



**CH2MHILL**



# Milwaukee 440th Redevelopment Authority



## Reuse Planning Process

Public Input Meeting - June 19, 2007

RKG Associates, Inc. Durham, NH

CH2M HILL

Beth Foy and Associates, LLC

Norris & Associates

Milwaukee, WI

Menomonee Falls, WI

Milwaukee, WI



# Introduction

## ■ Introduction

- RKG Associates
  - Craig Seymour – Project Manager
- CH2M HILL
  - Rich Block, P.E. – Facilities Engineering
  - Colleen Reilly – Senior BRAC Advisor
- Beth Foy and Associates LLC
  - Beth Foy – Public Involvement and Planning

Rick Norris  
Norris & Associates

## ■ Team Strengths

- 25+ Years experience
- Local presence, national experience
- Multi-disciplinary team (planning, engineering, market, financial)
- BRAC Experts
- Implementation-oriented, demonstrated results



# 440<sup>th</sup> LRA Reuse Planning

## ■ Objectives of Tonight's Meeting:

- Introduction of Consultant Team
- Overview of Reuse Planning efforts & schedule
- Overview of the Base Closure process
- Answer questions about the property & process
- Get input from you!



# Team Details

## ■ **RKG Associates, Inc.**

- Planning, Economic and Real Estate specialists
- Public and Private Sector Clients
- National leader in Military Base Redevelopment
- Strong knowledge of airport economics

## ■ **CH2M HILL**

- Milwaukee Office (30+ Years)
- BRAC Experience
- Infrastructure/Construction/Development/Environmental Specialists
- Strong knowledge of local stakeholders
- Strong relationship with Air Force leadership

## ■ **Beth Foy and Associates, LLC**

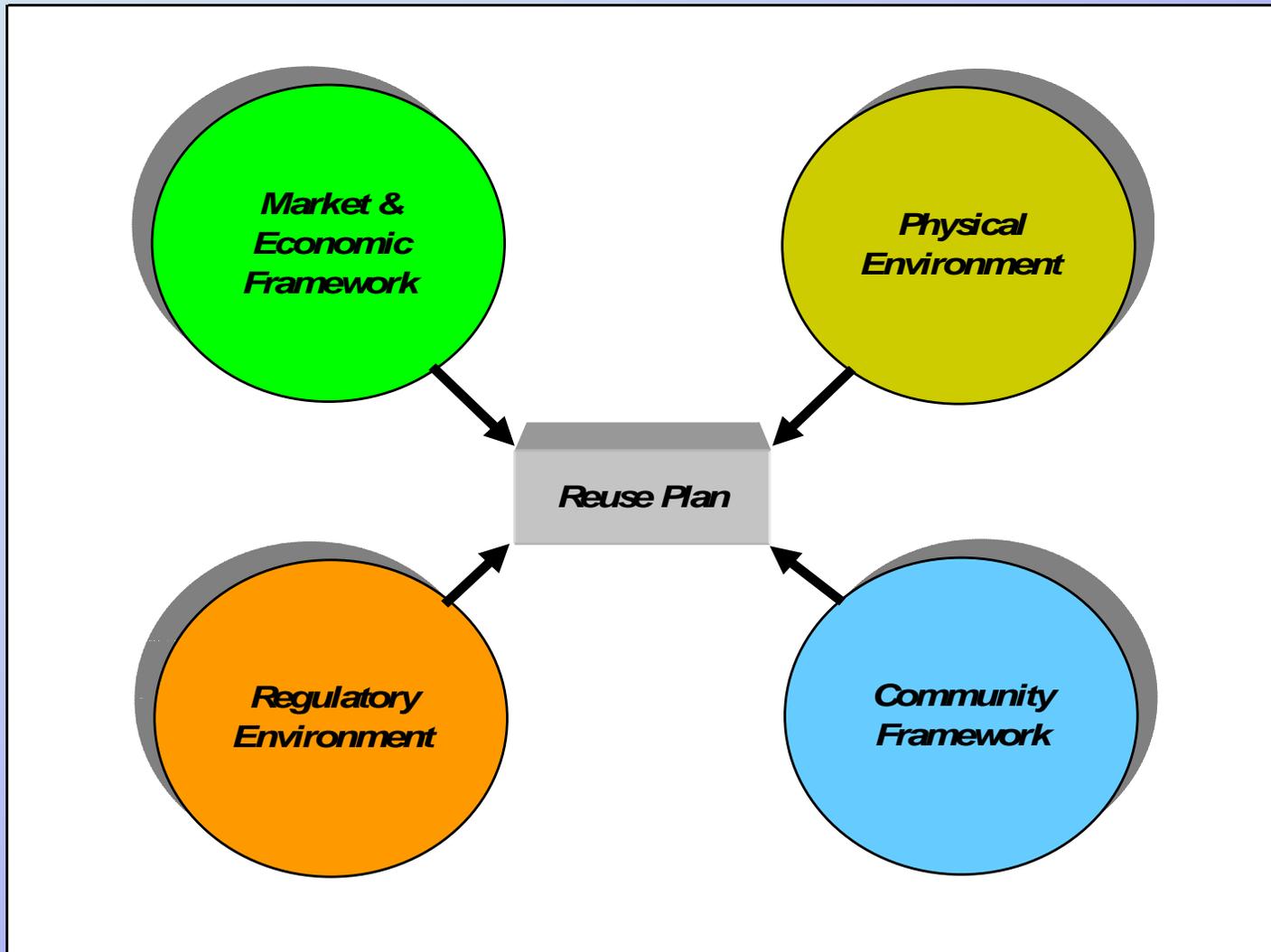
- Milwaukee Native
- 20 Years Local Planning and Public Involvement Experience
- Experience with Airport Issues
- Good Relationships with Community Partners

