

Headquarters, Department of the Army



# **Lone Star AAP, TX Conveyance Progress Report**



**As of 1 October 2019**

Office of the Deputy Chief of Staff, G-9

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Operations Directorate, Base Realignment and Closure Division

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Munitions Production Line

### **BRAC 2005 Recommendation**

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Lone Star Army Ammunition Plant, TX (LSAAP) and the relocation of the Storage and Demilitarization functions to McAlester AAP, OK; the relocation of the 105MM and 155MM ICM Artillery, MLRS Artillery, Hand Grenades, and 60MM and 81MM Mortars functions to Milan AAP, TN; the relocation of Mines and Detonators/Relays/Delays functions to Iowa AAP, IA; and the relocation of Demolition Charges functions to Crane Army Ammunition Activity (CAAA), IN.

### **History**

Established in 1942, LSAAP operated as a Government-Owned, Contractor-Operated (GOCO) ammunition production facility. The plant produced ammunition during World War II, the Korean War, and the Vietnam War. During World War II, LSAAP employed over 9,000 people. Placed on stand-by status in 1950 and reactivated at the onset of the Korean War, the plant was at full production status until 1957, when it was placed on reduced production status. LSAAP remained active throughout the Korean War and conducted full capacity operations during the conflict in Southeast Asia. In the late 1990s, various production lines were shut down with LSAAP conducting storage and demilitarization operations as well as research and development to improve weapons items while also maintaining a smaller Load, Assemble and Packaging (LAP) operation for various caliber munitions. All active missions ceased and the plant closed as part of the 2005 Base Realignment and Closure on 30 September 2009.

### **Current Status**

To date, the Army has transferred 14,292 of 15,589 acres at LSAAP. Transfers include 8,867 acres to the local redevelopment authority, the Red River Redevelopment Authority (RRRA) (name subsequently changed to TexAmericas Center (TAC)), under a less-than Fair Market Value Economic Development Conveyance (EDC) and 5,424 acres to Day & Zimmermann—Lone Star LLC (DZ-LS) via the Negotiated Sale BRAC authority. Through a caretaker contract, Army continues to maintain the remaining properties while executing environmental characterization and cleanup requirements, via U.S. Army Corps of Engineers managed projects, on production area properties transferred to TAC. Conveyance of the remaining 1,297 acres to the TAC, DZ-LS and/or third parties depends on completion of characterization and cleanup actions.

### **Property Description**

The LSAAP Facility, located in Bowie County, 12 miles west of Texarkana, TX in the northeastern corner of Texas, has performed a munitions production mission for over 60 years on eleven production lines, performing its LAP mission for the Army and other DoD services. The Installation has over 2 million square feet of space (0.8M SF of storage space; 1.2M SF of production space).

## Caretaking Status

A staff of two Federal employees remains at the former LSAAP to provide oversight of caretaker services: security, property accountability, and management of environmental activities. Current caretaker operations are executed by DZ-LS via a cost+ caretaker contract. DZ-LS is the Army's Agent of Service for two RCRA permit regulated Hazardous Waste Units, the High Explosives Burning Ground (HEBG), and the High Explosive Demolition Ground (HEDG) and manages a total of five parcels retained by the Army. The majority of the installation's 2 million square feet of space has been transferred to either the TAC or DZ-LS.



Operations, Facilities and Equipment

## **Environmental Cleanup**

### Contamination Concerns

All of the traditional contamination sites on this property have been characterized and are being addressed (e.g. petroleum, volatile chemicals, underground and above-ground storage tanks, toxic chemicals, and hazardous wastes, to include explosive constituents and unexploded ordnance) via a Texas Commission on Environmental Quality (TCEQ)-approved Affected Property Assessment Report (APAR) and any subsequent remedial actions. The Army is conducting Affected Property Assessments (APA), in coordination with TCEQ, TAC, and DZ-LS, and has environmentally characterized the majority of the facilities on the former installation and the surrounding environment (soils, ground water, etc). Through U.S. Army Corps of Engineers contracts, and the caretaker contractor, Day & Zimmermann, the Army has conducted decontamination of all production facilities and decontamination/demilitarization of excess explosives production equipment and any and all associated equipment found to be significantly contaminated with explosive constituents. All excess equipment has been flashed and/or burned to eliminate explosive hazards. All production line buildings have been decontaminated. Remaining hazardous waste material generated during decontamination was disposed of prior to final certification. This was completed in July 2015.

