



association of central oklahoma governments

Joint Land Use Study (JLUS) Communication Group Quarterly Meeting

October 29, 2010, 2:00 p.m.

Association of Central Oklahoma Governments (ACOG) Board Room
21 E. Main Street, Suite 100
Oklahoma City, OK 73104

AGENDA

- I. Call to Order and Introductions (Attachment I)
- II. Approval of July 23, 2010 Meeting Summary (Attachment II)
- III. Presentation on Readiness and Environmental Protection Initiative (REPI) Program by Lynn Engelman, AF Noise/ Encroachment Management, U.S. Department of Defense
- IV. Discussion of Potential REPI Opportunities / JLUS Implementation Needs
- V. Reports on JLUS Implementation Activities:
 - a. Del City
 - b. Midwest City
 - c. Oklahoma City
 - d. Oklahoma County
 - e. Other JLUS Communities
 - f. Greater Oklahoma City Chamber of Commerce
 - g. Tinker Air Force Base
- VI. Set Next Meeting Date
- VII. Adjourn

**TINKER AFB JOINT LAND USE STUDY (JLUS) COMMUNICATION GROUP
OCTOBER 2010**

COMMUNITY MEMBERS

CITY/ORGANIZATION	POLICY MEMBER/ ALTERNATE	TECHNICAL MEMBER/ ALTERNATE
	DAVE HOWE, JLUS CHAIRMAN	
CHOCTAW	HON. ROGER MALONE, COUNCILMEMBER HON. RANDY ROSS, MAYOR	MARK SEIBOLD, CITY PLANNER ROBERT FLOYD, CITY MANAGER
CLEVELAND COUNTY	HON. GEORGE SKINNER, COMMISSIONER	DAN CARY, EMERGENCY MGMT. DIRECTOR ROBERT WOOD, BUILDING ENGINEER
DELCITY	HON. BRIAN LINLEY, MAYOR HON DICK CARTER, COUNCILMEMBER	TOM LEATHERBEE, CITY PLANNER
MIDWEST CITY	HON. JAMES L. RAY, COUNCILMEMBER	BILLY HARLESS, COMM. DEVEL. DIRECTOR RON GREEN, CURRENT PLANNING MGR.
NICOMA PARK	HON. KEVIN LOUDERMILK, COUNCILMEMBER HON. THERON FRANKS, COUNCILMEMBER	HON. JIM PUMPHREY, MAYOR BEVERLY MCMANUS, CITY CLERK
OKLAHOMA CITY	HON. PETE WHITE, COUNCILMEMBER HON. SAM BOWMAN, COUNCILMEMBER	SUSAN MILLER, PLANNER IV AUBREY HAMMONTREE, PLANNER III
OKLAHOMA COUNTY	HON. WILLA JOHNSON, COMMISSIONER	TYLER GAMMON, PLANNING DIRECTOR RUTH WALTERS, PLANNER
SPENCER	HON. EARNEST WARE, MAYOR HON. JAMES C. TALLEY, COUNCILMEMBER	NICOLE MUKES, CITY MANAGER

EX-OFFICIO MEMBERS

ACOG	JOHN G. JOHNSON, EXECUTIVE DIRECTOR	HOLLY MASSIE, SPECIAL PROGRAMS OFFICER
GREATER OKLAHOMA CITY CHAMBER OF COMMERCE	GARY PENCE, SR. BUSINESS DEVELOPMENT MGR, AVIATION & AEROSPACE	RANDY YOUNG, DIRECTOR MILITARY AVIATION & AEROSPACE
OKLAHOMA STRATEGIC MILITARY PLANNING COM.	ROBERT J. CONNER, EXECUTIVE DIRECTOR OKLAHOMA AEROSPACE INSTITUTE	
TINKER AFB	COL. SCOTT C. MERRILL TOM GRIFFITH, BASE CIVIL ENGINEER	BILL DALKE, COMMUNITY PLANNER LOUANNA MUNKRES, COMMUNITY PLANNER

OEA PROJECT MANAGER

JAY SWEAT	PROJECT MANAGER, OEA OFFICE OF THE SECRETARY OF DEFENSE	
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JOINT LAND USE STUDY (JLUS) COMMUNICATION GROUP

Quarterly Meeting Summary

July 23, 2010 – 1:30 p.m.
 Association of Central Oklahoma Governments (ACOG) Board Room
 21 E. Main Street, Suite 100
 Oklahoma City, OK 73104

Presiding
 Dave Howe

Organization/Entity
 Choctaw

Attendees

Bill Dalke
 Billy Harless
 Guy Henson
 Col. Scott C. Merrell
 Susan Miller
 LouAnna Munkres
 Gary Pence
 Jay Sweat
 Ruth Walters
 Randy Young

Organization/Entity

Tinker Air Force Base
 City of Midwest City
 City of Midwest City
 Tinker Air Force Base
 City of Oklahoma City
 Tinker Air Force Base
 Greater OKC Chamber of Commerce
 U.S. Department of Defense, OEA
 Oklahoma County
 Greater OKC Chamber of Commerce

Guests

Jim Falvo

DFW Advisors Ltd. Co.

