
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?

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

New Armory

FLNG Training
+200 Acres

Canal

+100 Acre Parcel

Research & Development
Light Industrial
Flex Space

[Map of Snake Creek area with labeled features]
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:

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