



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

*Alderman James T. Spangenberg
David Lange
Doug Nicholson
Robert Anderson
Jim Chambers
Josh Garner*

Monday, May 2, 2011

4:30 PM

City Hall, Room 306

Call To Order

PRESENT: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and
Doug Nicholson
EXCUSED: 1 - Robert Anderson

Others present: Brian O'Connell, Director of City Development
Jean Wolfgang, Associate Planner
Alderman Q.A. Shakoor, II
Alderman Greg Helling
Peter Schwabe
Kristin Niemiec, RCEDC
Nancy Feest
Other members of the public

Approval of Minutes for the April 4, 2011 Meeting.

A motion was made by Commissioner Chambers, seconded by Commissioner Garner, to approve the minutes of the April 2, 2011 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

Proposal of Peter Schwabe of Big Bend Development, LLC, to purchase and redevelop the Authority-owned land within the 3100 block of Washington Avenue.

Director O'Connell introduced the proposal with a brief history of the site. The land at West Boulevard and Washington Avenue has been owned by the Authority for several years. There are several easements and several parcels. The public hearing was noticed in the Racine Journal Times on April 15, 2011 and April 25, 2011. Peter Schwabe from Big Bend Development, LLC responded to a Request for Proposals (RFP) that was mailed out to developers and advertised in the Business Journal of Greater Milwaukee.

Mr. Schwabe from Big Bend Development presented. In the past, he developed the

commercial center at State Street and Memorial Drive as well as other locations in southeast Wisconsin. The main building for the development would be positioned along Washington Avenue in accordance with new urbanism. There would be potential for a small development along West Boulevard. The identity of the tenant is not revealed, but would be at the time a developers agreement would come before the Authority. Mr. Schwabe needs site control before he can get a commitment from the tenant.

Commissioner Chambers asked about the details of additional development along West Boulevard. Mr. Schwabe indicated that the main tenant will serve as an anchor for the site and would generate additional tenants for an additional building.

Commissioner Nicholson asked about the value of the proposal. Director O'Connell indicated there have been several proposals in the past. There were several reasons that the most recent proposal, the Tousis development, did not come to fruition, including the value of the development. There needs to be \$4 - \$5 million in assessed value upon completion of the project, not projects costs, to pay off debt associated with the acquisition and demolition of buildings that were formerly on the property. Commissioner Nicholson asked if this development would be in accordance with that assessed value. Director O'Connell indicated that Mr. Tousis was not willing to have an additional development on the site, but Mr. Schwabe is willing to develop more of the site, which will bring up the total value. Commissioner Nicholson asked about the renderings the Authority just had done for potential site plans and if they will be used. Director O'Connell indicated that the design revolves around the tenant and there may be elements of the renderings that will be used. Mr. Schwabe complimented the renderings and will take a closer look as the project takes shape.

Chairman Spangenberg indicated that the Authority had the drawings done so we could show that multiple buildings could be placed on the site.

Chairman Spangenberg asked for public comment.

Nancy Feest of 1006 Carlton Drive asked if the Authority would be determining the assessed value of the proposal in the next 5 months. Director O'Connell indicated that there has been the passing of time and there is less time to recover the investment through tax incremental financing. The goal is to have a solvent district and the Authority will look at repayment options and solvency of the district with the proposed project as it takes shape.

Chairman Spangenberg then closed the public hearing.

CLOSED SESSION

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to go into closed session pursuant Wisconsin Statutes 19.85 (1)(e) and (f) pertaining to competitive and bargaining reason as well as for consideration of financial data for items 11-6362 and 11-6363. The motion PASSED by the following vote:

AYES: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and Doug Nicholson

EXCUSED: 1 - Robert Anderson

Items 11-6362 and 11-6363 were discussed in closed session.

OPEN SESSION

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to go into open session. The motion PASSED by the following vote:

AYES: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and Doug Nicholson

EXCUSED: 1 - Robert Anderson

11-6362

Subject: (Direct Referral) Accepting a proposal and granting an option for the purchase of redevelopment of 3101 through 3121 Washington Avenue, 1219 Grove Avenue, and 1218 West Boulevard.

Recommendation of the Redevelopment Authority on 5-2-11: That the Common Council approve the report and action of the Redevelopment Authority granting Peter Schwabe (d.b.a. Big Bend Development, LLC) an option to purchase and redevelop the Authority's property at 3101 through 3121 Washington Avenue, 1219 Grove Avenue, and 1218 West Boulevard. The option shall be based on Peter Schwabe's proposal and the Authority's Request for Proposals.

Fiscal Note: Mr. Schwabe has paid the \$1,000 fee required by the Authority's RFP. He estimates the redevelopment will cost \$3.5 million; he will consider additional commercial development on the property. He proposes to pay the Authority \$200,000 for the property.

Attachments: [schwabe proposal 001](#)
[RDA Resolution 11-06](#)
[West Racine Development Opportunity RFP](#)

A motion was made by Commissioner Lange, seconded by Commissioner Nicholson, to adopt resolution 11-06 recommending approval of a six month option on the property with Peter Schwabe and adding approval of the anchor tenant by the authority as a condition on the sale of the property.

11-6363

Subject: (Direct Referral) Request of the Executive Director that the Authority select a commercial broker to facilitate the sale of 1526 Washington Avenue.

Attachments: [Siegel-Gallagher](#)
[First Weber](#)
[Shorewest](#)
[Results of RFP for broker services](#)
[RDA Resolution 11-07](#)

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to adopt resolution 11-07, approving a nine month contract with First Weber Group. The motion PASSED by a Voice Vote.

11-6364

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 2011.

Attachments: [RDA Resolution 11-08](#)

Director O'Connell described the item as a request to continue the West Racine Farmers Market on the same conditions as prior years.

A motion was made by Commissioner Garner, seconded by Commissioner Chambers, to adopt resolution 11-08 approving an agreement with the West Racine Business and Professional Association for a farmers market subject to conditions listed in the resolution. The motion PASSED by a Voice Vote.

11-6365

Subject: (Direct Referral) Request of Wendell Bowen on behalf of Trinity United Missionary Baptist Church to use Authority-owned land at 1014 Dr. M.L. King Jr. Dr. for a one-day picnic.

Attachments: [1014 MLK Jr. Dr. Request \(Trinity Baptist\)](#)
[RDA Resolution 11-09](#)

Director O'Connell indicated that the Authority had received a letter requesting the use of 1014 Martin Luther King Drive for a picnic from a local church. Staff reviewed the request. There are no improvements to the property and that was communicated to the church. Conditions of approval would include insurance, site plan showing tents and temporary toilets, and proper permits. Mr. Bowen spoke from the Trinity United Missionary Baptist Church. He will be inviting children in the neighborhood and from the community centers.

A motion was made by Commissioner Nicholson, seconded by Commissioner Garner, to adopt resolution 11-09, approving an agreement with Trinity United Missionary Baptist Church to use Authority-owned land at 1014 Dr. M.L. King Jr. Dr. for a one-day picnic on July 23, 2011 subject to conditions listed in the resolution. The motion passed by a Voice Vote.

Next meeting: June 6, 2011

Election of Chair and Vice-Chair will be at the June meeting and Alderman Shakoor will be joining the Authority.

Adjournment

Meeting adjourned.

