



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

James T. Spangenberg
David Lange
Jim Chambers
Josh Garner
Doug Nicholson
Q.A. Shakoor, II
Robert Anderson

Monday, June 4, 2012

5:15 PM

City Hall, Room 306

Call To Order

PRESENT: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

EXCUSED: 1 - Josh Garner

Others present:

Brian O'Connell, Director of City Development
Michelle Logan, City Development Secretary
Debbi Embry, Grants Facilitator
Kristin Niemiec, Racine County Economic Development Corporation
George Stinson, Community Economic Development Corporation
Kevin Cookman
Ryan Douglas
Jessica Servantez

Approval of Minutes for the March 5, 2012 Meeting.

A motion was made by Alderman Shakoor, II, seconded by Commissioner Lange, to approve the minutes of the March 5, 2012. The motion PASSED by a Voice Vote.

CLOSED SESSION

A motion was made by Alderman Shakoor, II, seconded by Commissioner Nicholson, that the Authority convene in closed session pursuant to section 19.85 (1) (e), Wisconsin Statutes, to consider the following matters that require closed session for competitive and bargaining reasons and for consideration of financial data. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

EXCUSED: 1 - Josh Garner

The following items were discussed in closed session:

12-7778

12-7779

OPEN SESSION

A motion was made by Alderman Shakoor II, seconded by Commissioner Lange, to reconvene into open session. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

EXCUSED: 1 - Josh Garner

12-7778

Subject: (Direct Referral) Communication from Ryan Douglas submitting a proposal for the Redevelopment Authority owned property at 1511 Washington Avenue.

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to defer action on the item. The motion PASSED by a Voice Vote.

12-7779

Subject: (Direct Referral) Communication from Jessica Servantez submitting a proposal for the Redevelopment Authority owned property at 1418 Washington Avenue. (Res. 12-3200)

Recommendation of the Redevelopment Authority on 6-4-12: That the Common Council approve the action of the Authority granting a three-month option with conditions to allow Ms. Servantez the opportunity to refine cost estimates and obtain financing.

Fiscal Note: 1418 Washington Avenue was offered through a Request for Proposals (RFP) for one dollar (\$1.00) contingent on the purchaser having a redevelopment plan consistent with the Uptown Plan and sufficient financing to renovate the building. The option will allow Ms. Servantez to negotiate financing from lenders. She has paid the \$1,000.00 option fee.

Attachments: [RDA Res. 12-02](#)

A motion was made by Alderman Shakoor, II, seconded by Commissioner Lange to recommend approval of the request and adopt RDA resolution 12-02. The motion PASSED by a Voice Vote.

12-7780

Subject: (Direct Referral) Communication from the Executive Director requesting authorization to enter into a contract for small business development services with the Community Economic Development Corporation (CEDCO) and to fund the contract with intergovernmental revenue sharing funds (Res. No. 12-3204)

Recommendation of the Redevelopment Authority on 6-4-12: That the Authority supports the use of \$55,000.00 from the intergovernmental sewer revenue sharing fund for minority business development services through CEDCO.

Recommendation of the Finance & Personnel Committee on 6-25-12: Authorization be granted for the Executive Director to enter into a contract for small business development services with the Community Economic Development Corporation (CEDCO) and to fund the contract with intergovernmental revenue sharing funds.

Fiscal Note: In the past, CEDCO has provided advising and training services to small start-up minority business enterprises, including operation of a micro-loan fund. CEDCO has been operating with volunteers and without paid staff. The \$55,000 is funding principally for a staff person to provide counseling for minority entrepreneurs. The funding would also help with restructuring CEDCO operations regarding the loan fund. Funds are available in the Intergovernmental Revenue Sharing (919) Account.

Attachments: [RDA Res. 12-03](#)

Director O'Connell explained the request and that the Authority authorize \$55,000 for a contract with CEDCO. He reviewed the history of CEDCO and the contribution that the organization has made to the community. The contract would be for outreach to small businesses and entrepreneurs mostly within the minority community. CEDCO was typically funded with block grant money, but as HUD requirements and funds became more competitive CEDCO has not been funded in the past two years. Currently, CEDCO is comprised of a volunteer board. The money requested would be used to pay for the staff person who would be the outreach person for the organization. It would also allow for the transitioning some of the things the organization does now that are not easily handled by a volunteer board (e.g. the micro loan revolving loan fund).

