



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

Alderman James T. Spangenberg
Scott Terry
Pete Karas
David Lange
Doug Nicholson
Robert Anderson
Jim Chambers

Friday, September 3, 2010

4:30 PM

City Hall, Room 209

Call To Order

- PRESENT:** 4 - James T. Spangenberg, David Lange, Robert Anderson and Jim Chambers
- ABSENT:** 1 - Scott Terry
- EXCUSED:** 2 - Pete Karas and Doug Nicholson

Others present: Brian O'Connell, Director of City Development
Jean Wolfgang, Associate Planner

Approval of Minutes for the August 16, 2010 Meeting.

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

10-5435

Subject: Communication from the Alderman of the 1st District requiring a 60-day moratorium on the transfer of property by the City of Racine and the Redevelopment Authority of the City of Racine to Habitat for Humanity to review the policies and procedures of such transfers to begin immediately upon approval by the Common Council.

Recommendation of the City Plan Commission on 8-25-10:

Receive and file.

Recommendation of the Redevelopment Authority on 9-3-10:

Receive and file.

Fiscal Note: N/A

Director O'Connell explained that Alderman Coe had concerns regarding the amount of Habitat for Humanity Housing in his district when he made this communication. There are no pending requests from Habitat for land from the Authority. The Authority's procedures for property transfer is dictated by Wisconsin State Statute 66.1333(9) and there is no need for any additional procedures. Director O'Connell

recommended the Authority receive and file the communication. Commissioner Anderson asked why this came to the Authority. Director O'Connell indicated that Alderman Coe requested the referral.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to receive and file the item. The motion PASSED by a voice vote.

10-5550

Subject: (Direct Referral) Request to amend the professional services contract with ARC Architectural Group to include options for office space at 1526 Washington Avenue.

Attachments: [RDA resolution 10-27](#)

Director O'Connell explained that 1526 Washington Avenue was purchased by the Authority and rehabilitated to the point of being a white box. ARC has been working on renderings of different layouts for the Artist relocation project. Recently, economic development partners have expressed an interest in having an outreach office at the location. The change in services is to have ARC provide an office layout. Commissioner Lange asked if the group would be paying rent. Director O'Connell indicated that they would be paying rent and the hope is that the ownership would be transferred to an entity that would be the landlord. Estimates are needed to see how the project will cash flow. Commissioner Chambers asked if this would impact both floors and Director O'Connell indicated that it would.

A motion was made by Commissioner Lange, seconded by Commissioner Anderson, to adopt resolution 10-27. The motion PASSED by a voice vote.

4:30 p.m. Public Hearing

10-5552

Subject: (Direct Referral) Request of the Executive Director to sell at no or minimal cost the remnant parcel at 1918 DeKoven Avenue for combination with adjacent, privately owned property.

Recommendation of the Redevelopment Authority on 9-3-10: That the Common Council approve the sale of 1918 DeKoven Avenue for one dollar for the purpose of combining it with the privately owned property at 1908 DeKoven Avenue.

Fiscal Note: After the sale, the vacant property will no longer be tax-exempt, resulting in an estimate new tax payment of \$144.00.

Attachments: [RDA resolution 10-28](#)

Chairman Spangenberg opened the public hearing. Nobody was present to speak and no comments were made. Chairman Spangenberg closed the hearing.

Director O'Connell explained that the parcel was left over from the assembly of property for the Southside Industrial Park. It has no street frontage. The only potential user is the business at 1908 DeKoven Avenue because of its location. The Commissioners discussed the staff recommendation.

A motion was made by Commissioner Anderson, seconded by Commissioner Lange, to adopt resolution 10-28 approving the sale for one dollar to the owner of the adjacent property. The motion PASSED by a Voice Vote.

[Note: The land sale is subject to Common Council approval.]

Administrative Business

Update regarding property acquisition at 1348 State Street.

1348 State Street has been purchased and will be razed along with 1350 and 1354 State Street.

Update regarding roof repairs at 1511 Washington Avenue.

There have been some no cost change orders on the 1511 Washington Avenue roof contract and one that will have a cost to it to replace the chimney flues.

Next meeting: Monday, October 4, 2010

Adjournment

Meeting adjourned.