

NOTICE OF SURPLUS DETERMINATION  
GOVERNMENT PROPERTY

DATE: March 9, 1995

NAME OF PROPERTY: Jefferson Proving Ground

LOCATION: Madison, (Jefferson, Ripley, & Jennings Counties),  
Indiana

Notice is hereby given that portions of Jefferson Proving Ground, Indiana, have been determined surplus Government property and are available for disposal to eligible State and local agencies. The property is being offered in five parcels as shown on the enclosed map.

Parcel 1 is U-shaped and located within Jefferson County, Indiana. It contains approximately 306 buildings consisting of shop, storage, office and housing space totaling approximately 773,260 square feet, together with 6,184.98 acres of land more or less. This parcel is subject to an existing right-of-way easement for an underground telephone cable located along the southern boundary (North Road) and part of East Perimeter Road.

Parcel 2 is located north of the Jefferson/Ripley County line, along East Perimeter Road and contains 2,504.13 acres more or less.

Parcel 3 is located on the extreme northeast corner of the Proving Ground within Ripley County, Indiana, and contains 758.52 acres more or less.

Parcel 4 is located in the northwest corner within Jennings County, Indiana, and contains 316.8 acres more or less.

Parcel 5 consists of two small bridge access areas surrounding the existing low-water crossing over Graham and Little Graham Creeks within Jennings County, Indiana and is 70 acres more or less.

The U.S. Department of Interior, Fish and Wildlife Service, originally requested Parcels 2, 3, 4, 5, and parts of 1 for transfer. If conveyance of these parcels does not occur during this screening or the property is not developed within 25 years, the Government will transfer the aforementioned parcels to the Fish and Wildlife Service.

Any use of the property will be subject to compliance with Federal, State and local regulations governing flood plains, wetlands, and significant cultural resources including, but not limited to, Executive Order 11988, "Flood Plain Management"; Executive Order 11990, "Protection of Wetlands"; and the National Historic Preservation Act of 1966, as amended.

-2-

All property north of Parcel 1, including the northern most 2,200 acres more or less of Parcel 1, is potentially contaminated with varying amounts of unexploded ordnance (UXO). Due to excessive costs and limited technology, the Army will not clear Parcels 2, 3, 4, 5 and the northern most part of Parcel 1 of UXO, including the area requested by the U.S. Fish and Wildlife Service. Any development/use of the property north of Parcel 1 is permanently subject to the Department of Defense Explosive Safety Board's policies and regulations. Property in Parcel 1 south of the firing line will be cleared of UXO by the Army.

This surplus property is available for disposal under the provisions of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 471 et seq.); the Defense Base Realignment and Closure Act of 1988, Public Law No. 100-526; Title XXIX of the National Defense Authorization Act for FY 1994, P.L. 103-160; and applicable regulations. The applicable regulations provide that public agencies (non-Federal) shall be allowed a reasonable period of time to submit a formal application for surplus real property. Disposal of this property may be made to public agencies for the public use stated below whenever the Government determines that the property is available for such use and that disposal thereof is authorized by the statutes cited and applicable regulations:

| <u>STATUTE</u>                 | <u>TYPE OF DISPOSAL</u>                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------|
| 40 U.S.C. 484(e) (3) (H) ..... | Negotiated sales to public bodies for public purposes generally.<br>(Parcels 1, 2, 3, 4 & 5) |
| 40 U.S.C. 484(k) (1) (A) ..... | School, classroom, or other educational purposes.<br>(Parcel 1)                              |
| 40 U.S.C. 484(k) (1) (B) ..... | Protection of public health, including research.<br>(Parcels 1, 2, 3, & 4)                   |
| 40 U.S.C. 484(k) (2) .....     | Public park or recreation purposes.<br>(Parcel 1)                                            |
| 40 U.S.C. 484(p) (1) .....     | Correctional facility use.<br>(Parcel 1)                                                     |
| 50 U.S.C. app. 1622(g) .....   | Public airport.<br>(Parcel 1)                                                                |

○

-3-

- 23 U.S.C. 107 & 317.....Federal aid and other highways.  
(Parcels 1, 2, 3, & 4, along East Perimeter Road & South Road)
- 40 U.S.C. 345c.....Widening of public highways, streets, or alleys.  
(Parcels 1, 2, 3, & 4, along East Perimeter Road & South Road).
- Title XXIX, § 2903.....Economic development conveyance, only to an officially recognized Local Redevelopment Authority. Used only when other disposal authorities listed above do not apply.  
(Parcels 1, 3, & 4)

If any public agency desires to acquire the property under the cited statute, a written notice of intent must be filed with the following office within 20 days from the date of this notice:

Department of the Army  
Corps of Engineers, Louisville District  
ATTN: CEORL-RE-S  
P.O. Box 59  
Louisville, Kentucky 40201-0059

The referenced notice shall:

- a. Disclose the contemplated use of the property;
- b. Contain a citation of the applicable statute or statutes under which the public agency desires to procure the property;
- c. If an interest less than fee simple is contemplated, disclose the nature of the interest;
- d. State the length of time required to develop and submit a formal application for the property, not to exceed more than 90 days from the date of this notice (NOTE: Application for an Economic Development Conveyance must be submitted by 9 June 1995);
- e. Where payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds.

○

-4-

Any planning for the public uses listed below sought to be acquired subject to a public benefit conveyance discount allowance must be coordinated with the respective sponsoring Federal agency. An application form to acquire property for such use and instructions for the preparation and submission of an application may be obtained from that agency.

PUBLIC USESPONSORING FEDERAL AGENCY

Education Use.....U.S. Department of Education

Public Health Use.....U.S. Department of Health & Human  
Services

Public Park or Recreation.....U.S. Department of Interior,  
National Park Service

Correctional Facility Use.....U.S. Department of Justice

Public Airport Use.....Federal Aviation Administration

Highway Use.....U.S. Department of Transportation

Application for an Economic Development Conveyance should only be used when the Local Redevelopment Authority wants to obtain property for job generating purposes. It is not intended to substitute other Federal property disposal authorities and cannot be used if the intended land use can be accomplished through another authority.

The public agency has until May 30, 1995 for submission of a formal application for the property. In the absence of such written notice, or in the event a public use proposal is not approved, transfer of Parcels 2, 3, 4, and 5 will be made to the U.S. Fish and Wildlife Service. However, pursuant to the authority contained in the Federal Property and Administrative Services Act of 1949, Parcel 1 will be offered for competitive sale.



