



# City of Racine

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

## Meeting Minutes - Draft

### Redevelopment Authority of the City of Racine

*James Spangenberg*  
*David Lange*  
*Doug Nicholson*  
*Alderman James Morgenroth*  
*Gregory Holding*

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Monday, December 7, 2015

5:15 PM

City Hall, Room 303

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#### Call To Order

*Chairman Spangenberg called the meeting to order at 5:18 p.m.*

**PRESENT:** 5 - James Spangenberg, David Lange, Doug Nicholson, James Morgenroth and Gregory Holding

Others present:

*Matthew Sadowski, Interim Director*  
*Michelle Cook, Secretary*  
*Mayor John Dickert*  
*Tom Friedel, City Administrator*  
*Nicole Larsen, Deputy City Attorney*  
*Laura Million, RCEDC*

#### Approval of Minutes for the October 26, 2015 Meeting.

A motion was made by Alderman Morgenroth, seconded by Commissioner Nicholson, to approve the minutes of the October 26th meeting. The motion PASSED by a Voice Vote.

[15-01016](#)

**Subject:** (Direct Referral) A request for amended agreement terms for Marlo Incorporated, 2227 South Street.

**Recommendation of the Redevelopment Authority of the City of Racine on 12-7-15:** That the modification to the 2014 assistance agreement be approved and that all other terms and conditions of the original 2014 assistance agreement remain in full force and effect, unless otherwise modified. Further, that the Mayor and City Clerk be authorized and directed to execute modifications to the 2014 financial assistance agreement with Marlo Incorporated in substantially the same form as outlined and in the attached Memorandum from RCEDC.

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

**Fiscal Note:** The funds are available in the Intergovernmental Revenue Sharing (919) Account.

**Attachments:** [11.9.15.Marlo Change in Terms Suggestion.1](#)  
[11.20..15.Marlo Expansion Memo.RDA.update](#)

*Interim Director Sadowski introduced Laura Million from RCEDC who discussed the item. She explained the amended terms that were needed to the agreement with Marlo Inc. and gave an update regarding the first payment on the agreement and employment. Ms. Million stated there was an underestimation when it came to the timeline of their expansion and the new completion date is set for December 2016. She stated that they had not planned on doing as big of an expansion and reiterated that Marlo, Inc. has not yet received any payment from the City.*

**A motion was made by Commissioner Holding, seconded by Commissioner Nicholson, to adopt RDA Resolution 15-27 recommending approval of the request. The motion PASSED by a Voice Vote.**

[15-01047](#)

**Subject:** (Direct Referral) A request by the Interim Executive Director of the Redevelopment Authority for authorization to apply for a \$400,000.00 USEPA Citywide Site Assessment Grant.

**Recommendation of the Redevelopment Authority of the City of Racine on 12-7-15:** That funds and assistance be requested from the Environmental Protection Agency (EPA) Site Assessment Grant and all rules be complied with for the program. Further that the Assistant Executive Director act on the behalf of the Authority to: submit an application for an EPA Brownfield Site Assessment Grant for \$400,000.00 to aid in the investigation of brownfield properties, sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

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

**Fiscal Note:** No local match is required for this grant.

**Attachments:** [CITY OF RACINE CP TBL 5\\_v1 Environmental Contamination](#)  
[CityRacine 8x11 Map 12 Contamination](#)

*Mr. Sadowski explained the request and what the funds have been used for from the Citywide Site Assessment Grants received in the past as demonstrated in the attached map.*

**A motion was made by Commissioner Lange, seconded by Alderman Morgenroth, to adopt RDA Resolution 15-26 recommending approval of the request. The motion PASSED by a Voice Vote.**

[15-01049](#)

**Subject:** (Direct Referral) A request by the Interim Executive Director of the Redevelopment Authority for authorization to apply for a \$200,000.00 USEPA Brownfield Cleanup Grant for cleanup of the south lot of 1425 North Memorial Drive (a/k/a the Racine Steel

Castings property).

