



# The Response

A Newsletter of the U.S. Department of Defense  
Office of Economic Adjustment

Celebrating achievements in Defense economic adjustment, base reuse and compatible use

December 2008

Volume 2, Issue 2

## In this issue...

- Remembering OEA Project Manager John Leigh
- Great Growing! Flint Hills Regional Partners receives National Award for Response to Fort Riley
- Community Response: Creativity and Connections at Riverbank AAP
- Tips for Registering with the Central Contractor Registry

## Remembering a Dear Friend and Colleague: John Leigh

By Liz Gabor, Real Estate Manager, Philadelphia Industrial Development Corporation

*Editor's Note: John Leigh, OEA Project Manager for 17 years from 1991–2008, passed away unexpectedly on November 1, 2008, leaving behind a wealth of accomplishments and friendships from coast to coast and beyond. Liz Gabor, OEA Project Manager and Presidential Management Fellow from 2004 through 2007, shares a personal remembrance of her mentor and friend. We at OEA are all so grateful for the years John gave to our organization and to all those we serve.*

John Leigh knew how to enjoy life and his job. He brought a Harvard education, 30 years of planning and development experience, his humility, and always a story when he traveled to visit communities. Yes, John was famous for telling stories, and there was always a laugh or punch line at the end. Some stories he told repeatedly, I personally think because he was proud of the unique experience. If you knew John, you heard that he had a personal membership to a 5 person "club" in the small town of Blytheville, Arkansas. He had a way of describing cities and experiences with such candor and irony that everyone around him couldn't help but laugh, though I'm not sure some of his famous lines are fit for print!

John would tell you that he had the toughest signatures in America: Bill Russell and Babe Ruth. He was at the World Series when the Red Sox won and has the newspaper picture to prove it. John would recount stories from his many projects and travels and how he was glad to know these folks all around the world.

One look at John's office wall revealed his love of travel: a map of the world held pins tacked in place to show off the hundreds of places he'd visited. One of my favorite stories took place in Japan when John was in the service. He and fellow servicemen went to the narrowest bar in Tokyo and had everyone singing American songs before too long. And though John relished visiting new places, it was obvious he was a Boston boy who married the Homecoming Queen. John really felt lucky in life.

Ask almost anyone what they remember most vividly about John Leigh, and undoubtedly, they will tell you about his distinctive and infectious laugh. John had a knack for putting people at ease, from elected officials to brand new staff—John had a way of making you feel welcome.

It was impossible not to enjoy John's company. He knew about all the good food joints, knew the town we visited like the back of his hand, knew the people from Charleston to Beaufort, Florida to Mississippi, and of course Jersey to Massachusetts. He was always around to answer a question, explain a concept to me, and remind me to keep my head up, but most importantly he instilled in me a respect for the planning and advocacy efforts performed by OEA. I will never forget how fortunate I am that John took me under his wing.



Liz Gabor and John Leigh ham it up at the 2006 OEA Holiday Party.

## Great Growing!

### Flint Hills Regional Partners Receives National Excellence Award for Innovation in Regional Planning in Response to Growth at Fort Riley, Kansas

By: Garry Gontz, OEA Project Manager

Contributing Author: Eric Cattell, AICP, Assistant Director for Planning, Community Development Department, City of Manhattan, Kansas

In October 2008, the Community Development Department for the City of Manhattan, Kansas, on behalf of the Flint Hills Region, accepted an award from the Kansas Chapter of the American Planning Association during the state planning conference in Kansas City, for the Flint Hills Regional Growth Plan. The Growth Plan was a co-winner of the 2008 Pioneer Award in the Small Town/Rural category. The Community Development Department nominated the Growth Plan for consideration by the Kansas Chapter, on behalf of the Flint Hills Regional Partners.

Due to several Department of Defense initiatives, including Base Realignment and Closure (BRAC) in 2005, the Flint Hills Region around Fort Riley in northeast Kansas has experienced unprecedented growth. It is estimated that Fort Riley will gain approximately 9,700 military personnel and nearly 2,000 new civilian employees by 2012, and that the cities and counties surrounding the Fort could see an overall increase of 28,000 people.



