

DRAFT

**MEETING MINUTES OF
MILWAUKEE 440TH LOCAL REDEVELOPMENT AUTHORITY (LRA)
JULY 17, 2007 AT 9:00 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: Beth Foy, Beth Foy & Associates, LLC; Rich Block, CH2M Hill; Tim Reinbold, Norris & Associates; Mark Sargent (MATC); Louis Mangold, 440th Air Wing CEC; Aaron Klug, 440th Air Wing CEV; Jackie Blazek, 440th Air Wing CER; James Macgillis for Lt. Steve Basting, Milw. Police Dept.; Peter Ginn, First Industrial Realty Trust; Tim Kerrigan, MSOE; Wendy Domoracki, Sterling Aviation, LLC; John T. Zapfel, Office of Governor Jim Doyle; Lynn Boese, OEA; Peter Jaskulski, Milw. Co. Sheriff; Gwen Sheppard, Milwaukee Women's Post 448 American Legion; Kevin Brown, Earth Tech; David Wise, Wispolitics; Craig Seymour, RKG & Associates; Barry Bateman, Milw. Co. General Mitchell International Airport (sign-in sheet attached)

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

Introductions

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

Approval of June 19, 2007 Meeting Minutes

Marcoux moved for approval of the minutes of June 19, 2007; Dranzik seconded, and the minutes were approved with no corrections.

Follow Up of June 19, 2007 Public Meeting

Craig Seymour of RKG & Associates indicated that he would keep the Internet website up to date regarding the activities of the consultant. The website is www.mkedcd.org/440th/. He then reported on the first-draft chapters of the plan being developed by RKG & Associates.

Draft Report from RKG & Associates

Seymour indicated that after contacting the utility companies serving the base, none was interested in taking over responsibility for the grids within the 440th site. He then provided a brief summary of the heating, electricity, natural gas, and other utilities on the site. RKG and its subcontractors toured the facilities including all the buildings. Generally speaking, the buildings are in good condition and approximately one-third will be affected by the runway expansion. Seymour acknowledged the aid of the Reserve in conducting the tour.

The environmental review completed by Earth Tech was reviewed by the consultants. It was noted that most of the areas are Category 2 or Category 7 sites, and that there are eight Category 7 sites which will need further review. Those reviews will be done in conjunction with the Wisconsin Department of Natural Resources.

Regarding the historical and cultural aspects of the base, nothing of historical significance has been noted so far, although some of the buildings are approaching 50 years of age and are potentially significant.

Regarding the economic/marketing aspects, because the site has its main access on College Avenue and limited right-turn-only-exit access to Howell Avenue, the current marketing potential for the area is somewhat limited. The base has virtually no frontage on Howell at the present time and, subsequently, developers would take that into consideration. Seymour pointed out that the value of the base land is really in its adjacency to the airport.

Seymour restated the various transfer mechanisms for the land and also identified the entities in the community who submitted a notice of interest. RKG will now go to each of those parties and request more specific information as to their "interest."

MilCon Exchange Proposal

Seymour indicated that several instances exist of a relatively new vehicle for transferring land called a MilCon Exchange. MilCon Exchange provisions allow the military to quickly transfer a property to a third party based upon the fair market value of the facilities in question. The

facilities are transferred to a private entity whereby the entity takes over the land and agrees to construct or provide similar facilities at different locations for the military.

Peter Ginn of First Industrial (Regional Director, Milwaukee) Realty Trust, Inc., presented a review of First Industrial's notice of interest submitted for a MilCon Exchange from the military. He indicated that First Industrial was a large New York Stock Exchange trust with significant real estate holdings. First Industrial would accommodate any environmental issues that were outstanding and provide the military with the appropriate substitute facilities at some other location. Mr. Ginn was asked whether First Industrial had any other aviation-related properties, and he responded that he was not sure if any other such properties were under the control of First Industrial. Ginn then indicated that First Industrial would take the entire property and work with the LRA local government authorities including the LRA to ensure usage meets the appropriate planning goals.

RFP For Retaining Legal Counsel To Assist LRA With Base Transfer

Misky reported that in the near future he will provide LRA board members with a draft Request For Proposal for retaining legal counsel. It was noted that both the City Attorney and County Corporation Counsel should be kept apprised of any efforts on the part of retained legal counsel. Misky indicated that the draft would be available to the City Attorney as well as the County Corporation Counsel for review.

Association of Defense Communities Conference July 28-31, 2007

The Association of Defense Communities Conference to be held July 28-31, 2007, will be attended by Dave Misky and Jeff Polenske. Several copies of the Association of Defense Communities 360 Publication were provided by the Association as part of the materials provided to the LRA board.

Other Business

A disk containing a list of all the personal property of the 440th was provided to LRA board members. Final LRA member comments on the goals and objectives for the LRA are due to RKG by the week of July 23, 2007.

RKG has proposed having a workshop on August 7th for the public to provide additional comments on the reuse of the base. More details will be mailed out.

Confirm Next Meeting Date and Location

The next 440th LRA meeting will be held August 21, 2007 at 9:00 a.m. in the Sijan Room at GMIA. After that, meetings are scheduled for September 18, October 16, November 20, and December 18; all at 9:00 a.m. in the Sijan Room at GMIA.

The meeting was adjourned at 10:07 a.m.

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