel, Randall N; French, Colleen C; jforeman@tridec.org
Subject: RE: can we get together?

Mike... Dec. 8 or 9 look good to Carl and I, preferably a morning meeting either day because we have other meetings scheduled in the afternoon. Meeting here at the TRIDEC offices would be fine. Dec. 7 is out because TRIDEC is hosting Rob McKenna that day. We would like to meet sooner rather than later, so Dec. 8/9 is better than Dec. 14/16.

I would like to invite our partners (City, Port, County) to attend as well. That would be Gary Ballew, Diahann Howard and Adam Fyall. So there possibly will be 10 of us.

Gary

From: Elsen, Michael J [<mailto:michael.elsen@RL.gov>]
Sent: Tuesday, November 22, 2011 10:10 AM
To: 'Gary Petersen'
Cc: Flynn, Karen L; Hathaway, H B (Boyd); Krekel, Randall N; Elsen, Michael J; French, Colleen C
Subject: RE: can we get together?

Gary,

We would like to get together with you (most likely at the TRIDEC office) for a conversation sometime soon. We are currently looking for meeting day/time options in either the Dec 7-9 or December 14-16 timeframes.

Please provide some day/time options within both of these timeframe frame windows that work best for TRICEC - and we will get something scheduled.

From RL the meeting participants will be myself, Boyd Hathaway, Randy Krekel, Karen Flynn and Colleen French.

Thank you.

Mike

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Wednesday, November 16, 2011 1:15 PM
To: Elsen, Michael J
Cc: Flynn, Karen L; Hathaway, H B (Boyd); Elsen, Michael J
Subject: RE: can we get together?

After Thanksgiving is just fine. Let me know.

gary

From: Elsen, Michael J [<mailto:michael.elsen@RL.gov>]
Sent: Wednesday, November 16, 2011 12:46 PM
To: 'Gary Petersen'
Cc: Flynn, Karen L; Hathaway, H B (Boyd); Elsen, Michael J
Subject: RE: can we get together?

I will have to get back to you Gary. Boyd and Karen are going to want to participate in the discussion.

I will shoot for some time next week, but can't make any promises.

I will get back to you soon, though.

Our briefing with Sr. Mgmt got pushed out until after Thanksgiving, so we might not be able to meet with you until after we meet with them.

If you have questions regarding the flowchart or any other information I sent to you – please call. I can try to field those types of questions in advance of a meeting.

Thank you.

Mike
376-8021

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Wednesday, November 16, 2011 11:15 AM
To: Elsen, Michael J
Subject: can we get together?

Good morning Mike

I know things get tied up around Thanksgiving and the Holidays.

What might be a good time for us to follow up and meet in person re the land-transfer?

Gary

Gary Peterson
TRIDEC
Vice President,
Hanford Programs
7130 W. Grandridge Blvd., Suite A
Kennewick, WA 99336
Tele: (509) 735-1000
Cell: (509) 528-6371

Krekel, Randall N

From: Elsen, Michael J
Sent: Wednesday, November 30, 2011 11:04 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Hathaway, H B (Boyd)
Subject: Meeting with TRIDEC - and 1 additional item

Gary,

Our admin has not yet been able to find an available slot of time for all of us to be able to meet on either 12/8 or 12/9. A previously committed training course for 3 key individuals appears to be the main scheduling impediment at this time.

I will let you know if the current circumstances change.

However, assuming the current trend continues, can you please identify 2 dates and timeframes during the week of December 19 that would work best for you and your partners.

Also, as part of a data gathering effort relative to RL having supporting documentation in advance of Tribal Consult, I have been asked the following question – and I need your help:

“Can we obtain a copy of the MOU (between TRIDEC and the entities within the Mid-Columbia/Tri-Cities region) which designates TRIDEC as the “one voice” or CRO of the Community.”

We have not yet had any luck finding that specific MOU within the existing 3161 grant file. In case the question is asked-down the road- regarding the formality of TRIDECS establishment, we want to be able to point to that document and any other associated correspondence. Ordinarily, the exercises which lead us to be able to conclude things that we already know – is often tiresome for me as well – but I ask your indulgence on this one item, please.

Thank you.

Mike Elsen

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Wednesday, November 30, 2011 2:52 PM
To: Elsen, Michael J
Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org
Subject: RE: Meeting with TRIDEC - and 1 additional item
Attachments: Wagoner MOU re CRO & TRIDEC 1994.pdf; CRO MOU TRIDEC-DOE 1994.pdf; WA State designation of TRIDEC.pdf; ENERY PARK Legislation (Jan 2011).pdf

Hi Michael

Carl just arrived back today, so I will check his calendar and get back to you.

Re your question about the MOU, earlier this year I sent to someone in DOE and the ARI Task Force the original letter from DOE-Hq., that assigned some 10-12 organizations as Community Reuse Organizations back in 1994, and now cannot find that copy, but will dig it up.

However, attached is the DOE-RL Manager's letter and the actual MOU between DOE-RL and TRIDEC from 1994 wherein DOE names TRIDEC as the Community Representative.

We also have standing agreements with the two counties, cities, etc. similar to the one I have attached from Washington State with Franklin County's designation of TRIDEC. If you want these, I'm happy to send them as well.

But to me, more important is the CRO designation in both 10 CFR 770, and in the Armed Services Bill signed by the President in January of this year.

Let me know what else you might need.

gary

From: Elsen, Michael J [<mailto:michael.elsen@RL.gov>]
Sent: Wednesday, November 30, 2011 11:04 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Hathaway, H B (Boyd)
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Thank you.

Mike Elsen

Krekel, Randall N

From: Elsen, Michael J
Sent: Wednesday, November 30, 2011 3:00 PM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Hathaway, H B (Boyd); Call, Paula K; Flynn, Karen L
Subject: FW: Meeting with TRIDEC - and 1 additional item
Attachments: Wagoner MOU re CRO & TRIDEC 1994.pdf; CRO MOU TRIDEC-DOE 1994.pdf; WA State designation of TRIDEC.pdf; ENERY PARK Legislation (Jan 2011).pdf

Thanks Gary,

In lieu of any special requests we might have in the future - for a delivery straight to us via scribe from Mount Sinai - I believe you have provided everything that we need.

I will get back to you regarding meeting option dates/times, but as one might imagine during the month of December ... it's not looking pretty.

Unless some fog clears – and quickly - it looks like our best available date to get the previously designated 5 RL brethren (French, Flynn, Hathaway, Krekel, Elsen) into one room at the same time with TRIDEC and its partners – we are looking at the afternoon of December 21st.

I don't think this is acceptable and I am going to see if we can find some other more near term meeting day/time options. It might mean an adjustment or three to our current list of meeting participants. For what it's worth – and as a practical matter, I think we are in a position to be able to meet with you right now, but schedules are not aligning well.

I will get back to you.

Thank you.

Mike

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Wednesday, November 30, 2011 2:52 PM
To: Elsen, Michael J
Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org
Subject: RE: Meeting with TRIDEC - and 1 additional item

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But to me, more important is the CRO designation in both 10 CFR 770, and in the Armed Services Bill signed by the President in January of this year.

Let me know what else you might need.

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Sent: Wednesday, November 30, 2011 11:04 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Hathaway, H B (Boyd)
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However, assuming the current trend continues, can you please identify 2 dates and timeframes during the week of December 19 that would work best for you and your partners.

Also, as part of a data gathering effort relative to RL having supporting documentation in advance of Tribal Consult, I have been asked the following question – and I need your help:

“Can we obtain a copy of the MOU (between TRIDEC and the entities within the Mid-Columbia/Tri-Cities region) which designates TRIDEC as the “one voice” or CRO of the Community.”

We have not yet had any luck finding that specific MOU within the existing 3161 grant file. In case the question is asked-down the road- regarding the formality of TRIDECS establishment, we want to be able to point to that document and any other associated correspondence. Ordinarily, the exercises which lead us to be able to conclude things that we already know – is often tiresome for me as well – but I ask your indulgence on this one item, please.

Thank you.

Mike Elsen



Department of Energy

Richland Operations Office
P.O. Box 550
Richland, Washington 99352

APR 21 1995

Mr. John N. Lindsay, President/CEO
Tri-Cities Industrial Development Council
901 N. Colorado
Kennewick, Washington 99336

Dear Mr. Lindsay:

DEPARTMENT OF ENERGY (DOE), RICHLAND OPERATIONS OFFICE (RL) SUPPORT OF TRIDEC AS HANFORD'S COMMUNITY REUSE ORGANIZATION (CRO)

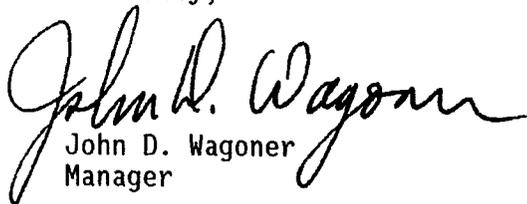
On behalf of RL, I would like to reiterate that TRIDEC has been designated as the CRO for Hanford per the Memorandum of Understanding signed in 1994. Because of the downsizing at Hanford, DOE realizes that these actions may adversely affect the economies of our community. Therefore, DOE will cooperate with the recognized representative, TRIDEC, who will function as the CRO, to plan and execute economic development initiatives to offset those impacts. RL believes that broad-based participation and community involvement is essential to achieving local economic development. The primary function of the CRO will be to act as the community's single voice to the DOE for economic development issues. The CRO will coordinate all economic development planning and management efforts that address DOE-related impacts.

