
EUL/Economic Diversification Study Otis Air National Guard Cape Cod, Massachusetts



Client: Massachusetts Development Finance Agency

Project Overview:

- Economic Diversification
- Enhanced Use Leasing (EUL)
- Fiscal/Economic Impact

Unsure of the impact of the 2005 BRAC Commission decision to realign the Massachusetts Air National Guard, MassDevelopment secured an OEA grant to study the possible impacts on the Massachusetts Military Reservation (MMR) upon which the Air National Guard base is located, and the surrounding community. The purpose was to document the value of the MMR to the local and state economy and to devise strategies to avoid further BRAC action in the next round.

BBPC is completing a two-tiered set of services at the former Otis Air National Guard base and the greater 20,000 acre Massachusetts Military Reservation (MMR) to 1) prepare an economic diversification study and enhanced use leasing (EUL) strategy and 2) prepare a fiscal/economic impact study to support funding agreements among remaining base tenants, including the Coast Guard, Air Force Space Command and Commonwealth of Massachusetts.

While this project is ongoing, preliminary recommendations focus on several areas. One area of recommendations being investigated focuses on internally strengthening the efficiencies of base operation and combining internal resources. A second area of focus is identify potential Enhanced Use Lease opportunities for the Commands on the MMR to partner with private companies for use of the base in exchange for financial consideration or in-kind contributions. Among the creative strategies and approaches under consideration, facilities for marine science and renewable energy research and production are top on the list.