

**MEETING MINUTES OF
MILWAUKEE 440TH LOCAL REDEVELOPMENT AUTHORITY (LRA)
JANUARY 9, 2008 AT 9:00 A.M.
GENERAL MITCHELL INT'L AIRPORT SIJAN CONFERENCE ROOM
5300 S. HOWELL AVE., MILWAUKEE, WI 53207**

PRESENT: Jeff Polenske, City of Milwaukee, LRA Chair; Brian Dranzik, Milwaukee County, LRA Vice-Chair; Rocky Marcoux, City of Milwaukee, LRA Treasurer; Anthony Snieg, Milwaukee County General Mitchell Int'l Airport, LRA Secretary; Dave Misky, City of Milwaukee, LRA Board Staff

ATTENDEES: Mike Sargent, MATC; Sherrie Tussler, Hunger Task Force; Bill Jasinski, 128th ARW/CES; Ernesto Chacon, Office of the Governor; Rod Mayer, MKE AAAC Airline Liaison Officer; Roger Banaszak, Sterling Aviation; Barry Bateman, Milwaukee County, GMIA; Shawn Niessen, Milwaukee County., GMIA. Also present via conference call: George Schlossberg, Kutak Rock.

Chairman Polenske called the meeting to order at 9:05 a.m.

Introductions

Polenske asked everyone in attendance to identify themselves for the group.

Agenda Review / Repair

No changes.

Approval of Minutes from the December 18, 2007 Meeting

Marcoux made a motion to approve the draft of the minutes from the December 18, 2007 meeting without changes. Dranzik seconded. All were in favor. Motion passed.

Report of City of Milwaukee Common Council Committee Meeting

Dave Misky reported that some concerns were raised at the City Common Council meeting, about the impact of possible Milwaukee County airport privatization on the proposed Public Benefit Conveyance of 440th Base property, although no resolution was provided. Schossberg explained that the LRA's recommended Reuse Plan includes conveyance of the property to Milwaukee County. The Plan also designates use of the property for aviation-related purposes. If that Plan is submitted and approved, the County would obtain title to the property, could offer leases to interested parties, and would be the decision-maker regarding leases. However, the County would be prohibited from selling the property and usage restrictions would remain in effect in perpetuity. Schossberg is preparing a memo for Polenske and Marcoux to take to the

Council to clarify these points. Polenske stated that the memo should answer any remaining questions, and he believed that the resolution recommending the aviation-related Reuse Plan should pass through the Common Council without contest.

Polenske informed the group that the City has also passed a resolution, sponsored by Alderman Witkowski, recommending that the LRA/County consider relocating the Signature Flight Support and the Midwest Airlines facilities from their present location near Layton Avenue to the 440th property. Polenske stated that Alderman Witkowski's resolution was in response to noise complaints from residents in the area and that it asks only for consideration, not for a mandate. Snieg explained that the County has already passed a resolution, which authorizes a feasibility study of the proposed relocations.

Misky will provide Snieg with copies of the aforementioned City Common Council resolutions.

Agreement between the City of Milwaukee and Milwaukee County

Misky distributed copies of the "red line" draft of the City/County agreement, which shows the changes and comments submitted subsequent to the closed session discussion of December 18th. He offered copies to anyone else who wanted one and opened the item for LRA discussion. Members agreed that the current draft is satisfactory and no further discussion is required. Schlossberg will prepare the final document for LRA approval. He has contact information from the County, and Misky indicated that the City will soon provide its contact information. Marcoux noted that the Mayor and the County Executive would likely be the signers of this agreement, to be consistent with the document that created the LRA. According to Marcoux, from the City's perspective, the agreement can be executed as soon as the Common Council votes for approval. Dranzik will need to take the agreement back to the County since it moves beyond the scope of the authorizations currently in effect, but he anticipates timely approval.

Next meeting

The next LRA meeting is scheduled for January 22nd at 2:00 p.m. in the GMIA Sijan Conference Room.

Public Meeting to Present the Preferred Reuse Plan

The public meeting to present the preferred reuse plan will also be held on January 22 in the GMIA Sijan Conference Room after the LRA meeting, at **either** 4:00 or 5:00 p.m. Misky will inform members when the exact time has been confirmed.

