



Portsmouth EM Site Specific
Advisory Board

SITE OPTIMIZATION AND FUTURE LAND USE SUBCOMMITTEE

MONDAY, APRIL 8, 2013 @ 5:15 P.M.

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SUBCOMMITTEE VICE CHAIR

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WOODBURN

DOE DEPUTY DESIGNATED

FEDERAL OFFICIAL

JOEL BRADBURNE

DOE FEDERAL COORDINATOR

GREG SIMONTON

**THE PURPOSE OF THIS MEETING IS TO DISCUSS POST D&D DEVELOPMENT WITH THE
SSAB SUBCOMMITTEE**

AGENDA

- REVIEW OF THE MARCH MEETING
- POST D&D DEVELOPMENT-MIKE GRAUWELMAN, PRESIDENT-MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION (MMCIC)
- DISCUSSION

ADJOURN

SUPPORT SERVICES

EHI CONSULTANTS

PHONE: 740.289.5249

FAX: 740-289-1578

EMAIL: JULIE@PORTS-SSAB.ORG



REDEVELOPMENT USDOE MOUND FACILITY MIAMISBURG, OHIO

**MIKE GRAUWELMAN
MOUND DEVELOPMENT CORPORATION**

AGENDA

- **Mound Background**
 - DOE History
 - Organizational Structure
 - Redevelopment Plan

- **Economic Development**
 - Site Improvements
 - Job Creation

MOUND SITE



Site Information:

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

Workforce Information:

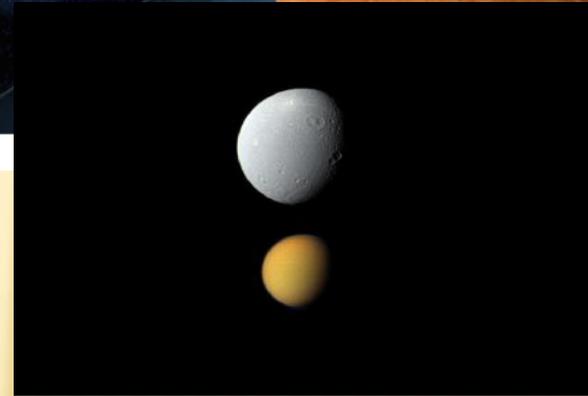
- Peak Employment: 2,400
- 25% PhD's



MOUND MISSIONS

Former DOE Missions

- Department of Defense
 - Nuclear Detonators
- NASA



Recent Missions

- Environmental Remediation
- Economic Development

ENVIRONMENTAL REMEDIATION



Structuring Community Involvement – CRO

Basic Goals

- Prevent waste abandonment
- Mitigate job loss
- Reuse assets

Redevelopment Structure

- City of Miamisburg - Political voice
- MRC Community involvement
 - 17 Members
 - Environmental & Land Use Focus

Redevelopment Structure

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

MDC Mission Statement

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

Redevelopment Structure

- MDC
 - Cleanup
 - Remedy Technical Oversight
 - Proposed Plan & ROD Review
 - Funding Acquisition
 - Community Technical Support
 - Protect Community Interests

Redevelopment Structure

- Business & Economic Development
 - Strategic Planning
 - Marketing
 - Site Owner / Landlord /Leasing
 - CRP Planning & Implementation
 - Land development / redevelopment
 - Facility development/ renovation
 - Incubator, equipment, lending

Advocacy For Community Interests

Setting a Direction

Comprehensive Reuse Plan

Vision Statements

INITIAL VISION:

To establish the Mound
Advanced Technology Center
as an:

economically viable,

privately owned,

industry & technology park.

REVISED VISION:

To establish an:

Emerging National Center of
Excellence for Emerging
Energy, related Advanced
Manufacturing, and
Materials Processing...