The Army continues to work with TCEQ on the ongoing APAR activities for the former production areas and surrounding property. 98% of all APARs are complete. Documentation of those areas requiring No Further Action (NFA) and release from the Hazardous Waste Permit via permit modification is 85% complete. The Army will complete the closure of the Area A Municipal Land Fill and characterization and in the FY2021 timeframe. The remaining twelve sites requiring cleanup are being addressed through U.S. Army Corps of Engineers contracts, or an Environmental Cooperative Services Agreement (ESCA) with the local redevelopment authority (TAC).

## Reuse Plan

The LSAAP reuse plan was approved in July 2007 by the Governor, State of Texas. The Reuse plan was also endorsed and approved by the U.S. Department of Housing and Urban Development (HUD).

The Reuse Plan provides a framework for future decisions based on the plans of the community and the primary stakeholders in the transfer, TAC and DZ-LS, and the restrictions required by the Programmatic Agreement (PA).

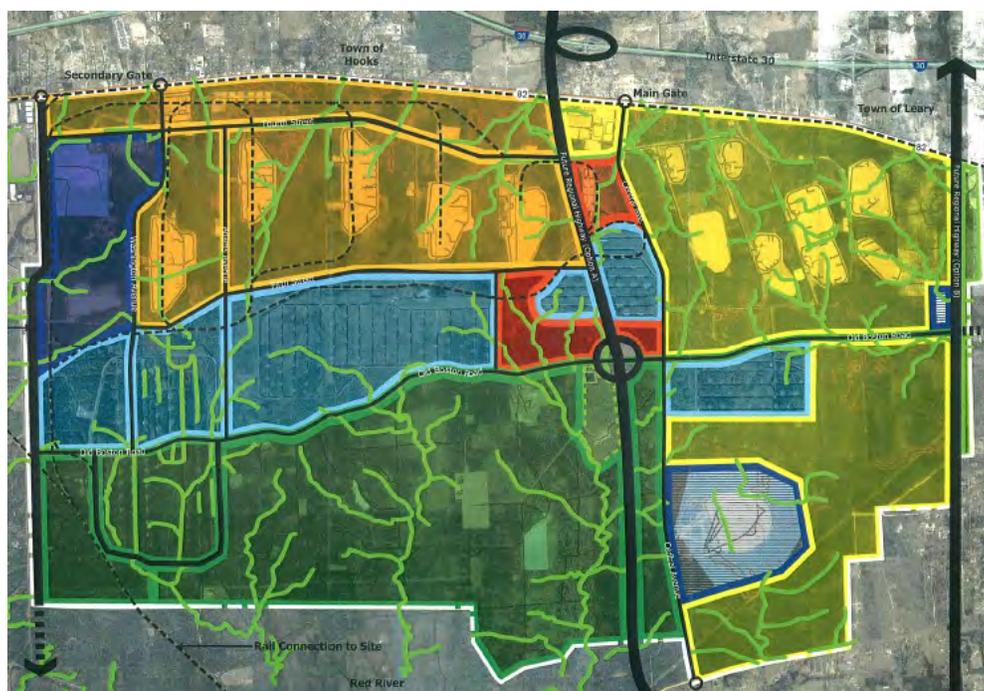
The preferred land use plan for the LSAAP was influenced by several key factors: condition of existing buildings and structures; extensive use of existing facilities (almost 60%) for the production of munitions; a high percent of building space (approximately 40%) devoted to storage and warehouse uses; and the location of infrastructure (primarily water and sewer lines) in the middle portion of the site. LSAAP is adjacent to the Red River Army Depot, and utilities for both sites are integrated to include sewer and water systems. A rail infrastructure on the installation provides an opportunity to establish inter-modal capabilities on the site. Due to these site characteristics, and other factors, LSAAP redevelopment is primarily a land development initiative. Key land uses at LSAAP include the following:

**Industrial/Manufacturing** – It is anticipated that a significant period of time will be required to redevelop this site due to the TAC plans to demolish existing munitions production facilities (load lines), possible environmental remediation efforts, and existing market conditions.

