

**MEETING MINUTES OF  
MILWAUKEE 440<sup>TH</sup> LOCAL REDEVELOPMENT AUTHORITY (LRA)  
AUGUST 21, 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; Brian Dranzik, Milwaukee County, LRA Vice Chair; Rocky Marcoux, City of Milwaukee, LRA Treasurer; Tony Snieg, Milwaukee County General Mitchell Int'l Airport, LRA Secretary; Dave Misky, City of Milwaukee, LRA Board Staff

**ATTENDEES:** Beth Foy, Beth Foy & Associates, LLC; Tim Reinbold, Norris & Associates; Louis Mangold, 440<sup>th</sup> Air Wing CEC; Roger Banaszak, Vice President of Marketing and Sales, Sterling Aviation, LLC; Lynn Boese, OEA; Gwen Sheppard, Milwaukee Women's Post 448 American Legion; Ken Brown, Earth Tech; Craig Seymour, RKG & Associates; Barry Bateman, Milwaukee County General Mitchell Int'l Airport; Deb DeDecker, Milwaukee County General Mitchell Int'l Airport; Chris Morriss, AFRPA-COO; Lois O'Keefe, Office of Congresswoman Gwen Moore; Cynthia Cruciana, CH2M Hill; Kay Grosinske, AF Center for Engineering and the Environment (AFCEE); Steve Basting, City of Milwaukee Police Dept.; Gordon Gregg, City of Milwaukee Police Department (sign-in sheet attached)

Chairman Polenske called the meeting to order at 9:05 a.m.

**Introductions**

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

**Approval of July 17, 2007 Meeting Minutes**

Marcoux moved for approval of the minutes of July 17, 2007; Dranzik seconded, and the minutes were approved with no modifications.

**Follow-Up of Association of Defense Communities Conference July 28-31, 2007**

Polenske and Misky reported that the conference was beneficial and informative, related to what they were currently doing, and provided an opportunity to meet individuals that they will be working with in the near future.

### **Adoption of Goals & Objectives (440<sup>th</sup> LRA Action)**

Polenske read through the Goals & Objectives for the 440<sup>th</sup> LRA as developed by RKG with direction from the LRA Board. Snieg moved for adoption of Goals & Objectives; Marcoux seconded; and the Goals & Objectives were approved. There was no discussion or comment.

### **Outcome of August 7, 2007 Public Workshop (RKG)**

Seymour reported that the August 7 public workshop provided additional input to form the alternatives for transfer of the 440<sup>th</sup> property. Information was presented at the workshop regarding the property, the surrounding region, the economy, and the airport. A series of alternatives was compiled by RKG, which were based upon the goals and objectives of the LRA. The pros and cons of transferring the property from the military to the LRA or the private sector were discussed at the workshop and also incorporated into the alternatives, which were then presented by Seymour.

### **Progress of Draft Report (RKG)**

Seymour presented four draft alternatives for the property transfer: an Intermediate Plan; Long-Term Alternative A (Aviation Reuse Focus); Long-Term Alternative B (Aviation with Commercial); and Long-Term Alternative C (Limited Airport). Public and nonprofit parties interested in leasing facilities include: the Hunger Task Force (which has made a formal application); the Milwaukee Police Department; the Milwaukee County Sheriff; the Milwaukee (City) Fire Department; the Milwaukee Area Technical College; the Milwaukee School of Engineering; the Women's Auxiliary Post, and several private companies (including a local aviation firm). Seymour said the next step was to apply economic and market information to each of the alternatives to see what may develop in the future.

Dranzik asked if any entity besides the Hunger Task Force had made a formal request for property. Seymour responded that the other parties have only expressed a general interest. Polenske then suggested that a letter should be sent to the remaining interested parties requesting that formal applications be sent to the LRA by August 31. He and Snieg suggested that the LRA Board meet before the September 18<sup>th</sup> LRA meeting to determine a time frame for the overall planning process and to review and discuss the formal applications then received. Roger

Banaszak from Sterling Aviation asked for a tour of the 440<sup>th</sup>. Boese responded that interested private parties should write a letter of interest to the 440<sup>th</sup> asking for a tour of the site. A public tour could be offered at a later date, published through public notice. Seymour indicated concern that the determination of a preferred reuse plan was originally scheduled for the mid-September LRA meeting that could then be finalized and adopted by the board formally at the October LRA meeting. Boese stated that the submittal date of October 16 that HUD requires is only a recommended date. He said that the statute states that the rebuild plan should be submitted within 270 days but Boese did not expect any problem with requesting an extension. He said that HUD then has 60 days to do its review. Dranzik noted that it's important to keep the County Board and the City informed. A four-month extension is being considered. On a different matter, Chris Morris of the AFRPA said they need the redevelopment plan before the environmental assessment is done, which they plan to do by April 30, 2008.

Barry Bateman asked if operating entities were to be considered for these alternatives. Seymour responded that out of the land use plan would come the operational mechanisms under those conveyance situations. Bateman added that how the different alternatives are going to be operated could affect the decision-making process. Dranzik said that would be needed in the next step of the process. Bateman suggested a list of pros and cons be made for each alternative. Polenske then indicated that approval of the plan by yearend instead of October was more likely. Boese recommended that the LRA take sufficient time and added that the LRA wouldn't have to use all four months of the extension but could submit early. Polenske recommended that the LRA committee wait until the September meeting to decide whether an extension is necessary.

### **Air Force Real Property Agency Update (AFRPA)**

Morris reported that the funding for investigating the Category 7 sites has been received. He introduced Kay Grosinske as the project manager. He also reported that a team was assembled to inspect all the buildings and environmental sites to compile information and a statement of work for the caretaker contract, which they are hoping to have implemented by January 1, 2008. The AFRPA will be meeting with the WDNR to discuss the investigation and what they are planning to do and make sure they are on board with that.

Morris asked that the LRA Board make a decision on what personal property it wants by October 1. This item to be placed on the September meeting agenda: decisions on personal property.

### **RFP for Retaining Legal Counsel to Assist LRA with Base Transfer (Misky)**

Misky said he would submit a draft to LRA Board members this week and hoped to advertise next week with public notice.

### **Miscellaneous**

Polenske reminded the meeting attendees that there was a public information meeting being held tonight at MATC in Oak Creek at 6:00 p.m.

### **Confirm Next Meeting Date and Location**

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

The meeting was adjourned at 10:35 a.m.