



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
Doug Nicholson
James Morgenroth
Linda Johnson*

Thursday, November 6, 2014

4:30 PM

City Hall, Room 303

Call To Order

PRESENT: 5 - James Spangenberg, David Lange, Jim Chambers, James Morgenroth and Linda Johnson
EXCUSED: 1 - Doug Nicholson

Others present:

*Mayor John Dickert
Matt Sadowski, Assistant Director/Principal Planner of City Development
Michelle Cook, Secretary of City Development
Mike Lechner, Housing Technician*

Approval of Minutes for the October 6, 2014 Meeting.

A motion was made by Commissioner Chambers, seconded by Alderman Morgenroth, to approve the minutes of the October 6 meeting. The motion PASSED by a Voice Vote.

[14-10664](#)

Subject: (Direct Referral) Request to increase the financial assistance provided for the renovation of 1354-1356 Washington Avenue in the Uptown area.

Attachments: [1354-1356 Washington Ave Request](#)

Assistant Director Sadowski introduced the item. Mike Lechner, Housing Technician for the Department of Housing, explained that the request was for an extra \$2,120.00 in financial assistance to bring the electrical of the property at 1354-1356 Washington Avenue up to code.

Mr. Sadowski stated this item was approved by the Authority last year, and the request is for an amendment to condition d. of the approval, increasing the amount of the forgivable loan from \$15,000.00 to \$17,120.00.

Alderman Morgenroth asked what the developer's cash contribution to the rehab project was.

Mr. Lechner stated that the owner purchased the building outright and made some

improvements within the building with their own finances.

Commissioner Johnson asked if the electrical was the only overrun item in the project.

Mr. Lechner stated that it was.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to adopt RDA Resolution 14-23, approving the item. The motion PASSED by a Voice Vote.

14-10727

Subject: (Direct Referral) Request by the Assistant Executive Director of the Redevelopment Authority seeking permission to apply for a \$1,000,000 Idle Industrial Site Grant (Grant Control # 2014-041) for asbestos and lead remediation at the Machinery Row site from the Wisconsin Economic Development Corporation (WEDC). (Res. No. 14-0458)

Recommendation of the Redevelopment Authority on 11-6-14:

That available funds and assistance be requested from the WEDC under the Idle Industrial Site Grant and that the rules for the program be complied with; and That the Executive Director, or his authorized agent, act on behalf of the Authority to: submit an application to the WEDC to aid in the removal of asbestos and lead in the Machinery Row site; sign documents; and take necessary action to undertake, direct, and complete approved grant activities.

Recommendation of the Finance and Personnel Committee on

11-10-14: That available funds and assistance be requested from the WEDC under the Idle Industrial Site Grant (Grant Control # 2014-041) and that the rules for the program be complied with; and

That the Executive Director, or his authorized agent, act on behalf of the Redevelopment Authority to: submit an application to the WEDC to aid in the removal of asbestos and lead in the Machinery Row site; sign documents; and take necessary action to undertake, direct, and complete approved grant application activities.

Fiscal Note: There is a local match of \$3.3 million which will come from a variety of sources including private sector investment and eligible project plan line items from TID 18.

Attachments: [Mach Row/RootWorks Map](#)

Assistant Director Sadowski stated that the request would help with the asbestos and lead removal of the largest building in the Machinery Row project. He stated a local match of \$3.3 million is required and the goal would be to use money set aside from the newly created Tax Incremental District for the area, along with working with the developer for additional funding. The request is for approval to apply for the grant.

Mayor Dickert stated that this is an application for one of the three to four major grants being pursued for the project.

A motion was made by Commissioner Chambers, seconded by Commissioner Johnson, to adopt RDA Resolution 14-21, recommending approval of the item. The motion PASSED by a Voice Vote.

14-10728

Subject: (Direct Referral) Request by the Assistant Executive Director of the Redevelopment Authority seeking permission to apply for a \$200,000 Cleanup Grant for the Racine Steel Castings site (South Lot) from the United States Environmental Protection Agency (US EPA). (Res. No. 14-0459)

Recommendation of the Redevelopment Authority on 11-6-14:

That available funds and assistance be requested from the US EPA under the Brownfield Cleanup Grant and rules for the program be complied with; and That the Executive Director, or his authorized agent, act on behalf of the Authority to: submit an application for a US EPA Brownfield Cleanup Grant for \$200,000 to aid in the continuation of site cleanup of the south lot of 1425 North Memorial Drive (a/k/a the Racine Steel Castings property); sign documents; and take necessary action to undertake, direct, and complete approved grant activities.

Recommendation of the Finance and Personnel Committee on

11-10-14: That available funds and assistance be requested from the US EPA under the Brownfield Cleanup Grant (Grant Control # 2014-042) and rules for the program be complied with; and

That the Executive Director, or his authorized agent, act on behalf of the Redevelopment Authority to: submit an application for a US EPA Brownfield Cleanup Grant for \$200,000 to aid in the continuation of site cleanup of the south lot of 1425 North Memorial Drive (a/k/a the Racine Steel Castings property); sign documents; and take necessary action to undertake, direct, and complete approved grant application activities.

Fiscal Note: A 20% local match is required for each grant for a total of \$40,000. Funds are available in the Intergovernmental Shared Revenue Account and from the City of Racine US EPA Brownfield Cleanup Revolving Loan Fund.

Attachments: [RSC Contamination](#)

Assistant Director Sadowski explained the item. He stated that last year we applied for a \$400,000.00 grant from the EPA for the Racine Steel Castings site. He stated the property was divided into two lots and two grants were requested. At the time, the EPA only gave us \$200,000.00 for cleanup of the north lot of the site, which was the most contaminated; however, the EPA encouraged us to reapply this year. The request is to reapply for an additional \$200,000.00 from the EPA to address the southern portion of the property

Mr. Sadowski stated there is a 20 percent match (\$40,000.00) for the grant and the proposal would be to get those funds from the Intergovernmental Revenue Sharing Account.

Commissioner Johnson asked if the north portion was cleaned up.

Mr. Sadowski stated it was not, we are looking to do the cleanup all at once and bundle all of the grants received for the property for cleanup.

A motion was made by Alderman Morgenroth, seconded by Commissioner Johnson to adopt RDA Resolution 14-22, recommending approval of the item. The motion PASSED by a Voice Vote.

CLOSED SESSION

Chairman Spangenberg read the closed session notice.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to go into closed session. The motion PASSED by the following vote:

AYES: 5 - James Spangenberg, David Lange, Jim Chambers, James Morgenroth and Linda Johnson

EXCUSED: 1 - Doug Nicholson

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

14-10729

Subject: (Direct Referral) Review of terms regarding an offer to purchase the property located at 1248 Washington Avenue.

OPEN SESSION

A motion was made by Commissioner Lange, seconded by Commissioner Johnson, to reconvene into open session. The motion PASSED by the following vote:

AYES: 5 - James Spangenberg, David Lange, Jim Chambers, James Morgenroth and Linda Johnson

EXCUSED: 1 - Doug Nicholson

Administrative Business

None.

Next Meeting Date: December 1, 2014

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:02 p.m.