

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Wednesday, December 6, 2006

4:00 PM

Room 103

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*

Chairman Crimmings caled the meeting to order at approximately 4:00 p.m.

PRESENT: 5 - Scott Terry, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

EXCUSED: 2 - Cory Mason and Pete Karas

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development
James Luellhoff, Associate Planner
Alderman Ray DeHahn*

Approval of Minutes for the November 9, 2006 Meeting.

A motion was made by Robert Ledvina, seconded by David Lange that the minutes be approved as distributed. The motion PASSED by a Voice Vote.

06-2919

Subject: (Direct Referral) Request of the Executive Director that the Authority certify the Redevelopment Plan for the Racine Steel Castings Industrial Area to the Common Council.

Recommendation of Redevelopment Authority 12-6-06: That the Common Council is requested to adopt the restrictions provided for in Section 66.1333 (6) (e), Wisconsin Statutes, for the land and buildings within the Racine Steel Castings Industrial Area. To adopt Resolution 06-21.

Fiscal Note: NA. The control of development in the redevelopment area will be handled by the existing conditional use permit process.

Attachments: [RDA resolution 06-21.pdf](#)

Director O'Connell explained that certifying the plan was a prerequisite step before the Common Council can require that all new construction or major improvements within the area be reviewed by the Plan Commission receive approval by the Common Council.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

06-2920

Subject: (Direct Referral) Communication from the Manager of the Water and Wastewater Utility requesting the use of 1219 Grove Avenue as a staging area for a construction project.

Recommendation of the Redevelopment Authority on 12-6-06: To adopt Resolution 06-22 authorizing entering into an agreement with the Racine Water and Wastewater Utilities to use the Redevelopment Authority owned property at 1219 Grove Avenue for the staging of construction equipment.

Director O'Connell explained that the Wastewater Utility planned to install a detention basin below the parking lot on the westside of Grove Avenue and that permission to use a portion of the redevelopment site in West Racine was being requested as a staging

area for construction. He went on to say that the alternative site for the staging area would be a municipal parking lot but that alternative would reduce the amount of parking available to area businesses.

A motion was made by David Lange seconded by Robert Ledvina that this item be Approved. The motion PASSED by a Voice Vote.

06-2921

Subject: (Direct Referral) Report of the Executive Director on the status of the Washington Avenue - West Boulevard redevelopment project.

Recommendation of the Redevelopment Authority on 12-6-06:
Deferred.

Director O'Connell stated that Spectrum Development Group had submitted a revised proposal for the redevelopment site that significantly differed from both the "request for proposals" and the West Racine Plan. He described the revised plan and stated that it both excluded development on the southwest corner of Washington Avenue and West Blvd., and that the commercial building as proposed differed from the RFP in that it was only one story in height.

Alderman Spangenberg expressed dissatisfaction with the proposal. It was suggested that marketing the site to other potential developers should be considered.

A motion was made by Alderman James T. Spangenberg, seconded by Scott Terry that this item be Deferred. The motion PASSED by a Voice Vote.

06-2922

Subject: (Direct Referral) Request of the Executive Director for permission to accept a Brownfields Green Space Grant from the Wisconsin Department of Natural Resources for improvements to 3124 Washington Avenue.

Recommendation of the Redevelopment Authority on 12-6-06:
Deferred.

Director O'Connell described the location of the parcel and suggested that due to a potential development within that block that the grant not be accepted until more was known about the potential development.

A motion was made by Alderman James T. Spangenberg , seconded by David Lange that this item be Deferred. The motion PASSED by a Voice Vote.

06-2904

Subject: (Direct Referral) Request that the City of Racine and the Redevelopment Authority enter into a memorandum of agreement regarding general cooperation and coordination.

Recommendation of Redevelopment Authority on 12-06-2006: That the Authority and the City of Racine enter into the proposed agreement. To adopt Resolution 06-23.

Further recommends that this matter be referred to the Finance and Personnel Committee.

Fiscal Note: NA. The proposed agreement only formalizes existing relationships.

Attachments: [Agreement.pdf](#)
[Draft City-RDA MOA.doc](#)
[RDA resolution 06-23.pdf](#)

Director O'Connell explained that the agreement was a formalization of the current cooperation between the Authority and the City.

A motion was made by Alderman James T. Spangenberg, seconded by Robert Ledvina that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Status reports on ongoing redevelopment projects.

Director O'Connell described the status of the Racine Steel Castings, West Racine, Southside Industrial Park, Riverbend Lofts and the Pointe Blue projects.

Next Meeting - Tentatively January 3, 2007.

Adjournment

There being no other matters before the Authority, the chair declared the meeting adjourned at 5:00 p.m.

Respectfully Submitted,

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