

ENGLAND ECONOMIC AND INDUSTRIAL DISTRICT  
SPECIAL COMMITTEE MEETING  
RITTENHOUSE

JANUARY 23, 1992

The following notes taken at the meeting held at England Air Force Base on Thursday, January 23, 1992 with members of the England Authority, Jack Rittenhouse and his staff, EAFB officials and some community leaders. Garland Lawrence was the designated spokesperson for the Community and Authority.

Mr. Rittenhouse began the meeting with the comments that a successful transfer, good communications, retention of quality maintenance level at the base, the local coordination of the transfer of assets and the ability to address problems quickly are the primary concerns. He also will facilitate getting Port grant people here to see the facility. He had talked to Col. Weber prior to the meeting about the concerns of the Retired Military.

The Johnston, McMillin, etc. package was handed out. Mr. Rittenhouse responded that the goal was to maximize through Public Benefit Transfer at no cost, substantial portions of the base to the community. He further stated that not all the equipment is wanted or needed by the England Authority and must be transferred within the context of existing laws. A Public Benefit Transfer deals with the reuse objectives as identified. Interim use and airport development are encouraged. The FAA will be the sponsor thru which large portions of the base will be given to the community. This could be 90% of the base. Transfer of the property will be contingent on base reuse plan. Private business is necessary to create reviews for maintenance, etc. Not all property will be given to the Authority because not all is needed.

A complete inventory of assets is being compiled. When finished, the closure people will go over the list with the Authority and assist them in identifying what assets they truly want. "No major item of personal property will be disposed of without consultation with you the England Authority." Property needs to be looked at item by item closely with Dave Cannon and Rittenhouse settling any problems. Only mission related items (equipment) will leave the base. Judgements must be made in a timely manner.

The England Authority will identify a subcommittee to work with Joe Slowinski in going over the equipment list. He will discuss the list as identified with the FAA and DOD. 70% to 80% of equipment is not mission related.

FAA is a long term partner in this endeavor. Jerry Thiels will contact the former Forbes AFB in Topeka Kansas and discuss the consolidation problem related to their base closing from their perspective.

To maximize the Public Benefit Transfer, input from the FAA thru the feasibility study identifying their part of the property for sponsorship is obtained. The balance of the property in the facility will then be discussed. Any federal agencies requesting part of the base will be screened by the DOD and referred to the Authority. All reuse candidates must be approved by the Authority in a mutual determination with the DOD.

Morale, Welfare and Recreation property is administered by group in Randolph, Texas. They will negotiate with the Authority. Col. Sawyer stated the golf course is currently valued at \$67,000 including equipment. An item that is transferred to the Authority cannot be given back so they must make sure they want it. It cannot be sold. (Reference-rules governing "windfall transfers")

Economic Development is not a basis for Public Benefit Transfer:

1. Airfield FAA sponsor
2. Hospital Department of Health and Human Services sponsor
3. Schools Department of Education sponsor
4. Recreational Facilities Department of Interior or Parks and Recreation sponsor
5. Historical Monument

A sponsor must be obtained for each client. The England Authority cannot sponsor them because they are the recipients. Each sponsor has different rules. Personal property must be attached or related to the use of the real property. Federal grant funded projects by private companies can be used.

Caretaker operation will cover the maintenance of any property not wanted until they can dispose of it (any property not transferred to the Authority). It will be disposed of by local conveyance thru sealed bids/auction process at fair market value. Control of use of this property can be controlled thru zoning.

A request of Col. Sawyer for a time live showing when certain buildings will be vacated for interim use purposed was requested. He responded that the Authority should identify the facilities that are most sought after and ask Joe Slowinski for the approximate time they will be available.

Maureen Koetz will work with our legal council to draft and fine tune interim use agreements. The Judge Advocate General's office at the base will assist. Heleve, OEA, will work with Dee to identify more funds to obtain private legal counsel.

Interim use contracts will have a 30 day "kick-out" clause. The Air Force has a caveat on all contracts stating they will not take any responsibility or liability during the interim use or leasehold period. The contract between the Air Force and the Authority is for a one year leasehold but will consider a longer lease for client if needed.

The Air Force will do appraisals for the interum use and final transfer for those properties outside of the Public Benefit Transfer any money in revenues taken in over the cost of maintenance in the interum lease agreement is revenue for the Authority.

July 10, 1992 is the last day the Air Traffic Controller is needed by the EAFB mission. Time can be extended to man the control tower.

The transfer deed refers to the Air Force obligation in terms of indemnifying the Authority and future enviromental cleanup. The Ray legislation deals with indemnification for enviromental legislation. ROD is due the first 10 days of December, 1992. Non liable asbestos given on an "as is where is" basis. The appraisal will take this into consideration.

Dave Cannon will develop a private caretaker operation after the closure on December 15, 1992. He will contract out to private firm by bid. Jim Aefsky will give information to the Authority on it.