



*Oklahoma County District Three  
Ray Vaughn County Commissioner*

## **The GM Plant Redevelopment Process: Planes, Trains, & Automobiles**

**Oklahoma Brownfields Conference  
December 3, 2008**



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Ray Vaughn County Commissioner*

## **Tinker Aerospace Complex**



**October 23, 2008**



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## General Motors & Tinker

BNSF

TINKER AFB



GM

## History of GM in OKC

- Chamber pursues new GM plant for OKC in 1972; land acquisition and assembly
- 1977 construction began
- Major incentives multiple times for plant retooling



## \$100 million invested after 2003 Tornado



## History of Oklahoma County & Chamber Support for TAFB

- 1941 - Chamber and OIA acquired the original land for the base and recruited the Douglas Aircraft Company; 1942 Oklahoma City Air Depot activated by the War Department
- 1951 – Chamber borrowed \$1.2 million to purchase additional land for the base; 1955 – 640 acres given to the Air Force for base housing; 1958 more land given to Tinker for expansion
- 1974 – County bond issued for safe and clear zones; 2002 Oklahoma County passed Tinker bond to increase safe and clear zones



## GM Closing – now what?

- December 2005 meeting with GM
- Focus on best potential adaptive reuse
- Potential buyers/UAW Contract
- DoD/GM Conversations in 2005
- Call from Tinker AFB ALC Commander in 2006



## GM plant closing as an opportunity

- Why Tinker Aerospace Complex (TAC)?
- The team and how the business case came together
- All options for financing explored



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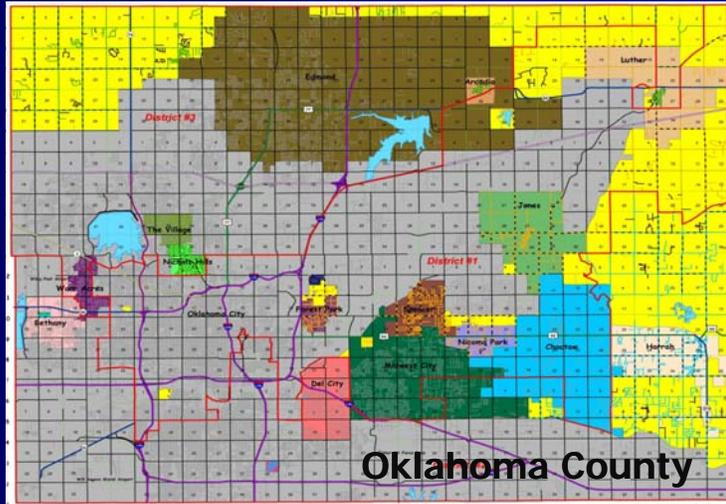
## Oklahoma County – est. 1890

- 720 Square Miles
- 20 Communities
  - OKC (447,000)
  - Smith Village (40)
- 685,000 residents (State's largest)
  - Fastest growing area is Unincorporated

Source: OK Census Data Center – OK Dept. of Commerce



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## County Government

8 Elected Officials

Assessor – Leonard Sullivan



Treasurer – Forrest "Butch" Freeman



County Clerk – Carolynn Caudill



Court Clerk – Patricia Presley





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Sheriff – John Whetsel



**BOCC**



District 1 –  
Willa Johnson



District 2 –  
Brent Rinehart



District 3 –  
Ray Vaughn,  
Chairman



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**General Motors & Tinker**

- GM Plant is 430 acres with 3.8M SF
- Tinker is State's **largest** single site employer – 27,000 workers
- TAC - engine maintenance, repair & manufacturing;  
TAFB will close 69 costly facilities





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## TINKER BOND PROPOSAL

\$55M to Purchase GM Plant (15 yr. GO Bond)

