



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

James T. Spangenberg
David Lange
Jim Chambers
Josh Garner
Doug Nicholson
Q.A. Shakoor, II
Robert Anderson

Tuesday, September 4, 2012

5:15 PM

City Hall, Room 301

Call To Order

PRESENT: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

Others present:

Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner/Interim Assistant Director
Tom Friedel, City Administrator

Approval of Minutes for the June 19, 2012 Meeting.

A motion was made by Commissioner Anderson, seconded by Commissioner Lange, to approve the minutes of the June 19, 2012 meeting. The motion **PASSED** by a Voice Vote.

Approval of Minutes for the August 6, 2012 Meeting.

A motion was made by Alderman Commissioner Anderson, seconded by Commissioner Lange, to approve the minutes of the August 6, 2012 meeting. The motion **PASSED** by a Voice Vote.

[12-7869](#)

Subject: Communication from the Alderman of the 11th District requesting that the façade grant program be amended to eliminate from consideration businesses that were part of a Business Improvement District for 6 years from the date on which the district was dissolved.

Recommendation of the Redevelopment Authority on 9-4-12: That the item be received and filed.

Fiscal Note: N/A

Chairperson Spangenberg stated that the West Racine Business Association was concerned with the proposed amendment to the eligibility requirements for the façade

grant program to exclude areas with dissolved BID. He stated that himself and other Association members are also opposed to changes to the façade grant program to limit eligibility to only those areas in a BID.

Director O'Connell explained that in his proposal, Alderman Holding was attempting to emphasize the implied partnership that is entered into when the City expends resources to assist in redevelopment plans that are requested by business district. Alderman Holding feels that the establishment of a BID shows the commitment by the district to implement aspects of the plan. Recognizing that the façade grant program is not confined to properties within a BID, Alderman Holding suggests that such a qualification may be desirable in the future. Alderman Holding has no objection to the item being received and filed.

Nancy Simonson, owner of Raining Cats and Dogs, questioned the reasoning behind the proposed amendment and stated she is opposed to the change.

A motion was made by Commissioner Lange, seconded by Commissioner Nicholson, to recommend that the item be received and filed.

12-8104

Subject: (Direct Referral) Request of the Director of City Development to extend the date of closing for the sale of 1130 Washington Avenue to September 28, 2012.

Attachments: [RDA Res. 12-08](#)

Director O'Connell explained the need for an extension. He stated that Mr. Akil Ajmeri has been progressing in his plan preparations, has received Plan Commission approval for his conditional use permit, and the City is finalizing documents for the transfer of title to Mr. Ajmeri.

A motion was made by Commissioner Garner, seconded by Commissioner Chambers to extend the date of the closing for the sale of 1130 Washington Avenue to September 28, 2012. The motion PASSED by a voice vote.

12-8105

Subject: (Direct Referral) Request of the Director of City Development that the option granted for 1418 Washington Avenue be extended for 90 days. (Res. No. 12-3331)

Recommendation of the Redevelopment Authority on 9-4-12: That the Common Council approve the 90-day extension of the option granted to Jessica Servantez for the property at 1418 Washington Avenue. The Common Council approved the original option on June 19, 2012 by resolution 12-3200.

Fiscal Note: N/A

Attachments: [RDA Res. 12-09](#)

Director O'Connell explained the need for an extension to the option to purchase. He stated that Jessica Servantez has requested that water system be activated so that she can bring in a plumber to evaluate it condition. Director O'Connell conveyed that the Department of City Development is working to address Ms. Servantez's request as the system had been de-activated, de-watered and meter removed following a break in an internal line.

It was moved by Commissioner Garner and seconded by Commissioner Chambers to extend the option 90 days. Motion approved.

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to adopt Resolution 12-09 being the resolution extending for 90 days the option granted to Jessica Servantez for the purchase of the property at 1418 Washington Avenue. The motion passed by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

CLOSED SESSION

It is intended that the Authority will convene in closed session pursuant to section 19.85 (1) (e), Wisconsin Statutes, to consider the following matters that require a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider these and other matters on the agenda.

A motion was made by Alderman Shakoor, II, seconded by Commissioner Nicholson, to convene into closed session. The motion PASSED by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

The following items were discussed in closed session:

12-7778

12-8103

OPEN SESSION

At 6:27 p.m., a motion was made by Alderman Shakoor, II, seconded by Commissioner Nicholson to reconvene in open session. The motion PASSED by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

12-7778

Subject: (Direct Referral) Communication from Ryan Douglas submitting a proposal for the Redevelopment Authority owned property at 1511 Washington Avenue.

Recommendation of the Redevelopment Authority on 9-4-12: That pursuant to section 66.1333(9)(a)1.d., Wisconsin Statutes, the Common Council approve the action of the Authority granting a three-month option on the property at 1511 Washington Avenue to Ryan Douglas of LandQuest of Wisconsin. (Res. No. 12-3333)

Fiscal Note: 1511 Washington Avenue was offered through a Request for Proposals (RFP) for one dollar (\$1.00) contingent on the purchaser having a redevelopment plan consistent with the Uptown Plan. The option will allow Mr. Douglas to further refine his designs and cost estimates, negotiate financing from lenders and other funding sources, and obtain any necessary regulatory approvals. The Authority will receive a \$1,000.00 earnest money option fee.

Attachments: [RDA Res. 12-10](#)

A motion was made by Commissioner Chambers, seconded by Alderman Shakoor, II, to approve resolution 12-10 approving a 90-day option to Ryan Douglas for the property at 1511 Washington Avenue. The motion approved by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

[12-8103](#)

Subject: (Direct Referral) Request of the Director of City Development to acquire non-residential real estate.

A motion was made by Commissioner Garner, seconded by Alderman Shakoor, II, to defer action on this item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no further business before the Authority, and hearing no objections, Chairman Spangenberg adjourned the meeting at 6:30 p.m.