

THE EUL PROCESS

PROJECT DEVELOPMENT

PHASE 0

PROJECT IDENTIFICATION

- Concept Introduction and Phase 0 Request
- Opportunity Assessment

PHASE I

PROJECT DEFINITION

- Project Charter
- Draft Request for Lease Proposal (RFLP)

PHASE II

PROJECT ACQUISITION

- Congressional Notification (CODEL)
- RFLP Solicitation
- Industry Day
- Select Qualified Lessee(s)

PHASE III

LEASE NEGOTIATIONS & CLOSING

- Lease Execution

PORTFOLIO MANAGEMENT

PHASE IV

DESIGN MANAGEMENT & CONSTRUCTION MANAGEMENT

- Lessee designs and builds their planned revenue-generating project with the AF EUL footprint IAW the EUL lease agreement.

PHASE V

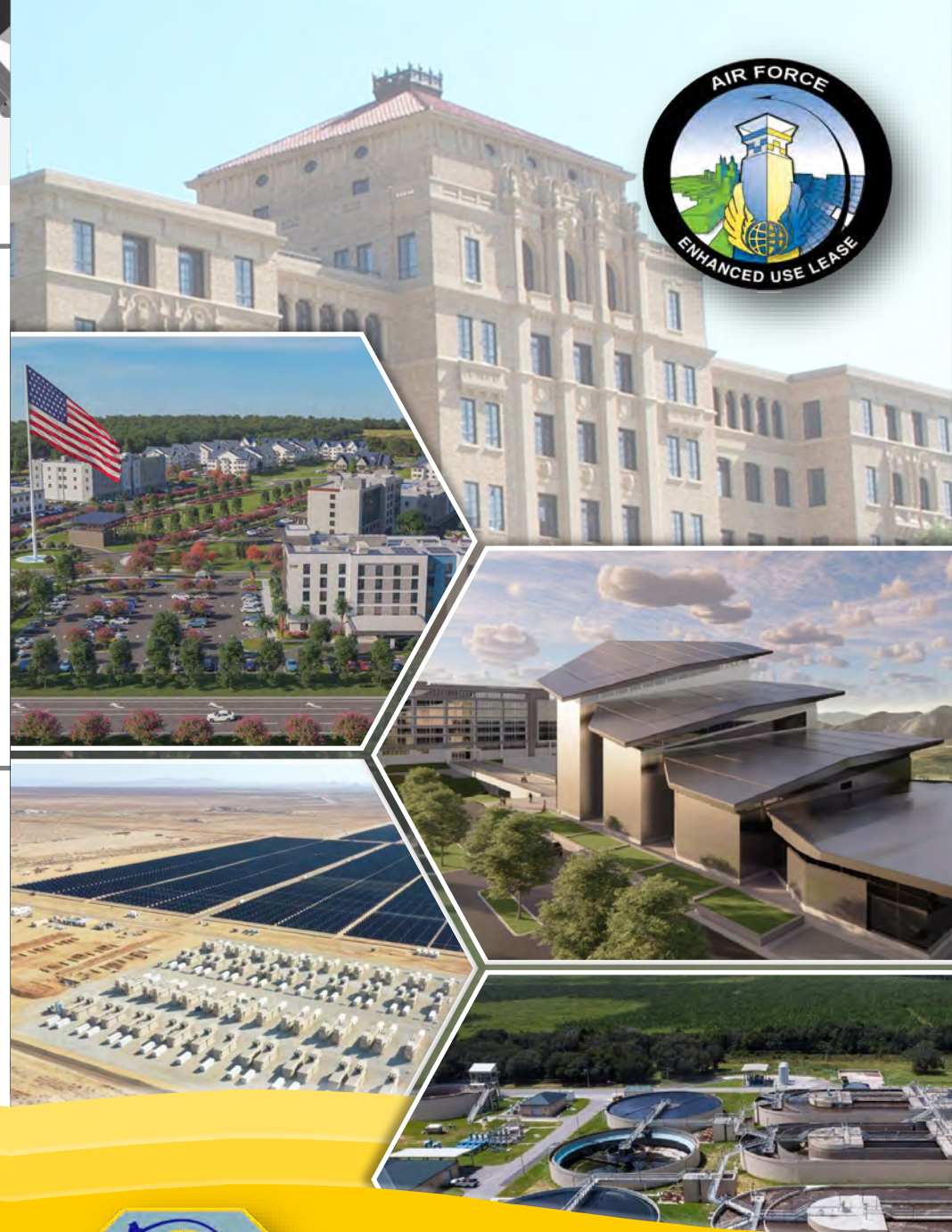
SUSTAINMENT

- Length of Lease: Up to 50 Years
- Oversight of Development
- Lease Compliance
- Management of Funds
- Reporting and Metrics

PHASE VI

TERMINATION OR RENEGOTIATION

Actual timeline from concept to lease signing varies widely and is highly subject to variation due to the nature and complexity of each project. Some actions may occur concurrently with others.



FOR MORE INFORMATION

VISIT: WWW.AFCEC.AF.MIL/HOME/EUL

EMAIL: AFCEC.EUL@US.AF.MIL



DEPARTMENT OF THE AIR FORCE
**ENHANCED USE LEASE
(EUL) PROGRAM**

What is an EUL?

An EUL is **a lease between the Air Force (AF) and 3rd party on non-excess, underutilized AF land** for commercial development for a lease term for approximately 20-50 years. The rising costs and shrinking budgets have pushed the AF to find new ways to offset expenses. **An EUL empowers the AF to lease underutilized assets to private industry which will ultimately generate additional funding.** Leveraging real property assets helps the AF provide solutions for unfunded needs.

Under the EUL Program, partnerships between public entities or private developers and the AF are created to fulfill mutually beneficial commercial projects on non-excess AF real estate. **This innovative program enables the AF to optimize the full value of its real property assets.** In exchange for leasing property, the AF receives cash, In-kind consideration (IKC), or a combination of both for fair market value (FMV). **Installations can use the lease revenue to offset budget costs and provide value to the warfighter.**

CURRENT PORTFOLIO

18 EULS
ACTIVE SIGNED
LEASES

8 EULS
IN PROJECT
DEVELOPMENT

\$159M
LEASE PAYMENT
& IKC TOTAL
VALUE RECEIVED
TO DATE

\$250M
ESTIMATED
NET PRESENT
VALUE OVER
LEASE PERIOD

Base Roles & Responsibilities:

- ➔ Request assessment of EUL opportunity
- ➔ AF environmental analysis
- ➔ Obtain Real Property information
- ➔ Ensure Mission Compatibility with Installation
- ➔ Engage with community stakeholders
- ➔ Support draft of Request for Lease Proposal (RFLP)

EULS ARE

SELF-SUSTAINING

MARKET DRIVEN

DEVELOPER OPERATED

BENEFICIAL TO THE AF
& LOCAL COMMUNITY

Commercial EUL examples include:

- ◆ Business Park
- ◆ Airport
- ◆ Sports Complex
- ◆ Water Reclamation
- ◆ Solar Energy
- ◆ Office Facilities

IKC EUL examples include:

- ◆ Security Gate
- ◆ Fitness Center
- ◆ Fire Fighting Training Facility
- ◆ Security Forces Building
- ◆ Sustainment, repair and maintenance

EULs must mutually benefit the AF, developer, and the community

COMMERCIAL EUL PROJECTS



Office Space, JBSA Fort Sam Houston



Emerald Breeze Hotel, Eglin AFB

IN-KIND CONSIDERATION PROJECTS



Fitness Center, Nellis AFB



Research Center, Keesler AFB