



City of Racine

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

Meeting Minutes - Draft

Redevelopment Authority of the City of Racine

James Spangenberg
Jen Adamski-Torres
Doug Nicholson
John Crimmings
Robert Anderson
Alderman Tracey Larrin
James DeMatthew

Thursday, January 4, 2018

6:00 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, John Crimmings, Robert Anderson and James DeMatthew
EXCUSED: 1 - Tracey Larrin

Approval of Minutes for the December 7th Meeting

A motion was made by Adamski-Torres, seconded by Nicholson, to approve the December 7th minutes. The motion PASSED by a voice vote.

Approval of Minutes for the December 22nd Meeting

A motion was made by Crimmings, seconded by Adamski-Torres, to approve the December 22nd minutes. The motion PASSED by a voice vote.

[1172-17](#)

Subject: (Direct Referral) A request from James Wasley and Pamela Schermer for review and approval of a White Box Program Grant for the property at 613 Sixth Street.

Attachments: [\(1172-17\) 613 Sixth Street WB Submittal](#)

Applicant, James Wasley, stated that he and his wife are requesting a White Box grant to upgrade their building into an art studio with two apartments above it. He stated they want to update the electrical, floors, install an ADA compliant bathroom including a shower, but the shower will not be funded by the White Box Grant. He stated they will be enclosing the first floor to comply with the Building Department, and enclosing the plumbing.

Chief Building Inspector, Ken Plaski, stated the maximum grant amount that Mr. Wasley is eligible for is \$13,300.00. He stated the White Box Grant was just approved by the Downtown Area Design Review Commission.

A motion was made by Anderson, seconded by DeMatthew, to approve the request for a White Box Grant for up to \$13,300.00 at 613 Sixth Street. The motion PASSED by a voice vote.

[1266-17](#)

Subject: (Direct Referral) A request from Jason Berry for the review and approval of a White Box Program Grant for the property at 305 Main Street.

Attachments: [\(1266-17\) 305 Main Street WB Submittal](#)

The applicant, Jason Berry, stated he is requesting a White Box grant to update the 65 year old building to attract tenants, hopefully retail. He plans to install an ADA compliant bathroom, upgrade the utility room, the electrical, and HVAC system.

Chief Building Inspector, Ken Plaski, stated the maximum grant amount that Mr. Berry is eligible for is \$10,800.00. He stated the White Box Grant was just approved by the Downtown Area Design Review Commission.

A motion was made by Anderson, seconded by DeMatthew, to approve the request for White Box Grant for up to \$10,800.00 at 305 Main Street. The motion PASSED by a voice vote.

[1270-17](#)

Subject: Communication from the Director of City Development recommending approval of a professional services contract between the City of Racine and the Racine County Economic Development Corporation (RCEDC) for general economic development services.

Attachments: [\(1270-17\) Agenda Briefing Memo RCEDC Annual Contract](#)
[\(1270-17\) Res 18-01 RCEDC Funding Request](#)
[\(1270-17\) RCEDC General Economic Services Contract 2018](#)
[\(1270-17\) 2017 RCEDC Year End Report](#)
[\(1270-17\) RCEDC Flyer](#)

Laura Million, Business Development Manager at RCEDC, presented the activities they have done with the City of Racine. She stated they have worked with: development companies on growth projects through loan programs, workforce development center with GED programs, RAMAC to teach managers best practices, and existing and recruiting new businesses. Examples include: Building Waters Inc., Murray Mansion, Fischer USA, and Regency Mall.

In response to DeMatthew, Million stated they are working on expanding staff to prepare for the effects of Foxconn. She stated they don't steer people directly to the City, they try to find the best fit for the manufacturer's needs. She stated they are trying to prevent small business workforce loss by marketing the City as somewhere they want to work and live.

Adamski-Torres stated she would like to see more city specific numbers. Connolly assured that would be achieved every quarter going forward.

A motion was made by DeMatthew, seconded by Anderson, to approve RDA resolution 18-01. The motion PASSED by the following Roll Call Vote.

AYES: 4 - James Spangenberg, Jen Adamski-Torres, Robert Anderson and James DeMatthew

EXCUSED: 1 - Tracey Larrin

ABSTENTIONS: 2 - Doug Nicholson and John Crimmings

[1271-17](#)

Subject: Communication from the Director of City Development and the General Manager of the Racine Water and Wastewater Utilities requesting approval of a joint agreement between the City of Racine and the Wastewater Utility for a force main installation on Hamilton Street between Main Street and Wisconsin Street and the design of sewerage infrastructure for the Harborside Site.

