

**Enhanced Use Leasing (EUL):** A tool in the military's arsenal to more effectively utilize underused property to benefit installations.

- Lease land or buildings to developer
- Installation receives rent in cash or in-kind services no less than fair market value of property
- Enter into short-term (<25 years) or long-term leases (25-50 years)





## EUL Successes:

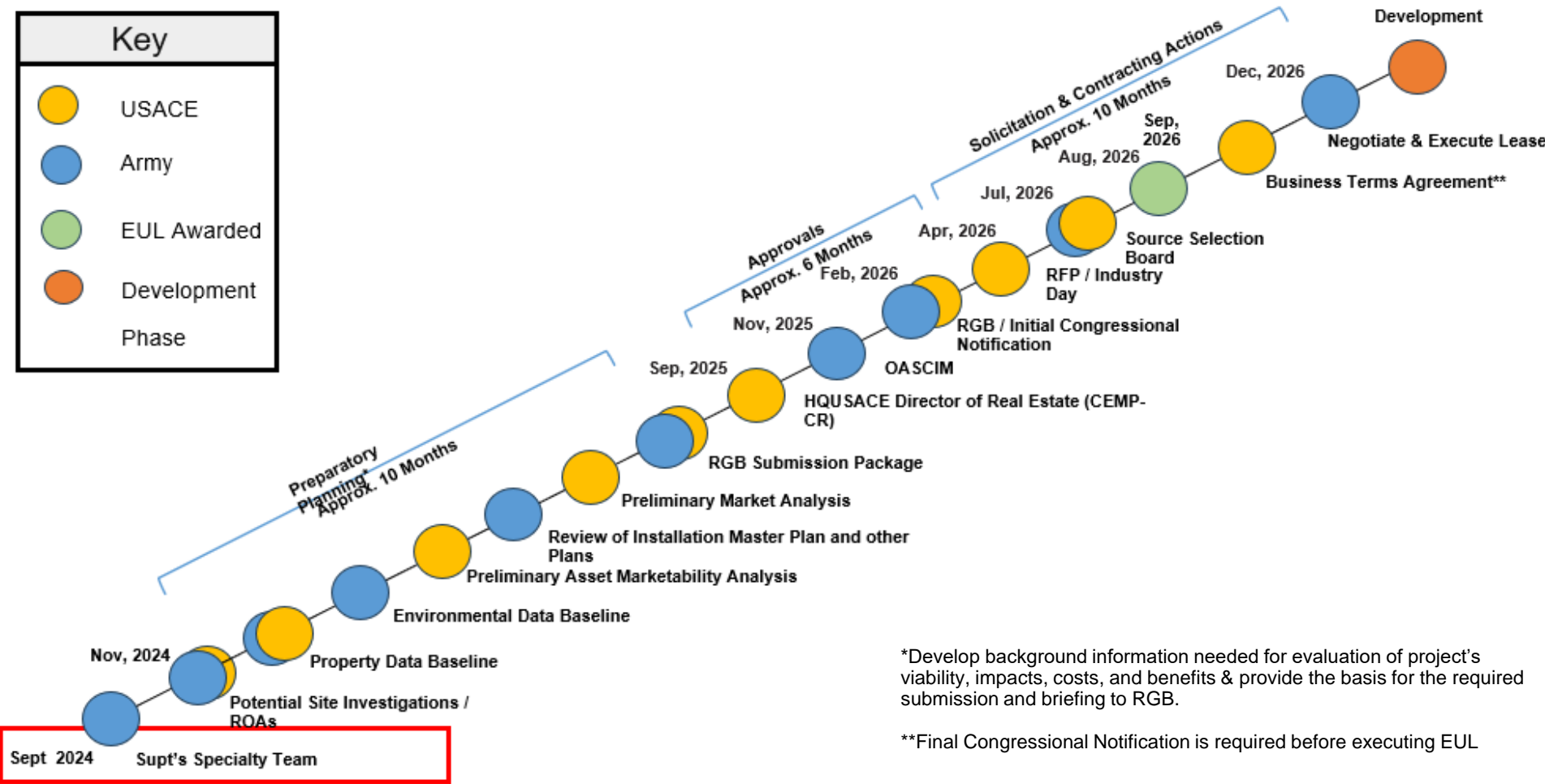
USAFA (57 acres)



Redstone Arsenal (468 acres)

