



# 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*  
*James Morgenroth*

---

Monday, May 5, 2014

5:15 PM

City Hall, Room 106

---

### Call To Order

*Chairman Spangenberg called the meeting to order at 5:15 p.m.*

**PRESENT:** 4 - James T. Spangenberg, David Lange, Jim Chambers and James Morgenroth  
**EXCUSED:** 2 - Josh Garner and Doug Nicholson

Others present:

*Brian O'Connell, Director of City Development*  
*Michelle Cook, Secretary of City Development*  
*Tom Friedel, City Administrator*  
*Mayor John Dickert*  
*Alderwoman Sandy Weidner*  
*Other members of the public*

### Approval of Minutes for the April 7, 2014 Meeting.

**A motion was made by Commissioner Lange, seconded by Commissioner Lange, to approve the minutes of the April 7, 2014 meeting. The motion PASSED by a Voice Vote.**

### Open the Public Hearing

*Chairman Spangenberg read the public hearing notice, opening the public hearing at 5:16 p.m.*

**14-10109**

**Subject:** (Direct Referral) Review of a redevelopment plan for the West Bluff recreation area. (Res. No. 14-0231)

**Recommendation of the Redevelopment Authority on 5-5-14:** That the area hereafter known as the West Bluff Recreation Area, as detailed in the Redevelopment Plan, the boundaries of which are described in Resolution 14-10 of the Redevelopment Authority of the City of Racine, and as shown on the map attached thereto, is

designated as a blighted area and project area for urban renewal and redevelopment.

Further, that the Executive Director is authorized and directed to transmit Resolution 14-10 to the Common Council of the City of Racine, to request that the Council adopt a resolution finding the area blighted and to be in need of an urban renewal and redevelopment project, to request that the boundaries be adopted, and the Redevelopment Plan be adopted.

Further, that the Executive Director or his designee be authorized and directed to obtain and engage all services necessary to implement the Redevelopment Plan.

**Recommendation of the City Plan Commission on 5-14-14:** That the plan is consistent with City plans and programs and that the plan be adopted.

**Fiscal Note:** Sufficient funding exists in the Intergovernmental (919) Fund, and from grant sources to engage services and acquire lands.

**Attachments:** [West Bluff Redevelopment Plan](#)  
[RDA Res. 14-10 \(West Bluff - Map\)](#)  
[West Bluff CPC Presentation](#)

*Director O'Connell described the boundaries of the redevelopment area along with buildings, vacant land and the existing pathways on the site. He also described the conditions of the properties proposed for acquisition as determined by the City of Racine Assessor's office. He showed the conceptual plan for the area and explained that the plan requires that the land be put into public ownership for recreational purposes. The plan allows the Authority to begin the process of acquiring the properties along the bluff, as governed by the state statutes.*

*Chairman Spangenberg asked for public comment.*

- 1. Ald. Sandy Weidner asked about the existing building that is to be kept and possibly used as restroom. She asked if the building would be staffed and about the real intent of the building. She also asked about fencing along the bluff for the bike path. She stated the bluff was steep.*
- 2. Kate Remington, 613 Sixth Street, asked about and felt that the plan takes away a bank of the river. She feels a misuse of public land is occurring and questioned the record of bulkhead lines.*

*Director O'Connell responded to the questions posed by Ald. Weidner and Ms. Remington. He stated that the plan is a preliminary concept. Director O'Connell stated that the implementation stage of the plan will focus on the design and engineering aspects of the plan. He stated that the Engineering Department would have the official record of bulkhead lines.*

*Ms. Remington responded.*

*Chairman Spangenberg closed the public hearing at 5:34 p.m.*

*Director O'Connell explained the approval process for the plan.*

*Commissioner Chambers stated it was an exciting step in implementing RootWorks and that the plan will better open up the area to the public.*

*Director O'Connell explained that the process regarding land acquisition is a several month process.*

*Ald. Weidner asked if the City were going to condemn any properties if property owners were not willing to sell.*

*Director O'Connell responded that approval of the plan made condemnation possible, if other methods of acquisition were not successful.*

*Ald. Weidner expressed concern regarding the potential for condemnation.*

*Discussion ensued.*

**A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to adopt RDA Resolution 14-10, recommending approval of the plan for the West Bluff Recreation area. The motion PASSED by a Voice Vote.**

### **Close the Public Hearing**

*Chairman Spangenberg closed the Public Hearing at 5:34 p.m.*

#### **14-10110**

**Subject:** (Direct Referral) Review of an amended development agreement for the project at 1130 Washington Avenue. (Res. No. 14-0207)

**Recommendation of the Redevelopment Authority on 5-5-14:** That an amendment to the development agreement between the Redevelopment Authority and Akil Ajmeri of Ayra's at 1130 Washington Avenue to extend the deadlines contained therein is approved, specifically that the deadline for compliance with the conditions related to Additional Development Assistance shall be July 31, 2014 and the tax years eligible for Tax Reimbursement Development Incentive shall be 2014 and 2015.