440th Closing Ceremony

The 440th closing ceremony is set for 2:00 p.m. on January 31, 2008. City and County representatives are invited to attend.

Other

Caretaker Contract

Air Force Real Property Agency (AFRPA) representatives from Texas will visit here next week to meet with the LRA and the National Guard 128th Air Refueling Wing representatives regarding each of their proposals to become caretaker for the term prior to final disposition of the property. Schlossman noted that there would be severe detriment to the LRA's transition towards implementation of the selected Reuse Plan if the LRA did not acquire the caretaker contract. The LRA/County would not be able to proceed with lease negotiations or other critical activities. He advised the LRA Board to formally address the issue of non-compliance with BRAC requirements. Jasinski of the 128th interjected, stating that he has information that the Secretary of the Air Force will deny the 128th's request to obtain use of the firehouse at the 440th site. Since pursuit of the caretaker contract was a move in support of that goal, he anticipates that the 128th caretaker proposal will be withdrawn following the Secretary's official denial.

Bateman inquired about the 128th's ability to negotiate a temporary lease for the firehouse, and about the issue of access to the National Guard property. Schlossman recommended that the AFRPA, National Guard, and LRA meet as soon as possible to identify all of the issues and to discuss them. This approach will provide the best opportunity to seek mutually satisfying solutions, which could then be incorporated into the final Reuse Plan. If agreeable terms are not achieved, the LRA will need to move forward to meet project deadlines. Misky will coordinate a meeting for early next week.

Misky conveyed AFRPA Antwein's message that, due to pending items, a decision on the caretaker contract might take a week or two. However, in light of the anticipated withdrawal of the 128th ARW proposal, the decision could come sooner. Katie Halverson will be in town on January 31 for the closing ceremony. It would be helpful for the LRA to meet with her about the caretaker contract during her visit.

The AFRPA is legally bound to maintain the property until it is transferred to new ownership and would therefore be responsible for caretaker tasks until such time as an agreement is in effect.

The LRA has requested a copy of the current maintenance contract from the AFRPA, which includes the scope of work. Knowing the financial terms of the contract will also be helpful for estimating future costs and negotiating new contracts. Misky will check on it. Craig Seymour has also been creating a task list based on a general understanding of need. The lists will be compiled and items may be added or removed as needed. Snieg emphasized the need to ensure that security and fire protection are addressed.

Lease Agreement with Hunger Task Force

The LRA and Hunger Task Force (HTF) must complete their lease negotiations soon so that at least a draft agreement can be submitted along with the Reuse Plan. The HTF attorney has been working with Schlossman on the agreement, which should be ready in a day or two. The County's format can be used for the agreement. Its use will facilitate County approval. The

final lease document will be provided to HTF attorney after the County and City give their approval. Tussler asked if any more documents were needed from HTF. Schlossman responded that other required information had been drawn directly from the HTF's NOI and that the agreement is all that is needed now. Bateman reminded the group that the agreement must be between the County and HTF since the LRA does not have contracting authority. Schlossman explained that the agreement would be negotiated between the LRA and the HTF. It becomes legally binding when it becomes part of the approved Reuse Plan. An actual lease contract would be created between the County and the HTF.

Upon inquiry from Banaszak of Sterling Aviation, Schlossberg summarized the PBC-related activities:

1. The LRA is preparing a Reuse Plan that requires approval by the Federal government.
2. The Air Force must carry out its procedures for disposal of the property. Soon after the closing ceremony on January 31, 2008, the AFRPA will be looking for an interim property holder to take care of the property while the Reuse Plan is being evaluated.

The LRA is proposing that Milwaukee County become the interim property holder for Lease in Furtherance of Conveyance (LIFOC). However, the caretaker contract and the PBC are both pending because the AFRPA has not yet imparted its decisions on these matters. If the PBC is approved, but not the LIFOC, the interim period be indeterminate. If County becomes the caretaker, leases will be negotiated with the Airport; if not, then leases would be negotiated with AFRPA.

Banaszak inquired about the County resolution, discussed earlier in this meeting, regarding the movement of Midwest Airlines and Signature to 440th property. Bateman responded that there has been no decision put forth by the County on the move; only that a feasibility study to be conducted by the airport has been approved. The LRA has not taken a position.

Adjournment

Meeting was officially adjourned at 9:50 a.m.