

**CHARTER TOWNSHIP OF HARRISON
TOWNHALL MEETING MINUTES
MAY 7, 2007**

PRESENT: **Anthony G. Forlini, Supervisor**
 Darrin S. York, Treasurer
 Jan P. Jorgensen, CMC, Clerk
 Sharon Eineman, Trustee
 Robert I. Garvin, Trustee
 Michael H. Rice, Trustee

EXCUSED: **James A. Ulinski, Trustee**

ALSO PRESENT: **Dana Camphous-Peterson – County Commissioner, Dist 18**
 Lt. Penny Carroll – Selfridge ANGB
 Lt. Col. Crawford – Selfridge ANGB
 Tomiko Gumbleton – Representative from Senator Stabenow’s Office
 Ken Matiyow – Rep from Representative Brandenburg’s Office
 Robert J. Penn – U.S. Army Corps of Engineers/Real Estate Div
 Brig Gen Peplinski – Selfridge ANGB
 Vicki Selva – Representative from Senator Levin’s Office

The meeting opened at 6:30 p.m.

The Supervisor stated that the purpose of tonight’s meeting is to discuss Selfridge Air National Guard Base land and air use. He stated that the Board reacted to an article in the Macomb Daily regarding joint use. At a Special Board Meeting held on April 27, 2007, the Board of Trustees adopted a resolution opposing join use of Selfridge Air National Guard Base. The Supervisor then read the Resolution aloud. Representatives from Selfridge were in attendance for the discussion, as well as representatives from State and County offices.

Mr. York arrives at 6:37 p.m.

Brig Gen Peplinski presents a background on Selfridge and why they are looking into leasing assets. He spoke to BRAC’s impact to Selfridge, whereby Army Garrison is leaving, and that the 127th Air National Guard Wing Division is staying, but with costs. He states that the conversion is challenging with regards to the issue of encroachment, qualifying the importance in holding on to as much of Selfridge’s property as possible. He states that fences do not protect people and buildings, distance between them do. Currently, there are 3082 buildings on the base with 1.2 million sq yards of run way.

Mr. Rice arrives at 6:45 p.m.

Brig Gen. Peplinski states that the 127th Air National Guard Wing Division is not mechanized financially to maintain stand off position, manage costs of base operations, and generate attainments, and explains that the Enhance Use Lease (EUL) program is a way to achieve a new revenue source. He states that joint use is not a part of Selfridge's plan, and is aware of the Township and its residents' position regarding joint use. He also states that Selfridge Officials want to work in collaboration with the Township, and will be looking for projects and tenants through the EUL program that are compatible with the vision of the local community and that of the military and not risk military operations.

Mr. Penn explains that Enhanced Use Leasing (EUL) is a program under the law that allows the Department of Defense to lease assets, and that Congress amended the law to allow the leverage of assets that are currently available, but not excess to military needs and to receive rent in cash or in-kind services, and then allowing the use of the revenue to construct new buildings if needed. The reason to look at a EUL is to unleash captive value from the property, provide for needed development or renovation, address deferred maintenance on historic structures, supplement under funded operations, provide an in-kind funding source for needed and unfunded capital improvements, stimulate local job market and improve community relations, and bring tenants who are synergistic with missions of the installation. He also states that there are benefits for the private sector that include market rate returns; a developer captures market rates of return on design, construction, maintenance, leasing out to tenants, and property management activities, and building long term relationships; ground lease to a tenant for up to 50 years. In short, EUL allows the means for a military installation to generate an additional revenue source for operations. Selfridge is in its early stage in reviewing for a potential EUL. Base Officials state again that the EUL roadmap cannot interfere with their military installations, and must fit with the local community. It was suggested that possible product types/developments for the base can be a military retirement community, new businesses such as technology based companies for research and development, training center, or a vehicle test track. He states that businesses will be taxed, but only once. Mr. Penn states currently there are 38 EUL going on in the Country, and that a EUL is successful.

Board Members respond to Selfridge's presentation and encourage Base Officials to work in collaboration with them in looking for projects, developments and tenants that are compatible not only with base operations but with the vision of Harrison Township as a community and as a good neighbor, as they work through the EUL process.

PUBLIC COMMENTS

1. Kurt Studing – States that the EUL will be approved by a higher authority than base officials and local government leaders.
2. Commissioner Camphous-Peterson – Spoke to the base meeting that State and County Officials attended in March and offered her help regarding opposing joint use of Selfridge.
3. Sam Buschell – Spoke to the base meeting in March and requested that the meeting minutes from that meeting be published on the Township's website. He also stated that

- the Township will receive no benefit when Selfridge leases their assets.
4. Ken Matiyow – States the position of Representative Brandenburg, being in opposition of joint use. He also spoke to the BRAC process.
 5. Sharon Petty – Requests that Selfridge keep the Township and its residents informed in their process of change, regarding EUL and if and when they decide to move towards joint use. She also spoke to Seville housing and asked that base officials allow for a Harrison Township representative to be involved in discussions relative to the changes of use on the base.
 6. Vicki Selva- Senator Levin’s Representative, presents to the Board of Trustees a memo regarding the 1994 legislation prohibiting joint use, and that Senator Levin’s Office is a part of the process and will work together with the Township.
 7. Jim Senstock – States that he opposes joint use and that joint use will destroy Harrison Township and its neighboring communities. He spoke specifically to joint air use, and that there are still two pac groups that exist whom oppose and that they will hold any and every elected official responsible if they do not oppose joint use.
 8. Jenny Porter – spoke to her concern with additional vehicle traffic on N. River Road if the base leased its assets, and was concerned with what happens to the 50 year lessee if the base lost its military status. She also inquired to security issues if civilians are accessing the base, and states that she opposes a helicopter repair business at the base.
 9. Tomiko Gumbleton – Representative from Senator Stabenow’s Office informs the residents that she will take back to Senator Stabenow the comments made tonight.
 10. Darrel Robeck – President of a pac group opposing joint use – states that he opposes joint use and supports Mr. Senstock’s comments.

Representatives from Selfridge responded to public comments and again assured residents and Board Members that joint use was not the plan and offered other product lease options compatible to the 127th Air Marine Wing Division, such as a Custom Boarder Patrol/ air and boat operations, as well as an option to lease with a contractor to repair black hawk helicopters. The purpose of the EUL is to provide additional funding to the military installation. Board Members thanked Base Officials for sharing their proposed plan and in supporting the Township’s position regarding opposing joint air use. Selfridge agrees to working directly with Township Officials during the EUL review process and keep the Township informed at all times. A copy of the new Master Plan will be forwarded to Base Officials.

ADJOURNMENT

Motion by Mr. Garvin, seconded by Mr. York to adjourn. Meeting adjourned at 8:20 p.m. MOTION CARRIED.

Prepared and Submitted by,

Approved by,

**Jan P. Jorgensen, CMC, Clerk
Charter Township of Harrison**

**Anthony G. Forlini, Supervisor
Charter Township of Harrison**