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**Milwaukee 440TH
Local Redevelopment Authority (440th LRA) Meeting**

**Thursday, January 11 2007 at 10:00 AM
First Floor Conference Room, Zeidler Municipal Building
841 North Broadway, Milwaukee, WI 53202**

MEMBERS IN ATTENDANCE:

Jeffrey S. Polenske, P.E., Chair
Brian Dranzik, Vice Chair
Tony Snieg, Secretary
Rocky Marcoux, Treasurer
Dave Misky, Point-of-Contact (286-8682)

1. Agenda Review/Repair

Meeting called to order.

The minutes from the December 2006 meeting were accepted as written.

2. Robert Huber of the Federal Aviation Administration (appeared)

Mr. Huber spoke to the Board and indicated that: the FAA is responsible for the Federal Airport Program (compliance program and transfer of air force property). The FAA supports the County in its application for the transfer of the 440th land to the County and the FAA will participate in the process to transfer the property. Once the deed is signed the FAA is responsible for making sure the use of land follows the approved reuse plan.

3. Draft RFP to Retain Consultant to Develop Submission for Base Acquisition

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Key points within the RFP:

The first page provides the background of the 440th Air Force Reserve Base, what the consultant's responsibilities, including enlisting the FAA into the process and recognizing that the county airport layout plan which reflects that much of the land is planned for a future runway. The second page lists the plan's objectives: to guide and assist the 440th LRA, in determining what the development goals for the property, for outreach and for preparing a comprehensive Reuse Plan.

The draft RFP indicates that the plan has to be completed in 270 days, which could be shortened to 180 days. The dates assume the RFP is published in the next couple of weeks to give consultants 3 weeks to respond. If a consultant is selected by March 1, the plan should be complete (at 180 days) by approximately September 1. Then a tentative submittal date to the military would be December 15 and to HUD for its review.

The outreach components include: meeting with local constituents, politicians, the county, the state, the city, and responding to the groups that submitted Notices of Intent. While several Notices have been received, all Notices of Intent are due by Friday, January 19.

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Mr. Boese of the Office of Economic Adjustment, has indicated that federal grant funding is available. A grant application in the \$150,000-\$250,000 range is being considered to ensure that the plan is properly and expeditiously completed.

The coordination required includes having the consultant to regularly communicate with the 440th LRA.

There are 4 exhibits to the RFP, A through D. Exhibit A is a map layout of the 440th grounds. Exhibit B indicates the proposed parallel runway location. Exhibit C is the scope of services for the LRA redevelopment plan. And, Exhibit D illustrates a typical contract the consultant would enter. The Redevelopment Authority of the City of Milwaukee (RACM) was proposed and accepted as the conduit for awarding the contract. A RACM meeting is scheduled next Thursday, January 18. The agenda will include items to: 1) have RACM's board authorize RACM to implement a contract for the scope of services; and, 2) have RACM be authorized to accept a grant on behalf of the 440th LRA to pay for the consultant's services and other 440th LRA expenses. Mr. Misky will represent the 440th LRA at the RACM meeting scheduled for 809 North Broadway at 1:30 pm. RACM will be serving as the fiscal agent and the contracting agency for the 440th LRA.

Further duties of the consultant will be to address public participation requirements, to provide outreach to local organizations and elected and non elected officials, consider homeless interests and address the Notices of Intent received to develop the reuse plan. Additionally, the consultant must consider environmental information in its plan.

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Mr. Misky suggested 5 scoring components to use in evaluating the proposals, proposing 20% for each of the following: 1) experience and success in completing similar reuse plans; 2) experience with public participation techniques; 3) the experience of individuals assigned to the project; 4) the quality of the work; and 5) cost.

The goal is to get the RFP out the week of the 22nd, with proposals due February 13. LRA Board comments on draft RFP are due next Thursday (2/18/07).

The Board elected to establish a 180-day time line. Entering a contract by March 1, would result in a September 1, 2007 plan completion.

The motion for the 440th LRA to enter into an interagency agreement with RACM for the purpose of acting as fiscal agent and contract agent was postponed until after the Redevelopment Authority's vote.

The RFP will be advertised on the RACM website and the Daily Reporter.

4. Application for Federal Grant

Application for federal grant will follow in the steps of the RFP process. Once the proposal is finalized, further discussions as to the grant request will ensue.

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Reminder

January 19, 2007 is the deadline for all Notices of Intent (not January 12 as previously said in the last meeting).

A number of the veteran organizations have indicated concern and interest that there are some monuments at the site. The 440th LRA intends to respect and determine the appropriate place and cost, if the monuments have to be moved. This would be done in conjunction with the veteran's organizations. It was noted that whatever is placed on the 440th lands to commemorate the service of our veteran communities, it should be a part of the 440th LRA process to seek the funding necessary to move monuments to other locations if necessary. Appropriate substitute locations will need to be developed with the veteran's organizations. Mr. Misky should consider including language in the RFP that the consultant should address this matter.

Other

Earth Tech has been hired by the military to provide an environmental base line investigation for the property. Earth Tech has prepared a draft environmental assessment document and submitted it to the air force. Earth Tech will keep in contact with the 440th LRA as to the environmental study's status. The deadline for the Environment Analysis Study is May 2007. The 440th LRA should receive Earth Tech's findings at that time.

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6. Next Meeting

The next meeting of the Milwaukee 440th Local Redevelopment Authority will be Monday February 5, 2007 at 10 AM at the airport. A draft agreement should be available by that time and ready to discuss with RACM.

The meeting to consider the selection of a consultant is currently scheduled for February 21, 2007 at 10 AM at the airport. This part of the meeting will be closed. Staff will evaluate the proposals and provide preliminary recommendations. It was recommended that legal counsel be available at this meeting.

Move to adjourn at 11:02 AM

Respectfully submitted,

Arline M. Holliday

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