

Headquarters, Department of the Army



**Red River Army Depot, TX
(BRAC 2005)
Conveyance Progress Report**



As of 1 October 2019

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

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BRAC 2005 Recommendation

The 2005 Base Realignment and Closure (BRAC) Commission recommended the realignment of Red River Army Depot, TX (RRAD) to include the relocation of the storage and demilitarization functions of the Munitions Center to McAlester Army Ammunition Plant, OK; the relocation of the munitions maintenance functions of the Munitions Center to McAlester Army Ammunition Plant, OK and Blue Grass Army Depot, KY; the relocation of the depot maintenance of tactical missiles to Letterkenny Army Depot, PA; and the disestablishment of the supply, storage, and distribution functions for tires, packaged petroleum, oil, and lubricants, and compressed gases.

History

RRAD was established in 1941 through the acquisition of farmland and residential areas to create an ammunition storage facility. Construction of the depot was initially hampered by housing shortages and lack of equipment, but final construction was permanent. By 1943, the depot's mission had expanded to include general supply storage, tank repair, and an ordnance training center. The ordnance training center trained thousands of ordnance soldiers before finally closing in 1955. RRAD continued its general supply storage and tank repair missions through the Korean War, Vietnam War, Operation Desert Storm, and Operation Enduring/Iraqi Freedom. RRAD has been impacted by numerous BRAC Rounds (1988, 1995, and 2005; all realignment actions). In BRAC 1995 and 2005, excess property was identified (797 acres and 3,835 acres respectively). RRAD currently serves as the TACOM Life Cycle Management Command Center of Industrial and Technical Excellence for tactical wheeled vehicles, the Bradley Fighting Vehicle, and Multiple Launch Rocket System. The depot has the only Department of Defense capability for the remanufacture of road wheel and tracked vehicle systems.

Current Status

To date, the Army has transferred 3,189 of the 3,835 excess acres of the BRAC 2005 property (referred to as the Red River Army Depot Western Excess Parcel (RRAD-WEP)). The first parcel (2,851 acres) was transferred to TexAmericas Center (TAC), the local redevelopment authority, under a less-than Fair Market Value Economic Development Conveyance (EDC). Conveyances to date also include a 28-acre parcel transferred to the Texas Department of Transportation (TXDOT) and 311 acres transferred via public sale. The Army continues to maintain the remaining 646 acres of the RRAD-WEP to be disposed via public/negotiated sale.

Property Description

RRAD was a 18,316-acre facility located in northeast Texas, 18 miles west of Texarkana, TX, in Bowie County. It is also located 150 miles southwest of Little Rock, AR and 170 miles northeast of Dallas, TX. The states of Louisiana and Oklahoma are little more than an hour away.

Caretaking Status

There is no BRAC-assigned caretaker staff supporting the RRAD-WEP property. The unconveyed parcels remain on the RRAD installation real property book. The RRAD-WEP is managed by the active installation Environmental Division, providing oversight of timber maintenance and harvesting activities and monitoring of other environmental sites, via a BRAC Division funded Installation Services Support Agreement.



Historical Main Gate 1943



Support Products



Vehicle Maintenance Support

Environmental Cleanup

Cleanup of the BRAC 1995 excess parcels includes the operation of a groundwater pump and treat facility and long-term management (LTM) requirements along streams and creeks within their boundaries. All of the traditional contamination sites on this property have been characterized and addressed (e.g. petroleum, volatile chemicals, underground and above-ground storage tanks, toxic chemicals, and hazardous wastes). All but four of the environmental sites requiring cleanup are in a response complete status. These last four sites have achieved remedy in place and have LTM requirements.

