



# Fact Sheet

## Muscle Shoals Redevelopment

The TVA board is expected to consider at its meeting Thursday, Nov. 15, whether to designate TVA land in the Muscle Shoals area as “surplus,” making it available for public auction pursuant to Section 31 of the TVA Act. The board will also consider designating TVA’s senior vice president of Economic Development as the approval authority for the Muscle Shoals redevelopment.

### ***Background***

In 2007, the Northwest Alabama Cooperative District (NACD), a group consisting primarily of representatives from the local municipalities – Florence, Muscle Shoals, Sheffield and Tuscumbia – and Colbert and Lauderdale counties was formed to work with TVA staff and evaluate possible redevelopment opportunities for the site.

TVA and NACD representatives have worked closely since then to develop a draft plan that supports economic development in the Shoals area and promotes the best and most environmentally responsible use of the property.

### ***Key points***

- Board approval for the plan would be an important next step toward the future redevelopment of the reservation property.
- Approval would further demonstrate TVA’s commitment to improving the communities where it operates.
- TVA staff and NACD representatives have worked closely together in developing a plan that supports economic development in the Shoals area and promotes the best and most environmentally responsible use of the property. The NACD passed a resolution last month in support of the current plan.
- Considerable thought and due diligence are going into the proposed redevelopment plan. The process has included public meetings and discussions with the Alabama Historic Commission, subject-matter experts and other interested groups. Flood-plain studies, wetland delineations and many other environmental assessments have also been conducted.
- With board approval, TVA will continue to work closely with the NACD to finalize redevelopment initiatives so this property may be used in a manner that promotes a smart and balanced benefit for the Shoals area while protecting the ongoing interest of TVA.

### ***Other information***

- TVA’s property on or near the Muscle Shoals Reservation encompasses 3,000 acres. Congress transferred the land to TVA from the War Department in 1933.



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- The original study area for public auction was 1,400 acres, but it was later determined that approximately 1,000 acres is the most suitable to market.
- The current redevelopment plan encourages property use for commercial, retail and industrial purposes. It also calls for designated green space.
- Two public meetings have been held to review the project. Now that the land has been approved for public auction, a third public meeting will be held in the first half of 2013.
- TVA's Final Environmental Impact Statement was submitted early in 2012.

### ***Questions & Answers***

#### **If the board approves the land as surplus, what are the next steps?**

With board approval, a final public meeting will be held during the first half of 2013. Subsequently, the redevelopment plan will be completed and the NACD will submit a Governance & Management plan to TVA outlining jurisdiction, zoning and public services. After that, TVA will initiate inspections, appraisals and other administrative and site work that must be completed before the public auction. It's too early to speculate on a public auction date.

#### **Can you describe the public auction process? Can any individual or group participate?**

Any qualified individual or group interested in the public auction(s) may participate. The qualifications for participation will be detailed in auction terms and conditions. The auction itself will be conducted in an open forum with no sealed bids.

#### **If the board approves TVA's plan, will the land be sold as one piece or in parcels?**

A decision on whether the land will be sold as a single piece or in parcels has not been finalized.

#### **Does the redevelopment plan include any green space?**

It's important to note that existing nature trails on the reservation would remain for public use and enjoyment, and the area could be enhanced for additional recreation value. The current draft of the plan does designate and protect green space.

#### **What has the land been used for in recent years?**

Land on or adjacent to the Muscle Shoals Reservation has been used for generation, operations and environmental stewardship.

#### **What has TVA done over the years to maintain or improve the property?**

Over the past 25 years, TVA has invested more than \$50 million in clean up and improvements at Muscle Shoals. Many areas of the land have been cleared and upgraded with landscaping and newly planted grass. Many buildings and structures that have been deemed unusable have been removed. The redevelopment plan will encourage the reuse of other buildings, particularly those with historical significance.