**Commercial Energetics and Munitions Storage** – Acres identified for commercial energetics and munitions storage. This area includes several existing production lines as well as existing storage igloos and magazines.

**Transportation and Warehousing** – Activities involving development initiatives to include railcar storage and the use of existing cold storage warehouses.

Land Use Key	
Commercial /Industrial	352 Ac. +/-
Industrial General	3907 Ac. +/-
Warehouse Distribution / Industrial	2705 Ac. +/-
Future Industrial	2259 Ac. +/-
Forest Mgmt. Area / Future Industrial	4040 Ac. +/-
Sewer Treatment Facility / Lagoon / Highway Buffer Area	200 Ac. +/-
Existing Landfill	625 Ac. +/-
Hazardous Material Landfill	512 Ac. +/-
Road Rights-Of-Way	900 Ac. +/-
<b>Total Land Use Areas</b>	<b>15,500 Ac. +/-</b>
Additional Elements Key	
Existing Railroad	
Future Connection	
Existing Stream Buffers	





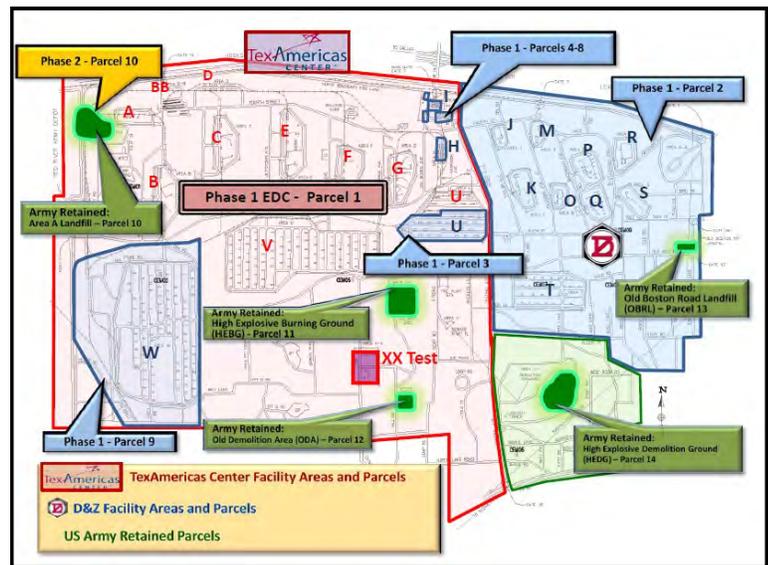
## Property Conveyance Plan

At the time of the BRAC closure announcement, LSAAP consisted of 15,589 acres. To date, 14,292 acres have been conveyed with 1,297 acres remaining. The Army has conveyed portions of LSAAP property to the RRRRA (now TAC) and DZ-LS.

**Phase 1:** (See illustration) The Army transferred 8,867 acres to RRRRA via EDC in September 2010. Parcels within this transfer have some environmental encumbrance, particularly inside the ammunition production lines and the operating landfills. Remediation of these activities is ongoing and will be completed before total control of all facilities is achieved by TAC. The majority of the land, warehousing, and storage structures are clean parcels and are already under the control and redevelopment of TAC. The Army conveyed a 5,424-acre parcel (commercial/industrial) to DZ-LS under Negotiated Sale authority in September 2010. The Army conveyed one acre to Southwestern Electric Power Company (SWEPCO) in September 2010.