## ■ **Norris & Associates**

- Civil Engineering & Infrastructure Analysis
- Science & Planning
- Founded in 1994
- Experience with Airport Master Plan



# Project Overview



# Tasks & Process

- **Facilities Assessment**
  - Infrastructure
  - Environment
  - Existing Facilities
- **Economic/Market Analysis**
  - Development Potential
- **Public Input**
  - Inform & Educate
  - Develop Partnership Approach
- **Property Transfer Alternatives**
  - Public Benefit, EDC, Early Transfer .....
- **Reuse Master Plan**
  - Roadmap for Implementation
  - Analyze realistic alternatives
  - Develop preferred redevelopment plan
  - Implementation strategy & financial analysis



# 440<sup>th</sup> Air Reserve Base

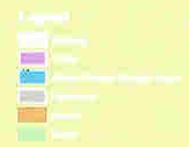


GENERAL MITCHELL AIR RESERVE STATION - MILWAUKEE, WIS.





- 101 Main Gate Overwatch
- 102 Military Personnel / Finance
- 103 Training Headquarters
- 104 Emergency Generator for Building 102
- 105 Vehicle Ops / Maintenance
- 106 Storage
- 107 Messing
- 108 South Dining Hall
- 109 Civil Engineering Squadron Admin
- 110 Heavy Equipment Storage
- 111 Baling / Fitness Center
- 112 Unassociated Club
- 113 Instrument Shop
- 114 Operations Support Flight (OSF) / ALCF
- 115 Base Exchange Sales Store
- 116 Macquell Court
- 117 Emergency Generator for Building 102
- 118 Services Flight
- 119 Emergency Generator for Building 111
- 120 Fire Protection Pumphouse
- 121 ALCF Flight (ALCF) Storage
- 122 MOC Equipment Shop
- 123 Services Storage
- 124 Medical Maintenance
- 125 Base Storage
- 126 Communications Flight
- 127 CES Shop
- 128 Communications Flight Storage
- 129 Services Storage
- 130 CES Shop
- 131 Base Storage Facility
- 132 CES Shop
- 133 Medical Training Facility
- 134 Security Forces
- 135 Hazardous Material Storage
- 136 Security Forces Storage
- 137 Visitors Control Center (Pass and ID)
- 138 Truck Inspection Facility
- 139 Base Supply / CES Storage / Wing Plans
- 140 Readiness Flight / Deployment Center
- 141 Security Forces Equipment Facility
- 142 Recruiting
- 143 Propulsion Shop
- 144 Squadron Operations
- 145 Tactics / Intel
- 146 Emergency Generator for Building 212
- 147 Fire Station
- 148 Flightlights Admin / Training
- 149 Hangar Air Compressor /
- 150 APFF Fire Suppression System
- 151 Ammunition Hangar
- 152 Armory
- 153 JE Shop
- 154 Aerial Port Squadron
- 155 Aircraft Maintenance Storage
- 200 Aircraft Maintenance / Flightline Facility
- 201 Base Operations (Airfield Management)
- 202 LSE Support / Intel Storage Facility
- 203 Storage
- 204 Business Training Facility
- 205 Readiness Training Facility
- 206 Readiness Training Facility
- 207 Readiness Training Facility
- 208 Readiness Training Facility
- 209 34th Aerial Port Squadron Facility
- 210 Personnel Supply Storage
- 211 Personnel Space Training
- 212 Munitions Storage
- 213 Munitions Storage
- 214 Munitions Maintenance and Inspection
- 215 Fire Department Air-Pak Training Facility
- 216 Readiness Training Facility
- 217 Combat Arms Training and Maintenance
- 218 Small Arms Indoor Firing Range
- 219 Jet Systems Maintenance Dock
- 220 Operations
- 221 HazMat Pharmacy
- 222 LATS Facility
- 223 Jet Fuel Pumping Station
- 224 Aboveground JP-8 Fuel Tank
- 225 Jet Fuel Fill Stand
- 226 Jet Fuel Pumphouse
- 227 LDU Storage
- 228 Jet Fuel Storage
- 229 Gas Station
- 230 Munitions Residue - Demil
- 231 West Gate Overwatch
- 232 Main Gate House
- 233 West Gate House
- 234 Protection - Small Arms



**40th AIR FORCE RESERVE COMMAND**  
**40th CIVIL ENGINEERING DIVISION**  
**40th AIRLIFT WING**  
 1000 COLLEGE AVENUE  
 MITCHELL INTERNATIONAL AIRPORT  
 MITCHELL, WISCONSIN 53201-2509

DATE: SEPTEMBER 2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

# The BRAC Process

- **Once property is declared as “surplus”, disposal and transfer process kicks in...**
  - Federal agency screening (completed)
  - State and local agency screening
    - **Housing the homeless – special provisions**
    - **Notices of Interest received**
      - Milwaukee County
      - City of Milwaukee
      - Hunger Task Force
      - Milwaukee Area Technical College
      - Women’s American Legion Post 448
    - **Other interests**
      - Milwaukee School of Engineering
      - Private companies

# The BRAC Process (con't)

## ■ **Property Conveyance Methods**

### □ **Public Benefit Conveyance (PBC)**

#### ■ **Transfer to user (public/non-profit) via sponsoring federal agency**

- Airports – Federal Aviation Administration (FAA)
- Homeless Assistance – Housing & Urban Development (HUD)
- Education – Department of Education (DOE)
- Public Safety – Departments of Justice/Homeland Security