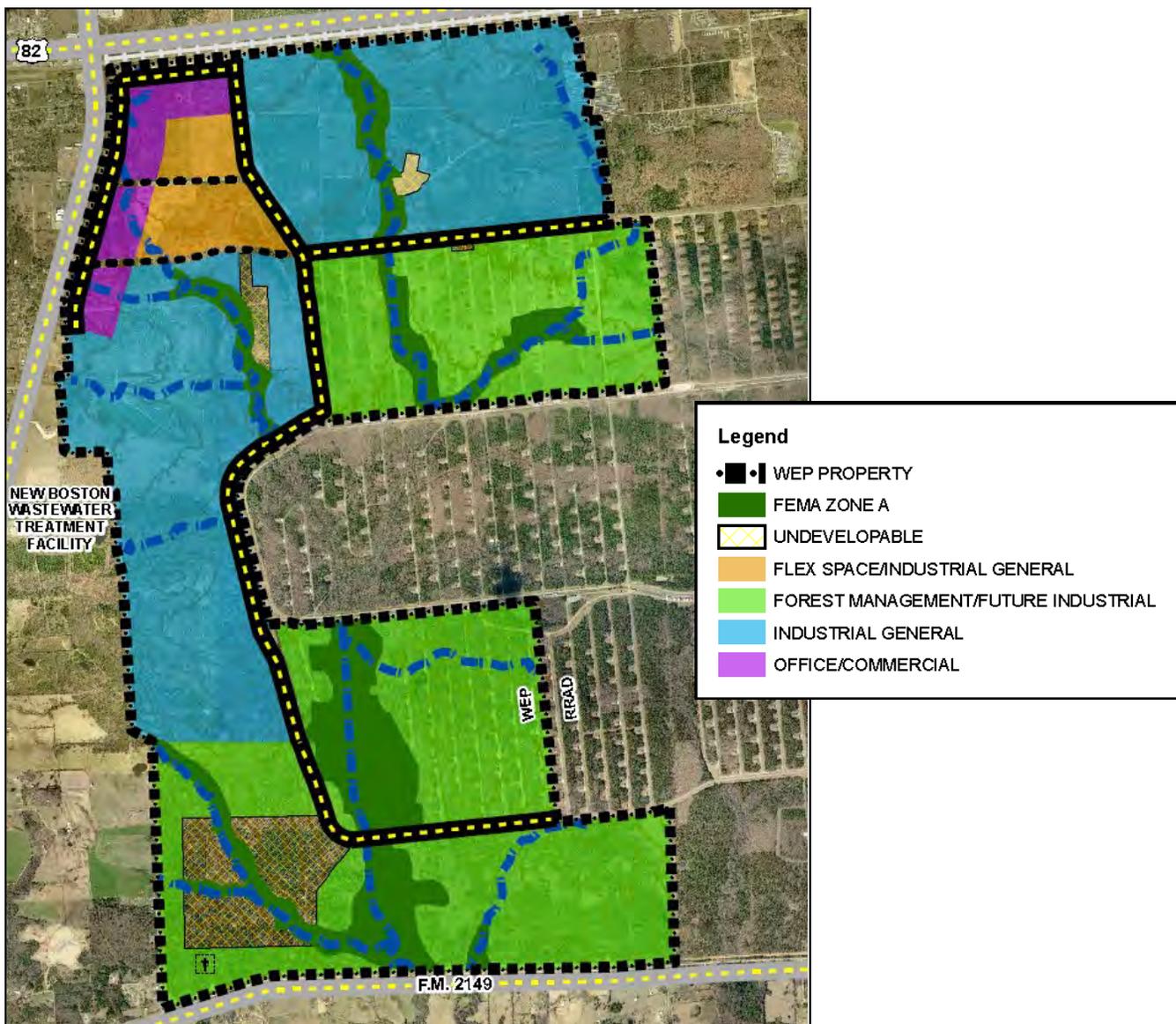
All of the BRAC 2005 property environmental cleanup sites are in a response complete status with one site currently under groundwater monitoring and a plume management zone restriction IAW Texas Commission on Environmental Quality (TCEQ)-approved closure/remedial action plans. The property identified for public sale includes the former Ordnance Training Center (OTC) landfill area. The Army is working with TCEQ on the on-going operation of groundwater monitoring at the OTC in order to receive an Operating Properly and Successfully determination. Current TCEQ position on OTC contaminants will prevent an OPS determination and disposal of all acres via planned public sale.

WEP Reuse Plan

The TexAmericas Center (TAC) reuse plan for the RRAD-WEP 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 TAC and the restrictions required by the Programmatic Agreement (PA).

The preferred land use plan for the RRAD-WEP was influenced by several key factors: location adjacent to two primary ground transportation routes, existing storage facility inventory, and the amount of timber assets currently on the excess parcel. Key land uses at RRAD-WEP include industrial, storage, forest management, and commercial. Acres identified for commercial storage facilities were transferred to TAC. This area includes existing storage igloos and magazines and several existing electric, water, and sewer lines as well.



