

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

The BRAC Process

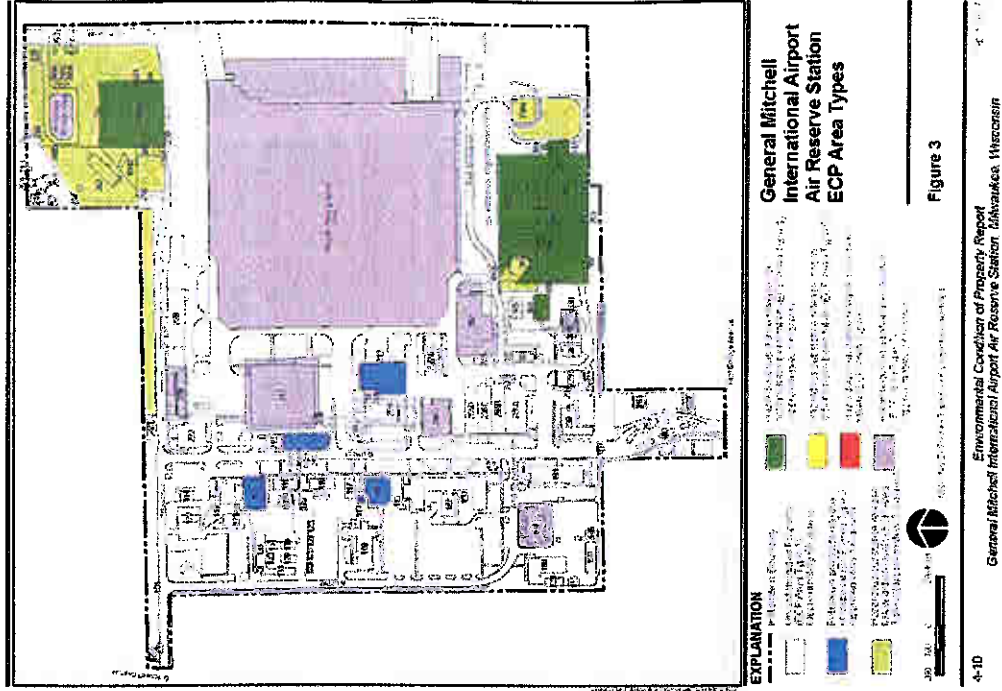
- **Once property is declared as “surplus”, disposal and transfer process kicks in...**
 - Federal agency screening (completed)
 - State and local agency screening
 - **Housing the homeless – special provisions**
 - **Notices of Interest received**
 - Milwaukee County
 - City of Milwaukee
 - Hunger Task 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

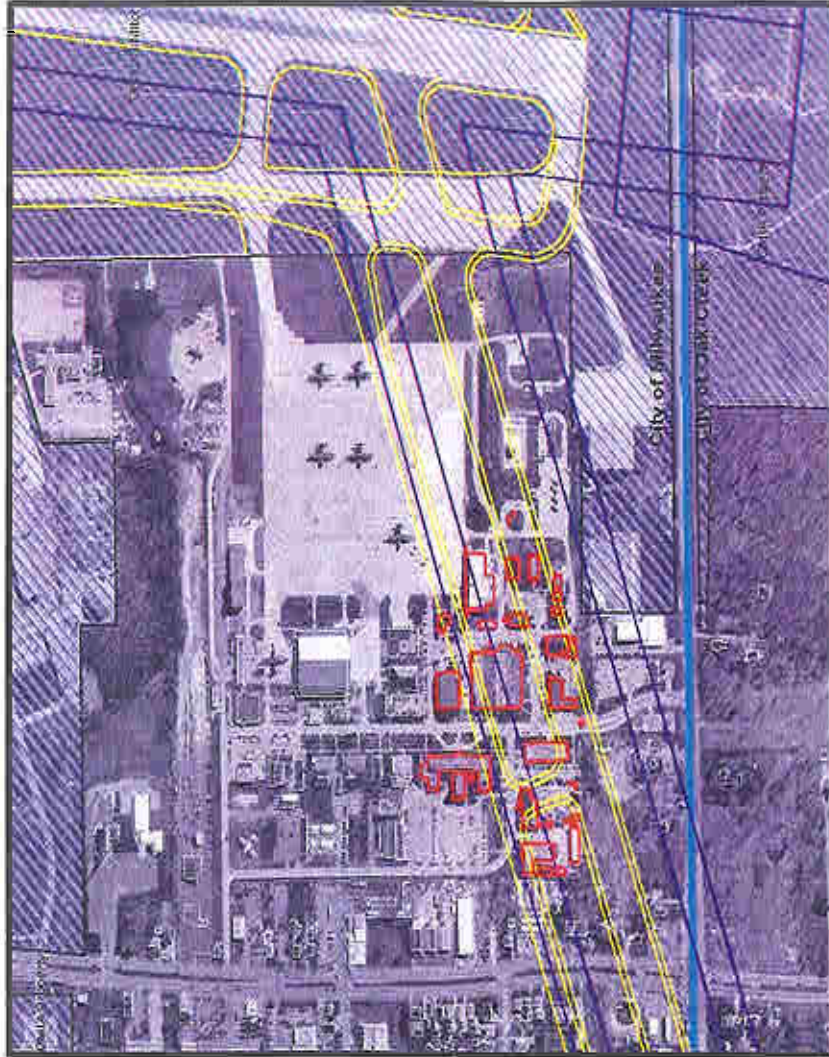


Reuse Plan Schedule





- **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

GMIA
Master Plan
 Future
 Runway

440th BASE - RUNWAY EXPANSION



LEGEND

-  Future Runway
-  Future Safety Approach
-  GMIA Existing Propertyline
-  Municipal Boundary

WORKING DRAFT DOCUMENT