Preparation for Redevelopment

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

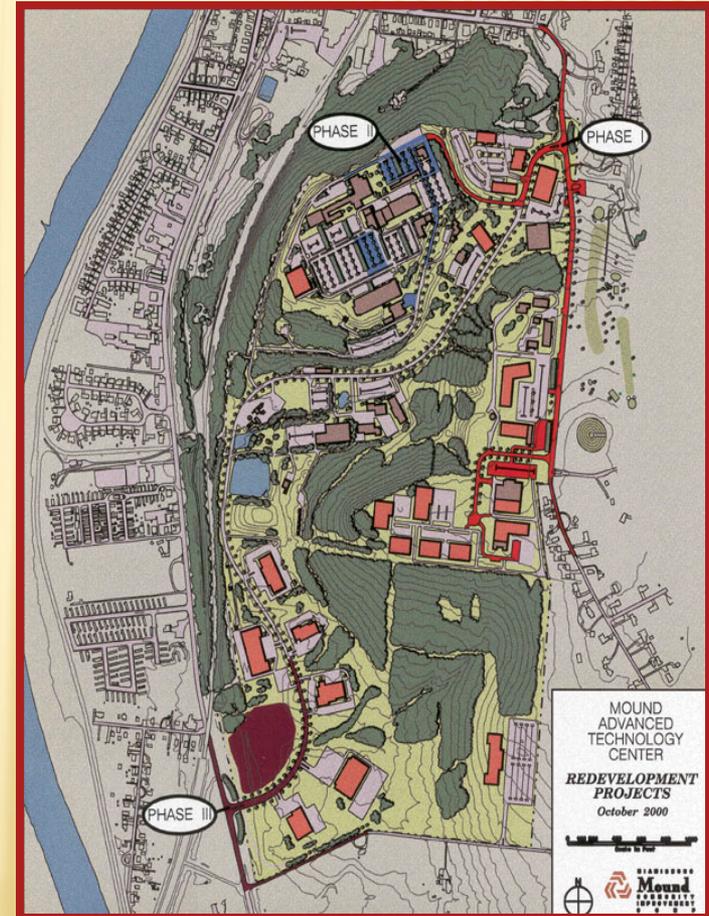
Legislation

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



Comprehensive Reuse Plan

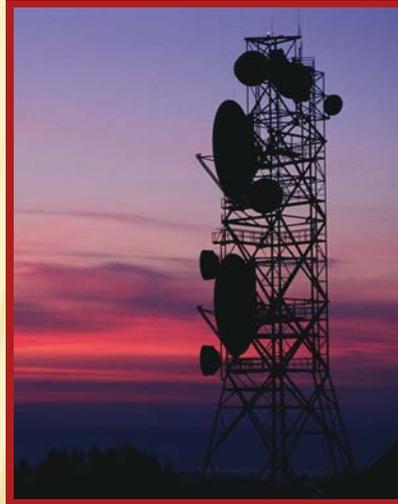
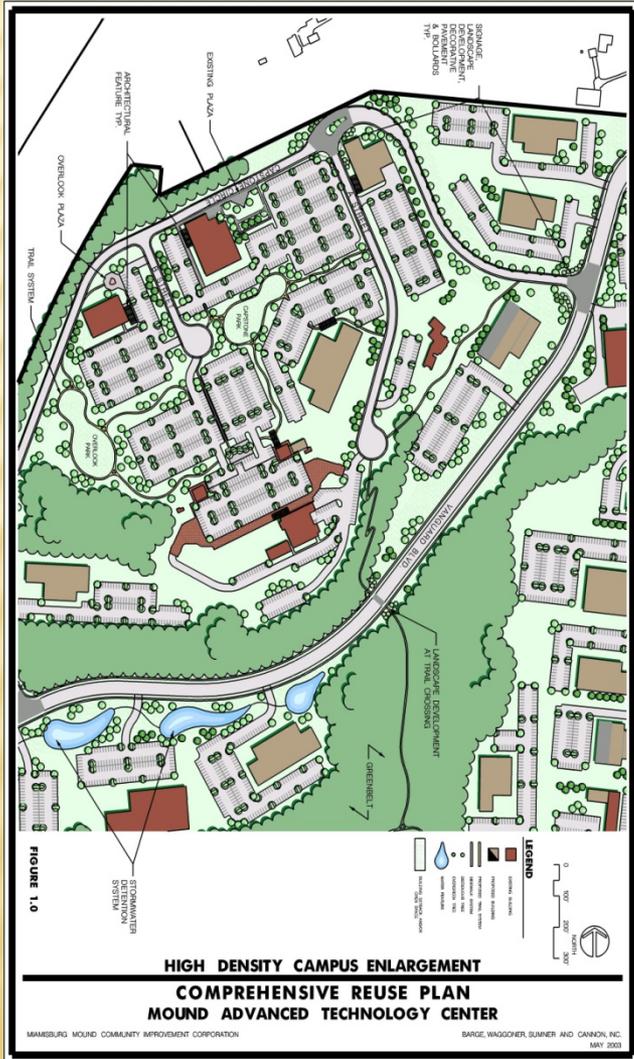
- 9-month process with community involvement
 - Amended/revised through Public Hearing Process
- Concludes that site viability hinges on...
 - environmental restoration
 - \$55M in improvements
 - successful marketing