Spring Valley Elementary School opened for the 2007-2008 school year, funded by a \$33 million voter-approved bond to help Geary County prepare for growth at Fort Riley.

The growth management planning project involved a multi-jurisdictional regional partnership between Geary, Riley, and Pottawatomie Counties, and the cities of Junction City, Manhattan, and Wamego. Additional outlying jurisdictions included Dickinson, Clay, Morris and Wabaunsee counties.

In an effort to build upon several preliminary studies, taking a comprehensive, regional approach, the Flint Hills Region secured a grant in June 2006, from the Department of Defense Office of Economic Adjustment to conduct the Flint Hills Regional Growth Plan.



Hunter's Ridge Apartments are popular among military families, with rents for 1, 2 and 3 bedroom apartments and townhomes ranging from \$605–\$1,060, and were one of the first multi-family developments resulting from Fort Riley growth.

The consulting team, with extensive participation from local jurisdictions, assessed current regional conditions, anticipated future impacts and needs caused by a significant increase in population, identified and prioritized short and long term priorities, and established a clear set of action steps for regional stakeholders, with respect to: land use; housing; utilities and infrastructure; education; transportation and transit; public safety; health care and mental health; social services and child care; workforce; quality of life; regional collaboration and fiscal impacts. The Growth Plan will help to ensure improved coordination of public and private service providers within the region, and more efficient and effective expenditure of federal, state and local funds to address regional needs.

The Growth Management Plan was completed in February 2008 and the Flint Hills region is in the process of implementing the recommendations, including collaborating on a follow-up initiative to develop a more formalized regional planning agency. For more information, visit <http://www.ci.manhattan.ks.us/index.asp?nid=1043>.

## Community Response: Creativity and Connections in Planning for the Reuse of Riverbank Army Ammunition Plant

By Amanda Fagan, OEA Project Manager and *The Response* Editor

### *Creative Community Involvement: "Grow Green with Us!"*

On a bright, sunny September day in California's Central Valley, the City of Riverbank hosted an event to release to the public the draft Redevelopment Plan for the Riverbank Army Ammunition Plant, slated for closure as part of the 2005 Base Realignment and Closure (BRAC) round. The event kicked off the public review period and sought to build consensus for the Redevelopment Plan.

To get the word out, the City posted banners along the fence outside the installation with the inquisitive phrase, "What's the Plan?," designed to raise interest in the event and public review process. The City's website and other advertisements also sought to increase awareness of the plan and encourage the public to submit comments. Plastic hard hats adorned with the words "Riverbank Local Redevelopment Authority: Grow Green with Us!" had been created for the event, giving attendees a taste of what could be found inside the plan.

For a City with 15.5% unemployment and one of the highest foreclosure rates in the nation, the future of Riverbank Army Ammunition Plant becomes all the more important to the citizens of Riverbank and existing tenants on the installation. City of Riverbank Mayor Chris Crifasi called the plan "no small feat for a small community with limited resources."



Riverbank Mayor Chris Crifasi addresses the audience at the September 18, 2008 Reuse Plan Release Event, flanked by images from the Plan. Photo Courtesy of Ric McGinnis, former LRA Member.

The City hired a mini-bus to take attendees on a 15-minute overview tour of the installation prior to presentations by City staff and others responsible for preparation of the plan. The City also hired an audio visual firm to document the event and notified the local press to help further educate the public.

Mayor Crifasi, City staff Debbie Olson and Tim Ogden, Jeff Williams, a representative of the consultant team that prepared the plan, and OEA Project Manager Amanda Fagan spoke to the standing room only crowd. Though the public had been invited to participate throughout the planning process, the Plan Release event succeeded in gaining the attention of many people not previously involved in the process.

As an Armament Retooling and Manufacturing Support (ARMS) program installation, the Riverbank Army Ammunition plant is home to 12 existing tenants, the retention and expansion of which is the centerpiece of the Redevelopment Plan. During the planning process, it became clear that many of the tenants had a common thread across their businesses: "green" industry. A Green Industrial and Business Park would be born out of an Army ammunition manufacturing facility. The City of Riverbank, acting as the recognized Local Redevelopment Authority, adopted the plan on October 30, 2008.