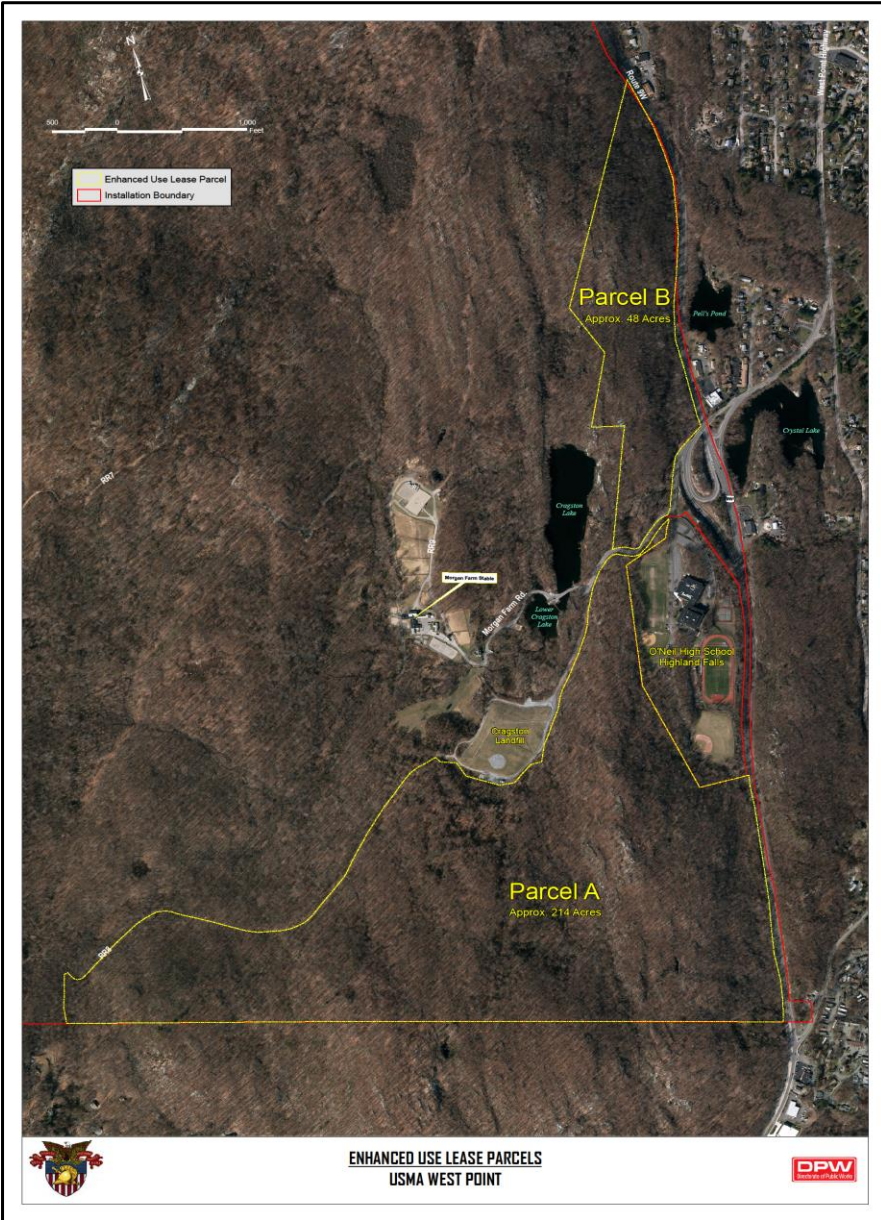


Key	
	USACE
	Army
	EUL Awarded
	Development
	Phase



\*Develop background information needed for evaluation of project's viability, impacts, costs, and benefits & provide the basis for the required submission and briefing to RGB.

\*\*Final Congressional Notification is required before executing EUL



2008 – 2012 EUL: (Revisit 2025)

Parcel A (E1): 214 acres  
Parcel B (D2): 48 acres

### Marketing Survey “Highest and Best Use:

- Senior Housing
- Data Storage

### EUL Timeline:

- 1996-2001: Initiated land availability
- 2001-2003: Title 10 US Code, Section 2667; Army Authorization to lease land. OASA (I&E) signed Annexation Petition 18 DEC 03
- 2008-2012: EUL initiative began and ended  
**No Successful Bidders – NOT AWARDED!**

**NOTE: 2007-2008 financial crisis (18 months) ending in June 2009 taking 3.5 years before recovery began.**



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# Areas of Consideration: Highland Falls Marina



- Legend**
- ① Existing Site Access Road (Width Varies 20' - 25' ±)
  - ② Existing Signalized At-Grade Rail Crossing
  - ③ Former Highland Falls Train Depot (Existing Multi-Family Residence)
  - ④ Highland Falls RV Park
  - ⑤ Existing Single Family Residence
  - ⑥ Existing Boat Ramp
  - ⑦ Prominent Hudson River Viewshed
  - ⑧ Stone Masonry Cistern Remnants
  - ⑨ Existing Drainage Corridor
  - ⑩ Rock Escarpment / Cliff Face