Agreements

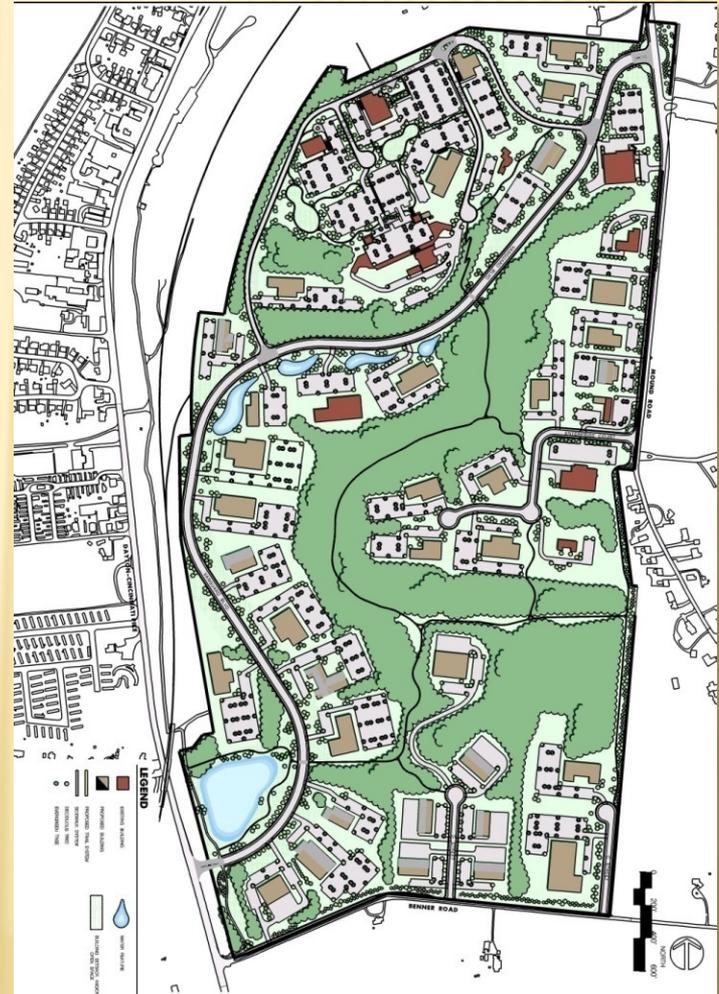
- **Sales Contract**
- **Memorandum of Agreement**
 - MDC to seek \$18 M
 - DOE to provide \$15 M
 - Partners to seek \$15 M in cost efficiencies
 - Cleanup efficiencies (MOAs)
 - Establishes Partnership Council
- **Interim Utility Agreement**
 - Transition of facilities/utilities to commercial standards.

