

Bayou Dorcheat Correctional Center Nears Two-Year Anniversary

Bayou Dorcheat Correctional Center (BDCC) is set to mark the completion of two successful years at the Louisiana Army Ammunition Plant (LAAAP).

Opened in April of 2002, the BDCC is nearing full capacity (366 inmates). This state-of-the-art, 43,000 square foot facility represents a private investment of over \$7.3 million. It is the first parish prison to locate on federal property.

The prison was funded through state revenue bonds that will be repaid over a 20-year period with the money earned from housing inmates from the Louisiana Department of Corrections.

BDCC is a positive step for the region, as it provides additional storage capacity for miscreants when compared to the previous facility. Additionally, the correctional center represents an annual payroll of over \$1.4 million for its staff of 81 correctional officers.

Assistant District Attorney Sherb Sentell, III has been pleased with the success of the prison.

"We're happy at the DA's office for two reasons," Sentell said. "For one, the chance of escapes will be much lower here



Main entrance to 43,000 square foot facility.

due to the heightened security. Second, it's much more cost-efficient because prisoners do not have to be transported in and out of the jail like they did before."

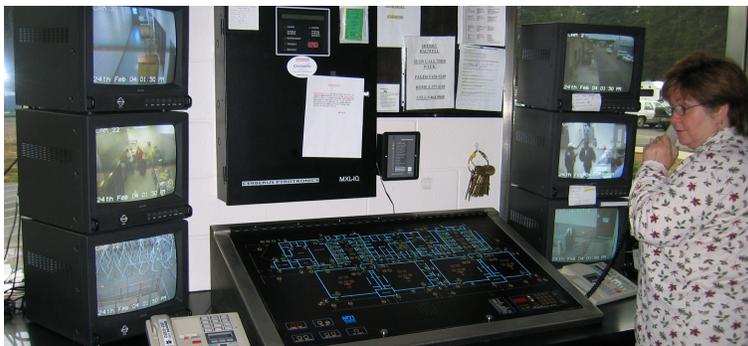
Sentell said a high-tech video conferencing system is in place at BDCC that will allow an inmate to be arraigned and go through hearings as if they were in the actual courtroom. This system utilizes the T-1 communication infrastructure available to LAAAP tenants.

"It saves money, and it cuts down on the chance to escape," Sentell said. "Also, it reduces the amount of people in the courtroom."

Now that the facility has opened its doors, Webster Parish Sheriff Ted Riser issued a warning to anyone who may have an outstanding misdemeanor warrant.

"You better get them seen about, because we are about to

start making arrests on those warrants," he said. "So if you've been sliding by, and thinking we don't have enough room for you, better think again. We've got room for you now."



State-of-the-art surveillance capability.



Eco-Sensitive Manufacturer Expands at Riverbank

Located in the heart of San Joaquin Valley, midway between Sacramento and Fresno in California, Riverbank Industrial Complex, also known as Riverbank AAP and operated by NI Industries, Inc. is a facility with a variety of buildings and production lines capable of accommodating diverse uses of commercial offices, heavy manufacturing, warehousing of product inventory, and distribution centers. Surrounded by five miles of on-site railroad, the facility is equipped with rail and truck docks. Many truck carriers service the area, and the complex is easily accessible to Highway 99 and Interstate 5.

In December 2003, one of the tenants in the complex successfully accomplished its expansion plan with the support from the Army and NI Industries, Inc. Environmental & Lubrications Solutions, Inc., relocated from Bldg. 81 to Bldg. 2 to better establish itself to serve its customer base from the Riverbank Industrial Complex.

Hydrotex, Environmental & Lubrications Solutions, Inc.'s premium product line, headquartered in Carrollton, Texas is a leading manufacturer of high performance lubricant products such as grease, industrial lubricants, engine oils, fuel and oil improvers, and related specialty items. The company was founded in 1936, making it one of the oldest and

most respected firms in the industry. Hydrotex products are manufactured in Tulsa, Oklahoma and sold through more than 200 Lubrication Consultants and Division Partners located in over 120 sales territories throughout the United States. Along with the extraordinary product performance reflecting leading edge technology, Hydrotex also practices ecological stewardship 24 hours a day, everyday, to provide customers, neighbors and children with a legacy of clean air, clean water and a safe environment. Hydrotex stresses an ecosensitive approach when designing and creating its products.