Programmatic Agreement, Section 106

RRAD completed a Programmatic Agreement (PA) in accordance with Section 106 requirements of the National Historic Preservation Act (NHPA) in September 2009. The Army identified Federally-recognized Indian tribes that attached traditional religious and cultural importance to properties in the Area of Potential Effect (APE) and consulted on a government-to-government basis with these tribes providing opportunities to comment and consult on the effects this base closure may have on historic properties and related issues.

The PA Framework included Army-sponsored Public Workshops in Texarkana, TX to inform the public and seek comments and recommendations on the PA.

National Environmental Policy Act (NEPA)

The Army completed the NEPA review process using an Environmental Assessment (EA). During the EA, public involvement was solicited for review of the effects of the BRAC disposal on historic properties and for consideration and development of historic property reuse alternatives including adaptive reuse.

Cultural resources surveys at RRAD included a Phase II survey of four archeological sites and resulted in none of these sites being deemed eligible as archeological sites by the Texas State Historical Preservation Officer (SHPO). The Army, the Texas SHPO, the U.S. Advisory Council on Historic Preservation (ACHP), and appropriate tribal governments that participated as consulting and concurring parties agree that this undertaking shall be implemented in accordance with concurred stipulations to take into account the effect of the disposal on historic properties.

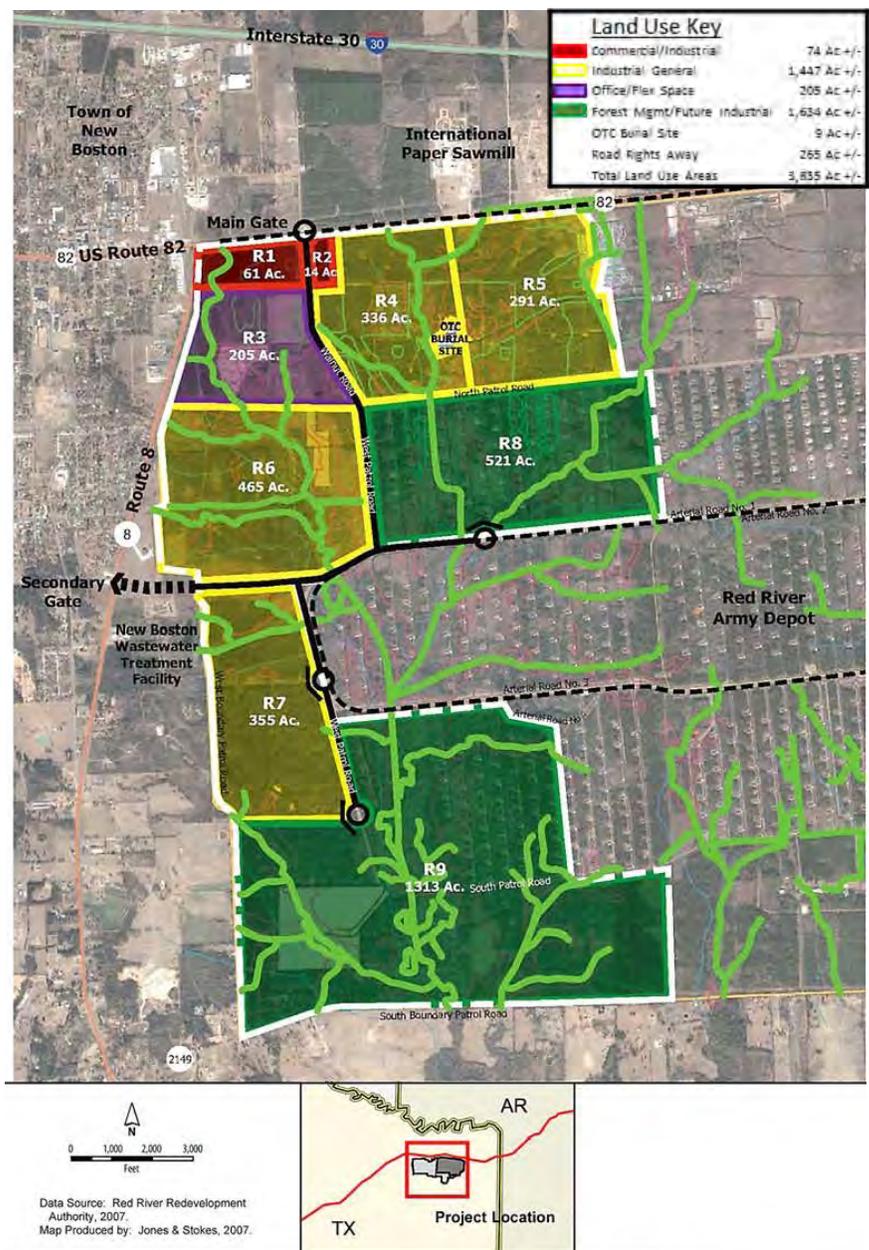


Figure 3.3-2 Land Parcelization Map for RRAD

Property Conveyance Plan

To date, 3,189 of the 3,835 excess acres of the RRAD-WEP have been conveyed with 646 excess acres remaining.