Marketing – Total Solutions in Site & Technology



VISION STATEMENT

- Mound will be a thriving Scientific Technology and Business Park Recognized as a Center of Innovation for Emerging Energy, Advanced Manufacturing, Materials, and Information Systems, employing 2,400 employees.



Master Plan

ENVIRONMENTAL REMEDIATION

Final Cleanup Funding

- 2007 \$30M Earmark
- 2008 \$5M Earmark
- 2009 \$20M ARRA

Total Cleanup Cost \$1B

2010 Completion

Event Monday kicks off new chapter for Mound

Dayton Daily News

Print this page Close

Event Monday kicks off new chapter for Mound

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

By Tom Beyerlein, Staff Writer

Updated 12:40 AM Sunday, October 3, 2010

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

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



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MANY GOOD THINGS HAPPENING.....



Economic Development



Site Investments

SITE INVESTMENTS

- Federal \$15.8M
 - State \$2.4M
 - Local \$3.3M
 - Private \$10.6M
- Total: \$32.1M



SITE INVESTMENTS

Recent Investments:

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



SITE INVESTMENTS



SITE INVESTMENTS

Utilities and Sidewalks



Parking Lots



SITE INVESTMENTS

Road and Utilities



Building Demolition



ECONOMIC DEVELOPMENT

❑ Business Incubation / Innovation

- Mound Workforce

❑ Business Services

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

❑ Education

- ❑ B2B Energy
- ❑ STEM



TECHNOLOGY BASED INNOVATION

Markets

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



INNOVATION

□ Energy

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

□ Advanced Manufacturing

- Laser Welding Explosives
- Material Joining
- Nano-Scale

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

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

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

ENERGY MARKET

Renewable Demonstration



Business Support

**Dayton
B2B**
Your Local Business News Source
TECHNOLOGY



Area company looks to 'charge' future

By [Thomas Grant](#)
Staff Writer

Inorganic Specialists Inc. of Miamisburg is working on a key element of the batteries and cells of tomorrow.

David Firsich, president of Inorganic Specialists, holds a piece of carbon nanofiber paper that can improve the performance of lithium ion batteries and fuel cells. He is next to a glass reactor that creates a vortex for processing the carbon nanofibers. The business is located at the Miamisburg Mound Corp.

