



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, July 1, 2009

4:00 PM

City Hall, Room 209

Call To Order

PRESENT: 4 - Scott Terry, John Crimmings, David Lange and Robert Ledvina

ABSENT: 1 - Pete Karas

EXCUSED: 2 - Cory Mason and James T. Spangenberg

*Others present: Brian O'Connell, Director of City Development
Jean Wolfgang, Associate Planner
Alderman Jim Kaplan
Kristin Niemiec
Dustin Block
Wayne Clingman*

Approval of Minutes for the June 3, 2009 Meeting.

There was not a quorum at the beginning of the meeting. The June 3, 2009 minutes will need to be approved at the August meeting.

[09-3688](#)

Subject: Request from Wayne Clingman to discuss his proposal for use of the Homeward Bound site.

Attachments: [Clingman Homeward Bound request](#)
[Clingman Proposal](#)
[Clingman Support Letters](#)

Director O'Connell gave the history of the parcel.

Wayne Clingman would like to use this parcel for victory gardens and a farmer's market. There would be no City funds involved and this would beautify the neighborhood. The project would use volunteers and donations. Since it is the end of the growing season, this would be a project for next year. Mr. Clingman also indicated that Patty Nagai from UW Extension plans to do soil testing for the gardens.

Chairman Crimmings indicated that the site will have to be redeveloped. It may be very difficult to remove a community garden when it comes time to redevelop the site. Commissioner Ledvina asked how the area would be subdivided and allocated. Mr. Clingman indicated that he would survey the area neighbors and lay out plots based on the response.

Commissioner Terry asked about maintenance of the property. Mr. Clingman indicated he would maintain the property. Commissioner Terry asked about the winter maintenance. Mr. Clingman indicated he would shovel the sidewalks during the winter months.

Commissioner Ledvina asked Mr. Clingman what was in the project for him. Mr. Clingman answered that it was a chance for him to give back to the community and teach people where food comes from.

Alderman Kaplan spoke in support of the proposal. There may be state aid through the Farmland Preservation Act. He is interested in doing more infill development outside of the TID. He thinks this is a great proposal and would be great during this depressed market.

Director O'Connell clarified that the parcel is a TID with \$190,000 of debt. The Redevelopment Authority has worked with West Racine Farmer's Market and there are community gardens at the Southside Industrial Park. The adopted plan is to develop this site with homes. We are moving slowly due to market conditions and now is the time to plan. Staff is going to Dr. Martin Luther King Center on July 13, 2009 to present the subdivision plat to neighbors.

Commissioner Terry asked Mr. Clingman about the timeframe. Mr. Clingman indicated beds would be complete by next spring. Commissioner Terry expressed concern about trying to remove the gardens down the road and he has not heard from any neighbors. Mr. Clingman indicated he will start getting feedback from the residents.

Chairman Crimmings indicated he doesn't know anything about Mr. Clingman and his ability to perform this task. Crimmings would like a more detailed proposal including background information and resources. There is a positive image of community gardens; it just isn't the Redevelopment Authority's mission to develop parks.

Commissioner Terry sees merit in the proposal, he just doesn't have enough information.

Commissioner Ledvina suggested Mr. Clingman speak with someone who has done this before to work out the details. Commissioner Lange asked Mr. Clingman about the \$190,000 the Redevelopment Authority has already invested. We are required to sell the land and pay this back.

A motion was made by Commissioner Terry, seconded by Commissioner Lange, that this item be deferred. The motion PASSED by a voice vote.

09-3701

Subject: Communication from Neil Thorpe and Ramona Thorpe, as successors to A & N Enterprises, a partnership, offering the real property located at 901 Ninth Street to the City of Racine.

Recommendation of the Waterworks Commission on 06-30-09:
Received and filed

Recommendation of the Public Works and Services Committee on 6-30-09, 7-14-09, 7-28-09 and 8-11-09: Defer

Recommendation of the Wastewater Commission on 06-30-09:
The City Attorney be authorized to negotiate with the current owner of the property to pay any and all back taxes and fees that may appear on the current assessment for the property in exchange for the City of Racine taking possession of the subject property.

**Recommendation of the Public Works and Services Committee
on 8-25-09:** That the communication be received and filed.

Fiscal Note: N/A

Attachments: [Thorpe ltr_001](#)
[Thorpe deed_001](#)
[Thorpe unpaid taxes_001](#)

Director O'Connell introduced the parcel history. This is a former railroad right-of-way and A&N previously acquired the property from the City. There are utilities running through property. Staff does not see redevelopment potential for this site and recommends the Authority decline the offer. Wastewater or Water Utilities may be a better fit.

Commissioner Ledvina questioned the lapse in time between the letter and action. Director O'Connell indicated he just got the communication recently and that other departments have been in contact with the Thorpes.

A motion was made by Commissioner Lange, seconded by Commissioner Ledvina to reject the Thorpe's offer to give 901 Ninth Street to the Redevelopment Authority. The motion PASSED by a voice vote.

Report on property maintenance activity.

Director O'Connell reviewed the sites we are holding and need some maintenance. Work will be bid out through the Purchasing Department.

Miscellaneous Business

The preliminary plat along with some design options will be going to a neighborhood meeting at the Martin Luther King Community Center. Mayor Dickert indicated he would prefer a slow approach with market conditions being as they are. With the possibility of KRM, this area may become more desirable.

Staff is also waiting for more news on the KRM before marking land at State and Sliver Street.

1526 Washington rehab is nearly complete.

1418 Washington has a signed contract and notice to proceed for façade work.

There is a serious prospect for the Southside Industrial Park.

Common Council approved an option for 1130 Washington Avenue. The developer has been sent the option documents to be signed.

Senator Kohl has made a \$950,000 earmark for the redevelopment along State Street. Half will go for the restoration of the western railroad platform. That will lead to a RFP for the former Cruise Inn. We have property at 1350-1354 State Street to demolish with the money too.

Adjournment

A motion was made by Commissioner Lange, seconded by Commissioner Ledvina, to adjourn the meeting. Motion carried.