Danny Stephens, the Division Partner in this Central Valley California area, was awarded the Division Partner of the year for 2002. This Californian led the company in recruiting and training Lubrication Consultants. Several of these Lubrication Consultants have won awards for outstanding customer service and personal sales growth. Danny has been the Division Partner since 1995. His outstanding customer service and personal sales achievements, has earned a number of awards such as multiple Diamond Horseshoe Truck awards, and membership in the company's prestigious HyPerformance club. Danny and his wife Nancy will also be enjoying their 6th fantasy trip award this fall to Tahiti.



Award winning Lubrication Consultants at the Central Valley Engineers show.

The only thing that beats the proven performance of Hydrotex lubricants is the professional service of our Lubrication Consultants.

Lubrication Consultants are extensively trained. All are required to attend training sessions to maintain their professional status and sharpen their ability to provide innovative solutions to your lubrication needs.

Many are Certified Lubrication Specialists (CLS®) after passing the examination of the Society of Tribologists and Lubrication Engineers (STLE), an internationally known and respected organization dedicated to improving lubrication.

Hydrotex's mission is to be recognized as the Industry Leader in the United States in the marketing of Specialty Lubricants and Fuel Improvers

to all significant general market segments. They believe that the best way to achieve Leadership is to distribute products and information services through direct sales methods, which allow for the efficient transfer of product application knowledge as well as the product to the ultimate user of products at the point of sale.

Hydrotex also believes that education and training is paramount to the building of successful partnerships with its customers. To that end, Hydrotex recently invested over \$100,000 in the design and purchase of a new Mobile Training Unit (MTU). "We trained thousands of technicians, supervisors and Transportation Directors in our old MTU. Baby, which is how we referred to the old unit, traveled over 600,000 miles the 19 years she was in service," explained Dwight Gleaves, Vice



President Pupil & Urban Transportation Sales. “Our customers have enjoyed years of high touch and high tech training in our old MTU. It was time for Baby to retire.”

“Hydrotex is so proud to have our new unit, ‘The Professor.’ The debut was at the Texas Association for Pupil Transportation Conference in Austin,” added John Beasley, President & CEO for Hydrotex. It is a 2002 Freightliner MBE900 Business Class, 4-door cab and chassis. The engine is a Mercedes 6.4 liter, 280 horsepower. The cab has a customized interior, which includes leather air ride Captain chairs, state-of-the-art

sound system and all of the “bells and whistles” to make it first class, which is the only way Hydrotex does business.

The training facility itself has been totally redesigned to offer a 42-inch plasma screen, upgraded sound system, new graphics, carpeted ceiling, new hardwood floors and new cabinets. “Before we even put the decals on, our high performance lubricants were applied,” explained John Cummins, Vice President of Technical Services.

Hydrotex supports a few local qualifying race teams in the area. 2001 was our first year with great driver, Nathan

Tucker. By switching to our Hydrotex HyFilm Supreme Engine Oil, Nathan experienced temperature reductions which resulted in greater horsepower and went on to win the SRL Wild West Supermodified Racing League

Shootout Championship!

Hydrotex is committed to cost effective partnerships that will minimize downtime and maximize your equipment life. Hydrotex is “Your Lubrication Solution Partner”.



The Professor with one of the many graduating classes.

American Dehydrated Foods Liquid Recovery Facility - Texarkana, Texas



American Dehydrated Foods, Inc. (ADF) has been in business since 1978. ADF operates in the inedible egg market and is dedicated to 100% customer satisfaction. ADF has been competitive in manufacturing by developing ways to take customers’ byproducts,

perceived to be of no value, and has turned them into marketable products. ADF recovers and recycles egg byproducts that were formally land filled or land applied. By recycling these products, ADF recoups inedible eggs for use as a food ingredient for super premium pet foods.

ADF quality efforts begin with raw materials. Contract carriers pick up raw materials from hatcheries throughout Texas, Louisiana, South Arkansas and Southwest Oklahoma and deliver them to the processing plant. The protein source (liquid egg) is extracted from the raw materials utilizing specialized equipment. The extract is

chilled and stored for shipment to the ADF Drying Plant in Verona, Missouri.