Leadership Roundtables



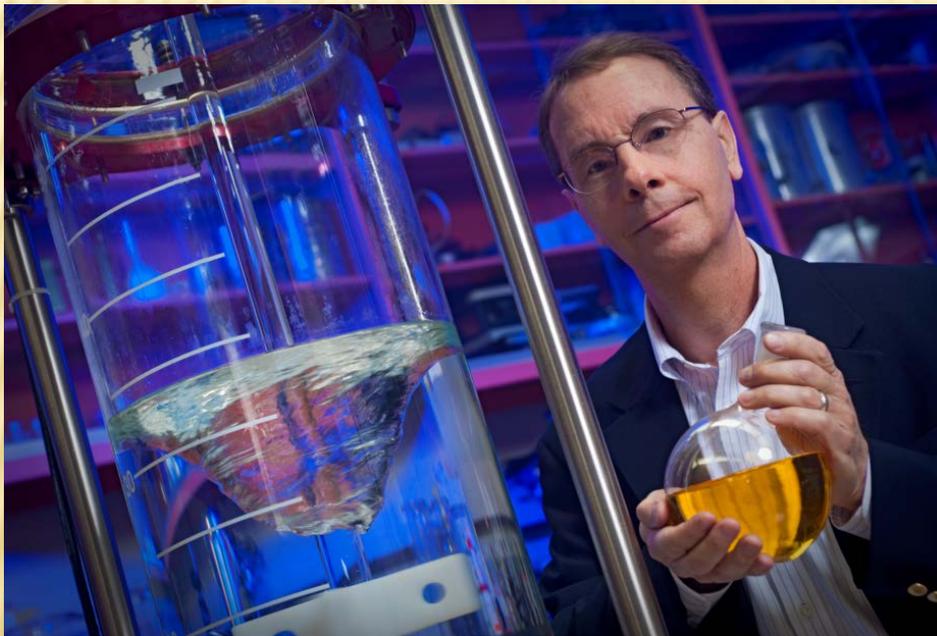
Energy B2B



ECONOMIC DEVELOPMENT

Inorganic Specialists

.....Carbon Nano Fiber Materials



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

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

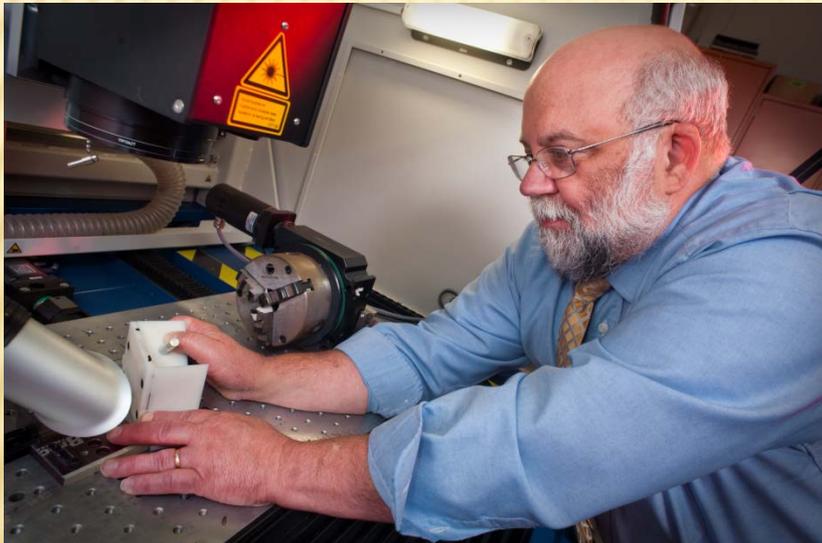
- ❑ Tech Support:
 - Paper Co.
 - Applications Co.

- ❑ Market Support
 - Battery Co.

ECONOMIC DEVELOPMENT

Mound Laser & Photonics

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

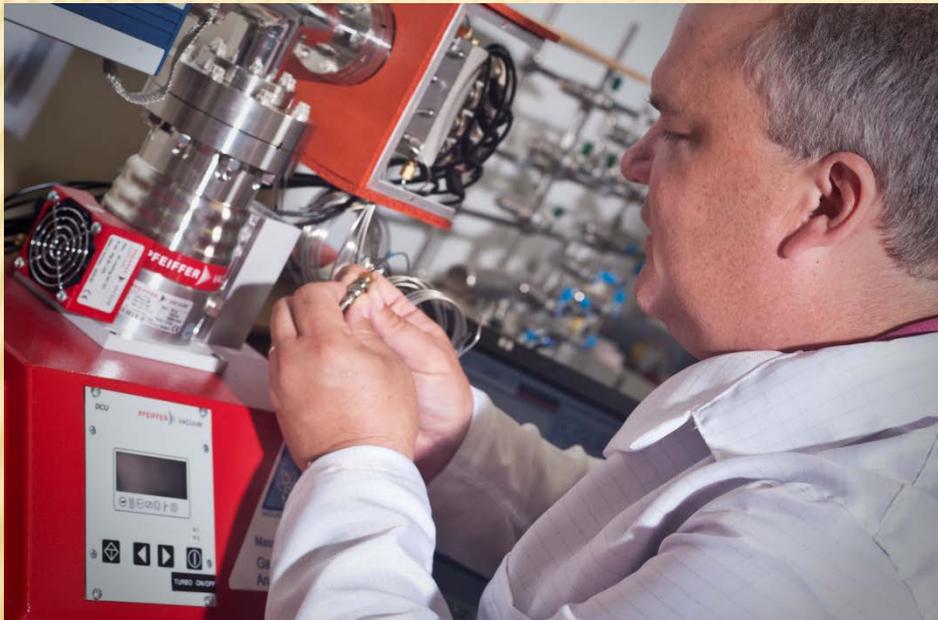


- Incubated Business
- Founded By Mound Emp.
- From 1 to 45 Employees
- Building \$4M Facility