**Phase 2:** The Army intends to convey EDC Parcels 12 and 13: the Old Demo Area (ODA) and the Old Boston Road Landfill (OBRL) in this phase. TAC has agreed to take Parcel 12 as part of the EDC after NPL De-listing.

**Phase 3:** 1,225 acres with remediated areas including Parcels 10, 11 and 14: the Area A Landfill, the High Explosive Burning Grounds (HEBG) and the High Explosive Demolition Ground (HEDG), cleared of explosive hazards and available for use with limited land use restrictions with disposal projected for both parcels. TAC has agreed to take Parcels 10, 11 and 12 as part of the EDC after closure.



### Property Conveyance Summary:

Acres				Key Dates	
Total Excess:	Conveyed:	Remaining:	Army Retained:	First Conveyance:	Final Conveyance:
15,589	14,292 (92%)	1,297	0	1 Sep 2010	TBD

### Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Phase 1: Parcel 1	8,867.0	1 Sep 2010	RRRA (TAC)	EDC
Phase 1: Parcels 2 thru 9	5,424.0	1 Sep 2010	DZ-LS LLC	Neg. Sale
Phase 1: SWEPCO Parcel	0.9	1 Sep 2010	SWEPCO	Neg. Sale
Phase 2: Parcel 13, OBRL	55.0	FY21	TBD	TBD
Phase 2: Parcel 12, ODA	17.3	FY21	TAC	EDC
Phase 3: Parcel 10, Area A Landfill	68.0	FY21	TAC	EDC
Phase 3: Parcel 11, HEBG	91.9	FY35	TAC	EDC
Phase 3: Parcel 14, HEDG	1,064.8	FY38	TBD	TBD

## Key Milestones Achieved

- **LSAAP Reuse Plan Approved.** The LSAAP Reuse plan was approved by the Governor, State of Texas in July 2007. The reuse plan was also endorsed and approved by the U.S. Department of Housing and Urban Development (HUD) for the Homeless Accommodation Sufficiency Review on 19 October 2007.
- **LSAAP EDC Approved.** The Deputy Under Secretary of Defense approved a less-than Fair Market Value EDC for the Red River Redevelopment Authority (now TAC) in 18 July 2010. Also approved the negotiated sale to DZ-LS. An initial phase of property was transferred to TAC and DZ-LS.
  - **EDC Phase 1 parcels** (8,867 acres) to the Red River Redevelopment Authority (TAC) on 1 September 2010.
  - **Negotiated Sale Phase 1 parcels** (5,424 acres) transferred to DZ-LS on 1 September 2010.
  - **21-Month Reservation period**, agreed to in Memorandum of Agreement with TAC, has concluded, and permit modifications were submitted to TCEQ in June 2012. New permit renewal process initiated in January 2013 and is still ongoing.
  - **APAR modules** for the Area A Landfill; Areas A, B, C, D, E, F, G, BB, I, U, and V submitted to TCEQ for review in 2014 and 2015. Areas D, BB, I, U, H, and V were removed from the RCRA permit in May 2015. A No Further Action and a permit mod to remove Areas A, B, C, E, F, G and numbered areas on the site are pending current discussions on RCRA Permit renewal. These areas will be removed from the permit when renewal is completed; target 4th Quarter, FY2020.
  - **Phase II of the Army/TAC Environmental Services Cooperative Agreement** to remediate the HEBG. Closure has been linked with the establishment of CAMU at HEDG. Cleanup and closure of the HEBG is expected to take an additional year to complete and is now projected for FY22 or later. Incremental work will be accomplished during FY2019-2020.
- **Environmental Concerns.** Transfer of the ODA transfer is hindered by EPA and TCEQ reluctance to de-list the property under the current Record of Decision. Discussion on alternatives is ongoing. EPA 5-Year Review comments currently require a re-evaluation of risk at the site before determination of protectiveness is achieved. Risk re-evaluation on-going. Should complete and re-submit 5-Year Review in 3rd Quarter, FY2020.

