

DRAFT

**MEETING MINUTES OF
MILWAUKEE 440TH LOCAL REDEVELOPMENT AUTHORITY (LRA)
JUNE 19, 2007 AT 10:00 A.M.
GENERAL MITCHELL INT'L AIRPORT MILWAUKEE 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: Timothy R. Danielson, Pollina Corporate; Rich Block, CH2M Hill; Craig Seymour, RKG Assoc.; John Zapfel, Office of the Governor; Barry Bateman, Milwaukee County Airport; Joe Marchewka, Milwaukee County Airport; Paul Heeren, 440th AIP-ARS; Aaron Klug, 440th AIP-ARS; Jackie Blazek, 440th Real Property; Louis Mangold, 440th Civil Engineering; Larry Thompson, 440th Civil Engineering; Tom Heller, Milwaukee County Airport; Tim Reinbold, Norris & Associates; Greg Failey, Milwaukee County Airport; Chris Lukas, Milwaukee County Airport; Pete Jaskulski, Milwaukee County Sheriff (sign-in sheet attached)

Chairman Polenske called the meeting to order at 9:00 a.m.

Introductions

Chairman Polenske asked the LRA Board members to identify themselves for the audience.

Approval of Minutes from May 9, 2007 Meeting

Marcoux moved for approval of the minutes of May 9, 2007; the motion was seconded by Dranzik and the minutes were approved with no corrections.

Public Meeting – June 19th, 6:00 p.m. at MATC Oak Creek

Craig Seymour of RKG announced that the first public meeting regarding the base closure process would be held at 6 p.m. on June 19, 2007, at the MATC Oak Creek campus. Seymour indicated that he would make a half-hour presentation after which time there would be a question and answer period.

Progress Update from RKG & Associates

Seymour made a brief presentation on the progress report distributed to the Board members prior to the meeting regarding the process. Seymour indicated that there would probably be two more public sessions beyond the one scheduled for June 19 to ensure that all interested parties are given an opportunity to present their viewpoints and requests, in accordance with the federal requirements. Seymour indicated that although the Hunger Task Force notice of interest is not

from a homeless agency, the Hunger Task Force could be considered a “second-tier” homeless provider, serving a number of homeless communities with its services and as a result, the Hunger Task Force request would be considered very carefully. Computer disk listings of the personal property available from the 440th Reserve Base had been provided previously to Misky who indicated that the disks would be made available to LRA Board members. Seymour indicated that the LRA “seek control” of personal property that may be of use. The LRA has 30 days to review the property available, and 30 days to decide on which property it would be interested in retaining. Seymour reiterated that City zoning will be needed to accommodate any land uses recommended in the Reuse Planning. Seymour further indicated that in order to give appropriate direction to the entire LRA process evaluation, a policy/guidelines statement from the LRA board is needed. Seymour will provide, via e-mail, the policy/guidelines/goals developed by several other LRAs regarding base reuse plans.

Further, draft chapters of the plan development progress will be provided at the next meeting in three-ring binders which will be updated readily by RKG as the process proceeds. In addition, this information should be put on a website possibly with links from the Milwaukee County and City of Milwaukee websites. Some discussion followed as to where the website would be hosted, with the City LRA representatives indicating that it could be hosted at the Department City of Development website.

Dranzik questioned whether the notice of interest process is still ongoing, and whether or not other parties could still contact the LRA indicating an interest. Seymour replied that in order to ensure that the process is viewed favorably by the federal government, RKG would contact all interested parties.

Dranzik questioned what type of property conveyance was being considered by RKG for the 440th property. Seymour indicated that that would be included in the last chapter of the plan. At that time, Seymour briefly explained the various types of conveyances possible including: (1) public benefit conveyances, which would be one public agency to another, at no cost up to fair market value; (2) economic development conveyance, whereby the property could be transferred to the LRA at fair market value to zero dollars, or anywhere in between, dependent on the case made for need. In this case, the LRA would receive title; (3) a direct public sale by the federal government; (4) an “early transfer” to accommodate the need for environmental cleanup by eliminating the need for the federal government to do the cleanup by offering the land at a reduced rate to a private entity which would perform the cleanup at potentially significantly less cost; and (5) a transfer for “conservation purposes” which will probably not be involved with the Milwaukee process.

RFP Process for Retaining Legal Counsel to Assist LRA with Base Transfer

Misky indicated that, after discussion with Lynn Boese of the OEA, there will be a need to issue an RFP for legal counsel. \$50,000 has been included in the grant budget for that type of effort. Snieg questioned whether it was premature to enter into an agreement with counsel at this time. Misky indicated, along with Seymour, that it would be very useful for legal counsel to work concurrently with RKG in the development of the plan to ensure that the plan is being developed in conformance with federal guidelines. Misky will work on the RFP and present draft copies to the LRA board in the near future.

Association of Defense Communities Conference July 28-31, 2007

A brief discussion was held on potential LRA member attendance at the Association of Defense Communities (ADC) July 28-30, 2007 meeting to be held in Miami, Florida. The grant budget allows two Board members to attend. Misky will meet with other members to consult their schedules.

Other Business

Regarding media inquiries, discussion was held whereby media inquiries as well as public inquiries should initially be directed to Beth Foy of Beth Foy and Associates as the representative of the reuse plan consultant team retained by the LRA or to Chairman Polanske so that one voice can be maintained regarding the Milwaukee LRA process.

Confirm Next Meeting Date and Location

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

Meeting was adjourned at 9:45 a.m.

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