

**MEETING MINUTES OF
MILWAUKEE 440TH LOCAL REDEVELOPMENT AUTHORITY (LRA)
DECEMBER 4, 2007 AT 2:00 P.M.
GENERAL MITCHELL INT'L AIRPORT SIJAN CONFERENCE ROOM
5300 S. HOWELL AVE., MILWAUKEE, WI 53207**

PRESENT: Jeff Polenske, City of Milwaukee, LRA Chair; 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: Jackie Blazek, 440th MSG; Betty Bowen, 440th MSG/CC; Brent Hill, HQ AF Res. CMD; Sherrie Tussler, Hunger Task Force; Tim Kerrigan, MSOE; Barry Bateman, Milwaukee Co., GMIA; Roger Banaszak, Sterling Aviation; Bob Gintoff, NAI MLG Commercial; Shawn Niessen, Milwaukee Co., GMIA. Also present: Craig Seymour, RKG Assoc. and George Schlossberg, Kutak Rock (via conference call).

Chairman Polenske called the meeting to order at 2:06 p.m.

Introductions

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

Agenda Review / Repair

Discussion of the November 30, 2007 airlines ballot was added to the agenda.

Approval of Minutes from November 20, 2007 Meeting

Marcoux made a motion to approve the draft of the minutes from the November 20, 2007 meeting without changes. Snieg seconded the motion. All were in favor. Motion passed.

Results of Airlines Ballot

In early November, the Airport distributed a ballot to Airlines Affairs Action Committee (AAAC) members. The ballot requested approval for the use of airport-generated revenues to temporarily cover any operating expenses, for 440th property, that exceeded rental revenues. If approved, use of the funds would become effective when the County accepts transfer of the property and after the "break-even" caretaker period if the LRA/County receive the Caretaking Agreement.

Ten out of twelve airlines responded. All of the responding votes were affirmative. Seven, however, attached conditions. (The no-replies also count as affirmative votes.) The conditions are the result of airline concerns that include liability for any possible environmental issues that

might arise after the property is transferred, and concerns about “excess” expenditures for operating and maintaining the base and/or the lower-than-hoped-for receipt of rental revenues. To address the AAAC concerns, the Airport hired a consultant to determine the “rentability” of the buildings and to evaluate the revenue projections provided by RKG. The seven contingencies to the airlines’ approval included the demand for shared authority in determining lease awards. Snieg reported that Airport staff had found the conditions reasonable, given the potentially substantial airline investment, and he will forward a copy of the conditions to Seymour, Schlossberg, and all LRA Board members.

Memorandum of Understanding Between Milwaukee County and the City of Milwaukee

Schlossberg is drafting a Memorandum of Understanding between the City and County that represents the interests of both parties. A generalized document has been prepared but more discussion is required between the City and County. The City is asking for assurance of job creation to replace the 300 jobs that have been lost as a result of the base closure. Marcoux indicated that the City is looking for specifics on the proposed property management structure, and is also seeking shared authority for lease approvals. Snieg noted that the Airport Business Manager position being filled by the County is designed to function as the “property manager” for the base lands. He also restated the AAAC requirement to be involved in leasing decisions. All of these issues must be resolved so an agreement can be formalized. The parties will meet within the week and inform Schlossberg of their decisions by December 11th so that he can have the final document ready for the December 18th LRA meeting for approval. Designed to resolve any outstanding issues, the MOU should enable the group to move forward with confidence on selection of the Reuse Plan and related activities.

Review LRA Letter to AFRPA

Schlossberg has prepared a draft letter to Katie Halverson of the AFRPA. The letter expresses the LRA’s interest in becoming the interim caretaker, etc. Matters regarding 440th real property will be discussed in a closed LRA session after this meeting and may be incorporated into the letter. Schlossberg will provide his input during that session.

Approval Schedule up to January 31, 2008

An oral account of upcoming deadlines was provided.

1. Airport request for approval of the Public Benefit Conveyance and pursuit of the caretaker contract to be brought to the Transportation, Public Works, & Transit Committee on December 5, 2007; to the County Board on December 20, 2007.
2. Similar item is to be presented to the City Zoning & Development Committee on January 8, 2008.
3. Common Council vote on January 15, 2008.

Misky distributed copies of Schlossberg’s *List of Actions*. It includes the following:

1. Memorandum of Understanding Between the City and County
2. Adoption of a Reuse Plan
3. Completion of NOI's – Legally Binding Agreements
4. Submit Plan and Agreements to Military and HUD

Other

An extension of Seymour's contract is needed.

Ideally, all agreements should be submitted along with the Reuse Plan; however, the Hunger Task Force agreement can be sent separately if necessary.

The selected Reuse Plan is scheduled to be presented at a public input meeting on January 22, 2008. The time and place are to be determined.

Next Meeting

December 18, 2007 9:00 a.m. GMIA Sijan Conference Room

Also scheduled:

January 9, 2008 9:00 a.m. GMIA Sijan Conference Room

January 22, 2008 2:00 p.m. GMIA Sijan Conference Room

Chairman Polenske read aloud the official notice of the following Closed Session:

Closed Session

Marcoux made a motion for the LRA to convene in a closed session as provided for in the aforementioned notice. Dranzik seconded the motion. A vote took place in roll call order. All were in favor. Motion passed.

Real property negotiations with U.S. Air Force and a review of procedures regarding Notices of Interest took place in a closed session.

Adjournment

Chairman Polenske called the open meeting back to order at 4:00 p.m. by roll call. Marcoux moved to adjourn. Dranzik seconded. Meeting adjourned at 4:00 p.m.