



City of Racine

Meeting Minutes - Final

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

Redevelopment Authority of the City of Racine

Chairman John Crimmings
Alderman Pete Karas
Alderman James T. Spangenberg
David Lange
Robert Ledvina
Cory Mason
Scott Terry

Wednesday, September 5, 2007

6:00 PM

City Hall, Room 205

Vice Chairman James T. Spangenberg called the meeting to order at approximately 6:00 p.m.

PRESENT: 6 - Cory Mason, Scott Terry, Pete Karas, James T. Spangenberg, David Lange and Robert Ledvina

EXCUSED: 1 - John Crimmings

Approval of Minutes for the August 1, 2007 Meeting.

A motion was made by Alderman Pete Karas, seconded by Robert Ledvina, to approve the minutes, as distributed. The motion **PASSED**.

07-1107

Subject: (Direct Referral) Request of Verizon Wireless for an amendment to the lease for its facility at 1826 DeKoven Avenue (a.k.a. 1810 Phillips Avenue).

Recommendation of the Redevelopment Authority on 9-5-07: To adopt Redevelopment Authority Resolution 07-17 approving the amendment.

Director O'Connell explained that a service building for the cell tower within the Southside Industrial Park needed to be relocated because the current location was within the rededicated Phillips Street right-of-way. He went on to say that the lessee, Verizon Wireless, was asking that the lease be amended to abate the rent for one year in consideration of the cost associated with the relocation.

A motion was made by Alderman Pete Karas, seconded by Scott Terry, that this item be **Approved**, as outlined in the recommendation. The motion **PASSED**.

Public Hearing

07-0990

Subject: (Direct Referral). Request of the Dorsey Group, LLC to submit a development proposal for the Authority's property at 1321 State Street.

Recommendation of Redevelopment Authority on 8-1-07: That this item be deferred.

Recommendation of the Redevelopment Authority on 9-5-07: That the action of the Redevelopment Authority granting a 12 month option to the Dorsey Group, LLC/Commonwealth Development Corporation on the property at 1321 State Street (parcel ID no. 03200004) under the terms and conditions set forth in Authority resolution 07-18 be approved.

Fiscal Note: The developer will pay \$1,660.00 for the option. Sale price for the property will be specified in the development agreement to be negotiated but is expected to be between \$75,000 and \$80,000 some or all of which may be deferred.

Attachments: [Dorsey Group's Development Proposal.pdf](#)
[RDA Resolution 07-18.pdf](#)

Vice Chairman Spangenberg opened the public hearing at 6:10 p.m.

Director O'Connell explained that the proposal for the development of the site as submitted by the Dorsey Group was consistent with the State Street Redevelopment Plan and that the action taken by the Authority would require Common Council approval.

Damon Dorsey explained that the elements of the proposal hadn't changed since his presentation to the Authority. He went on to say that that his proposal wasn't contingent on KRM, that he felt that the project was compatible with the ongoing renaissance in Racine. He stated that he expected the value of the project to be approximately 8.6 million dollars and that the commercial element of the project would be attractive to the community since it included a jobs component.

Ola Baiyewu of First Choice Pre-Apprenticeship Training stated that his organization was working with the Dorsey Group to include job training and spoke in support of the proposal.

George Edwards of 2710 Byrd Avenue spoke in support of the proposal.

Charlene Mills of 403 N. Memorial Drive spoke in recognition of Corinne Owens leadership and community efforts.

Alderman Michael Shields asked that other development proposals also be considered.

Elliot Cohen of 3334 Douglas Avenue spoke in support of the proposal.

Ron Frye of 920 Wilson Street recommended that the City acquire the properties on north side of State Street between Wilson and Peck Streets and that they be razed to create open space.

Jim Eastman of 1215 State Street spoke in support of the proposal and also suggested that the properties on north side of State Street between Wilson and Peck Streets be acquired and razed

Alderman Q. A. Shakoor spoke in support of the proposal and in recognition of Corinne Owens community leadership.

Alma Allen of 1919 Kearney spoke in recognition of Corinne Owens efforts in the community.

Milton Dockery spoke in support of the proposal.

Chuck Tyler of 1027 Perry Avenue spoke in recognition of Corinne Owens leadership.

Ralph Williams spoke in recognition of Corinne Owens leadership and efforts in the community.

Corrine Reid Owens spoke in support of the proposal.

Vice Chairman Spangenberg closed the public hearing at 7:00 p.m.

Director O'Connell stated that he had received a letter in of support of the proposal from both State Representative Robert Turner and Ola Baiyewu of the Human Capital Development Corp. He went on to say that the request from the Maures group to submit a proposal for the property had been withdrawn.

Commissioner Terry stated that he was impressed with the Dorsey projects in Milwaukee and was in support of the creation of jobs in the community.

Commissioner Mason spoke in favor of the proposal stating that it had a broad base of community support and that it would bring jobs to the neighborhood.

Director O'Connell stated that the staff recommendation was to grant a 12 month option to purchase to the Dorsey Group with a purchase price of property of between \$75,000 and \$80,000 with the holding costs of the property, estimated at \$1,660 to be assumed by the buyer. He went on to say that the land purchase price could potentially be deferred.

Damon Dorsey explained that he needed an option with a minimum of eight months to allow the group to apply for housing tax credits.

A motion was made by Cory Mason, seconded by David Lange, that this item be Recommended For Approval, and to adopt Redevelopment Authority Resolution 07-18 approving a 12 month option on the property and directing that a development agreement be prepared. The motion PASSED.

07-1108

Subject: (Direct Referral) Communication from the Maures Development Group submitting a development proposal for the Authority's property at 1321 State Street.

Recommendation of the Redevelopment Authority on 9-5-07: That this item be received and filed.

Attachments: [1321 State Street.pdf](#)

Director O'Connell explained that the request had been withdrawn

A motion was made by Alderman Pete Karas, seconded by Scott Terry, that this item be Received and Filed. The motion PASSED.

Adjournment

There being no other matters before the Authority, the meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted,

*Brian F. O'Connell, Executive Director of the Redevelopment Authority,
and Director of City Development*