**Recommendation of the Redevelopment Authority of the City of Racine on 12-7-15:** That funds and assistance be requested from the Environmental Protection Agency under the brownfield cleanup grant and that the rules for the program be complied with. Further that the Interim Executive Director act on behalf of the Authority to: submit an application for two EPA Brownfield Cleanup Grants of \$200,000.00 to aid in the continuation of the south lot site cleanup of 1425 N. Memorial Drive (aka the Racine Steel Castings property), sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

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

**Fiscal Note:** A 20% local match is required, \$40,000.00. Funds are available in the Intergovernmental Sharing Revenue Account and from the City of Racine US EPA Brownfield Cleanup Revolving Loan Fund.

**Attachments:** [Racine Steel Contaminati 001](#)

*Mr. Sadowksi stated that the City applied for the USEPA Brownfield Cleanup Grant last year and did not receive it. We are reapplying for the same grant this year. He stated that the site has known contamination and would like to use the potential funds to clean the South portion of the lot. He stated there is a local match of \$40,000.00.*

**A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to adopt RDA Resolution 15-25 recommending approval of the item. The motion PASSED by a Voice Vote.**

## CLOSED SESSION

*Chairman Spangenberg read the closed session notice.*

**At 5:37 p.m. a motion was made by Alderman Morgenroth, seconded by Commissioner Nicholson, to go into closed session. The motion PASSED by the following vote:**

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 each item.

[15-00954](#)

**Subject:** (Direct Referral) Consideration of a release of restrictions pertaining to a development agreement and deed restriction for 410 Main Street. (Res No. 15-0471)

**Recommendation of the Redevelopment Authority of the City of Racine on 12-7-15:** Whereas, in 2005 a deed restriction was recorded

by the RDA against the property requiring that no transfer of the property at 410 Main Street occur before an occupancy permit is received for the first floor, and

Whereas, the property has remained vacant since 2005 and the deed restriction has become an impediment to the redevelopment of the Property by blocking the pending sale of the Property.

Now therefore, the RDA recommends that the deed restriction described herein and recorded against the property at 410 Main Street be removed.

**Fiscal Note:** All costs associated with removal of the restriction from the deed will be borne by the petitioner.

**Attachments:**     [410 Main Street Request](#)  
                              [410 Main Street Email 10.22.2015](#)

## OPEN SESSION

[15-00954](#)

**Subject:** (Direct Referral) Consideration of a release of restrictions pertaining to a development agreement and deed restriction for 410 Main Street. (Res No. 15-0471)

**Recommendation of the Redevelopment Authority of the City of Racine on 12-7-15:** Whereas, in 2005 a deed restriction was recorded by the RDA against the property requiring that no transfer of the property at 410 Main Street occur before an occupancy permit is received for the first floor, and

Whereas, the property has remained vacant since 2005 and the deed restriction has become an impediment to the redevelopment of the Property by blocking the pending sale of the Property.

Now therefore, the RDA recommends that the deed restriction described herein and recorded against the property at 410 Main Street be removed.

**Fiscal Note:** All costs associated with removal of the restriction from the deed will be borne by the petitioner.

**Attachments:**     [410 Main Street Request](#)  
                              [410 Main Street Email 10.22.2015](#)

*Commissioner Holding supports the deed restriction being released as the agreement is defunct and a couple of owners off from enforcing. He stated the building has been sitting empty for ten years and would like to see developer being able to move forward as soon as possible.*

A motion was made by Commissioner Lange, seconded by Alderman Morgenroth, to recommend approval of the item. The motion PASSED by a Voice Vote.

### **Administrative Business**

*Mr. Sadowski stated that there are two meeting dates that conflict with other meetings. He stated that we would like to move the Mar. 7 and Nov. 7 meetings to either a Tuesday or an earlier time.*

*A brief discussion took place regarding procedures for purchasing City of Racine or Redevelopment Authority owned buildings.*

### **Adjournment**

*There being no further business, the meeting adjourned on a motion of Commissioner Holding, seconded by Commissioner Nicholson, at 6:18 p.m.*