The byproduct left over is the shell, membrane and embryo, which is extremely high in calcium content. This material is composted and utilized as fertilizer.

The ADF Texas facility, a tenant of Lone Star Army Ammunition Plant, is located in Texarkana Texas. ADF owns and operates seven similar facilities throughout the United

States. Their headquarters is located in Springfield, Missouri.

ADF has operated this facility with zero lost time accidents in six years. American Institute of Baking (AIB) has certified all ADF processing/drying plants as “Superior”.



Storage tanks for extract pending shipment to Drying Plant.



ARMS - A Great Opportunity!



The year was 1993 and Bob Hancock, President and owner of Power Dynamics Inc. was faced with a common problem experienced by most successful small business owners. Quite frankly, the kind of problem most would hope for. Bob had successfully nurtured his business in New Orleans into a thriving hydraulics repair and distribution shop. For him to take the business to the next level, he knew that he must increase the size of the shop floor to deal with the ever-

increasing workload. But with this, he would have to accept the debt such a transition would place on his business.

That is where the MSAAP Industrial Complex entered the picture. Bob took advantage of the numerous incentives available at the complex and ultimately transitioned into a 33,000 square foot modern facility with little up front capital investment. Under the Armament Retooling and Support Initiative (ARMS), agreement was reached to provide enhancements to meet the specific needs of the company. These enhancements included changes in electrical distribution, installation of large access door, construction of private offices and installation of overhead cranes.

Power Dynamics obtained the use of government owned machine shop equipment at very reasonable terms allowing him to invest in people- not things. "The ARMS program has created a great opportunity for us to do contract work that we couldn't have thought about doing" said Bob Hancock. "Thanks to the ARMS Program, we were able to submit a very competitive bid on a significant Government contract that could add 20 more jobs to the community."

Since moving in, Power Dynamics Inc. has expanded to an additional 20,000 square feet into another adjacent building. The success of Power Dynamics has truly been a testament to the ARMS Initiative.

Facts:

- Power Dynamics Inc. (PDI) was the first tenant at MSAAP under the ARMS Program.
- Bob Hancock once served on the ARMS Public Private Task Force as a tenant representative.
- PDI has approximately doubled the return on investment to the government. (ARMS investment versus paid lease cost)
- PDI is a small business employing 26.
- Their business is servicing the oil and gas exploration industry specializing in hydraulics repair and fabrication.

LaFarge Corporation Moves In for the Winter

The last locomotive to switch a rail car on railroad tracks at the Lake City Army Ammunition Plant blew his whistle and left the plant in the early 1990s. During that same timeframe a very significant government initiative was enacted to address the government need to stimulate commercial use of facilities such as Lake City and also offset rising overhead costs with commercial revenue. That initiative is now fondly referred to as the ARMS program at the Lake City Business Center and is hard at work attracting commercial users to areas of the 4,000 acre facility that are not currently strategic to the Army's national defense efforts. One such area was the Lake City classification rail yard. Since classification of ammunition to be shipped from

the Lake City warehouse complex is essentially carried out with the uses of a variety of trucking contractors today, the railroad was available for commercial use if a user could be found.

Jack Figg, Director Business Development at Lake City confirms a variety of commercial use opportunities were explored but none of them seemed to be the "right deal" for Lake City. That is until business discussions with LaFarge North America, Inc. were undertaken.

LaFarge is the largest supplier of cement and concrete in the United States and Canada. Jack Figg is quick to point out, "The right deal required that we first get their attention, and more importantly, the deal had to make

good business sense."

Working hand-in-hand with the Lake City Army staff, a plan began to unfold. The limited amount of rail had to be readily usable and less expensive than the demurrage fees charged Lafarge by the Union Pacific Railroad. The Army saw the wisdom of upgraded rail being available at Lake City should the Army's needs change in the future. With ARMS funded upgrades and some competitive longer-term usage rates, the stage was set for the LCAAP classification yard to become the LaFarge Railcar storage yard at the Lake City Business Center.

Given the proximity of the Union Pacific Railroad mainline at the Lake City northern fence

line, the expansion of the rail assets is only limited by imagination, and it all started with LaFarge moving on site for the winter. Watch LaFarge grow the ARMS advantage at Lake City Business Center.



LaFarge storage yard at Lake City.