ACOG Staff Present

John G. Johnson
 Holly Massie

Call to Order and Introductions

Chairman Howe called the meeting to order. He introduced himself and entertained introductions around the room.

Approval of April 26, 2010 Meeting Summary

John Johnson moved to approve the April 26, 2010 meeting summary. Randy Young seconded the motion and the motion carried.

Presentation on Readiness and Environmental Protection Initiative (REPI) Program

Bill Dalke said that REPI is an exciting new program within the Air Force, which allows the military to purchase land easements from willing sellers in order to prevent development that is incompatible with the mission of the base or to preserve habitat. The program allows the purchase of all or partial

interest in a property, but the Air Force cannot pay more than fair market value for the share of interest it seeks. Eligible entities for REPI projects are states, cities, counties, natural resource agencies and private entities engaged in the conservation of natural resources, which can be non-profit or for-profit. Parties other than eligible entities may also contribute funds to REPI projects.

John Johnson asked what entity makes the application for REPI funds. Mr. Dalke replied that it would be Tinker AFB and the base can apply on behalf of other entities that bring projects forward to them. He said that they are currently in negotiations with an eligible entity (Land Legacy) and putting together a cooperative agreement so that they will be in a position to be able to make future REPI application(s). Guy Henson asked if the property would be on or off-base and Mr. Dalke replied that on-base property is not eligible for the REPI program.

Mr. Dalke stated that REPI is a tool that can be used in conjunction with other encroachment management efforts. It is a young and evolving program with some success stories. The Army has used REPI in conjunction with Land Legacy for a number of years around Ft. Sill in Lawton. He said that there are a number of ways that REPI projects can be identified – eligible entities can approach the base, JLUS studies can identify opportunities, conferences on land conservation, or workshops among the federal staff and eligible entities. All of the REPI partners would work together to identify and negotiate with willing sellers, secure non-DoD portions of the project funding, acquire real estate (full or partial) interest to the property, obtain easements or other property rights, and ensure site management and enforcement of the perpetual easement.

Mr. Johnson asked who would manage the program, and Mr. Dalke replied that the eligible entity would manage the program; the conservation easement would be in the name of that entity. Billy Harless asked for clarification that if a city wanted to acquire interest in a piece of property and make it into a park that the entity would go to the base and the base would make the application. Mr. Dalke said that was correct, although the application could be put together by the entity in conjunction with the base. The call for projects for REPI applications comes to the base.

Jim Falvo asked about the types of tax breaks that are available to property owners who sell interest in their property under REPI, and Jay Sweat said that he would find out and send that information when he got back to the office. Gary Pence asked about how this program was used at Ft. Sill. LouAnna Munkres said that in order to prevent residential development outside the fence near the firing range, the land owner was asked to provide a conservation easement which would allow him to continue farming the land with the agreement that he would not allow the land to be subdivided and developed with homes. The land owner was then paid the difference between the value of the property for farmland and its value for residential development, while continuing to farm the property. It is a one-time payment for a perpetual easement that passes onto the heirs of the property. Holly Massie asked if the property can be purchased outright, and Mr. Dalke replied yes, but it is more expensive to do that.

Mr. Dalke said that each REPI project application is evaluated by the Office of the Secretary of Defense (OSD) and total project funding requests exceed the available funds. He said there are three primary criteria that the application must address – encroachment threat (imminence and severity, military benefit), its purpose (incompatible development or habitat protection), and viability of the agreement

[contribution of non-REPI funds, likelihood of execution, etc). Funding is not guaranteed as this is a competitive program with all of the services competing for limited resources.

John Johnson asked about the sources of non-REPI funds, and Bill Dalke replied that it comes from the partners. Holly Massie asked if this was considered a local match, and Mr. Dalke said yes and that is one of the criteria that the project is evaluated on. The amount of local match, amount of property being preserved for the money, and the number of partners at the table all contribute to how the application is scored.

Jay Sweat offered to try to get a sample REPI application for the group to review to see the types of information that is required, and to get someone out from REPI to speak. Holly Massie advised that she would send Mr. Dalke's presentation slides to the group.

