



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

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

Wednesday, March 4, 2009

4:00 PM

City Hall, Room 209

Call To Order

Chairman Crimmings called the meeting to order at 4:05 p.m.

PRESENT: 4 - Pete Karas, John Crimmings, James T. Spangenberg and Robert Ledvina

ABSENT: 1 - Scott Terry

EXCUSED: 2 - Cory Mason and David Lange

*Others Present: Brian O'Connell, Director of City Development
Kristin Niemiec, RCEDC
Ald. Jeff Coe
Ald. Michael Shields
Brian Anderson
Richard Christensen
Devendar Singh*

Approval of Minutes for the January 7, 2009 Meeting.

A motion was made by Ald. Spangenberg, seconded by Commissioner Ledvina, to approve the minutes of the January 7, 2009 meeting. The motion PASSED by a Voice Vote.

08-2909

Subject: Request from the West Racine Business and Professional Association to use the Redevelopment Authority land in the 3100 block of Washington Avenue for the farmer's market between May 1 and November 1, 2009 with the same conditions as 2008.

Attachments: [3100 block Washington Ave land use request \(08-2909\) RDA Resolution 09-04 - Farmers' Market](#)

Director O'Connell explained that the farmers market had operated on the property without incident in 2008. He explained that the proposed conditions for 2009 were basically the same as the 2008 conditions, particularly that there would be no fee to the Association but all expenses would be borne by the Association and the City and the Authority would be included as additional parties on the Association's insurance.

A motion was made by Commissioner Karas, seconded by Commissioner Ledvina, to adopt Resolution 09-04 granting permission to the West Racine Business and Professional Association to use Authority's land on the 3100 block of Washington Avenue as a farmers market subject to conditions. The motion PASSED by a Voice Vote with Ald. Spangenberg abstaining.

09-3226

Subject: Request to transfer 1501 West Street and 1500 May Street to Habitat for Humanity.

Recommendation of the Redevelopment Authority on 3-4-09: That the Common Council approve the action of the Redevelopment Authority authorizing the transfer of 1501 West Street and 1500 May Street to Habitat for Humanity for construction of single family, owner-occupied homes.

Fiscal Note: Each of the vacant parcels would be transferred for one dollar subject to conditions described in the Authority resolution that is attached to this item in Legistar. All costs associated with the transfer will be paid by Habitat for Humanity.

Attachments: [\(09-3226\) RDA Resolution 09-05 - Habitat for Humanity](#)

Director O'Connell explained that the two properties are left-over real estate from the development of the grocery and associated retail at State Street and North Memorial Drive. He noted that, based on the parcels' widths (+/- 55 ft.) and the adjacent residential land use, in-fill housing is the most practical redevelopment and that redevelopment by Habitat for Humanity will ensure the homes are owner occupied.

A motion was made by Ald. Spangenberg, seconded by Commissioner Karas, that the Authority adopt Resolution 09-05 approving the transfer of 1501 West Street and 1500 May Street to Habitat for Humanity subject to conditions. The motion PASSED by a Voice Vote.

09-3289

Subject: (Direct Referral) Request of Tom Tousis to extend his option on 1130 Washington Avenue.

Director O'Connell explained that the Authority had granted Mr. Tousis a 90-day option on the property at 1130 Washington Avenue. The wording in the Authority's resolution (no. 08-20) stated that the option was for "90 days from the adoption of this resolution..." Mr. Tousis returned the option agreement after that 90 day period had passed. The City Attorney determined that the option had already expired and Mr. Tousis would have to obtain a new option to continue pre-development investigations of the property. Mr. O'Connell explained that Mr. Tousis and city staff shared responsibility for the delays.

Discussion followed. Ald. Shields stated that other parties were interested in the property and that the Authority should accept new proposals. Mr. Christensen said Mr. Singh desired the opportunity to propose. Ald. Coe explained that Mr. Tousis had agreed to a schedule under which he would complete his pre-development phase by May 27, 2009. Discussion continued.

A motion was made by Commissioner Karas, seconded by Ald. Spangenberg, that the Authority adopt a resolution granting Mr. Tousis a second 90-day option on the property subject to conditions. The motion FAILED on a tied vote. (Spangenberg and Karas voting yes; Ledvina and Crimmings voting no).

Discussion continued.

A motion was made by Ald. Spangenberg, seconded by Commissioner Ledvina, that the request be received and filed. The motion PASSED on a Voice Vote.

09-3290

Subject: Request of the Executive Director to enter into an agreement

with the City of Racine for the implementation of the Project Plan for Tax Increment District No. 16 - Uptown.

Attachments: [\(09-3290\) RDA Resolution 09-06 - TID 16](#)

Director O'Connell explained that the City Finance Department has requested a formal agreement be prepared describing the Authority's use of funds for TID no. 16. He reviewed the list of proposed activities.

A motion was made by Ald. Spangenberg, seconded by Commissioner Ledvina, to adopt Resolution 09-06 authorizing the Chairperson and Executive Director to negotiate a cooperation agreement with the city and for the proposed agreement to be presented to the Authority for its further review and approval. The motion PASSED on a Voice Vote.

Status report on ongoing redevelopment projects:

Washington Ave. & West Blvd. Commercial Area: Director O'Connell reported that the Landmark Group had not received a conditional use permit for the development that it had proposed for this property and is not able to proceed with the project as a result. He explained that the staff would be convening meetings with neighbors and other area representatives on redevelopment alternatives for the property.

Adjournment

There being no further business, Chairman Crimmings adjourned the meeting at 5:00 p.m.

*Respectfully submitted,
Brian F. O'Connell, Executive Director*