TRIDEC, the CRO, has developed, submitted and recommended plans and community funded proposals to the DOE Richland Operations Office. RL has awarded a grant for \$2.1 million for these community proposals in which TRIDEC has the flexibility to administer the funds in order to meet the changing needs of the community for economic development.

TRIDEC/CRO will also prepare a Public Participation Plan describing how public involvement in these activities will take place and who will be involved in the process in accordance with the Task Force on Worker & Community Transition Guidance for support of local economic development activities.

RL would like to extend our full support to TRIDEC and the Tri-Cities community in its effort to attract companies to the area and support economic development. Should you have any questions or need further assistance, please call Dan Sours of my staff, at (509) 376-8285.

Sincerely,


John D. Wagoner
Manager

BMD:DLS

Memorandum of Understanding
between

Tri-City Industrial Development Council

and

US Department of Energy/Richland Operations Office

PURPOSE

The greater Tri-Cities area needs to better focus its efforts in "speaking with one community voice" when working with DOE nationally and locally on economic development issues. This need was clearly stated during the panel discussions at the Hanford Economic Summit, and by Secretary O'Leary in her concluding comments. It is the intent of this Memorandum of Understanding (MOU) to create a means by which the parties to the MOU may initiate or respond to economic development issues related to Hanford.

BACKGROUND

The Department of Energy and its contractors have a primary mission of cleaning up and releasing for future uses a majority of the Hanford site. The economic future of the greater Tri-Cities area rests with what we can collectively accomplish to create a large, diversified, non-government job base during the next few years to offset the loss of more than a billion-and-a-half dollars in annual government spending, and some 15,000 jobs.

STATEMENT OF OBJECTIVES

The objectives of this MOU are to:

1) Demonstrate that DOE and the Communities near Hanford do collectively support a vision for the future of Hanford and its critical importance to the economy of the region;

2) Identify specific mechanisms by which the Parties may better interact with each other relative to Hanford economic transition projects;

Memorandum of Understanding

3) Establish a primary two-way interface between the Community (through TRIDEC) and DOE that provides improved communications to and from the Community and to and from DOE; and

4) Provide a mechanism for reaching out to and interacting with those parties outside the Tri-Cities who have an interest in cleanup of Hanford and in economic development and diversification activities related to Hanford.

This MOU is intended to facilitate, not restrict, the development and submission of economic development proposals and associated communications with DOE and its contractors and vice versa.

IMPLEMENTATION

TRIDEC will submit community proposals to DOE consistent with a process established in related Memorandums of Understanding, which are executed between TRIDEC and the Community. The process is further defined in a document entitled "Process for Hanford Economic Transition Initiative (HETI) 'Community-Based' Proposals", (Attachment A). This process will serve as the means by which proposals are coordinated with other proposals of similar nature or proposals that concern the same subject. Proposals submitted under the terms of the related Memorandums would be prepared using consistent formats, where feasible, and would be submissions of "The Community" to DOE.

Conversely, a proposal submitted to DOE without regard to the companion MOU and the process it adopts would not be considered to be supported as a "Community Proposal". To the maximum extent practicable, DOE will also encourage those contemplating or issuing proposals to utilize this community economic development proposal process.

In the event that questions concerning a proposal shall arise or if further communication is requested or required, DOE shall contact TRIDEC for the purpose of securing or facilitating a necessary response from the appropriate party or proposal proponent.

Nothing in this MOU shall be interpreted to abrogate the statutory, governmental, or any other authorities and/or responsibilities of local governmental jurisdictions.

Memorandum of Understanding

INDEMNIFICATION

The Parties expressly waive any rights to indemnification, each by the other arising out of this MOU. In the event either party is damaged through the negligent acts or willful misconduct of the other, the injured party may pursue any rights available to it by law.

DISCLOSURE

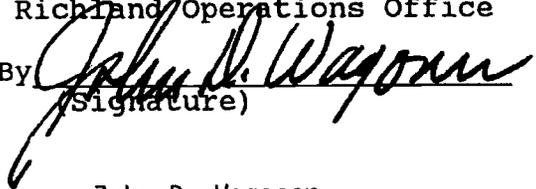
Subject to the Freedom of Information Act (5 U.S.C. 552), press releases, media announcements, and advertising by the Parties, pertaining to this MOU, or the joint activities performed hereunder, shall be approved by both Parties prior to release.

EFFECTIVE DATE, AMENDMENT & TERMINATION

The undersigned agree to this MOU by signing below, subject to approval of their governmental bodies as appropriate. This agreement shall become effective upon the latter date of signature by the parties. It shall remain in effect for five years from the effective date, at which time it shall be reviewed and a decision made on whether to renew/revise and reissue or to terminate the MOU. This MOU may be amended by written agreement between DOE and TRIDEC; it may be terminated by the mutual written agreement of DOE and TRIDEC or by either party upon thirty (30) days written notice to the other signatory.

US Department of Energy
Richland Operations Office

BY


(Signature)

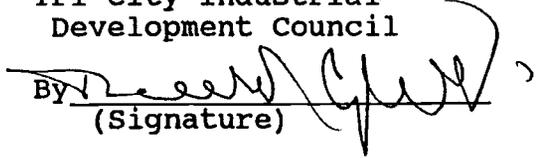
John D. Wagoner
(Type or print name)

Title Manager, Richland Operations

Date February 10, 1994

Tri-City Industrial
Development Council

BY


(Signature)

Donald R. Clayhold
(Type or print name)

Title Chairman of the Board

Date February 10, 1994



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

ASSOCIATE DEVELOPMENT ORGANIZATION AFFIRMATION/DESIGNATION FORM

Franklin County

(Name of County)

affirms/designates the Tri-City Industrial Dev. Council

(Name of ADO)

as the Associate Development Organization to coordinate economic development services for the county under contract with the Washington State Department of Community, Trade and Economic Development.

Consistent with statutory requirements:

- This organization's primary mission is to coordinate economic development throughout a service area that encompasses jurisdictions within the geographic boundaries of the county.
- The decision making of the organization is not controlled by a single unit of government within the service area.
- This organization is broadly representative of community and economic interests and is capable of identifying key economic development problems, developing appropriate solutions, and mobilizing broad support for recommended initiatives.
- This organization works with, and includes (on its board or among its members) representatives of key players involved in economic development within the geographic boundaries of the county, including local governments, chambers of commerce, workforce development councils, port districts, labor groups, institutions of higher education, community action programs, and other appropriate private, public, or nonprofit groups.
- For economic interests in the county, this organization serves as a networking tool and resource hub for business retention, expansion, and relocation in Washington.
- This organization has/will have the capacity during the period under contract with CTED to carryout work activities as detailed in Second Substitute Senate Bill 5092.

This designation is effective on the date signed below, and shall remain in effect for the 2009-2011 biennium.

Signature

Chairman

Title

Rick Miller

Print Name

February 27, 2009

Date

PLEASE SUBMIT TO:

Barb Yake, Program Manager
International Trade and Economic Development Division
Washington State Department of Community, Trade and Economic Development
Post Office Box 42525
Olympia, WA 98504-2525

national security laboratories (as defined in section 3281 of the National Nuclear Security Administration Act (50 U.S.C. 2471)) that lead to the creation of new private-sector employment opportunities.

(b) REPORTS.—Not later than January 31 of each year from 2012 through 2017, the Administrator shall submit to Congress a report detailing the number of new private-sector employment opportunities created as a result of the previous years' cooperative research and development activities at each national security laboratory.

SEC. 3123. LIMITATION ON USE OF FUNDS FOR ESTABLISHMENT OF CENTERS OF EXCELLENCE IN COUNTRIES OUTSIDE OF THE FORMER SOVIET UNION.

Not more than \$500,000 of the funds authorized to be appropriated by section 3101(a)(2) for defense nuclear nonproliferation activities may be obligated or expended to establish a center of excellence in a country that is not a state of the former Soviet Union until the date that is 15 days after the date on which the Administrator for Nuclear Security submits to the congressional defense committees a report that includes the following:

- (1) An identification of the country in which the center will be located.
- (2) A description of the purpose for which the center will be established.
- (3) The agreement under which the center will operate.
- (4) A funding plan for the center, including—
 - (A) the amount of funds to be provided by the government of the country in which the center will be located; and
 - (B) the percentage of the total cost of establishing and operating the center the funds described in subparagraph (A) will cover.

SEC. 3124. DEPARTMENT OF ENERGY ENERGY PARKS PROGRAM.

(a) IN GENERAL.—The Secretary of Energy may establish a program to permit the establishment of energy parks on former defense nuclear facilities.