ECONOMIC DEVELOPMENT

Mound Technical Solutions

.....Hydrogen Technology



- ❑ Mound Employee Startup

- ❑ Markets
 - Fuel Cells
 - Nuclear Energy
 - Weapons Production

ECONOMIC DEVELOPMENT

Excelitas.

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

- ❑ Mound Employee Startup
- ❑ From 4 to 90 Employees
- ❑ Core Mound Competency



JOB CREATION



Dayton Daily News

Local company to assure product safety for Nigeria

Iya Technology Labs will help prevent sale of counterfeit products.

By [Lawrence Budd](#), Staff Writer

10:43 PM Monday, July 11, 2011

MIAMISBURG — A Miamisburg company plans to hire 30 workers and contract with other companies to ensure Nigerians buy safe and effective products and Nigerian companies receive sound products and raw materials. “Nigerian importers have suffered colossal loss of revenue, while consumers have paid dearly, some with their very lives,” said Joseph Odumodu, director-general and CEO of the Standards Organization of Nigeria (SON), Monday at the Mound Advanced Technology Center. Iya Technology Labs signed a contract Monday with Nigerian officials to help the country prevent

ECONOMIC DEVELOPMENT

boi solutions

...virtual marketing product research /simulation

- First Mound Land Sale



ECONOMIC DEVELOPMENT

- ❑ Jobs Facilitated: 835
- ❑ Current Business: 12
 - 5 PhD Owned
- ❑ 2 Dayton Chamber Soin Awards

Dayton Daily News Sunday, July 29, 2012

E BUSINESS

News: Dayton828@coxohio.com or 937-225-2420 | Delivery: daytondailynews.com/subscribe or 937-222-5700

Mound technology center attracting business, jobs

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

By Larry Budd
Staff Writer

Two companies plan to bring 45 new jobs to the Mound Advanced Technology Center, the latest good news at the former nuclear weapons site where more than \$50 million in public funding has or is to be spent fueling a

commercial rebirth.

The 300-acre site reopened in 2010 after a \$1 billion clean-up, erasing environmental hazards left by work done there as part of the nation's development of nuclear weapons.

"We had to decide at that point what do we want to do," said Chris Fine, Miamisburg economic development di-

rector. "Do we want to leave it a mothballed defense facility, or do we want to make it an asset?"

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

It is Excelitas' second expansion, which is expected to result in the retention of more than 80 jobs and creation of 30 new ones. The expansion

also culminates about \$20 million in public and private investment in the company's growth at the center.

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

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

Mound continued on E2



Two companies expect to add 45 jobs and invest more than \$4.5 million at the Mound Advanced Technology Center, once a nuclear weapons site. STAFF PHOTO BY LISA POWELL