\$.82 average monthly cost on \$100K home

Long-term lease &  
Air Force to invest  
\$50M-\$100M over  
5 years



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## TINKER BOND PROPOSAL

- Special Election: May 13, 2008
- 39,408 Votes
- 53% Approved



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## Contract for GM Plant

- \$10M from State  
Bonds issued \$45M – Funds received Aug. 14
- Closing September 24, 2008
- Official Ceremony  
October 23, 2008

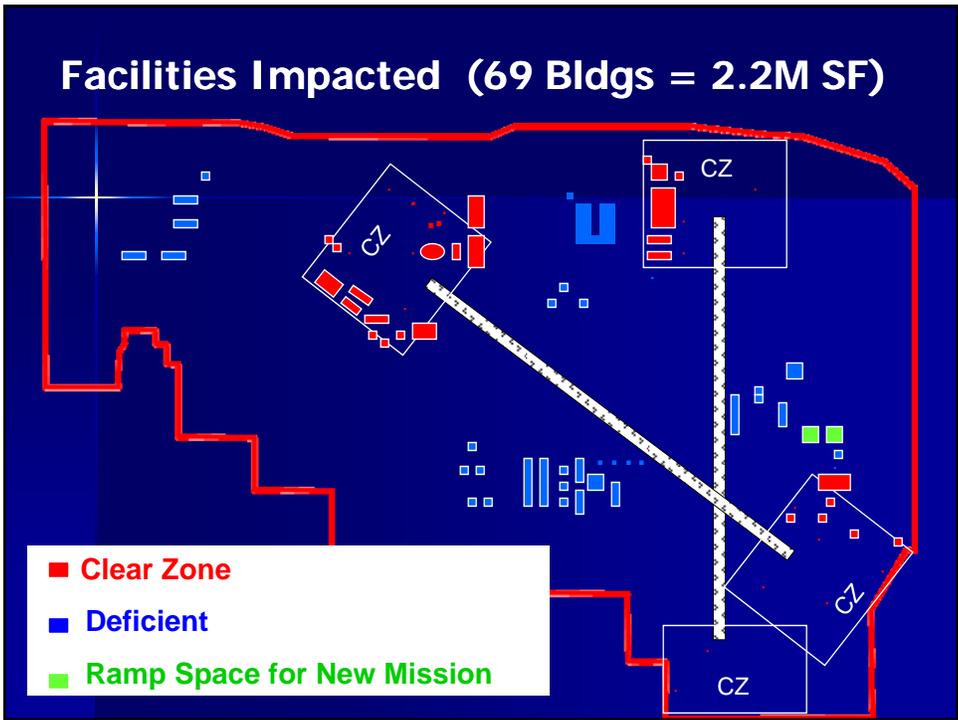
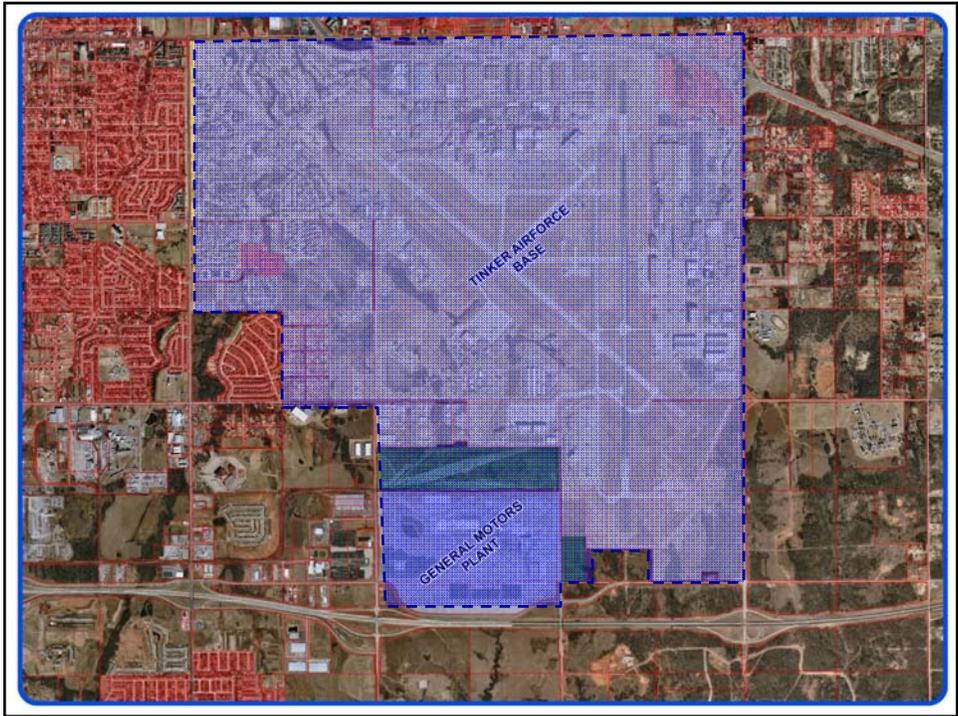