### □ **Economic Benefit Conveyance (EDC)**

#### ■ **Transfer to LRA for job generation purposes**

- At fair market value or at discount
- LRA then sells/leases property

### □ **Advertised Public Sale**

#### ■ **Direct to public/private users**

- Internet auction

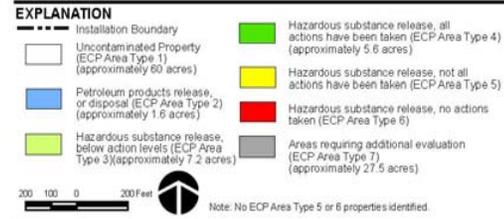
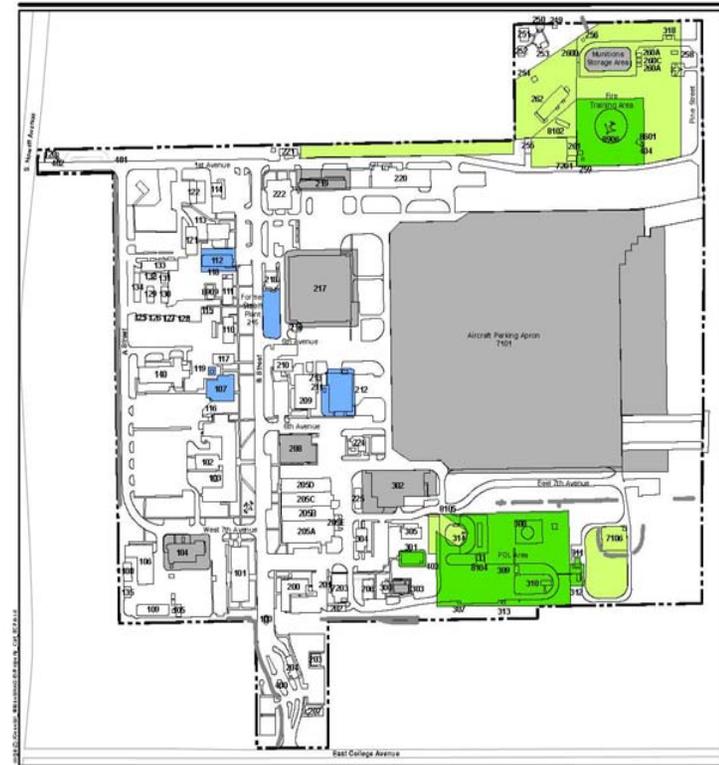
#### ■ **Land use (zoning) set by Reuse Plan**

### □ **Early Transfer (for environmental cleanup)**

#### ■ **In exchange for carrying out clean-up operations**

# Environmental Clean-up

- Full responsibility remains with the Department of Defense
- Property must be cleaned to agreed-upon standards before transfer can occur
  - State regulators (DNR) and LRA involved
- Air Force to complete Environmental Assessment (EA) as soon as Reuse Plan is completed
  - Serves as basis for clean-up program and schedule
- Clean-up timing dependent on funding availability
  - Highly competitive process among all BRAC bases
- Early Transfer may allow for faster (and possibly more cost effective) clean-up by private sector in cooperation with LRA



**General Mitchell International Airport Air Reserve Station ECP Area Types**

Figure 3

# Reuse Plan Schedule

- **Goal is to complete plan by early September**
- **June/July**
  - Continue data collection and analysis
  - Complete preliminary facilities assessment and infrastructure analysis
  - Complete regional market and economic analysis
- **July/August**
  - Develop up to three reuse alternatives for LRA/public discussion and further analysis
  - Refine and complete environmental and other baseline studies
- **August/September**
  - Develop, refine and LRA approve the *preferred reuse plan*
  - Complete report and submit to HUD and Air Force/DoD
- **September – February**
  - Air Force completes EA
  - Property ready for transfer

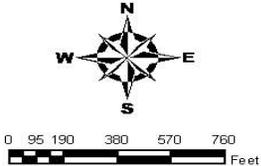
# 440th BASE - RUNWAY EXPANSION

- **GMIA Master Plan**
  - **Future Runway**



- LEGEND**
- Future Runway
  - Future Safety Approach
  - GMIA Existing Propertyline
  - ⊕ Municipal Boundary

**WORKING DRAFT DOCUMENT**



# Public Input

- **Questions?**

- Ask!

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- **Ideas?**

- Let us know .....

# Key Contacts/Sources of Information

## ■ 440<sup>th</sup> LRA

- David Misky – Project Coordinator
  - [david.misky@milwaukee.gov](mailto:david.misky@milwaukee.gov)
- Craig Seymour (RKG) - Project Manager
  - [crs@rkgassociates.com](mailto:crs@rkgassociates.com)
- Rich Block (CH2M Hill) – Deputy Project Manager
  - [rich.block@ch2mhill.com](mailto:rich.block@ch2mhill.com)
- Beth Foy – Public Process Consultant
  - [bethfoy@execpc.com](mailto:bethfoy@execpc.com)

## ■ Department of Defense

- Office of Economic Adjustment (OEA)
  - [www.oea.gov](http://www.oea.gov)

## ■ Association of Defense Communities (ADC)

- [www.defensecommunities.com](http://www.defensecommunities.com)