CHALLENGES

□ Global

- **Market Uncertainty**
 - Economy

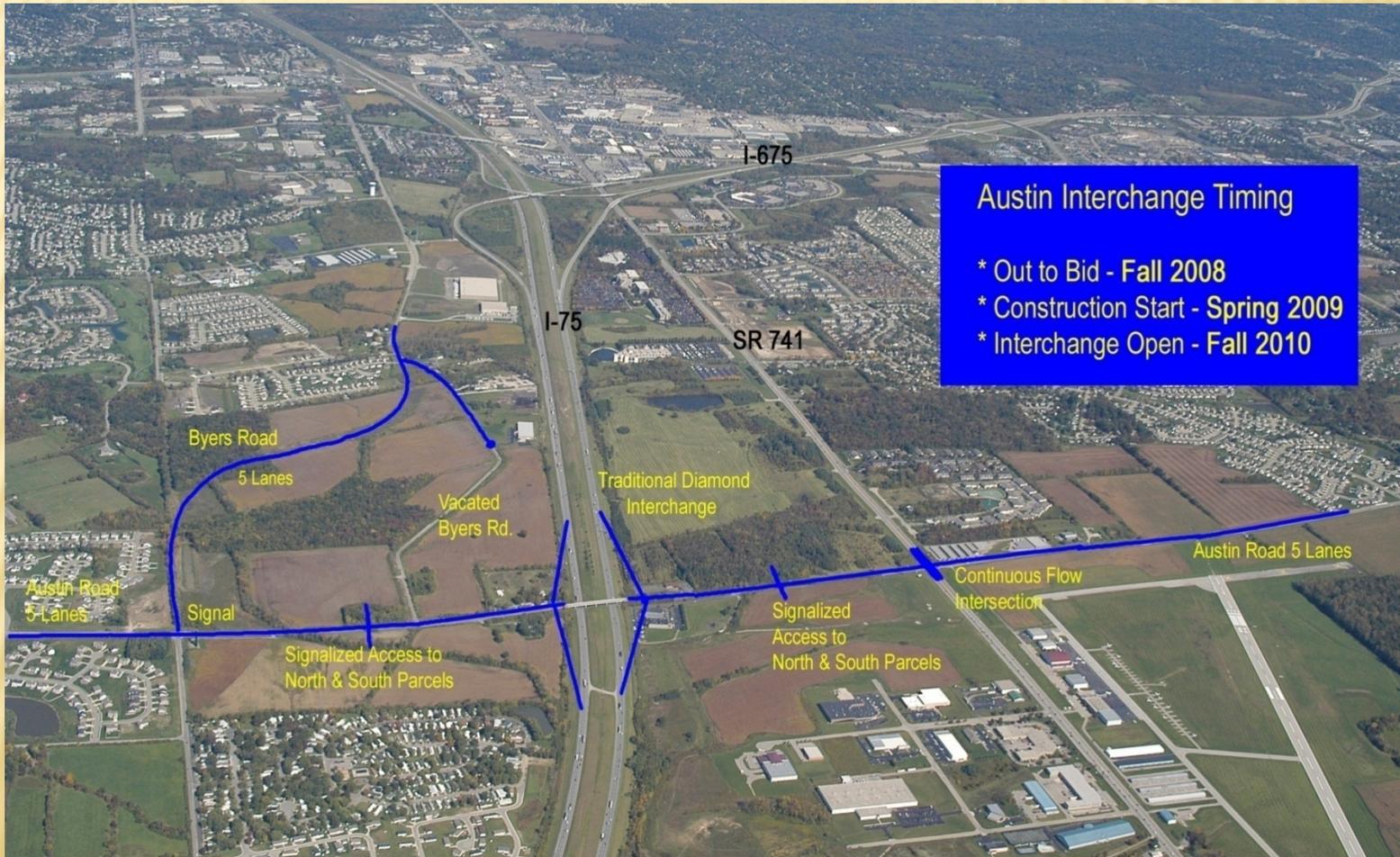
□ Regional

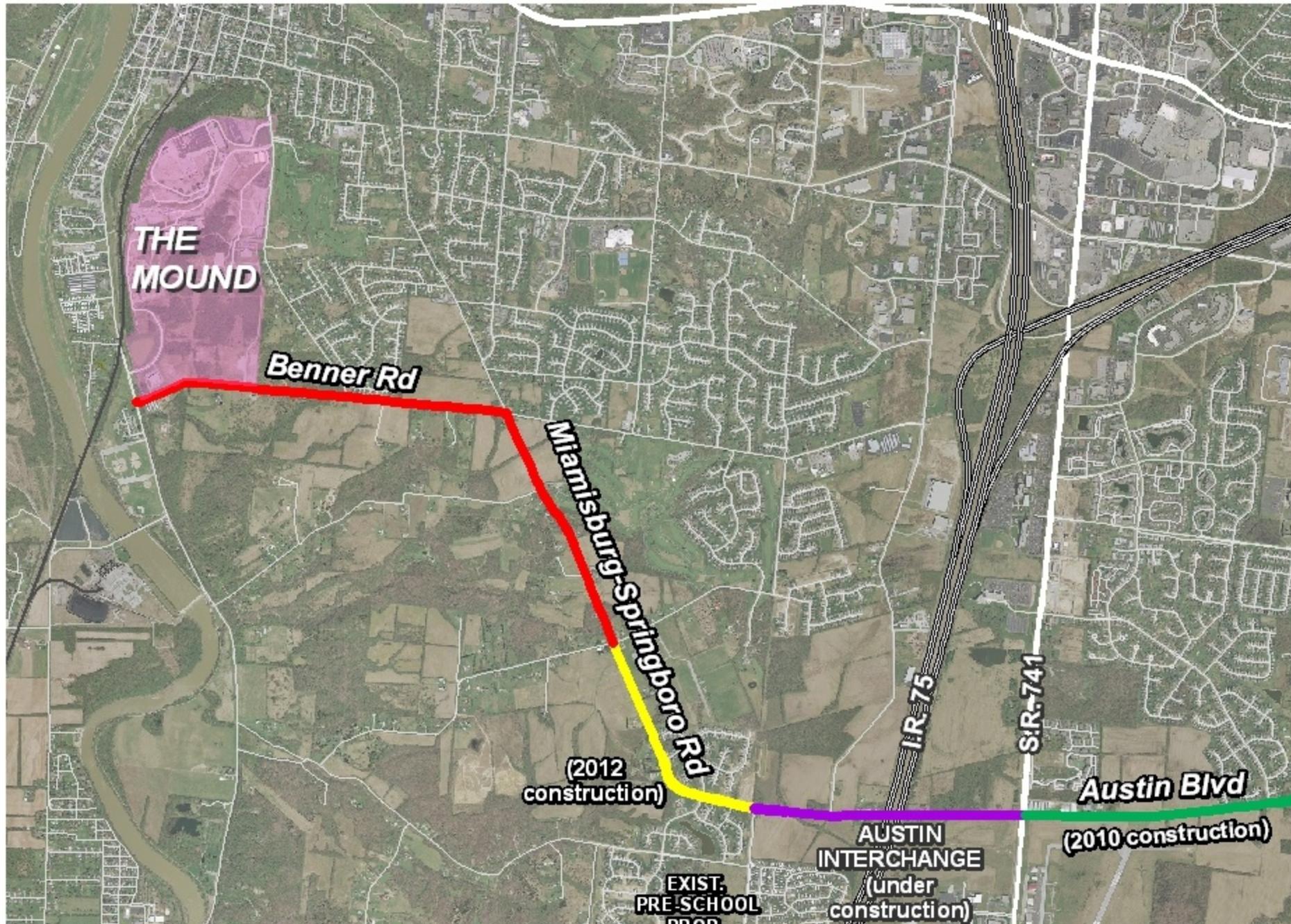
- **High Inventory Space**

□ Mound

- **Unique Product**
 - Target Marketing
- **Env. Perception**
 - Branding
- **Access / Visibility**
 - Austin Pike Imp.

AUSTIN CENTER PROJECT





**THE
MOUND**

Benner Rd

Miami Springs Rd
(2012
construction)

I:R-75

S:R-741

Austin Blvd

(2010 construction)

**AUSTIN
INTERCHANGE
(under
construction)**

**EXIST.
PRE SCHOOL**

ADDITIONAL OPPORTUNITIES

480 VANTAGE POINT



- Office
- 89,200 SF on 5.22 Acres
- Raised Floor
- Auditorium
- Conference Room
- Cafeteria
- T-1 / Fiber Line
- Parking: 285 spaces
- Brick/Block
- Offered by: CBRE



Additional Information:

- www.mound.com
- mikeg@mound.com
- Office: 937.865.4462