

**MEETING MINUTES OF
MILWAUKEE 440TH
LOCAL REDEVELOPMENT AUTHORITY (LRA)
MAY 9, 2007, AT 9:00 A.M.
GENERAL MITCHELL INT'L AIRPORT SIJAN ROOM
5300 S. HOWELL AVE., MILWAUKEE, WI 53207**

PRESENT: Jeff Polenske, City of Milwaukee, LRA Chairman; Rocky Marcoux, City of Milwaukee, LRA Treasurer; Brian Dranzik, Milwaukee County, LRA Vice Chair; Dave Misky, City of Milwaukee, LRA Board Staff; Tony Snieg, Milwaukee County, GMIA, LRA Secretary

ATTENDEES: Louis Mangold, 440th Air Wing; Colleen Reilly, CH2M HILL; Rich Block, CH2M HILL; Lynn Boese, OEA; Peter Knudsen, Office of the Governor, State of Wisconsin; Larry Thompson, 440th Air Wing; Mark Miller, Collins Engineering; Tim Kerrigan, Milwaukee School of Engineering; Steven Lavey, 440th Air Wing; Ken Brown, EarthTech; Steve Basting, Milwaukee Police Dept.; Ramon Galaviz, Milwaukee Police Dept.; Gordon Gregg, Milwaukee Police Dept.; Greg Failey, Milwaukee Police Dept., James Bocek, Milwaukee Police Dept.; Carol Curfman, Milwaukee County Sheriff; Francis Clifford, Dept. of Air Force Deputy General Counsel; Adam Antwine, Air Force Real Property Agency; Frank Melendrez Jr., Air Force Real Property Agency COO/Kelly

Vice Chair Dranzik called the meeting to order at 9:08 a.m.

Introductions

Dranzik asked that each person in attendance identify him/herself and who they represented.

Approval of Minutes from April 17, 2007 Meeting

Marcoux moved for approval of the minutes of March 17, 2007; the motion was seconded and the minutes were approved.

One-Page Timeline Summary of 440th and LRA

At the April 17th 2007 meeting, Marcoux requested Misky to develop a one-page journal of the LRA proceedings indicating “how we got to here.” Misky presented a one-page 440th LRA redevelopment plan timeline indicating the notable dates in the procedure to this point, including the projected schedule through October 2007. The report was accepted as presented.

Interagency Agreement between 440th LRA and Milwaukee County regarding F4 Fighter Aircraft

Snieg explained that Milwaukee County requested the loan of the F4 fighter aircraft to remain on display in Milwaukee. To assist in the application for the loan, it had been recommended by several members of the 440th that an interagency agreement between Milwaukee County and the LRA be enacted to ensure that the aircraft can remain in its current location on the 440th base until the ultimate plan for the reuse of the 440th base requires the aircraft’s relocation. Snieg reported that the Milwaukee County Board approved the interagency agreement. LRA Board authorization was now being sought allowing the LRA president to sign the interagency agreement. Marcoux moved for approval, Snieg seconded, and the motion carried.

Air Force Real Property Agency

Misky indicated that several speakers from federal agencies were in attendance and would speak concerning a “caretaker role” with regard to the 440th buildings during this process. The senior representative of the Air Force Real Property Agency (AFRPA), Adam Antwine, indicated that a presentation would be made regarding AFRPA’s mission regarding the 440th base closure and that copies were being produced at the moment. Francis Clifford of the Office of Air Force Deputy General Counsel indicated that DOD requirements that a Finding of Suitability to Transfer (FOST) report would be developed by the DOD which would be available to the LRA. That FOST document would speak to environmental issues, if any, and would provide the framework for dealing with the State of Wisconsin Department of Natural Resources (DNR) in assisting with the transference of property. Clifford did not anticipate any major problems with the property. Frank Melendrez of the AFRPA distributed overview summaries of the AFRPA mission to the committee. Antwine indicated that the 440th Air Force Reserve Base is one of the faster base closings in its area of responsibility and that the AFRPA was seeking some indication of the LRA’s plans for the use of the lands. Additionally, the AFRPA was attempting to develop an understanding of the position of the stakeholders requesting use of the land and the land’s ultimate disposition. Clifford interjected that the Office of the Deputy General Counsel has had significant experience addressing the legal transference process and that the entire procedure must follow National Environmental Protection Act (NEPA) guidelines and that a Disposal Record of Decision would be required. Antwine indicated that AFRPA is responsible for the caretaking of the base during the closure process and that it is the agency’s preference not to have caretaker responsibility after the transition or transference of the property. Antwine proceeded to go through the first four slides of the overview summary of AFRPA’s mission and vision. It was indicated that the 440th would have a July through September 2007 closeout timeframe, and that the agency would be developing a maintenance plan for the base through the approximate base transfer date of February 2, 2008.

Antwine reiterated that it would be useful to know what were the plans of the LRA. Marcoux responded that the LRA had retained a consultant to develop plans, that it was very early in the planning process, and that the plans need to be approved not only by the LRA but also by local political entities.

Melendrez of the AFRPA indicated what the maintenance requirements were for the custodial care of the base as well as a general overview on what would be done and transpire. Antwine indicated that the agency would request proposals for the maintenance of the facility with an approximate start date of February 3, 2008, continuing until this date of transfer; however, it may be minimal in accordance with the caretaker guidelines (only what is required), and that ultimately the AFRPA would be the final approver of the transfer of the property to whomever is determined through the land reuse plan process. Antwine also indicated that a number of federal personnel were involved in various aspects of the transference and need to remain informed.

Marcoux indicated that Antwine should forward a letter to the LRA chairman with the appropriate contacts so that the 440th LRA and its consultant could keep the appropriate members of the agency as well as other members of the federal government informed of the LRA’s progress with regard to the development of the land reuse plan.

Discussion followed regarding access to the 128th buildings located just north of the 440th lands upon closure of the 440th checkpoint. Snieg indicated that entrance would be possible airside through secured areas, if public access from city streets would not be needed and may not be of significant concern.

Marcoux inquired as to whether AFRPA could retain the City or County directly for the maintenance of the base upon closure of the 440th. Antwine indicated that a bid process was necessary. Ramon Galaviz, Deputy Inspector, Milwaukee Police Department, questioned how the security would be provided to the base upon the departure of the 440th. Presently, the City of Milwaukee provides police services as needed

and requested by the 440th military personnel. Upon the military's departure, will the City or County be providing security/police services? The provision of security will require some consideration.

The agency indicated that it would prefer to transfer the entire 440th property to one entity and have no island carve-outs, which could come about due to environmental hotspots. However, Chris Morris reported that the environmental survey, which is part of the FOST report, indicated that it is unlikely that such carve-outs related to environmental hotspots would be necessary. Morris briefly discussed the environmental condition and property report, which had been previously provided to the LRA.

Next Meeting

The next 440th LRA meeting will be held June 19th, at 9:00 a.m. in the Sijan Room at GMIA. Beyond that date, meetings are scheduled for July 17, August 21, September 18, October 16, November 20, and December 18, all at 9:00 a.m. in the Sijan Room at GMIA.

No other business was discussed.

The meeting was adjourned at 10:28 a.m.

H:\Private\Properties\Airside\Tony\440th Meeting Minutes of May 2007.doc