(b) OBJECTIVES.—The objectives for establishing energy parks pursuant to subsection (a) are the following:

- (1) To provide locations to carry out a broad range of projects relating to the development and deployment of energy technologies and related advanced manufacturing technologies.
- (2) To provide locations for the implementation of pilot programs and demonstration projects for new and developing energy technologies and related advanced manufacturing technologies.
- (3) To set a national example for the development and deployment of energy technologies and related advanced manufacturing technologies in a manner that will promote energy security, energy sector employment, and energy independence.
- (4) To create a business environment that encourages collaboration and interaction between the public and private sectors.

(c) CONSULTATION.—In establishing an energy park pursuant to subsection (a), the Secretary shall consult with—

- (1) the local government with jurisdiction over the land on which the energy park will be located;

- (2) the local governments of adjacent areas; and
- (3) any community reuse organization recognized by the Secretary at the former defense nuclear facility on which the energy park will be located.
- (d) REPORT REQUIRED.—Not later than 120 days after the date of the enactment of this Act, the Secretary shall submit to the Committee on Armed Services of the Senate and the Committee on Armed Services of the House of Representatives a report on the implementation of the program under subsection (a). The report shall include such recommendations for additional legislative actions as the Secretary considers appropriate to facilitate the development of energy parks on former defense nuclear facilities.
- (e) DEFENSE NUCLEAR FACILITY DEFINED.—In this section, the term “defense nuclear facility” has the meaning given the term “Department of Energy defense nuclear facility” in section 318 of the Atomic Energy Act of 1954 (42 U.S.C. 2286g).

Subtitle C—Reports

SEC. 3131. REPORT ON GRADED SECURITY PROTECTION POLICY.

(a) REPORT.—Not later than February 1, 2011, the Secretary of Energy shall submit to the congressional defense committees a report on the implementation of the graded security protection policy of the Department of Energy.

(b) MATTERS INCLUDED.—The report under subsection (a) shall include the following:

- (1) A comprehensive plan and schedule (including any benchmarks, milestones, or other deadlines) for implementing the graded security protection policy.
 - (2) An explanation of the current status of the graded security protection policy for each site with respect to the comprehensive plan under paragraph (1).
 - (3) An explanation of the Secretary's objective end-state for implementation of the graded security protection policy (such end-state explanation shall include supporting justification and rationale to ensure that robust and adaptive security measures meet the graded security protection policy requirements).
 - (4) Identification of each site that has received an exception or waiver to the graded security protection policy, including the justification for each such exception or waiver.
 - (5) A schedule for “force-on-force” exercises that the Secretary considers necessary to maintain operational readiness.
 - (6) A description of a program that will provide proper training and equipping of personnel to a certifiable standard.
- (c) FORM.—The report required by subsection (a) shall be submitted in unclassified form, but may include a classified annex.

Krekel, Randall N

From: Elsen, Michael J
Sent: Monday, December 12, 2011 2:26 PM
To: 'Gary Petersen'
Cc: Krekel, Randall N; Hathaway, H B (Boyd); 'cadrian@tridec.org'; Flynn, Karen L; French, Colleen C; Call, Paula K; Elsen, Michael J
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Thanks Gary, I will get it locked in for the 28th at 10:00 – down here at the Federal Building.

In regard to the question/answer/discussion portion of the forthcoming meeting ... we will be wanting to better understand what TARC's role will be with the potential process. Please be prepared to answer questions about TARC's role.

Thank you.

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Gary, I did receive your note yesterday. The 28th is unfortunately, no longer an option – per my subsequent message to you yesterday. We do have an option for meeting on the 29th at the same time (10:00 – 11:00), so I have gone ahead and scheduled it.

Please confirm for the 29th

If the 29th is not an option, I will keep trying.

I will be leaving for a meeting in a few minutes and will be out of the office the rest of this morning, but I will be back this afternoon. I would like to get the day/time nailed down. It appears that at least 2 people will be on vacation on the 29th, but are willing to come in during that week to meet with you/yours. Their schedules had not yet been updated to reflect they were out of the office, but they are willing to support for the good of the cause.

Attempting to schedule this meeting has been difficult. Scheduling around the holidays, perhaps borders on the lunatic fringe, but I press onward vice admin support, regardless .

If the 29th does not work – I will push the meeting out into January.

Please advise asap.

Thank you.

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gary

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Tuesday, December 13, 2011 8:04 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org; Flynn, Karen L; French, Colleen C; Call, Paula K; Elsen, Michael J
Subject: RE: Meeting with TRIDEC - potential land transfer

29th at 10 a.m. works!

gary

From: Elsen, Michael J [mailto:michael.elsen@RL.gov]
Sent: Tuesday, December 13, 2011 7:54 AM
To: 'Gary Petersen'
Cc: Krekel, Randall N; Hathaway, H B (Boyd); 'cadrian@tridec.org'; Flynn, Karen L; French, Colleen C; Call, Paula K; Elsen, Michael J
Subject: RE: Meeting with TRIDEC - potential land transfer

Gary, I did receive your note yesterday. The 28th is unfortunately, no longer an option – per my subsequent message to you yesterday. We do have an option for meeting on the 29th at the same time (10:00 – 11:00), so I have gone ahead and scheduled it.

Please confirm for the 29th

If the 29th is not an option, I will keep trying.

I will be leaving for a meeting in a few minutes and will be out of the office the rest of this morning, but I will be back this afternoon. I would like to get the day/time nailed down. It appears that at least 2 people will be on vacation on the 29th, but are willing to come in during that week to meet with you/yours. Their schedules had not yet been updated to reflect they were out of the office, but they are willing to support for the good of the cause.

Attempting to schedule this meeting has been difficult. Scheduling around the holidays, perhaps borders on the lunatic fringe, but I press onward vice admin support, regardless .

If the 29th does not work – I will push the meeting out into January.

Please advise asap.

Thank you.

Mike

From: Gary Petersen [mailto:gpetersen@tridec.org]
Sent: Tuesday, December 13, 2011 7:53 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org; Flynn, Karen L; French, Colleen C; Call, Paula K; Elsen, Michael J
Subject: RE: Meeting with TRIDEC - potential land transfer

Mike... you may not have received my note from yesterday. Here it is again.

gary

From: Gary Petersen [<mailto:gpetersen@tridec.org>]

Sent: Monday, December 12, 2011 3:13 PM

To: 'Elsen, Michael J'

Cc: 'Krekel, Randall N'; 'Hathaway, H B (Boyd)'; 'cadrian@tridec.org'; 'Flynn, Karen L'; 'French, Colleen C'; 'Call, Paula K'; 'Elsen, Michael J'

Subject: RE: Meeting with TRIDEC - potential land transfer

Carl and I are "good-to-go" at 10 a.m. on the 28th! I will let City, County and Port partners know (just one person each, and the active participants with us are – Gary Ballew/City; Diahann Howard/Port and Adam Fyall/County.

gary

From: Elsen, Michael J [<mailto:michael.elsen@RL.gov>]

Sent: Monday, December 12, 2011 2:26 PM

To: 'Gary Petersen'

Cc: Krekel, Randall N; Hathaway, H B (Boyd); 'cadrian@tridec.org'; Flynn, Karen L; French, Colleen C; Call, Paula K; Elsen, Michael J

Subject: RE: Meeting with TRIDEC - potential land transfer

Gary, I have not yet heard back from you and I wanted to touch base regarding your message below and the reference made in regard to Carl's schedule/availability.

We (DOE) have the following dates/times available – for a discussion within one of our public meeting rooms down here at the Federal Building. The specific location is still TBD:

- December 28th from 10:00 – 11:00
- December 28th from 2:00 – 3:00 pm

Our Admin person is out for a month – and I am trying to get this meeting scheduled, myself.

We plan to brief TRIDEC in regard to the potential Land Transfer process as we move forward with various, required environmental review actions. Specifically, we will want to discuss NEPA, CERCLA, Rad review, etc - at a high level ... and their estimated costs and timelines. We will also want to discuss the 10 CFR 770 process (which actually engages post Environmental Reviews) with its associated cost/timelines.

The "briefing" should take 30 minutes or less, so there will be ample time for a question-answer session. Please advise asap in regard to day/time availability for your team's attendance at the proposed meeting – before the 2 current, time block options start filling up with other meetings.

I have copied all of the presumed DOE meeting participants on this message.

Thank you.

Mike Elsen

From: Gary Petersen [<mailto:gpetersen@tridec.org>]

Sent: Wednesday, November 30, 2011 2:52 PM

To: Elsen, Michael J

Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org
Subject: RE: Meeting with TRIDEC - and 1 additional item

Hi Michael

Carl just arrived back today, so I will check his calendar and get back to you.

Re your question about the MOU, earlier this year I sent to someone in DOE and the ARI Task Force the original letter from DOE-Hq., that assigned some 10-12 organizations as Community Reuse Organizations back in 1994, and now cannot find that copy, but will dig it up.

However, attached is the DOE-RL Manager's letter and the actual MOU between DOE-RL and TRIDEC from 1994 wherein DOE names TRIDEC as the Community Representative.

We also have standing agreements with the two counties, cities, etc. similar to the one I have attached from Washington State with Franklin County's designation of TRIDEC. If you want these, I'm happy to send them as well.

But to me, more important is the CRO designation in both 10 CFR 770, and in the Armed Services Bill signed by the President in January of this year.