Mr. George Stinson discussed CEDCO's role in the City.

Commissioner Nicholson asked about the track-record of CEDCO and the number of businesses helped by the organization. Director O'Connell stated that he would be able to get that information.

A motion was made by Commissioner Lange, seconded by Alderman Shakoor, II, to adopt RDA resolution 12-03 and to refer the request to the Finance and Personnel Committee. The motion PASSED by a Voice Vote with Commissioner Nicholson voting "no".

[12-7781](#)

Subject: (Direct Referral) Communication from the Executive Director requesting authorization to provide matching funds for a VISTA volunteer for the Launch Box initiative from intergovernmental revenue sharing funds. (Res. No. 12-3205)

Recommendation of the Redevelopment Authority on 6-4-12: That the Authority supports the use of \$22,000.00 from the intergovernmental sewer revenue sharing fund for matching funds for VISTA volunteers for business development programs.

Recommendation of the Finance & Personnel Committee on 6-25-12: Authorization be granted for the Executive Director to provide matching funds for a VISTA volunteer for the Launch Box initiative from intergovernmental revenue sharing funds.

Fiscal Note: The Grant Facilitator has identified an opportunity for the city to obtain VISTA volunteers for two initiatives, the Launch Box business development initiative and Sustainable Edible Economic Development (SEED) (<http://www.rkcaa.org/RKCAA/SEED.htm>). The VISTA program requires a local match/stipend of \$11,000.00 per volunteer. Funds are available in the Intergovernmental Revenue Sharing (919) Account.

Attachments: [RDA Res. 12-04](#)

Ms. Debbi Embry described the request and spoke of the partnership between the City, R/K CAA and UW-Parkside to bring VISTA volunteers into the community to help with economic development and anti-poverty initiatives. She explained that one of the requirements of this program was to raise matching funds. She explained the purpose of VISTA, its principles and the role the VISTA volunteers would play in economic development. The first VISTA will help with the Launch Box program, seed and crowd funding while the seconded VISTA will be involved in RUGN (Racine Urban Garden Network), HALO and SEED.

Chairman Spangenberg asked how much funding was being requested. Director O'Connell stated it was \$11,000 per year, per VISTA; a total of \$22,000 per year.

Commissioner Anderson asked for clarification on "crowd funding". Ms. Kristin Niemiec explained that it was a virtual funding source for entrepreneurs to go and pitch their ideas to a crowd in an effort to get their idea off of the ground.

Director O'Connell clarified the difference between SEED (Sustainable Edible Economic Development) which looks more towards nutrition and "seed funding" which relates more to micro loans. He also clarified that the contract would be with UW-Parkside.

A motion was made by Commissioner Nicholson, seconded by Alderman Shakoor, II, to adopt RDA resolution 12-04 and to refer the request to the Finance and Personnel Committee. The motion PASSED by a Voice Vote.

[12-7782](#)

Subject: (Direct Referral) Request of the West Racine Business and Professional Association to use Authority-owned land in the Washington Avenue - West Boulevard Commercial Area for a farmers market in 2012.

Attachments: [Western Days Request](#)
[RDA Res. 12-05](#)

Director O'Connell explained the request. He stated that this is the sixth year the West Racine Business and Professional Association has requested use of the site for a farmer's market. The terms are the same as previous years, with the addition of allowing special events.

A motion was made by Commissioner Nicholson, seconded by Alderman Shakoor, II, to adopt RDA Resolution 12-05. The motion PASSED by a Voice Vote.

Administrative Business

Status report on on-going projects

Director O'Connell gave an update on the progress of 1130 Washington Avenue (Akil Ajmeri option) and the Authority-owned land on Washington Avenue – West Boulevard.

Next Meeting: July 2, 2012

Adjournment

There being no further business before the Authority, Chairman Spangenberg adjourned the meeting at 6:31 p.m.