



City of Racine

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

Meeting Minutes - Draft

Redevelopment Authority of the City of Racine

Thursday, January 10, 2019

6:00 PM

City Hall, Room 303

Call To Order

Chairman Spangenberg called the meeting to order at 6:00 p.m.

PRESENT: 5 - Jen Adamski, Doug Nicholson, John Crimmings, Robert Anderson and James DeMatthew

Misc. Notes/Arrivals

Cory Mason and James Spangenberg were present (members not listed in the attendance).

Approval of Minutes for the December 6, 2018 Meeting.

A motion was made by Anderson, seconded by Nicholson, to approve the minutes of the November 1, 2018 meeting. The motion PASSED by a Voice Vote.

[0037-19](#)

Subject: Resolution 19-01 approving change order no. 5 for the contract with Veit & Company, Inc. for the Water Street Redevelopment Area demolition project.

Attachments: [\(0037-19\) Contractor's Submittal Transmittal CO5](#)
[\(0037-19\) CO5 Tank Checklist](#)
[\(0037-19\) RDA Resolution 19-01 CO5 Veit & Company LLC](#)

Director Connolly explained the request. She stated three underground storage tanks were found and the request is to approve a change order to allow for the removal and disposal of the tanks.

In response to Spangenberg, Mike Lechner, Housing Technician, stated that there were fuel oil tanks that were found on the property. He stated the tanks were found underneath the slab.

Nicholson asked for clarification on the price of the removal and disposal.

Connolly stated the price would be \$26,000.00 for the two tanks less than 5,000 gallons and \$42,500.00 for the tank that is greater than 5,000 gallons.

A motion was made by Crimmings, seconded by Anderson, to adopt RDA Resolution 19-01 approving change order no. 5 with Veit & Company in the amount of \$94,500.00. The motion PASSED by a Voice Vote.

[0038-19](#)

Subject: Resolution 19-02 approving change order no. 6 for the contract with Veit & Company, Inc. for the Water Street Redevelopment Area demolition project.

Attachments: [\(0038-19\) Contractor's Submittal Transmittal CO6](#)
[\(0038-19\) RDA Resolution 19-02 Veit & Company CO6](#)

Director Connolly explained that transite panels were found at 615 Marquette Street. Lechner stated that the asbestos panels were completely covered behind a wall. The request is for a change order for the removal and disposal of the panels.

A motion was made by Nicholson, seconded by DeMatthew, to adopt RDA Resolution 19-02 approving change order no. 6 with Veit & Company in the amount of \$15,366.00. The motion PASSED by a Voice Vote.

[0051-19](#)

Subject: Resolution 19-03 approving a request to apply for 2019 USEPA Brownfield Cleanup Grant for Water Street Redevelopment Properties (700, 900, and 1010 Water Street, and 615 Marquette Street) owned by the RDA and approve the use of Intergovernmental Revenue Funds for the match requirement.

Attachments: [\(0051-19\) ABM 2019 Brownfield Cleanup Grant](#)

Connolly explained that staff is requesting approval to apply for 2019 USEAP Brownfield Cleanup Grant for the Water Street Redevelopment Properties. She stated the grant would cover the cost of cleanup to residential standards. The hotspots identified on the site include petroleum and hazardous materials and the purpose of the grant would be to have those materials removed and the site capped. Connolly explained the potential budget for the request.

A motion was made by Anderson, seconded by Crimmings, to adopt RDA Resolution 19-03 approving the request to apply for a 2019 USEPA Brownfield Cleanup Grant for the Water Street Redevelopment Properties. The motion PASSED by a Voice Vote.

[0052-19](#)

Subject: Resolution 19-04 approving a request from the City Administrator and the Executive Director of the RDA for the use of \$90,825.00 in Intergovernmental Sharing Revenue Funds for a contract with Franke Development Advisors, LLC and the Rinka Architecture Firm to provide economic development and redevelopment consulting and planning services.

Attachments: [\(0052-19\) ABM Franke & Rinka consulting](#)

City Administrator, Jim Palenick, explained the request and the funding availability. He stated the request would use \$90,000.00 of the \$200,000.00 available in the budget and that they are requesting that the bidding procedures be waived and a sole source contract be issued. Palenick explained the Regency Mall area and the creation of Tax Incremental District No. 20. He stated a sole source was being requested because of the

Palenick explained Jerry Franke and his experience and development relationship with Rinka Architecture. He explained the funding models and stated the Hull Group will be

responsible for 50 percent of the cost to Rinka Architecture. The request will be reviewed by the Finance and Personnel Committee as well as the Common Council.

In response to Crimmings question about including the Highland Center, Palenick stated the primary focus of the study will be on what the Hull Group currently owns and controls.

In response to Anderson, Connolly stated they do own the site of the old Marcus Theater.

A motion was made by Crimmings, seconded by DeMatthew, to adopt RDA Resolution 19-04 approving the request to recommend and authorize the use of \$90,825 in 2019 budgeted Intergovernmental Funds to engage the services of Ranke Development Advisors, LLC and Rinka Architecture, Inc. to perform economic development consulting, planning, and marketing services. The motion PASSED by a Voice Vote with Nicholson abstaining due to his leasing a property owned by the Hull Group.

Executive Director's Report

RDA Budget Update

Connolly explained the budget allocation to the RDA and presented the long-term Intergovernmental Revenue Sharing Fund budget plan. She stated the 2018 year end budget will be presented to the RDA at a future meeting.

Buildup Racine Web Reports

Connolly stated a lot of Search Engine Optimization was done. She stated the Building Department information, zoning, permits, and licensing information has been updated.

[0053-19](#)

Subject: A review and update on the White Box Grant Program.

Attachments: [White Box Status Report 1 9 2019](#)

Connolly stated 26 grants have been given so far and completed projects are inspected by Chief Building Inspector, Ken Plaski.

Adjournment

There being no further business, the meeting adjourned at 6:34 p.m.