Further, that the Chairperson and Executive Director are authorized to execute the amendment, subject to the review and approval of the City Attorney or his designee.

**Recommendation of the Finance & Personnel Committee on 5-12-14:** Permission be granted to the Redevelopment Authority to accept an amended development agreement for the project at 1130 Washington Avenue. Further, that the Chairperson and Executive Director are authorized to execute the amendment, subject to the review and approval of the City Attorney or his designee.

**Fiscal Note:** Funds for the development assistance grant remain available in the TID 16.

**Attachments:** [RDA Res. 14-11 \(1130 Washington Avenue\)](#)  
[Amendment to Developer's Agreement](#)

*Director O'Connell explained the request. A few years ago, a development agreement was signed with Akil Ajmeri for the property at 1130 Washington Avenue. Director O'Connell stated that as part of the original agreement, we were providing development assistance such as compensation for some unforeseen property conditions that increased development costs, e.g. removal of unknown foundation covered by asphalt on the property. Director O'Connell stated that Mr. Ajmeri was also concerned with the assessments on the property increasing before the business was fully operational affecting, his ability to earn the money to pay property taxes. The original agreement had a tax rebate provision.*

*Director O'Connell stated that while waiting for invoicing from contractors, the time in the development agreement has lapsed. The request would extend time for compliance to July 31, 2014 and the tax rebate would be for 2014 and 2015 tax years; moving the agreement out one year.*

*Alderman Morgenroth asked if the financial cap would remain. Director O'Connell stated that it would.*

**A motion was made by Commissioner Chambers, seconded by Commissioner Lange, to adopt RDA Resolution 14-11, recommending approval of the item. The motion PASSED by a Voice Vote.**

**14-10111**

**Subject:** (Direct Referral) Communication from the Assistant Executive Director of the Redevelopment Authority requesting authorization to apply for a Wisconsin Economic Development Corporation Site Assessment Grant for the property at 1505 High Street. (Grant Control # 2014-018) (Res. No. 14-0208)

**Recommendation of the Redevelopment Authority on 5-5-14:** That the Authority requests funds and assistance available from the WEDC under the assessment grant and complies with rules for the program.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

**Recommendation of the Finance & Personnel Committee on 5-12-14:** Permission be granted to the Assistant Executive Director of City Development to apply for a Wisconsin Economic Development Corporation Site Assessment Grant for the property at 1505 High Street. (Grant Control # 2014-018) Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic

Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

**Fiscal Note:** The grant request is for \$100,000 with a required match of 100% of the grant request (\$100,000) from the City. The property is tax delinquent and WEDC allows the delinquent taxes to be used as the local match.

**Attachments:** [RDA Res. 14-12 \(1505 High Street\)](#)  
[WEDC 1505 High grant request-submit 14-10111](#)

*Director O'Connell described the request, the use and the history of the property. He stated it was formerly part of the former Racine Steel Castings, but eventually was split off from the property. He stated the property has long been in foreclosure and staff would like to possibly develop the property alongside the Racine Steel Castings site. He stated the first step would be to understand the environmental conditions of the site. The request is for authorization to apply for a grant from the Wisconsin Economic Development Corporation (WEDC) for \$100,000.00 to do Phase I and Phase II assessments of the site.*

*Director O'Connell stated a grant match is required; however, WEDC allows the delinquent taxes to count towards the match.*

*Commissioner Lange asked if the request commits us to acquire the property.*

*Director O'Connell explained no, the grant is just for an assessment of the property.*

*Discussion ensued.*

*Mayor Dickert informed the committee that the building has been razed.*

**A motion was made by Commissioner Chambers, seconded by Alderman Morgenroth, to adopt RDA Resolution 14-12, recommending approval of the request. The motion PASSED by a Voice Vote.**

## **Administrative Business**

Status update on properties

*None.*

## **CLOSED SESSION**

**At 6:02 p.m., a motion was made by Commissioner Chambers, seconded Alderman Morgenroth, to convene into closed session. The motion PASSED by the following vote:**

**AYES: 4 - Spangenberg, Morgenroth, Chambers, Lange**

**EXCUSED: 2 - Garner, Nicholson**

It is intended that the Authority will convene in closed session pursuant to section 19.85 (1) (e), Wisconsin Statutes, to consider the following matter that requires a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session.

**Report on the status of properties owned or under consideration for acquisition by the Redevelopment Authority of the City of Racine.**

**OPEN SESSION**

At 6:37 p.m. a motion was made by Commissioner Lange, seconded by Commissioner Chambers, to reconvene into open session. The motion PASSED by the following vote:

AYES: 4 - Spangenberg, Morgenroth, Chambers, Lange

EXCUSED: 2 - Garner, Nicholson

**Next Meeting: May 19, 2014**

**Adjournment**

*There being no further business, Chairman Spangenberg adjourned the meeting at 6:37 p.m.*