

**MEETING MINUTES OF
MILWAUKEE 440TH LOCAL REDEVELOPMENT AUTHORITY (LRA)
JANUARY 22, 2008 AT 2:00 P.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; Anthony Snieg, Milwaukee County General Mitchell Int'l Airport, LRA Secretary; Rocky Marcoux, City of Milwaukee, LRA Treasurer

EXCUSED: Dave Misky, City of Milwaukee, LRA Board Staff

ATTENDEES: George Schlossberg, Kutak Rock; Richard Gellendin, Milw. Co. Sheriff's Office; Barry Bateman, Milw. Co. GMIA; Bill Jasinski, 128th ARW; Roger Banaszak, Sterling Aviation; Rod Mayer, MKE Airline Liaison; Hilary DeBlois, Office of Senator Feingold; Ken Brown, Earth Tech; Beth Foy, Foy & Assoc.; Lynn Boese, DOD OEA; Craig Seymour, RKG Assoc.; Shawn Niessen, Milw. Co. GMIA.

Chairman Polenske called the meeting to order at 2:05 p.m. He informed the group that Marcoux would join them mid-meeting.

Introductions

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

Agenda Review/Repair

No changes.

Approval of Minutes – January 9, 2008

Dranzik moved to approve the minutes without changes. Snieg seconded. All were in favor. Motion passed.

Preferred Reuse Plan

Seymour distributed copies of the draft Reuse Plan and noted that it is posted on the City of Milwaukee Department of City Development website for public viewing. The document describes pros and cons of each of the alternatives originally under consideration. The recommended aviation reuse plan (Alternative A) is deemed superior to the others because it best satisfies the LRA's goals and objectives, which include:

- Short and long-term support of the Airport including proposed new runway construction.

- Support of airport and regional economic development.
- Rapid reuse of existing facilities.
- Recovery of jobs lost as a result of the 440th base closure.
- Transfer of 440th property to Milwaukee County through a no-cost Public Benefit Conveyance (PBC).
- Accommodations for interim use of property by the National Guard 128th ARW (possibly to include the fire station).
- Working to address the needs of other NOIs during the period between base closure and final transfer. In particular, the LRA is negotiating a binding agreement with the Hunger Task Force that is to be included in the Plan.

The Reuse Plan also recommends the acquisition of the remaining personal property inventory items such as office furniture, fixtures, vehicles, tools, etc. Most of the property has already been disbursed by the Air Force. Seymour added that the PBC should include transfer of utility systems so that the LRA can arrange for their maintenance.

The implementation strategy includes the following:

1. A Memorandum of Understanding between the City of Milwaukee and Milwaukee County regarding the base's reuse will be developed.
2. The County will take ultimate ownership.
3. Hopefully, County can lease facilities (LIFO) before final disposition.
4. It is recommended that the LRA/County pursue the Caretaker Contract.

Favorable AFRPA action on the caretaker contract would support the ability to develop Leases in Furtherance of Conveyance (LIFO) because the caretaker contract will enable the County's familiarization of the management responsibilities and requirements of this property and ease the transition to ownership, and it will facilitate the negotiation of new leases upon conveyance of the facilities to the County.

Some type of interim lease agreement with the County is needed to allow the development of a LRA/County lease agreement with the Hunger Task Force (HTF) and speed the reuse of 440th buildings. Schlossberg reported that he has prepared a draft HTF lease agreement but is waiting for the AFRPA decision on the LRA/County's caretaker proposal. The County cannot lease or sublease to HTF or to any other entities that submitted a NOI until it has approval from AFRPA. Although the reuse plan could be submitted with various contingencies pending AFRPA approval, it is not likely that HUD would favor the plan

without assurances that the HTF's needs would be met. If HTF is not satisfied, HUD might reject the reuse plan and the plan would need to be rewritten and resubmitted to reflect the impact of AFRPA decisions once they have been made. Furthermore, a delay will diminish potential revenues from leases that could offset the interim base caretaking/operating costs.

