

# GFAFB Enhanced Use Lease

## INNOVATIVE PUBLIC-PUBLIC INITIATIVE



Grand Forks County, ND

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### GFAFB Enhanced Use Lease

## Enhanced use lease overview

- EULs are an opportunity for the Air Force to partner with local communities and private industry
- EULs allow the Air Force to lease real property for up to 50 years to local government or private industry
- They are used for commercial developments and renewable energy
- Grand Forks County has negotiated with the Air Force for an EUL at Grand Forks AFB

## Assets for Grand Forks AFB and the Community

- Three RPA Missions
  - Active
  - Guard
  - CBP
- University with premier flight school and UAS curriculum
- Technical school with UAS certification programs
- Cold war alert pad – good commercial use, no impact on current or future missions
- Strong community relationship with the base
- Community working group (BRIC)

## Potential Financial Impacts

- Rent and lease payments stay with the GFAFB, reducing the Base's operating budget
- Capital investment to County tax base
- Income taxes on new, high-wage jobs
  - Average annual industry salaries start in upper \$50k and can go as high as \$130k  
(AUVSI, 2010)

## How We Got Here

- In the 2005 Base Realignment and Closure (BRAC) round, Grand Forks AFB lost its tanker mission but the base was not closed
- As a part of BRAC, the Base Realignment Impact Committee (BRIC) was formed
  - BRIC is an innovative and effective partnership between Grand Forks County, City of Grand Forks, EDC, UND, and Chamber of Commerce.
- State and local investments in new opportunities at the Base to bring new missions and to create new economic opportunities for the region

## A New Initiative

- In September 2011 BRIC hired a team familiar with real estate development on military bases to explore opportunities for an EUL on Grand Forks AFB
- Since then we have been working with the Air Force to make the EUL a reality
  - N.D. CoDel
  - Office of the Governor
  - Elected State leaders
  - Grand Forks County

## Our Goals:

- Create opportunities for data analysis, management and dissemination for the purposes of turning data from unmanned systems into actionable intelligence
- Create economic opportunities for the region and state and encourage the growth of the unmanned systems industry in new ways to support non-military uses like law enforcement, agriculture and energy.
- Support Grand Forks AFB and our community
- Develop a technology park, located on a military base, for organizations in all aspects of unmanned systems, from development through operations and data processing and management

## What is Grand Sky?



A 217 acre technology park focused on the development and operation of unmanned air and ground systems for the UAS industry

- Approximately 1.2 million square feet of offices, hangars, data centers and high-bay shops
- An investment of roughly \$300 million in facilities and infrastructure over the next decade
- Between 2,500 – 3,000 jobs

## Conceptual Development Program



- Buildings from 20,000 to 150,000 SF
- Aviation Mixed-Use Buildings – 280,000 SF
  - Hangars
  - Central core for training, shops, high bay
- Mixed-Use Office/R&D/Data Centers – 850,000 SF total
  - Flexible floor plans
  - Dedicated parking
  - High speed data capability
  - Rapid permitting and occupancy
- Facilities will be built-to-suit, including security requirements

## Grand Sky Features

- Access to the GFAFB runway for launch and recovery (subject to Air Force approvals)
- High capacity “dark” fiber optic data infrastructure
- Option for redundant power supplies
- Vertical and horizontal integration opportunities with other UAS organizations

## Grand Sky Features

- Investment incentives
- Proximity to military and government users
- Turn-key opportunities for data processing, exploitation and dissemination
- Access to test ranges and integrated airspace

## Activities

- Recently executed the development agreement with the master developer
- Pre-leasing activities are underway with interested organizations
- Finalize the land lease instruments with the U.S. Air Force
- Construct first building for occupancy in Summer 2015

## State Support

- \$ 5 million for initial EUL site infrastructure
- \$1 million for DOT Highway 2 project for access to the site
- U.S. Air Force emphasizes the importance of state support to making the EUL possible
- 2015 session



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