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## Lease to Tinker

- 50 yr lease with option to purchase
- \$1 consideration & reimbursement for some costs
- Tinker responsible for all maintenance, liability, etc.







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## **Sawtooth Building**



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## **Tinker 76<sup>th</sup> Maintenance Wing**





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## **Brownfields aspect of the project**

- Document your decision trail
- Understand the entire teams' perspective & address the issues from their point of view
- Lawyers – they are not usually solutions oriented
- The quality of your team
- Never assume the military has a good understanding of environmental law



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## Future Potential Workload



## Tinker Aerospace Complex

- Available floor space presents a strategic opportunity for OC-ALC to Secure the Right Workload
- Space will be utilized specifically for:
  - Posturing OC-ALC for future workloads
  - New technology insertion
  - Improving efficiency of existing workloads
- Bottom line: Better support the Warfighter



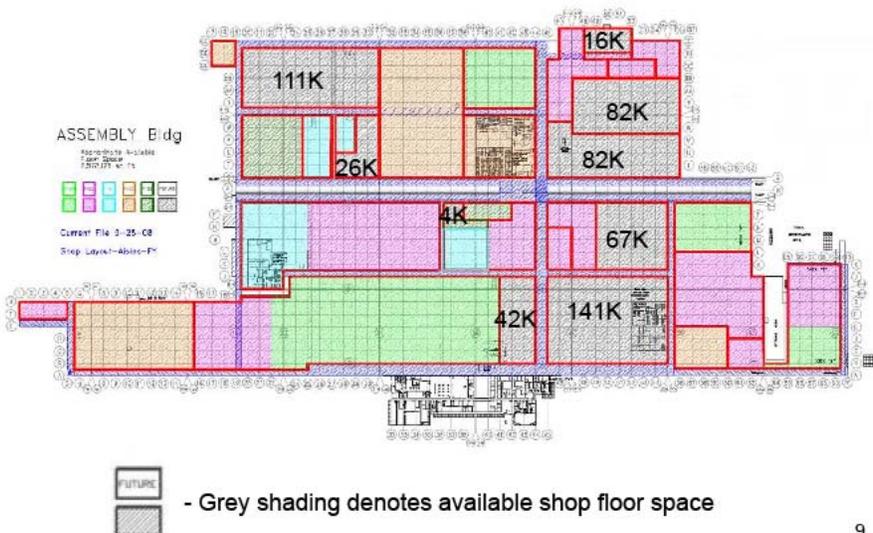
## Tinker Aerospace Complex

- Explore every TAC/Tinker industrial space opportunity
- Inquiries given fair and equitable evaluation
- TAC is 1.27M sqft of **PRIME INDUSTRIAL SPACE**
  - 570K sqft non-contiguous (9001)
  - 700K sqft (9201)
  - Top priority: Introduce DoD mission related industrial work
- TAC and Tinker industrial space are not envisioned to be utilized for any private sector administrative or warehouse options

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## Tinker Aerospace Complex



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## Contact

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