Agreement Between the City of Milwaukee and Milwaukee County

The City Common Council has approved the Memorandum of Understanding regarding the base reuse plan. County approval is pending.

Status and Discussion of LRA Letter to AFRPA

As indicated, the LRA has not received any response to its November 29, 2007 letter to the AFRPA requesting the PBC, the lease of the property, or the LRA's request to be awarded the caretaker responsibilities. Schlossberg recently contacted the agency in an effort to expedite a response. It appears that the AFRPA is considering a request by the Wisconsin Air National Guard (WANG) 128th Air Refueling Wing (ARW) regarding the Guard's use of the fire station as a means of assigning the caretaking responsibilities to the WANG.

Snieg and Bateman reported that they had met representatives from the 128th and discussed this matter. Snieg explained that the 128th has somewhat reluctantly presented a proposal to AFRPA to take on caretaker duties, but that the Guard's request for use of the firehouse is a separate issue. Furthermore, the 128th is only looking to lease the firehouse and is not seeking a deed to the firehouse property. From the LRA's perspective, the 128th's lease of the firehouse would be acceptable. It could be accommodated under the LRA's Recommended Reuse Plan, as such a lease would meet the aviation support goals for the reuse plan and would also be a good fit for the building. The WANG 128th ARW considers the caretaker contract and lease issues as independent matters. Jasinski confirmed Snieg's assessment.

The only remaining issue is that of access to the National Guard property north of the 440th lands and airport security needs. Access through the 440th lands presently affords uncontrolled access to the operations area of the airport. The 128th access issue is a significant challenge that will not change based on the choice of caretaker. The Guard has authorized the installation of a card reader at the Howell Avenue entrance, but that option might not be sufficient to meet the TTSA's security requirement. The airport is required to comply with FAA/TSA security directives and additional fencing and monitoring may be needed. Snieg noted that it is not a good time of year for fence installation and significant expenditure might be required. Airport security personnel will continue to address this issue.

The latest proposed date for the Reuse Plan submittal was to have been January 29, 2008. However, since the basic elements of the Recommended Reuse Plan depend on AFRPA decisions, the application process will need to be placed on hold. The LRA approved a motion that another extension should be sought from the Department of Defense (DOD). The request will be for a 60-day extension to allow ample time for AFRPA to respond and for any follow-up action that may be required. Boese said that, if the request were to be submitted today, he would expect that it could be processed by early next week. He also noted that the DOD has

historically granted extensions in support of LRA's; however, there is no guarantee. Hilary DeBlois, from the Office of Senator Feingold, offered assistance from the Senator's office, if needed, regarding the AFRPA's decision-making process.

In mid-February, the Association of Defense Communities Winter Forum will be held in New Orleans with senior leadership from the DOD and AFRPA, and LRA representatives from around the country in attendance. Schlossberg is a speaker and will ask for a meeting with the head of the AFRPA. He suggested that at least one representative from the Milwaukee LRA attend.

The 440th Air Force Reserve will be vacating the 440th property on February 2nd, and AFRPA will need to announce the caretaker who will be responsible for the property maintenance. Snieg expressed concern that the LRA could be awarded the caretaking responsibility on extremely short notice, and the LRA has not yet received the scope of work from AFRPA. 128th representative Jasinski stated that the 128th has received the scope from the AFRPA, which had been provided to the existing contractor.

Public Meeting to Present Preferred Reuse Plan

The final public meeting on the LRA reuse plan is scheduled from 4:00 p.m. to 6:00 p.m. today in the GMIA Sijan Conference Room. It is the last of three public meetings that were designed to present the Recommended Reuse Plan and gather public comments. Seymour provided an overview of the Plan and the process for National Public Radio in an interview yesterday. Foy & Associates sent out notices of the public meetings and published an additional notice in the Milwaukee Journal Sentinel's Business Section.

Final Closing Ceremony for 440th Airlift Wing

January 31, 2008 at 2:00 p.m.

Next Meeting

February 19, 2008 at 9:00 a.m. in the GMIA Sijan Conference Room.

Adjournment

Meeting was adjourned at 2:45 p.m.