Let me know what else you might need.

gary

Krekel, Randall N

From: Elsen, Michael J
Sent: Wednesday, December 28, 2011 10:12 AM
To: 'Gary Petersen'
Cc: 'cadrian@tridec.org'; 'jforeman@tridec.org'; Flynn, Karen L; Hathaway, H B (Boyd); Krekel, Randall N; Elsen, Michael J; Call, Paula K; Russell, Woody; French, Colleen C
Subject: Meeting with TRIDEC - Agenda for 12/29/11 discussion
Attachments: Agenda for 12-29-11 meeting with TRIDEC and their partners .doc.docx

Gary,

Attached is the Agenda for tomorrow's meeting.

Please let me know if there are any specific questions (from TRIDEC and/or its partners) that I should add into the final 15 minute time segment – in advance of tomorrow's discussion. If there isn't time for me to add any specific items to the agenda, there still will be the available time slot for questions to be asked.

If you need to contact me today, I can be reached at 376-8021.

Thank you.

Mike Elsen

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From: Gary Petersen <gpetersen@tridec.org>
Sent: Wednesday, December 28, 2011 11:30 AM
To: Elsen, Michael J
Cc: cadrian@tridec.org; jforeman@tridec.org; Flynn, Karen L; Hathaway, H B (Boyd); Krekel, Randall N; Elsen, Michael J; Call, Paula K; Russell, Woody; French, Colleen C; Gary Ballew; Howard, Diahann; Adam Fyall
Subject: RE: Meeting with TRIDEC - Agenda for 12/29/11 discussion
Attachments: Angelou Rpt7 ExecutiveSummary Draft.pdf

Good Morning Mike

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Will Gary, Diahann and Adam need badging for the Federal Bldg? Carl and I have site badges.

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is our intent to keep the individual sites as large as possible (3 147 acre sites, and one 900 acre site).

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- TARC is a wholly-owned subsidiary of TRIDEC and it was established primarily to take DOE assets and make them available for economic re-use. We have said fairly clearly both in the 10 CRF 770 request, and in both public meetings with our partners, and with our own board, that TRIDEC does not intend to make any profit from this transfer, nor the subsequent sale to either direct clients, or to the ultimate transfer to either the City, Port or County. TRIDEC and TARC do have the capability to further “subsidize” the ultimate cost of land to an end-user through our incentive funds to attract new industrial users. If and when land is transferred to one of our public partners, state law governs how public entities may dispose of land.

Finally – Questions that we plan to ask include:

- what baseline studies does DOE envision that requires 30 months (the longest phase in DOE's Gantt chart);
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Some of the questions we asked are germane for purposes of the NEPA process. We would not ask questions that are not important to us. The more information we have in regard to potential future uses, the better ... and the more effective we can be when developing NEAP review work-scope and documentation. Some additional details will be provided in regard to this item, tomorrow.

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In regard to your questions and the previously provided generic flow-chart of potential timelines (which I will hand out again tomorrow and go over in more detail) ... it is a barometer. In some respects it represents worst case timeline scenarios (i.e. potential for EIS always exists). Completion of all Environmental reviews is the long pole in the tent and will take the longest amount of time for completion (from commencement) prior to a final 10 CFR submittal package being proffered ... which I will eventually be responsible for helping TRIDEC finalize.

- The types of environmental reviews that have to occur are NEPA, CERCLA, RAD, Cultural, Historical, Biological ... if that helps to answer your specific question. I have never heard any of them being referred to as "baseline" reviews, so I am not sure if I hit the nail on the head within the context of the question you asked. They are thorough reviews. I am not sure where the word "baseline" may or may not actually apply.
- To a large extent, existing data should help aid in the review times of these various processes, because existing information would not need to be re-generated. The specific extent of the data and any potential mitigating factors thereof is not yet known.
- In regard to your final question, I am going to have to defer to others for additional input during tomorrow's meeting. I am not sure what is meant by the word "structure" within your questions. Perhaps someone else will be.

I will add your questions to the agenda and re-send to everyone later today.

Thank you.

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Sent: Wednesday, December 28, 2011 11:30 AM

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Subject: FW: Meeting with TRIDEC - Agenda for 12/29/11 discussion
Attachments: Agenda for 12-29-11 meeting with TRIDEC and their partners doc.docx

Final Agenda for tomorrow's meeting – with TRIDEC questions included.

I will go get a key to unlock CR 142 approximately 10 minutes prior to the scheduled meeting time. If someone happens to arrive before I do, Pam Lence (Building Receptionist) can provide the key to unlock the Conference room.

Thank you.

Mike

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Gary Ballew, CEcD
Economic Development Manager
City of Richland
(509) 942-7763
www.richlandbusiness.com

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Krekel, Randall N

From: Krekel, Randall N
Sent: Monday, January 23, 2012 9:48 AM
To: 'Ballew, Gary'
Cc: Krekel, Randall N
Subject: RE: Meeting with TRIDEC - Agenda for 12/29/11 discussion

Gary –

Can you send the City of Richland Comprehensive Land Use Plan to me as a file via email? I am unable to download it from your website. We want to make sure we have all of these types of documents for reference.

Thanks,

Randy

Randall N. Krekel
Energy and Land Management Program
Site Stewardship Division
U.S. Department of Energy
Richland Operations Office
(509) 376-4264 office
(509) 205-7480 cellular

From: Ballew, Gary [mailto:gballew@CI.RICHLAND.WA.US]
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To: 'Gary Petersen'
Cc: 'cadrian@tridec.org'; 'jforeman@tridec.org'; Flynn, Karen L; Hathaway, H B (Boyd); Krekel, Randall N; Call, Paula K; Russell, Woody; French, Colleen C; Ballew, Gary; 'Howard, Diahann'; 'Adam Fyall'; Elsen, Michael J
Subject: RE: Meeting with TRIDEC - Agenda for 12/29/11 discussion

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Mike Elsen

Krekel, Randall N

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To: 'Ballew, Gary'
Cc: Krekel, Randall N
Subject: RE: Meeting with TRIDEC - Agenda for 12/29/11 discussion

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Randy

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U.S. Department of Energy
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Cc: Krekel, Randall N
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Cc: Krekel, Randall N; Elsen, Michael J
Subject: Question(s)

Gary:

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- Specifically, was any consideration given to requesting a transfer of lands located on the north/northeast side of Route 4S ... or for any land located to the West of the existing Hanford Patrol firing range?
- If there were considerations made for land in either one of those areas, do you happen to have a list of pro's/con's as to why they were not originally requested instead of what was requested in May '11.

We are building our data bank/resources for various, forthcoming analyses and reviews - and are seeking additional information. There are large parcels of land located within these two general areas of the Hanford Site and within the CLUP Industrial Designation and we may have to answer why "consideration" was not given to them. As far as we know, "consideration" was given, but we would like to know to what extent.

Also, Randy and I are debating the merits of the two of us sitting down with you sometime soon - as an interim step - prior to our next formal, update with TRIDEC and the rest of your team. There may be some value in doing so. We will let you know.

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Good afternoon Mike

The short answer is no.

For several reasons the community focused on the land immediately adjacent to Horn Rapids Road and Stevens Drive.

- Primarily, about 1/3 of this parcel is already within the Urban Growth Boundary of the City of Richland, making rapid development much easier.
- This property has the easiest access to existing utilities provided by the city, most of which already go directly down Horn Rapids Road.
- This parcel is also the property that two different large companies have identified which would be most advantageous to them (AREVA, and an offshore company).

Once the first parcel of land is transferred and industrial development occurs, the community anticipates additional requests of land further to the North, or possibly further to the West.

We are available any time to meet with you. Anything that will assist in moving the request forward.

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Thank you.

Mike

Krekel, Randall N

From: Elsen, Michael J
Sent: Friday, January 27, 2012 8:44 AM
To: 'Gary Petersen'
Cc: Krekel, Randall N; 'cadrian@tridec.org'; Elsen, Michael J
Subject: RE: Question(s)

Thanks Gary.

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Thank you.

Mike

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Sent: Thursday, January 26, 2012 3:48 PM
To: Elsen, Michael J
Cc: Krekel, Randall N; Elsen, Michael J; cadrian@tridec.org
Subject: RE: Question(s)

Good afternoon Mike

The short answer is no.

For several reasons the community focused on the land immediately adjacent to Horn Rapids Road and Stevens Drive.

- Primarily, about 1/3 of this parcel is already within the Urban Growth Boundary of the City of Richland, making rapid development much easier.

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Sent: Thursday, January 26, 2012 2:44 PM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Krekel, Randall N; Elsen, Michael J
Subject: Question(s)

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Thank you.

Mike

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Friday, January 27, 2012 10:42 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; cadrian@tridec.org; Elsen, Michael J
Subject: RE: Question(s)

Mike...

TRIDEC itself is open to the possibility of other parcels, particularly if they are more expedient. Having said that, there are also some very major advantages to the land identified in the 1341 acre request. So, before we actually agreed to some other parcels, we need to have a discussion with the City of Richland, the Port of Benton, and Benton County, our partners who will underwrite the cost for infrastructure to whatever site is transferred. As you are aware, building the infrastructure can cost in excess of \$20 million, and will only increase in cost the further the parcel is located from Horn Rapids road.

