



CALL TO DUTY
BOOTS ON THE GROUND™



*Government/Industry
Forum:
Public-Private
Partnerships for Federal
Facility Projects*

Topic: Army EUL Program

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What is Enhanced Use Leasing?

- Authority: 10 USC 2667
- Enhanced Use Leasing (EUL) allows installations to leverage the private sector's expertise and financial resources to build and/or redevelop existing, non-excess, land, buildings, and other real estate assets.





What is Enhanced Use Leasing?

- q Installations may out-lease underutilized land and facilities to a private or other public entity.
- q Installations may receive cash or in-kind consideration equal to no less than the Fair Market Value (FMV) of the property.
- q Cash payments must be deposited in a special Treasury account and, once appropriated, may be divided 50/50 between the installation and the Service.
- q In kind consideration can be applied to any installation within the Service, not just the installation where the property is leased.
- q Cash and in-kind consideration may be used to acquire and/or construct new facilities, including historic preservation.
- q Leasing of property must promote the national defense or be in the public interest.





Why Lease?

- Provide in-kind funding source for needed and un-funded capital improvements
- Off-set declining Operation & Maintenance budgets
- Avoid cost of maintaining or razing old buildings





Why Lease?

- **Free-up space for increased or new missions**
- **Bring tenants who are synergistic with missions of installations**





How do We Lease?

- **Competitive Process**
 - Notice of Availability to Lease
 - Industry Forum
- **Source Selection Process**
 - Selection Criteria
- **Negotiation Process**
 - Leasing and Management Plan





Executed EULs Map

US Army Corps of Engineers – Enhanced Use Lease Projects





What Does the Deal Look Like?

- Army Goal – Maximize land rent by mirroring a private sector transaction
- Developer Teams
- Think Real Estate!



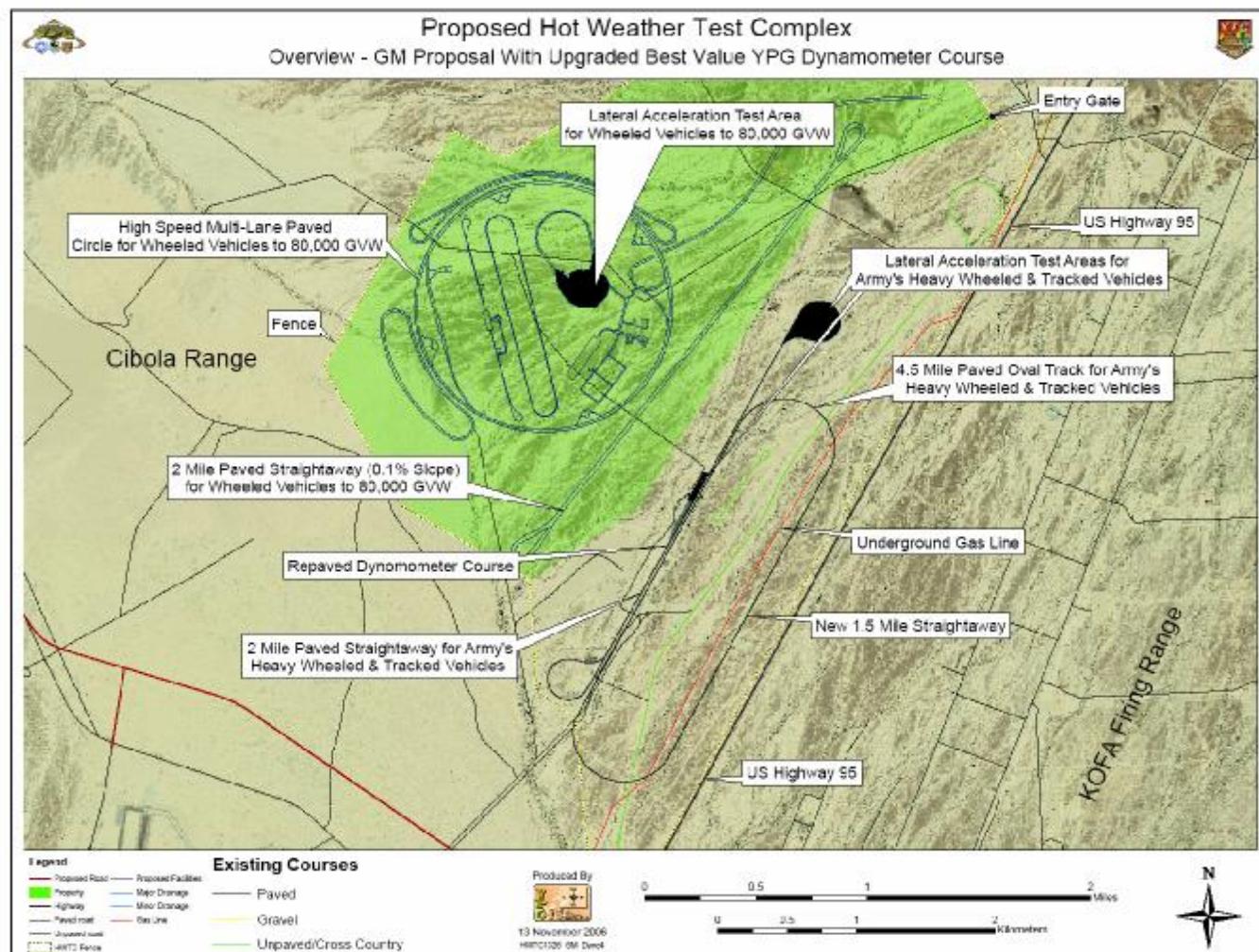


Case Studies





Yuma Proving Ground





Snake Creek





EUL Product Types

- **Restoration of Historic Buildings**
- **Central Utility Plants**
 - **Gas**
 - **Bio-mass**
 - **Wind**
- **Vehicle Test Tracks**
- **Medical Clinic**
- **Hotel, Lodging, Apartments (non-military)**
- **Golf Courses**
- **Inter-Modal Terminal**
- **Offices, Labs, Industrial**
- **Laundries**
- **Training Center**
- **MWR Retail**
- **Wetlands**





How to stay plugged in:

Visit: [HTTP://EUL.ARMY.MIL](http://EUL.ARMY.MIL)

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