



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Redevelopment Authority of the City of Racine

*Chairman John Crimmings, Alderman James T. Spangenberg  
Cory Mason, Scott Terry, David Lange, Robert Ledvina, Pete Karas*

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Tuesday, February 12, 2008

4:00 PM

City Hall Annex 130

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**Chairman John Crimmings called the meeting to order at approximately 4:05 p.m.**

**PRESENT:** 4 - Pete Karas, John Crimmings, James T. Spangenberg and Robert Ledvina

**EXCUSED:** 3 - Cory Mason, Scott Terry and David Lange

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development  
James Luelloff, Associate Planner  
Kristen Niemiec of RCEDC  
Jenny Trick of RCEDC*

#### **Approval of Minutes for the January 2, 2008] Meeting.**

**A motion was made by Alderman James T. Spangenberg, seconded by Pete Karas, that the Minutes be approved, as distributed. The motion PASSED by a Voice Vote.**

[08-1715](#)

**Subject:** (Direct Referral) Request of Winona Pattern & Mold to acquire the properties at 1623 De Koven Avenue and 1701 De Koven Avenue.

**Recommendation of Redevelopment Authority on 2-12-08:** That the Common Council approve the sale of 1623 De Koven Avenue and 1701 De Koven Avenue to Racona Properties, LLC under the terms and conditions in Redevelopment Authority Resolution 08-03.

**Fiscal Note:** N/A

**Attachments:** [08-03.pdf](#)

*Director O'Connell explained that Winona Pattern & Mold has proposed the acquisition of land to construct a new facility and had expressed an interest in the two parcels on the south side of De Koven Avenue across the street from the Southside Industrial Park. He stated that the parcels were small, unimproved gravel parking lots formerly used by the Jacobsen/Textron facility.*

*Jenny Trick described the incentives offered by other municipalities in Racine County to encourage similar industrial development. She explained that as proposed the building improvements would have a value of approximately \$850,000 and that the business would create an estimated 30 jobs within two years.*

*Director O'Connell explained that the agreement to transfer the parcels would include*

*provisions regarding employment and design standards.*

**A motion was made by Alderman James T. Spangenberg, seconded by Robert Ledvina, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

[07-1481](#)

**Subject:** (Direct Referral) Communication from the Maures Development Group submitting a development proposal for the Authority's property at 1014 Dr. Martin Luther King, Jr. Drive.

**Recommendation of the Redevelopment Authority on 12-5-07:** To contract for the preparation of a Section 42 market study at a cost of approximately \$5,000 and to defer action on the item until the study is completed.

**Recommendation of the Redevelopment Authority on 1-2-08:** That this item be deferred.

**Recommendation of the Redevelopment Authority on 2-12-08:** That this item be received and filed, and to direct staff to develop a conceptual plat of the parcel.

**Attachments:** [P.H.1014 Dr. MLKJr.Drive.pdf](#)  
[L.Dorsey Group.pdf](#)  
[L.RHNP.pdf](#)  
[L.Vanguard.pdf](#)  
[Maures' Proposal.pdf](#)  
[NHS' Proposal.pdf](#)  
[Dev.Proposal 1000 Block Dr.Martin Luther KingDr.pdf](#)  
[Homeward Bound Redev.Proposal.pdf](#)  
[L.Harvest Homes Dev.pdf](#)

*Director O'Connell explained that this item had been deferred to allow for the preparation of market rate analysis, concerns regarding the design, and proposed rental component.*

*He stated that the analysis validates the preference for single family housing on the site. He went on to say that it would be unlikely that the project would have been approved for WHEDA funding.*

**A motion was made by Alderman James T. Spangenberg, seconded by Pete Karas, that this item be Received and Filed. The motion PASSED by a Voice Vote.**

[07-0911](#)

**Subject:** Communication from Alderman Shakoor requesting a status update on Homeward Bound property on Dr. ML King Drive.

**Recommendation of Redevelopment Authority on 8-1-07:** That this item be deferred.

**Recommendation of Redevelopment Authority on 2-12-08:** That the communication be received and filed.

**Fiscal Note:** N/A

**Attachments:** [0911.pdf](#)

A motion was made by Alderman James T. Spangenberg, seconded by Pete Karas, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

**Update on redevelopment projects in the Uptown area.**

*Kristin Niemiec gave a status report of efforts within the area.*

**Update on redevelopment projects in the West Racine area**

*Kristin Niemiec gave a status report of efforts within the area.*

**Miscellaneous Business**

*There being no other matters before the Authority, the meeting was adjourned at approximately 5:00 p.m.*

**Adjournment**