-  Government EUL: TBD
-  A&I Builders
-  Burns & Burks

# Areas of Consideration: South Post Research & Development Center



## Considerations:

**Spellman Hall** (built: 1967)  
included as part of EUL:

- IT/data storage
- Assigned Office Space

**IHG – Five Star** (1960's)

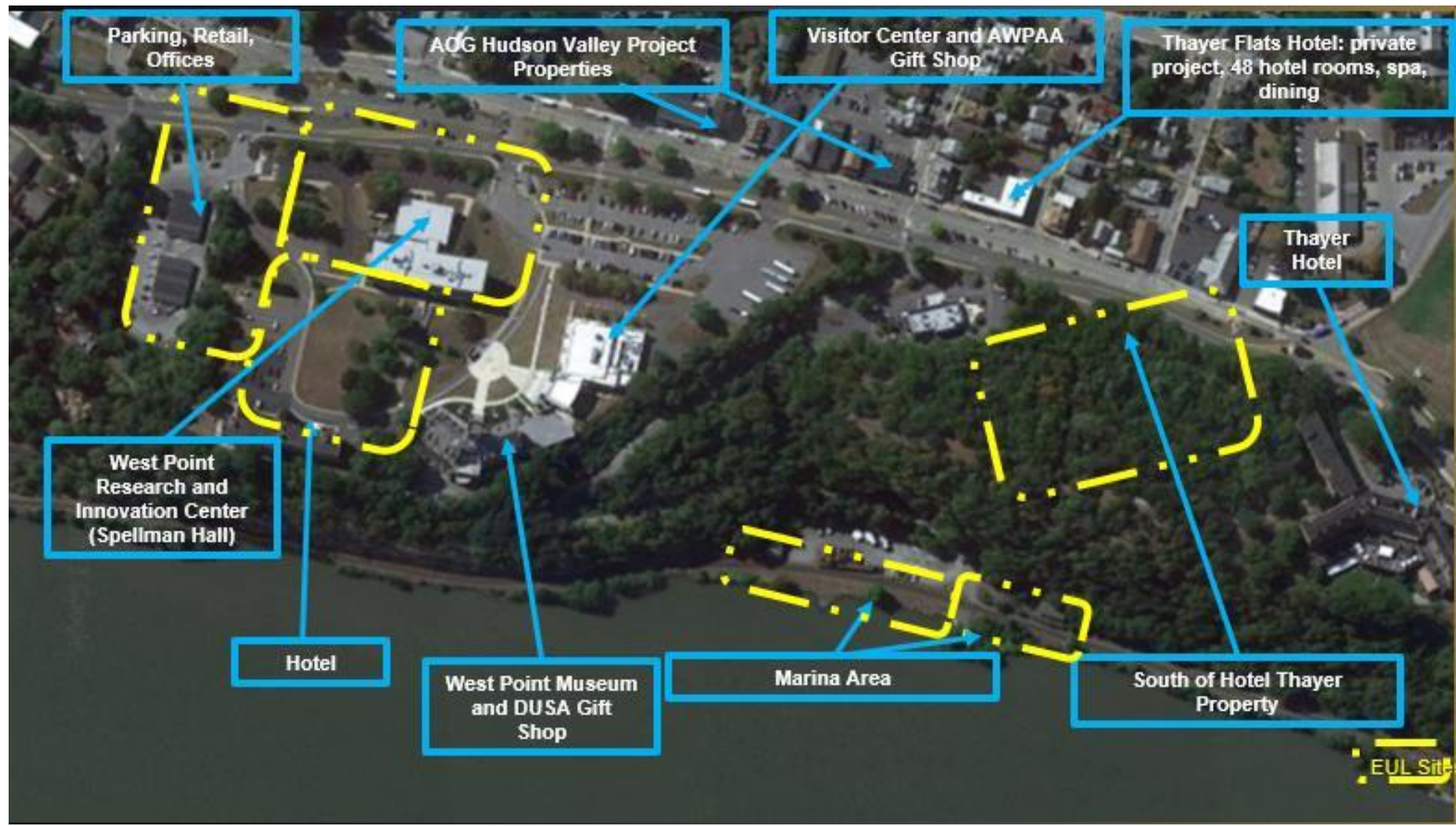
**RV Parking Lot** - Relocates



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# Areas of Consideration: South Post Research & Development Center



# Areas of Consideration: Thayer Gate

