

**COUNTY OF MILWAUKEE  
INTEROFFICE COMMUNICATION**

**DATE:** April 17, 2020

**TO:** Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

**FROM:** Donna Brown-Martin, Director, Department of Transportation

**SUBJECT:** **MKE Business Park Overview**

**POLICY**

Information report provided at the request of the Chairman of the Transportation, Public Works and Transit Committee.

**BACKGROUND**

The 440<sup>th</sup> Airlift Wing, located on the corner of Howell Avenue and College Avenue, moved from Milwaukee Mitchell International Airport to Pope Air Force Base in North Carolina in 2008 due to a Department of Defense Base Realignment and Closure Commission action. As a result of the base closure, Milwaukee County became the benefactor of the 102-acre parcel base adjacent to the airfield. At the time, the property was acquired to accommodate anticipated airport growth. Since that time, changes in the industry have resulted in more efficient use of aircraft and the long term need for a parallel runway no longer exists. The airport has preserved the property as a business park call MKE Regional Business Park.

The business park has 57 buildings of various ages built for the specific needs of the airbase. Some have airfield access and others are uniquely designed for specific military purposes ranging from 500 to 25,000 square feet. The airport uses a former maintenance hangar to store snow removal equipment, storage, and another building for its electrical shop. Other tenants of the business park include:

Midwest Express Airlines  
Freight Runners  
Air Cargo Carriers  
TaxAir Freight  
A-Chem LLC  
Hunger Task Force

In addition, the Transportation Network Companies (TNC) such as Uber and Lyft were recently located to a parking lot area to accommodate the growing demand of TNC use at the airport.

The MKE Regional Business Park is considered part of the airfield cost center, meaning all revenues collected from tenant rent are applied to offsetting airfield costs applied to the airlines. While some may view these buildings as business incubator space, regular rent collection is necessary as it is subject to Federal Aviation Administration Grant Assurances which state that non-aeronautical revenues sources, such as rent from real estate assets, must be assessed and collected at fair market value.

Given the unique configuration of these buildings, the MKE Regional Business Park rents these buildings in "as is" condition requiring tenants to make whatever necessary improvements they need to suit their business. Depending on the building, there may be furniture or equipment that tenants may use in as in condition as well. In many cases, these buildings offer an opportunity for small businesses to grow. They are many times less costly than space elsewhere because of considerations such as building size, configuration, and condition.

### **RECOMMENDATION**

Informational report only.

Prepared by: Brian Dranzik, Airport Director

Approved by:

*Julie Esch, Deputy*

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Donna Brown-Martin, Director  
Department of Transportation



MILWAUKEE COUNTY'S  
**MKE** REGIONAL  
 BUSINESS PARK