Phase 1: The Army transferred 2,851 acres to TAC via Economic Development Conveyance (EDC) in September 2011. Parcels within this transfer have no environmental encumbrances. The majority of the land, containing timber and storage structures, are clean parcels and are already under the control and redevelopment of TAC. The Army agreement with the local redevelopment authority allows the Army to harvest timber on the RRAD-WEP for a period of six (6) years. This is Army revenue agreed to by the LRA under the Lone Star EDC memorandum of agreement.

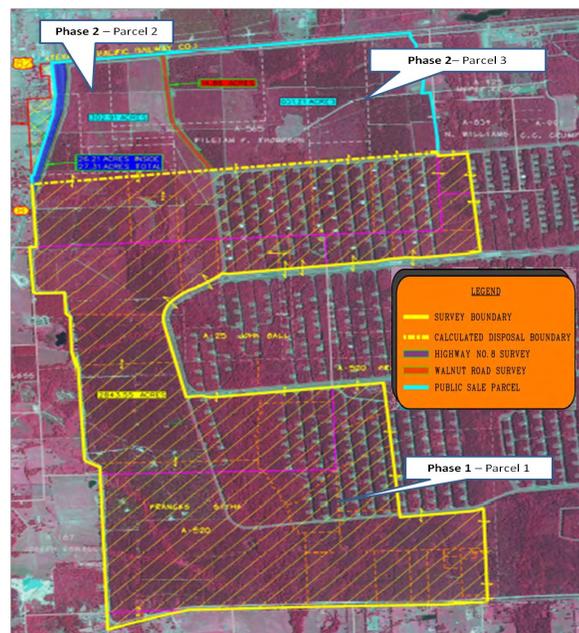
Phase 2: The conveyance of the Phase 2 property of the RRAD-WEP (984 acres) was planned as three parcels: one parcel to the Texas Department of Transportation (TXDOT) via a negotiated sale and two parcels via public sale. The TXDOT parcel transferred in April 2016. The first PS parcel transferred in August 2016, and the final public sale parcel is projected for disposal in the 3rd Quarter, FY2022.

Property Conveyance Summary:

Acres				Key Dates	
Total Excess:	Conveyed:	Remaining:	Army Retained:	First Conveyance:	Final Conveyance:
3,835	3,189 (83%)	646	14,481	30 Sep 2011	TBD

Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Phase 1: Parcel 1	2,850.7	30 Sep 2011	TAC	EDC
Phase 2: Parcel 1	27.6	18 Apr 2016	TXDOT	Negotiated Sale
Phase 2: Parcel 2	310.7	5 Aug 2016	Private Owner	Public Sale
Phase 2: Parcel 3	645.9	FY22	TBD	Public Sale



Key Milestones Achieved

- **RRAD Reuse Plan Approved.** The RRAD Reuse plan was approved by the Governor, State of Texas (TX) 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.
- **RRAD EDC Approved.** The Deputy Under Secretary of Defense approved a less-than Fair Market Value EDC for the Red River Redevelopment Authority (now TAC) on 18 July 2010.
- **EDC RRAD Phase 1 parcels transferred.** The Army transferred 2,851 acres to the TAC on 30 September 2011.
- **Two RRAD Phase 2 parcels transferred.** The Army transferred a 28-acre parcel to the TXDOT in April 2016 and a 311-acre parcel via public sale in August 2016.