Attachments: [\(1271-17\) Agenda Briefing Memo Harborside](#)
[\(1271-17\) Res 18-02 Wastewater Utility TID 14 Funding Request - Force Main and Lift Station at Hamilton ST](#)
[\(1271-17\) Joint Agreement for Harborside Lift Station and Force Main - DRAFT](#)

Keith Haas, General Manager of City of Racine Wastewater Utility, proposed a force main installation on Hamilton Street between Main Street and Wisconsin Street as sometimes there is an overflow of sewage that is pumped to Wisconsin Street currently but still creates issues in a nearby parking lot. He stated they are asking for funding from TID No. 14 to install this while the DOT is working on the same section of street to prevent tearing up the street later. He stated he is also asking for TID monies to begin designing a lift station to support future development of the Walker's Point/Harborside site.

Connolly stated the location is not within TID No. 14 but it is within a half mile of it, therefore it is beneficial to the TID and allowable.

A motion was made by Anderson, seconded by Nicholson, to approve RDA resolution 18-02. The motion PASSED by a voice vote.

Report of the Executive Director

A. Center for Community Progress Report

Laura Detert, Manager of Housing and Community Development, presented the main takeaways and solutions from the Center for Community Progress's visit. To focus on land banking, staff needs to: 1. Focus on abandoned and vacant properties, 2. Obtain comprehensive property data, 3. Create proactive and targeted enforcement practices to address capacity issues, 4. Enforce property taxes for tax delinquent and abandoned properties, 5. Collaboration between the City and County to aid enforcement system.

Connolly stated that right now it is just a draft report and they will give out the final draft when it is done.

B. City Capital Improvement Plan Implementation

Connolly gave a report on new software to aid top priority CIP items, like: Downtown Revitalization, Water Street, and RootWorks.

C. White Box Program Update

Connolly stated that there will be a 2017 White Box review coming up in February, as small changes need to be made to the program.

D. RDA Commercial Brokerage RFQ

Connolly stated they have not reissued the Commercial Brokerage RFQ yet.

E. Website and Marketing Update

Connolly gave out a packet showing some user statistics and came to the conclusion that more marketing of the website is needed. In response to Adamski-Torres, Connolly stated she would get an organic keyword search.

Brownfield Properties Update

A. 1425 N. Memorial Drive (Racine Steel Castings)

Connolly stated they are continuing to do a lot of brownfields work and the pilot test was completed right before the holidays. She stated that 10,000 gallons of Cool-Ox treatment was applied to the site with the observance of the US EPA and WI DNR. She stated they ran into many obstacles so they had to do more digging than expected. She stated the site is covered with straw right now to enable the solution to percolate into the soil during the cold temperatures. She stated there will be a final report and testing in March and April that will be reported to the US EPA and WI DNR.

B. Harborside Property (Walker Site)

Refer to item 1271-17

RDA-Owned Property Report

A. 233 Lake Avenue

Connolly stated discussions of other options to redevelop the site are ongoing.

B. Southside Industrial Park

Connolly stated the RDA has been talking with a potential purchaser and hopes to have a purchase agreement by February.

C. 1520 and 1536 Clark Street (Ajax Propety/Cardinal Capital)

Connolly stated Cardinal Capital continues to work on the site, she asked them to revise their new site plan a little. She stated the building is not in good shape, so it will most likely be torn down, and they to plan to preserve the Pabst bar on the corner.

D. 1418 Washington Avenue

Connolly stated she will be coming back with a purchase agreement with the Racine Revitalization Partnership in February for the property.

E. Other RDA-Owned and City-Owned Property Report

a. West Bluff Stabilization Project

Connolly stated staff has been working with SmithGroupJJR to stabilize the bluff and remove many of the trees to stabilize the soil. She stated there is a need to do bank stabilization and possibly removing the building at the top of the bluff. She stated they will be coming back in spring to ask for approval to apply for a Fund for Lake Michigan Grant.

Administrative Business

Conversation about status of a plan B for 233 Lake Avenue ensued. Connolly noted that staff is developing ideas and will be back before the RDA soon.

Adjournment

A motion was made by Adamski-Torres, seconded by Crimmings, to adjourn the meeting. The meeting adjourned at 7:01 p.m.