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MINUTES FOR RESTORATION ADVISORY BOARD MEETING HELD 10 APRIL 1997
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April 26, 1997

MEMORANDUM FOR DISTRIBUTION

SUBJECT: Minutes of the Restoration Advisory Board (RAB) Meeting

Place: Belton City Hall

Date: Thursday, April 10, 1997

Attendance:

William V. Powell, RAB Co-Chairman
Robert Lodato, AFBCA, OLQ, RAB Co-Chairman
Robert Koke, EPA Region 7
Robert Geller, MDNR
Don Kerns, MDNR
Guy Frazier, MDNR
Bob Zuss, AFBCA, OLQ
Gary Reeves, AFBCA, OLQ
John Pringer, AFBCA
Jeff Hancock, KCAD
David J. Zimmer, Zimmer Companies
William G. Hall, Belton resident
Junko Sunderland, City of Belton
Paul Bertrand, George Butler Associates
William McFarland, U.S. Army Corps of Engineers
Rick Pound, Belton resident
Wayne Mizat, Darnas & Moore
William M. Kostopoulos, Belton resident
Tom Kearney, Belton resident
Jim Anderson, Calvary Bible College, Kansas City, Mo.
Marna Courson, CCI
Syd Courson, CCI

Item 1.

The minutes of the Nov. 13, 1996 RAB meeting were approved with no corrections.

Item 2.

Robert Geller (MDNR) and Robert Lodato (AFBCA, OLQ and RAB Co-Chair) briefed the audience on the status of the cleanup program as it pertained to the POL Yard. Geller said his department has an active oversight role, but because of funding concerns the state work was on hold for a number of months. He said this effort is getting back on track. Lodato said the Air Force has submitted the POL Yard work and quality program plans to MDNR and EPA and is awaiting their comments. He added that anyone who wished to see the plan will find copies at the Richards-Gebaur office, the EPA office in Kansas City, Kan., and in the future at the Belton Public Library. He said public comment is welcome.

Item 3.

Jeff Hancock of the Kansas City Aviation Department gave a presentation on the re-use plan for the former Richards-Gebaur AFB, once KCAD receives the long-term lease (50 years). The planned re-use has aviation, commercial and industrial areas.

Hancock said KCAD acquired most of the property in the mid 1980s, and had hoped to get the remaining parcels by long-term lease in October 1996. He was concerned about the delay.

KCAD has hired Zimmer Companies, a real estate sales, leasing and development firm, to handle the marketing of airport property. The Zimmer marketing plan for the entire airport is being held up because the parcels within the long-term lease area are not yet under KCAD control.

Item 4.

David Zimmer of Zimmer Companies discussed its rationale for marketing the facilities, which were considered as an aviation-focused business park on the south side of Kansas City. Zimmer evaluated data and researched similar facilities around the country. The result: Availability of runways is insignificant to the success of marketing the facilities.

Zimmer cited the cooperation of KCAD and his firm on the lease partnership arrangement, using as an example Building 610, a 97,000-square-foot former military warehouse. KCAD provided the building, Zimmer provided the improvements and both share in the cash flow. Within six months the building was 100 percent leased. Major tenants are Head of the Pack, a sportswear screen printer, 17,000 sq. ft., and Rockman Universal, a Canadian company that manufactures doors, 55,000 sq. ft. Zimmer said there are more opportunities to lease Richards-Gebaur space.

Zimmer responded to questions from the audience about prospective tenants, including Hurley-Davidson (site was considered but rejected).

Geller (MDNR) asked if the KCAD was having problems getting tenants willing to move into facilities not owned, but merely leased from Richards-Gebaur pending full cleanup. (AFBCA can lease property to KCAD currently but cannot deed it to KCAD until environmental cleanup has been completed).

Zimmer said the 50-year leases posed no problems. He said while this concept may be new to the Midwest, it is common practice in the East and other areas for lessees to put major improvements on land under long-term ground leases.

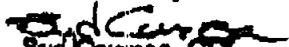
Zimmer, in response to a question by RAB Co-Chairman William Powell, said there was an environmental problem involving Bldg. 610 (asbestos) but that KCAD removed the asbestos before leasing the property. Zimmer added that there is no real estate transaction today where environmental questions are not raised, and that those problems (if any) are addressed in the leases. He said there are different levels of cleanup on the various Richards-Gebaur sites, and added that if the land is not brought up to an industrial use level there is nothing for Zimmer and KCAD to sell or lease. He said MDNR ultimately has the say on levels of cleanup.

Geller said MDNR will help identify the degree of cleanup with EPA. He said the state is going to provide the standards for industrial use levels and a comprehensive set of numbers for Richards-Gebaur. He said MDNR is trying to have cleanup levels for appropriate future use, and that MDNR doesn't want to leave contamination if there is to be a wider use, including recreation.

Gary Reeves, site manager, AFBCA/DA, pointed out that the parcels left to clean up under the BRAC accounted for only a small section of the overall base. The remaining areas include the FUD program administered by the Corps of Engineers. It is very important to the Air Force and the BRAC Cleanup Team that their projects are funded for now and the BCT is ready to do what is necessary to get the job done. He said the project is not funded beyond the year 2002. Reeves said the absence of state cleanup levels has been the major problem, but now Geller has agreed to deliver them by May 21, 1997. The AFBCA, through its environmental contractors, will meet the targets at each site, or negotiate on those MDNR standards that the AFBCA does not agree with.

Meeting Adjourned.

Minutes compiled and submitted by:


Syd Courson, CA