Reports on JLUS Implementation Activities

Del City – No Del City representatives were present to report.

Midwest City – Billy Harless advised that the City is continuing to move forward on its draft Airport Zoning Ordinance. He said that ACOG staff provided review and comment on the draft that was sent out following the April JLUS CG meeting, and further modifications have been made to bring it more in line with the JLUS recommendations. Within the next two months, staff hopes to present the draft ordinance to the Airport Zoning Committee and Planning Commission for a recommendation. He said he would send the latest draft to Holly for distribution to the group.

Oklahoma City – Susan Miller stated that Oklahoma City is preparing a new comprehensive plan, which will take a couple of years to complete, and they will be looking at the JLUS recommendations to ensure that the new comp plan is supportive. She said that the Planning Division prepares code revisions annually and revisions to support JLUS are considered during this process, as well as ongoing review of all development proposals near the base, which are evaluated to ensure compatibility with JLUS, the SE Sector Plan and current comp plan.

Oklahoma County – Ruth Walters stated that transfer of the old GM plant for lease by Tinker AFB has progressed, but that project is being handled by someone else at the County. She offered to check on the status and update the group at the next meeting.

Oklahoma City Chamber of Commerce – Randy Young advised that, concerning the transfer of the Tinker Aerospace Center (old GM plant) to Tinker, the necessary paperwork has been submitted. Gary Pence mentioned that the Military Legislative Assistant for Senator Inhofe and all our delegation will be here on August 30. He stated that there are three state organizations that work with our five military installations—McAlester, Ft. Sill, Altus, Vance and Tinker. There is the state Military Planning Commission that the governor appoints, the State Chamber's Military Committee, and the Department of Commerce has set up a Base Community Economic Development Group for each of the communities. He said that they will be having a session with all three of those organizations meeting with the Military Legislative Assistant, which will provide them with an opportunity to discuss what's going on in Washington and how that impacts on our military facilities in Oklahoma.

Tinker Air Force Base – Col. Merrell thanked the communities for their continued support of Tinker.

Discussion of Local JLUS Implementation Needs / Potential REPI Opportunities

Mr. Johnson stated that Jim Falvo may have clients or know people who have interest in the REPI program. Mr. Falvo said that it is a new program that he is not yet well versed in, but believes that it may be a valuable tool for acquiring land that is in conflict with the JLUS. He said there is a landowner who may be interested and he has shared this with John and Guy, but they would need to determine how to proceed and how to fund it.

Guy Henson mentioned that the Mid-Del School System is putting together a plan for the consolidation of schools, which will affect schools in both Midwest City and Del City. He said that one of the schools that could be affected is Steed Elementary located north of Joe B. Barnes Regional Park in APZ II. He had previously inquired about the use of REPI funds for acquisition of the school site, but it now looks like they will do a land conveyance between the city and the school district, with the city ending up with possession of the school site. As a point of clarification, Bill Dalke advised that Midwest City could be the eligible entity for such a REPI project but the application would come from Tinker AFB since DoD funds would be requested.

The group discussed that there is still much to learn about the REPI program and that it would be worthwhile to try to schedule Lynn Engelman to attend the October meeting. From further discussion it was learned that there is an annual application deadline for REPI funds, which are distributed by fiscal year; a project can have multiple years; and the first step in the process is to develop a master plan for the area, which can include phases that could be submitted over multiple years. Therefore, Tinker staff will need to know what projects the entities need assistance with in order to develop the master plan, and Jay Sweat encouraged the entities to get with Tinker staff to discuss their needs.

Holly Massie mentioned that although the City of Del City has expressed interest in seeking JLUS implementation funds to help them hire a consultant to prepare a new comprehensive plan and zoning ordinance, ACOG has not received a request from the City to make such a grant application.

Other Discussion

Randy Young commended the impressive transformation of the old GM plant and the benefits that it's providing to Tinker AFB and the war fighting effort. Gary Pence said that they are working on getting more publicity on what's taking place there. He said that there have been some great articles in the Tinker Takeoff, but it is not being covered by The Oklahoman or on television and that needs to be done so that Oklahoma County taxpayers will know how well the facility is working for Tinker.

Next Meeting

Susan Miller offered that the City of Oklahoma City would be willing to host the October meeting at their offices at 420 W. Main in the 10th floor conference room. The date was tentatively scheduled for Friday, October 29, and Holly advised that ACOG would provide more specific information about the location, parking and meeting time at a later date.

Adjourn

The meeting was adjourned at approximately 2:15 p.m.