Re the 300 Acre parcel that was originally requested by Energy Northwest ... We also were wondering why DOE suggested that particular piece of property.

The original lease request from Energy Northwest was for a large parcel of land on the East side of Route 4s ... and much closer to existing land currently leased by Energy Northwest. Their original request was for up to 20 square miles. DOE's response was that it would be much better to start with a much smaller initial request, and DOE suggested asking for 25 acres. It was only in the continuing discussions between DOE-RL and Energy Northwest (with TRIDEC's support) that 300 acres at the current location was identified by DOE as being preferable.

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I think we need to have everyone understand that "mega-sites" (industrial property with at least 800-900 acres of contiguous property) are very hard to find anywhere in the U.S. There is only one other "mega-site" in the State of Washington, and that is by Wallula. The site at Wallula does not have all of the benefits, and redundant power sources of the Hanford site.

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Cc: Krekel, Randall N; Elsen, Michael J

Subject: Question(s)

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Thank you.

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Krekel, Randall N

From: Elsen, Michael J
Sent: Friday, January 27, 2012 12:00 PM
To: 'Gary Petersen'
Cc: Krekel, Randall N; 'cadrian@tridec.org'; Elsen, Michael J
Subject: RE: Question(s)

Gary,

I don't want anybody to get ahead of themselves because I have asked a few questions that could appear to be "leading." I am simply seeking information.

In summary, there were no substantive considerations for other parcels leading up to the initial, formal TRIDEC request; and TRIDEC is open to the possibility of other parcels, particularly if they are more expedient.

We understand the complexities that any change in course could present and we understand the overall need relative to the Mega-Sites. We spent time discussing this specific item at our last meeting. Everyone remembers why the 300 acre parcel became an addendum to the original request. Relative to my message below, it also served as a geographical point of reference and as something located "away" from the original parcel.

We won't be attempting to manage this complex project in sound bites or play-by-play updates, and we are not asking anybody to agree or to consider agreeing to "anything else" at this time. Nobody needs to engage the underwriters. They can have a day off. DOE is simply gathering data.

I appreciate the additional information regarding AREVA and Company "X." You have answered my questions.

Thanks again.

Mike

From: Gary Petersen [mailto:gpetersen@tridec.org]
Sent: Friday, January 27, 2012 10:42 AM
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Cc: Krekel, Randall N; cadrian@tridec.org; Elsen, Michael J
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Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Tuesday, March 06, 2012 2:34 PM
To: Elsen, Michael J
Cc: Krekel, Randall N; Hathaway, H B (Boyd); cadrian@tridec.org
Subject: RE: TRIDEC/Port Quarterly Meeting

Michael...

Both Carl and I are gone all that week (March 26-30). How about the following week (I know, it makes us push into 'next' quarter, but probably can't be helped at this time) either Monday, Apr. 2 or Friday, Apr. 6. OR, we possibly could also meet on Monday, March 19, or Thursday, March 22.

We are pleased that you are following up.

gary

From: Elsen, Michael J [<mailto:michael.elsen@rl.gov>]
Sent: Tuesday, March 06, 2012 2:12 PM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Krekel, Randall N; Hathaway, H B (Boyd)
Subject: FW: TRIDEC/Port Quarterly Meeting

Gary, per direction below, I have secured CR 142 (same place we met last time) from 1:00 – 2:30 on March 26th.

Please confirm your/your partner's availability.

Thank you.

Mike

From: Hathaway, H B (Boyd)
Sent: Tuesday, March 06, 2012 2:04 PM
To: Elsen, Michael J; Call, Paula K; Krekel, Randall N
Cc: Hathaway, H B (Boyd)
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Karen Flynn requested that we set up the next quarterly meeting with TRIDEC, City and Port (same folks as last time). Please set the meeting up for the last week of March.

Thanks, Boyd.

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Cc: Krekel, Randall N; Hathaway, H B (Boyd); Call, Paula K; Flynn, Karen L; Elsen, Michael J
Subject: RE: TRIDEC/Port Quarterly Meeting

Gary, I will have to look for day/time options in early April. The week of March 19 does not work for us.

I will look for an opening on either April 2 or April 6 per your note below – and I will get back to you.

We promised an update every 3-4 months, and an update you shall receive. We are simply following up on that commitment.

Mike

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Sent: Tuesday, March 06, 2012 2:39 PM
To: 'Gary Petersen'
Cc: Krekel, Randall N; Hathaway, H B (Boyd); Call, Paula K; Flynn, Karen L
Subject: RE: TRIDEC/Port Quarterly Meeting

Gary:

I have reserved CR 142 from 1:00 – 2:30 on April 2, 2012.

My parents will be so proud to learn that my 16+ years of education have led me to this moment within the space time continuum.

Thank you.

Mike

From: Elsen, Michael J
Sent: Tuesday, March 06, 2012 2:34 PM
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Cc: Krekel, Randall N; Hathaway, H B (Boyd); Call, Paula K; Flynn, Karen L; Elsen, Michael J
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Sent: Wednesday, March 14, 2012 10:25 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Call, Paula K
Subject: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Gary,

Do you have any agenda items for the 4/2/12 meeting? We simply plan to give an update on project status. The information will be similar to our briefing later this month with our Senior Management Team.

Please let me know if there are any specific agenda items or questions that have not already been covered.

RL recently provided written answers to DOE-HQ in regard to some questions that Senator Cantwell had for Secretary Chu. The questions covered ground previously discussed with TRIDEC and its partners. Ultimately, it was easy to pass along the same information, but it was not clear why we were being asked similar questions. If there is any way you can help prevent that from occurring in the future, we would appreciate it.

Thank you.

Mike

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Wednesday, March 14, 2012 11:03 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; Call, Paula K
Subject: RE: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Hi Mike

I had heard that Jay Inslee might ask questions about the land transfer (don't forget he's running for Governor!).

We didn't have a clue that Maria was going to bring up the land-transfer. And, just so everyone knows, Jaime (in Murray's office) was also a bit "bent" because both Jay and Maria brought up land-transfer!!! Jaime knew (or thought she did before she saw these questions from Maria and Jay).... That the land transfer was going smoothly with local DOE offices!!! Which is what we have been telling all of our Congressional Offices.

Carl and I were in D.C. week before last... did meet with Maria... other than the EM budget (which is why we went), the only other subject we discussed with Maria – or her staff – was the draft Manhattan Project National Park legislation (which Maria REALLY wants to support). I believe you all know that I am working on that draft language... along with Los Alamos, Oak Ridge, and a number of other community organizations.

I'll get back to you if there is anything we'd like covered on the agenda. We are looking forward to the meeting.

gary

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From: Krekel, Randall N
Sent: Wednesday, May 23, 2012 10:32 AM
To: Krekel, Randall N
Subject: FW: Agenda Items - for DOE TRIDEC meeting on 4/2/12

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Tuesday, April 10, 2012 9:28 AM
To: Elsen, Michael J
Cc: Gary Ballew; cadrian@tridec.org; Howard, Diahann; Adam Fyall
Subject: RE: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Mike... just to share with you (and you can pass along). We (the community folks) were pleased with the meeting we had and think these meetings are beneficial to keep us moving ahead.

We do understand that the "exact configuration" of the land-transfer may rest entirely with what is possible from DOE's perspective, and on what DOE finds in the NEPA process. We appreciate the fact that your team sees the Communities need for what we call a contiguous "mega-site."

In follow on discussions with City and Port, we probably need to provide some additional information to your team. For instance, the land the community identified in our request, is readily accessible to City of Richland "infrastructure" which runs right down Horn Rapids Road. This makes the three identified 147 acre plots fairly inexpensive to develop. Realignment of the site may increase the cost of infrastructure support by the City, Port or County. We have the time, so we can discuss this in our next meeting.

Also, we recognize that while the actual NEPA process has not begun, we would still like some kind of time-line projection from DOE. We discussed the time-line verbally in our meeting, but with nothing very solid to look at. We and our community partners want to be well-prepared in advance of the actual land-transfer. This is still a great WIN for both DOE and the community.

gary

From: Elsen, Michael J [<mailto:michael.elsen@rl.gov>]
Sent: Monday, March 26, 2012 8:44 AM
To: 'Gary Petersen'
Cc: Krekel, Randall N; Call, Paula K; Elsen, Michael J; Hathaway, H B (Boyd)
Subject: RE: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Gary, in regard to the dialogue below: .

From our side of the equation, we will be presenting the same information presented to Matt McCormick late last week. In aggregate, the presentation will probably last 15 minutes. Questions and discussion will inevitably extend the duration, so we will probably need 45+ minutes of Agenda time specific to this item.

It is likely, that the discussion will lend itself toward answering a lot of your teams questions at this stage of the Project. However, I want to make certain. Please provide any agenda items you may have - by cob Wednesday.

Thank you.

Mike

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Wednesday, March 14, 2012 11:03 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; Call, Paula K
Subject: RE: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Hi Mike

I had heard that Jay Inslee might ask questions about the land transfer (don't forget he's running for Governor!).