### *Connecting with Experience*

Following adoption of the Redevelopment Plan and Homeless Assistance Submission, two members of the City Council, Sandra Benitez and David I. White, City Manager Richard Holmer and several key City Department Directors traveled to the former Fort Ord, located near Monterey, California, to learn about base reuse implementation from the Fort Ord Reuse Authority (FORA) and the City of Seaside. Fort Ord closed in 1994 as a result of a 1991 BRAC action.

FORA Executive Officer Michael Houlemard, FORA Director of Planning & Finance Steve Endsley, FORA Associate Planner Jonathan Garcia, and City of Seaside Assistant City Manager Diana Ingersoll shared their wealth of experience implementing base reuse with the Riverbank representatives. The presentations and discussion demonstrated how complex the base reuse process can be, and ... [Continued on Page 4]

## Community Response: Riverbank Meets Fort Ord

[continued from Page 3]

that flexibility, creativity and using all available tools in cooperation with the military departments can lead to successful outcomes for both the military and the community.

FORA Executive Officer Michael Houlemard addresses a delegation from the City of Riverbank. Photo courtesy of Laura Baldwin, FORA.



Assistant City Manager Diana Ingersoll talked about how the City of Seaside has refined the base reuse plan through Specific Plans and the entitlement process. Endsley explained the variety of financing tools FORA has used to pay for infrastructure improvements, building demolition, and other public costs to support redevelopment. Houlemard provided an overview of reuse and redevelopment efforts and shared valuable lessons learned working with the 63 local, state and federal agencies that impact reuse at the former Fort Ord.

Though the Fort Ord closure was significantly larger in acreage and employment losses than the Riverbank AAP closure, the relative importance to their respective communities is similar, and the two communities share an emphasis on "Education, Environment and Economic Development" (FORA's motto) in the reuse of former Army installations. The generosity of time and information provided by FORA will no doubt help guide the Riverbank community through their own base reuse process.

Tim Ogden, Director of Economic Development for the City of Riverbank, said, "FORA's experience with some best and worst case examples of BRAC implementation are invaluable lessons for Riverbank as we move forward. FORA's Executive Director Michael Houlemard iterated the need to remain diligent and vigilant about implementing the community's needs, especially regarding the complex issues of conveyance, environmental remediation, and reuse of former military buildings and assets."

## Attention All Grantees: Tips for Completing the Central Contractor Registry Requirement

As part of the implementation of the Federal Funding Accountability and Transparency Act, all applicants for calendar year 2009 awards (and supplemental awards) from the Office of Economic Adjustment must be registered in the Central Contractor Registry (CCR).

The CCR website address is <http://www.ccr.gov>. To determine if your organization is already registered in the CCR, go to the menu on the left hand side of the home page and select "Search CCR." Then search for your organization by its DUNS Number. A DUNS number, consisting of 9 characters, helps to identify your organization and track the distribution of federal money. If your organization does not already have a DUNS number, you may request one by visiting [http://www.grants.gov/applicants/request\\_duns\\_number.jsp](http://www.grants.gov/applicants/request_duns_number.jsp).

If you do not find your organization in the Central Contractor Registry, you will need to complete the registration process. You will be assigned an identifier, password, and other access codes. Write these down. This information will be required each time you enter or update information.

Below is a list of items you will need to complete the registry process:

- DUNS Number
- Tax Identification Number (TIN) and Taxpayer Name. Note that the system will not approve your registration if the TIN, Taxpayer Name or other taxpayer information does not match that provided to the IRS.
- Names and addresses of Points of Contact: Use the template tool to automate multiple entries with the same address.
- Statistical information about your organization
- Electronic Funds Transfer (EFT) Information for payment of invoices: You must have the correct bank account information for OEA payments in this system.

You can go to the "HELP" tab on the CCR website for further information. There you will find the CCR Handbook and computer screenshots of the CCR registration process.