



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
Doug Nicholson
James Morgenroth
Linda Johnson*

Monday, January 12, 2015

5:15 PM

City Hall, Room 106

Call To Order

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

PRESENT: 5 - James Spangenberg, David Lange, Doug Nicholson, James Morgenroth and Linda Johnson

EXCUSED: 1 - Jim Chambers

Others present:

*Matt Sadowski, Assistant Director of City Development
Michelle Cook, Secretary of City Development
Mayor John Dickert
Kristin Niemiec, Gateway Technical College
Laura Million, RCEDC
Tina Chitwood, RCEDC*

Approval of Minutes for the December 12, 2014 Meeting.

A motion was made by Alderman Morgenroth, seconded by Commissioner Johnson to approve the minutes of the December 12th meeting. The motion PASSED by a Voice Vote.

[15-00016](#)

Subject: (Direct Referral) Request by Gateway Technical College for review and approval of its 2015 Launch Box contract. (Res No. 15-0027)

Recommendation of the Redevelopment Authority on 01-12-15:
That the Authority supports the use of \$99,930.00 from the Intergovernmental Revenue Sharing Fund for the Launch Box small business development initiative contract for 2015.

Further, that the Mayor and City Clerk be authorized and directed to enter into the agreement with Gateway.

Recommendation of the Finance & Personnel Committee on

01-26-15: That the Mayor and City Clerk be authorized and directed to enter into the agreement with Gateway for the 2015 Launch Box Contract.

Fiscal Note: Total cost is \$117,930.00. City's contribution is \$99,930.00 and funds are available in the City's 2015 capital budget under account 919.000.5612. Gateway is providing funding totaling \$17,070.00.

Attachments: [Launch Box Memo](#)
[Launch Box 4th Quarter Report](#)
[Launch Box Contract](#)

Kristin Niemiec from Gateway Technical College introduced the request and explained the 2014 accomplishments of the Launch Box program such as increasing their membership to 109, and exceeding their professional development and event goals. She stated 2014 was a transition year since the program was changed from RCEDC to GTC on April 1st. She stated that there are applications in progress for three other grants to assist with their accelerated program, a 12-week intensive program to assist entrepreneurs in developing their business.

Ms. Niemiec stated they received a \$50,000 grant from the Wisconsin Economic Development Corporation and were invited to the White House to receive recognition from the Small Business Association for receiving the grant.

Ms. Niemiec explained the request for 2015. She explained the 2015 goals and contract changes. She stated that the dollar amount for this year's request remains unchanged and that this year's contract is a 13-month contract ending on January 31, 2016.

Alderman Morgenroth asked about the \$25.00 fee that is charged to members for the program. Ms. Niemiec explained that the \$25.00 is only a deposit for the key fob and is returned once the key is returned.

A motion was made by Commissioner Lange, seconded by Alderman Morgenroth, to adopt RDA Resolution 15-1, recommending approval of the item. The motion PASSED by a Voice Vote.

[15-00017](#)

Subject: (Direct Referral) Request from the Executive Director of the Racine County Economic Development Corporation (RCEDC) for approval of the 2015 general contract for economic development services. (Res No. 15-0029)

Recommendation of the Redevelopment Authority on 1-12-15:

That the Authority supports the use of \$69,000.00 from the Department of City Development 2015 budget for the general economic development services contract for 2015.

Further, that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC.

Recommendation of the Finance & Personnel Committee on 1-26-15: That the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC for 2015 General Economic Development Services.

Fiscal Note: Funds have been set aside in the Department of City Development's 2015 budget under line item 101.150.5630 Economic Development.

Attachments: [1.5.15.CITY OF RACINE General 2015 CONTRACT Draft](#)
[Q4 2014 Report City of Racine General Contract update](#)

Laura Million, Racine County Economic Development Corporation, explained the request and programs that are funded under the contract, such as the CEO Roundtable Program, Business Call visits, etc..., and 2014 activities. She also discussed the issues with business recruitment within the city such as location of existing buildings for businesses. The amount of funding requested for the 2015 contract is unchanged from last year's request.

Chairman Spangenberg asked about the Southside Business Park and why it is not heavily marketed.

Ms. Million stated that most companies are not looking for a land site; they are looking for existing buildings.

Mayor Dickert stated that we are losing open space build to builders who prefer to build on vacant land near I-94. He stated it is a difficult site to market and most developers are asking for a building right away and with at least 40% occupancy guaranteed.

A motion was made by Alderman Morgenroth, seconded by Commissioner Lange, to adopt RDA Resolution 15-2, recommending approval of the request. The motion PASSED by a Voice Vote with Commissioner Nicholson abstaining.

[15-00018](#)

Subject: (Direct Referral) Request from the Executive Director of the Racine County Economic Development Corporation (RCEDC) for review and approval of its 2015 Brownfields Redevelopment Contract. (Res No. 15-0028)

Recommendation of the Redevelopment Authority on 1-12-15: That the Authority supports the use of \$66,650.00 from the Intergovernmental Revenue Sharing Fund for the renewal of the RCEDC brownfields initiative contract for 2015.

Further, the Authority recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC for the 2015 Brownfields Redevelopment Contract.

Recommendation of the Finance & Personnel Committee on 1-26-15: That the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC for the 2015 Brownfields

Redevelopment Contract.

Fiscal Note: The funds are available in the city's 2015 capital budget under account 919.000.5611.

Attachments: [2015 CITY OF RACINE BROWNFIELDS CONTRACT FINAL 1. 8. 15](#)
[121914-2014 City of Racine Brownfield Grants Summary-highlight](#)
[121914 Master Grants Listing](#)
[121914 Master Grants Listing \(Pending Applications\)](#)
[121914 Master Grants Listing \(Closed Out\)](#)
[Quarter 1 Summary](#)
[Quarter 2 Summary](#)
[Quarter 3 Summary](#)
[Quarter 4 Summary](#)

Tina Chitwood, RCEDC, explained the request along with the 2015 goals for this year's contract. The redevelopment portion of the contract includes brownfields and the Uptown and Root River project management. She stated that tasks will continue as they were in 2014 and discussed the different projects supported.

Ms. Chitwood stated the contract amount remains unchanged for 2015.

A motion was made by Commissioner Johnson, seconded by Commissioner Lange, to adopt RDA Resolution 15-3, recommending approval of the item. The motion PASSED by a Voice Vote with Commissioner Nicholson abstaining.

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:55 p.m.