We didn't have a clue that Maria was going to bring up the land-transfer. And, just so everyone knows, Jaime (in Murray's office) was also a bit "bent" because both Jay and Maria brought up land-transfer!!! Jaime knew (or thought she did before she saw these questions from Maria and Jay).... That the land transfer was going smoothly with local DOE offices!!! Which is what we have been telling all of our Congressional Offices.

Carl and I were in D.C. week before last... did meet with Maria... other than the EM budget (which is why we went), the only other subject we discussed with Maria – or her staff – was the draft Manhattan Project National Park legislation (which Maria REALLY wants to support). I believe you all know that I am working on that draft language... along with Los Alamos, Oak Ridge, and a number of other community organizations.

I'll get back to you if there is anything we'd like covered on the agenda. We are looking forward to the meeting.

gary

From: Elsen, Michael J [<mailto:michael.elsen@rl.gov>]
Sent: Wednesday, March 14, 2012 10:25 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Elsen, Michael J; Krekel, Randall N; Call, Paula K
Subject: Agenda Items - for DOE TRIDEC meeting on 4/2/12

Gary,

Do you have any agenda items for the 4/2/12 meeting? We simply plan to give an update on project status. The information will be similar to our briefing later this month with our Senior Management Team.

Please let me know if there are any specific agenda items or questions that have not already been covered.

RL recently provided written answers to DOE-HQ in regard to some questions that Senator Cantwell had for Secretary Chu. The questions covered ground previously discussed with TRIDEC and its partners. Ultimately, it was easy to pass along the same information, but it was not clear why we were being asked similar questions. If there is any way you can help prevent that from occurring in the future, we would appreciate it.

Thank you.

Mike

Krekel, Randall N

From: Gary Petersen <gpetersen@tridec.org>
Sent: Wednesday, May 16, 2012 9:56 AM
To: Elsen, Michael J
Cc: Krekel, Randall N; Call, Paula K
Subject: RE: Next status meeting

Monday the 18th of June would work... the rest of that week Carl and I are in D.C.

The week before, or the week after should also work.

gary

From: Elsen, Michael J [<mailto:michael.elsen@rl.gov>]
Sent: Wednesday, May 16, 2012 9:16 AM
To: 'Gary Petersen (gpetersen@tridec.org)'
Cc: Krekel, Randall N; Call, Paula K
Subject: Next status meeting

Gary:

We are looking to have another status meeting with TRIDEC and its partners sometime around the middle of June. I am currently targeting the week of June 18th. Are there any days within that week that will not work?

The meeting will be in the same conference room (CR 142) where we have met twice, previously.

Please advise.

Thank you.

Mike

French, Colleen C

From: Petersen, Gary
Sent: Friday, October 21, 2011 11:19 AM
To: French, Colleen C
Subject: stuff

Colleen... I'm working the Shrouds, we'll see if I have any influence.

Also talked with Mike Elsen... whew! I will follow up and respond to his questions/needs.

After we talked, and I had a chance to ponder some of what he was saying – both about GSA and EIS/RCRA/CRCLA etc., etc. I think I've asked before, but isn't the comprehensive land use plan a true ROD and done as an EIS? As a worst case, wouldn't the easiest thing be (if absolutely required) to simply update the CLUP?

2nd item that comes to mind, is that DOE named TRIDEC as one of the 8 CRO's ... to "take personal property from the government to be used for economic development." What might have changed from that activity that we have already been doing since 1994?

Regardless ... I did respond that TRIDEC sincerely doesn't care if the land is transferred to the City or Port instead of TRIDEC. We just want the community economic benefit of the transfer.

gary

Gary Petersen

TRIDEC

Vice President,

Hanford Programs

7130 W. Grandridge Blvd., Suite A

Kennewick, WA 99336

Tele: (509) 735-1000

Cell: (509) 528-6371

French, Colleen C

From: Petersen, Gary
Sent: Monday, October 17, 2011 2:47 PM
To: French, Colleen C
Subject: Request for the additional 300 Acres
Attachments: Ltr Matt McCormick 10 13 11.pdf

Colleen ... I hope this is what we need to move forward with the additional 300 acres. If not, let me know. The hard-copy letter was sent to Matt last Friday.

gary

French, Colleen C

From: Petersen, Gary
Sent: Tuesday, May 31, 2011 3:30 PM
To: French, Colleen C
Subject: RE: 770 request TODAY

I'll call when I'm walking in to the Fed Bldg., in about 20 min. I just sent you an electronic copy, but it is 9 Mb, and is getting kicked back from some servers.

gary

From: French, Colleen [<mailto:Colleen.French@rl.doe.gov>]
Sent: Tuesday, May 31, 2011 3:06 PM
To: Petersen, Gary
Subject: Re: 770 request TODAY

I am here, call when ready -- 539-0210

From: Petersen, Gary
To: French, Colleen
Sent: Tue May 31 17:26:52 2011
Subject: 770 request TODAY

Colleen... I would like to hand-carry the 770 request .. in hard copy .. to someone in the Federal Bldg., before COB today.

I will also send electronic copies... to whomever you want it to go to.

What do you want to do about the press? I will be giving a copy to Annette Carrie, which means that it will be public tomorrow.

gary

Gary Petersen
TRIDEC
Vice President,
Hanford Programs
7130 W. Grandridge Blvd., Suite A
Kennewick, WA 99336
Tele: (509) 735-1000
Cell: (509) 528-6371

French, Colleen C

From: Petersen, Gary
Sent: Tuesday, May 31, 2011 3:21 PM
To: McCormick, Matthew S; French, Colleen C
Subject: Official Land Transfer Request
Attachments: 10CFR770 land transfer request May 31-2011. pdf.pdf

Importance: High

Good Afternoon Matt and Colleen

I will be hand-delivering a hard copy of the Community request for 1341 acres of Hanford land yet this afternoon, but wanted you to have an electronic copy so you could more easily share the request with other DOE staff members.

We are very excited about making this request, even though Senator Cantwell actually announced the coming of this request last Thursday.

I hope this package contains everything needed to move forward with a transfer of this property.

TRIDEC and our Partners (City of Richland, Port of Benton, and Benton County) all look forward to working with your staff on this request.

Sincerely

Gary Petersen

Gary Petersen

TRIDEC

Vice President,

Hanford Programs

7130 W. Grandridge Blvd., Suite A

Kennewick, WA 99336

Tele: (509) 735-1000

Cell: (509) 528-6371

French, Colleen C

From: Petersen, Gary
Sent: Friday, June 10, 2011 11:52 AM
To: 'BC Smith'; absuyama@charter.net; E.Van-Liew@hotmail.com; ri_smith@hotmail.com; japeltier@email.msn.com; Harold Heacock; KagKeg@aol.com; KASmithjr@aol.com; Parks, Robert J (Bob); mkkor@aol.com; Larsen Pam; Maynard Plahuta; Leckband, Susan L; hngermond@dslnorthwest.net; jjones@westrichland.org; Jansons, Richard S; RobtDavis@charter.net; vince@owt.com; Luke, Jeffrey J
Cc: 'Ballew, Gary'; 'Diahann Howard'; Adam Fyall; cadrian@tridec.org
Subject: Hanford Land Transfer request
Attachments: MAP 1341 acre request.docx

1st my apologies, I know that I have missed some "local" folks who are on the HAB, I went through the e-mail list rather quickly.

This note is to simply provide each of you with some background on the request to transfer 1341 acres of the Hanford Site – located at the corner of Horn Rapids Road and Stevens Drive. I feel it is important as this subject may come up in the HAB or elsewhere in our community, that you have facts. I hope you bear with me on the details.

TRIDEC, the City of Richland, the Port of Benton, and Benton County have been working on this request for nearly a year. It was determined that because of the way 10 CFR 770 (Code of Federal Regulations) is written, that the Community Reuse Organization (CRO) would be the best entity in this case to request the land. There are 8 or so CRO's across the complex, and TRIDEC is one of the CROs.

Specifics:

- A community letter signed by the mayors of all four cities, three ports, two counties, and TRIDEC was sent to Ines Triay in March of last year expressing community interest and concern in the future of Hanford land following the coming 'footprint reduction' and more than 90% of the Hanford land mass being 'cleaned up.' There is strong feeling by our elected officials who represent the 250,000+ of us who live here, that the local community needs to have the strongest voice in the future of Hanford.
- TRIDEC and the Tri-City Herald conducted four public meetings last fall to receive public input on what the community wants relative to the future of Hanford. (We have also made numerous presentations to City Council meetings, Port and County Commissioner meetings, Rotaries, Kiwanis, etc.)
 - The majority expressed interest in achieving "replacement jobs" as Hanford is cleaned up.
 - A majority also expressed interest in gaining access (day-trips) to Rattlesnake Mt., and to B-Reactor, the Bruggemann Warehouse and the old Cities of White Bluffs and Hanford.
 - There was consistency in initial support for the DOE Comprehensive Land Use Plan (CLUP) which sets aside nearly 90% of the site for preservation or conservation, and about 10% for industrial development. ('Initial' because several decades in the future other uses which can't be identified today might be made of some of the property).
 - There is support for preservation (The Reach National Monument), and for conservation.
- The 1341 acres requested by TRIDEC under 10 CFR 770 and supported by the City of Richland, the Port of Benton, and Benton County, is less than 4% of the roughly 39,000 acres identified in DOE's Comprehensive Land Use Plan to be set aside for 'industrial development.'
- TRIDEC is not in the "land business" and we intend to either sell any land received at cost to possible green manufacturing companies, renewable energy companies, or transfer it to the City or Port.

