



City of Racine

Meeting Minutes - Final

Redevelopment Authority of the City of Racine

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

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

Wednesday, December 5, 2007

4:30 PM

City Hall, Room 205

Chairman John Crimmings called the meeting to order at approximately 4:35 p.m.

PRESENT: 4 - Scott Terry, John Crimmings, James T. Spangenberg and David Lange

EXCUSED: 2 - Cory Mason and Robert Ledvina

OTHERS: Brian F. O'Connell, Director of City Development
Alderman Q.A. Shakoor
Kristen Niemiec, RCEDC
James Luelloff, Associate Planner
Joe Heck, Assistant Director of City Development
Matt Sadowski, Principal Planner

Approval of Minutes for the November 7, 2007 Meeting.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange that the minutes be approved, as distributed. The motion **PASSED** by a Voice Vote.

[07-1481](#)

Subject: (Direct Referral) Communication from the Maures Development Group submitting a development proposal for the Authority's property at 1014 Dr. Martin Luther King, Jr. Drive.

Recommendation of the Redevelopment Authority on 12-5-07: To contract for the preparation of a Section 42 market study at a cost of approximately \$5,000 and to defer action on the item until the study is completed.

Attachments: [P.H.1014 Dr. MLKJr.Drive.pdf](#)
[L.Dorsey Group.pdf](#)
[L.RHNP.pdf](#)
[L.Vangard.pdf](#)
[Maures' Proposal.pdf](#)
[NHS' Proposal.pdf](#)

Chairman Crimming opened the public hearing at 4:37 p.m.

Director O'Connell explained that an unsolicited proposal to develop the property at 1014 D. M. Luther King Jr. Drive had been submitted by the Maures Development Group. He went on to explain that public hearing was in response to the development proposal. He stated that four other parties had also expressed an interest in the redevelopment of the property but only one response was specific enough to be considered a proposal.

Melissa Goins, CEO of Maures Development Group made a presentation of the residential reuse of the parcel. She described the proposal as a combination of both single family detached units and townhouses. She explained that six of the units were proposed as home occupied and that the remaining 20 units were intended as rentals.

Director O'Connell stated that the other interested parties were Neighborhood Housing Services, the Dorsey Group, the Vanguard Group, and the Racine Housing and Neighborhood Partnership.

Kalan Haywood CEO of the Vanguard Group asked the authority for the opportunity to prepare a plan for the redevelopment of the property. He explained that he recognized the city's interest in home ownership.

Craig Oliver spoke in support of Maures proposal.

Chairman Crimmings closed the public hearing at 4:55 p.m.

Alderman Spangenberg asked how long the rental properties would be retained by the Maures Group and expressed concerns over the maintenance of rental properties.

Ms. Goins explained that the rental units would be owned by the Maures group for a minimum 15 years and that the responsibility of maintenance would be hired out.

Director O'Connell stated, when asked how the request was worded, that owner occupied homes were the preferred use for the site.

Ms. Goins expressed concerns about the timing of the approval, since she expected that a market study would take 3-4 weeks and an approaching WHEDA tax credit application date deadline. It was her opinion that single family housing wouldn't be marketable and citing the average purchase price of homes in the area.

Chairman Crimmings stated that the goal should be owner occupied housing that would raise the values within the neighborhood.

Alderman Shakoor expressed concerns about the percentage of rental vs. owner occupied housing.

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.

Adjournment

There being no other matters before the Authority, the meeting was adjourned at approximately 5:45 p.m.

Respectfully submitted

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