TRIDEC does not intend to gain financially on this – other than for the economic development good for our community.

- This transfer, if approved by DOE, will take some time. We will feel good if the land is transferred in 12 months.
- Following the transfer, it will take some time to identify private interests who wish to locate to the property, this could take another 12 months or more. This even though TRIDEC, the City and Port have all had expressions of interest from a variety of energy companies interested in locating on this property.
 - The point of the above two bullets is that even if we move with the speed of light (comparatively speaking), it will be a minimum of two-three or even four years before anything concrete starts happening on this property – IF it is transferred.
 - To be clear – there is no consideration for anything nuclear for this property. What is being considered is renewable energy projects such as solar, energy storage demonstration projects, and “green” manufacturing (particularly if the manufacturing is connected to renewable energy, such as the manufacture of wind turbine blades, etc.).
- Assistant Secretary Ines Triay has expressed her excitement about this request, saying, “This is THE example of Hanford and the weapons complex sites getting cleaned up. It will demonstrate to Congress and to OMB that cleanup is working.” Discussions with Matt McCormick and Colleen French have also been very positive.
 - DOE, the contractors, and the HAB are all to be commended, because cleanup is being accomplished!
 - Cleanup is being done to very conservative standards, and it is being done safely.
- Private companies have said they will not build new facilities on land they can’t own. (meaning a lease won’t work for large private investors. We heard this from AREVA when considering a gas-centrifuge plant to be located here, and we’ve heard it from other prospective companies.).
- This site will be large enough to be called a “mega-site” – 500 to 1,000 acres of contiguous property. There is only one other mega-site in Washington State, and that is at Wallula. There are not many mega sites in the entire U.S.
- Not counting the transfer of the City of Richland itself in 1958, some 10,000 acres have been transferred to the City or Port in several different parcels since the early-1960’s. The Port and City have invested more than \$20 million in infrastructure development on these properties, and the current assessed value is in excess of \$250 million. These properties include where 2400 Stevens, Battelle and PNNL, Energy NW, AREVA, and many other companies are now located. It also includes the Richland Airport. There are more than 7,000 individuals working in the companies located on these properties. These are the real demonstrations of federal land-transfer successes.

Finally, this is a community initiative, one with broad support from elected officials. At the April TRIDEC board meeting, Mayor John Fox made the motion and Commissioner Roy Keck seconded the motion for TRIDEC to move forward with this land-transfer request on behalf of the City, County and Port.

Either I, or our partners – Gary Ballew (City of Richland); Diahann Howard (Port of Benton); and Adam Fyall (Benton County); will be happy to respond to questions about this activity. Their e-mail addresses are on this message.

If you would like to read the entire application, go to: [http://tridec.org/images/uploads/770%20%20-%206%201%2011%20Revised%20Final%20\(Including%20WA%20State%20Leg\)%20\(Reduced%20Size\).pdf](http://tridec.org/images/uploads/770%20%20-%206%201%2011%20Revised%20Final%20(Including%20WA%20State%20Leg)%20(Reduced%20Size).pdf)

gary

Gary Peterson

TRIDEC

Vice President,

Hanford Programs

7130 W. Grandridge Blvd., Suite A

Kennewick, WA 99336

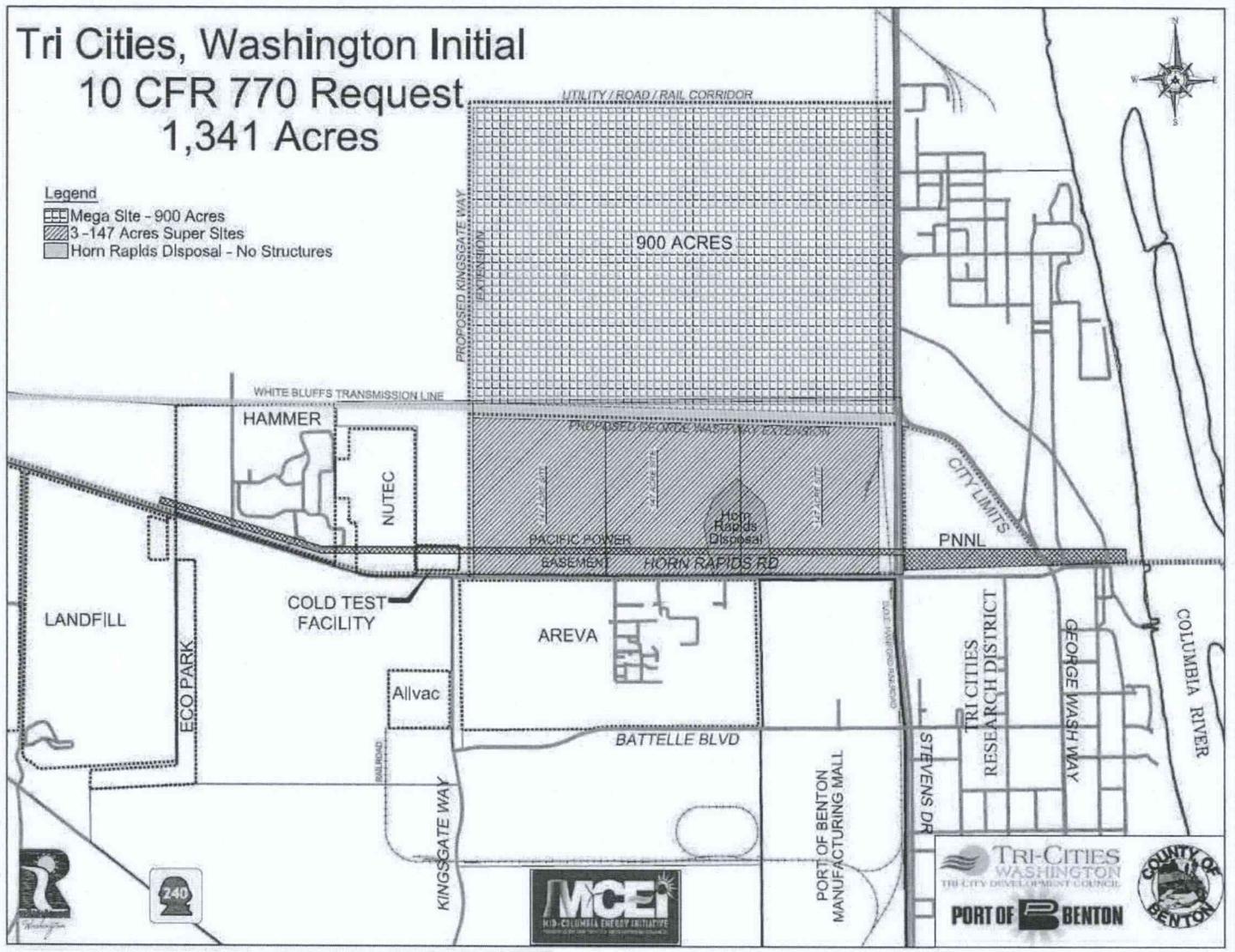
Tele: (509) 735-1000

Cell: (509) 528-6371

Tri Cities, Washington Initial 10 CFR 770 Request 1,341 Acres

Legend

-  Mega Site - 900 Acres
-  3-147 Acres Super Sites
-  Horn Rapids Disposal - No Structures



French, Colleen C

From: Petersen, Gary
Sent: Tuesday, October 04, 2011 9:19 AM
To: French, Colleen C
Subject: FW: DOE Enhanced Use Leasing Letter

From: Gary Petersen [<mailto:gpetersen@tridec.org>]
Sent: Tuesday, October 04, 2011 8:25 AM
To: 'Peckinpaugh, Tim L.'
Cc: cadrian@tridec.org
Subject: RE: DOE Enhanced Use Leasing Letter

Actually... I think we want BOTH options. In some cases, such as putting a solar array over the 300 Area Brownfield, the enhanced lease would work... and we don't want to slow down on our actual fee-simple transfer of the 1341 Acres (+another 300 acres originally requested by Energy NW) = 1641 acres.

gary

From: Peckinpaugh, Tim L. [<mailto:tim.peckinpaugh@klgates.com>]
Sent: Monday, October 03, 2011 11:31 AM
To: 'Gary Petersen'
Cc: cadrian@tridec.org
Subject: DOE Enhanced Use Leasing Letter

Gary, see attached letter referred to in today's trade press from DOE to OMB on the benefits of a legislative proposal for enhanced use leasing authority to allow DOE lands to be used for renewable energy projects. Note the letter specifically addresses solar arrays at Hanford.

I assume TRIDEC would prefer a fee simple transfer of property as opposed to an enhanced use lease?

-- Tim Peckinpaugh (202-661-6265)
K&L GATES

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French, Colleen C

From: Petersen, Gary
Sent: Monday, October 03, 2011 8:25 AM
To: French, Colleen C
Subject: 300 Acres

Incidentally Colleen... I'm working on a re-do of the map we submitted, to include the 300 Acres that Energy NW had originally requested.

Then I will send you an addendum to our original request.

gary

From: French, Colleen [mailto:Colleen.French@rl.doe.gov]
Sent: Monday, October 03, 2011 8:11 AM
To: Petersen, Gary
Subject: Re: ECA mentioned in article

Yeah, I am with you...what is there to be concerned about and can't we address it? There is clearly MUCH more potential for good here. If we let this slip through our fingers, shame on us.

From: Petersen, Gary
Sent: Monday, October 03, 2011 11:09 AM
To: French, Colleen
Subject: FW: ECA mentioned in article

Hmmm... am I missing something? I thought Seth, and ECA were talking "against" EUL???

gary

From: Seth Kirshenberg [mailto:sethk@energyca.org]
Sent: Monday, October 03, 2011 8:01 AM
To: Rick McLeod; Gary Petersen
Subject: FW: ECA mentioned in article

Also, on this issues we met with DOE EM and Ingrid Kolb to discuss our concerns

DOE LOOKING FOR NEW LEASING AUTHORITY FOR LAND AT SITES

The Department of Energy is looking to obtain new leasing authority for land at its sites to aid in the development of renewable energy projects. In a letter sent last month to the White House Office of Management and Budget, obtained by *WC Monitor*, DOE outlined the potential benefits of a legislative proposal to obtain "Enhanced Use Leasing" (EUL) authority, which the Department said would allow it to obtain "services-in-kind" in areas such as reduced energy costs, reduced operational costs or deferred maintenance. "With EUL authority, DOE will achieve better utilization of its underutilized land (excludes all withdrawn

public domain land), and will foster the development of renewable energy increasing the likelihood of DOE sites converting to renewable energy more expeditiously, resulting in a reduced carbon footprint," says the Aug. 15 letter signed by Ingrid Kolb, director of DOE's Office of Management.

DOE largely declined to comment on the proposal this week, saying only in a written response, "Periodically, the Department of Energy submits legislative proposals to Congress after extensive reviews and analysis, including through the Office of Management and Budget. This proposal is in the early stages of review and it would be premature to speculate on its potential impacts."

Authority Would 'Increase' Land Value, DOE Says

According to DOE, its current leasing authority only applies to property deemed "excess" through closure or reconfiguration and "encourages less than fair market value" for the property. "Use of DOE land in support of renewable energy development and production would achieve much greater value than the landlease value alone. The land value rises related to the production (revenue) value when renewable energy is developed and generated," Kolb wrote. She went on to say that EUL authority "is a far better choice in economic terms for the use of undeveloped property" at DOE sites than an outright sale. "Disposing of land from the federal inventory deprives the Government of flexibility to adjust to changing technology and patterns of economic growth and opportunity," Kolb wrote, adding, "Use of EUL will enhance the highest and best use and increase the value of the underlying land while providing the Government with a source of income and enhanced value directly proportional to the technology it allows on its lands."

In its letter, DOE indicated that a number of sites could be suitable for renewable energy projects, such as the development of solar arrays and/or wind turbines. "We estimate that DOE land is capable of generating up to a total of 6,244 gigawatts (GW) of solar energy. If only wind turbines were constructed, there would be potential for 1,096 GW of renewable energy," Kolb wrote. "Looking at these potentials, GHGs [greenhouse gas emissions] can be reduced from a minimum of 660,000 megatons (MT) of GHG to a potential maximum of 1,875,000 MTs of GHG per day." In addition, DOE would have the ability to realize income from renewable energy projects at its sites developed through EUL authority, according to Kolb. As an example, she cited potential solar energy projects at Hanford that, at a 5 percent return, could result in income of between \$16.3 million and \$32.6 million to the Department. "Consistent with market practices, these developments will provide DOE with a source of income that will outperform current and projected costs of operation," she wrote.

Local Communities' Concerns

However, local communities near DOE sites are concerned over the potential impacts payments to DOE may have in moving forward with projects. "The memo identifies that DOE thinks that it will generate income from the projects. We all hope that the examples identified in the paper come to fruition and the large projects are able to generate revenue—to at least break even for the community and generate income for the actual developers and investors. However, saddling the projects with payments to DOE would make these projects very difficult to move forward," Seth Kirshenberg, executive director of the Energy Communities Alliance, said in a written response. "We hope that DOE clarifies its policies on land transfer and that it continues to work with communities to look at reuse of these properties as a way for DOE to assist communities to off-set the impacts of the large layoffs of employees, an investment in creating clean energy jobs and the projects in many cases save DOE tens of millions of dollars in cleanup costs by communities reusing the properties."

Kirshenberg added, "DOE has the authority for long-term leases and it is currently implementing long-term leases at several of its sites with both the private and public sector. ECA would support legislation that permits long-term leases but charging communities for this land ignores the monumental challenge in redeveloping the property."

—Mike Nartker

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French, Colleen C

From: Petersen, Gary
Sent: Friday, September 23, 2011 11:04 AM
To: French, Colleen C
Subject: RE: 10 CFR 770

Colleen... I am trying to get the "legal" description of the actual site from Energy NW... then it will be added.

gary

-----Original Message-----

From: French, Colleen [<mailto:Colleen.French@rl.doe.gov>]
Sent: Monday, September 19, 2011 10:43 PM
To: Petersen, Gary
Subject: 10 CFR 770

Gary, when might we see TRIDEC's second request (for the 300 Acres)? We need to have that in hand to start our NEPA for the transfer, etc. I am out this week with family visiting but available on my cell (539-0210).

Colleen

French, Colleen C

From: Petersen, Gary
Sent: Wednesday, August 24, 2011 10:38 AM
To: French, Colleen C; cadrian@tridec.org
Subject: RE: your response letter on the land tranfer

Wow! You beat your deadline.

Short letter, but very important. Now we move forward!!!

THANK YOU!

Gary

p.s. ... Doc's office just called ... they received their copy.

From: French, Colleen [<mailto:Colleen.French@rl.doe.gov>]
Sent: Wednesday, August 24, 2011 9:55 AM
To: Petersen, Gary; cadrian@tridec.org
Subject: your response letter on the land tranfer

Moving forward per your request.....

Colleen

French, Colleen C

From: Petersen, Gary
Sent: Wednesday, June 01, 2011 1:21 PM
To: French, Colleen C
Subject: RE: getting started

Will do. We intend to start with exactly what is in the CLUP: "An area suitable for activities such as reactor operations, rail, barge transport facilities, mining, manufacturing, food processing, assembly, warehouse and distribution operations".... and of course we added renewable energy and green manufacturing. The closer we stay to the CLUP, it seems, the better for all.

But, I can develop a more inclusive list.

Gary

-----Original Message-----

From: French, Colleen [<mailto:Colleen.French@rl.doe.gov>]
Sent: Wednesday, June 01, 2011 12:54 PM
To: Petersen, Gary
Subject: getting started

One of the first things we'll need is a list of "foreseeable uses" of the land. Might want to start compiling those. Or, if they are encompassed in already-existing printed materials, like MCEI business materials for example, you might rely on those.

Excited!

Colleen



Department of Energy
Richland Operations Office
P.O. Box 550
Richland, Washington 99352

11-DEP-0009

Mr. C. F. Adrian, President/CEO
Tri-City Development Council
7130 W. Grandridge Blvd. Suite A
Kennewick, Washington 99336-7725

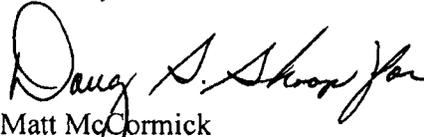
Dear Mr. Adrian:

**RESPONSE TO PROPOSAL UNDER 10 CFR 770 FOR THE TRANSFER OF 1,341 ACRES
OF HANFORD LAND TO THE TRI-CITIES DEVELOPMENT COUNCIL (TRIDEC)**

This letter responds to your May 31, 2011, letter regarding the subject proposal for a fee-simple transfer of 1,341 acres of Hanford land to TRIDEC, the Community Reuse Organization for the Tri-Cities community. The Richland Operations Office (RL) has reviewed your proposal in detail and finds it to be complete. We are prepared to begin the steps that would be required prior to any potential transfer taking place. These include completing National Environmental Policy Act, including a public involvement process, and National Historic Preservation Act analyses, and obtaining regulatory concurrences from the Environmental Protection Agency and the Washington State Department of Ecology. In addition, we will follow the process outlined in 10 CFR 770, Transfer of Real Property at Defense Nuclear Facilities for Economic Development. Once we have an estimate of the potential timeline for these actions, and potential costs to TRIDEC, we will share them with you.

Thank you for all you are doing to create jobs in our community. If you have questions on the status of these activities please call me at (509) 376-7395, or Colleen French, Government Affairs Program Manager, at (509) 373-5985.

Sincerely,


Matt McCormick
Manager

cc: L. Bowman, Benton County
M. Cantwell, Senator
J. Delvin, State Senator
D. A. Faulk, EPA
J. Fox, City of Richland
C. Gregoire, Governor
L. Haler, Representative
D. Hastings, Representative
J. A. Hedges, WDOE
S. D. Keller, Port of Benton
B. Klippert, Representative
P. Murray, Senator