



# City of Racine

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

## Meeting Minutes - Final Community Development Committee

*Mayor John Dickert,  
Alderman Q.A. Shakoor II,  
Alderman Greg Holding, Alderman Henry Perez,  
Alderman Jim Kaplan, Alderman Raymond DeHahn,  
Alderman Krystyna Sarrazin, Joey LeGath,  
Anna Clementi, Tony Martinez, Victor Frasher,  
Sharon Campbell, Cecilia Anguiano,  
Shana Henderson*

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Wednesday, May 27, 2015

6:30 PM

City Hall, Room 205

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### Call To Order

**PRESENT:** 7 - John Dickert, Joey LeGath, Anna Clementi, Tony Martinez, Sharon Campbell, Jim Kaplan and Cecilia Anguiano  
**EXCUSED:** 3 - Q.A. Shakoor II, Victor Frasher and Henry Perez

Others present:

*Brian O'Connell, Director of City Development  
Laura Detert, Community Development Compliance Specialist  
Jeff Vitton, Community Development Program Specialist  
Kyle Peterson, Herman & Kittle Properties*

### Approval of Minutes for the April 30, 2015 Meeting.

Approval of the minutes was deferred.

[15-00484](#)

**Subject:** (Direct Referral) A request for HOME Housing Investment Partnership Grant funding assistance for the 1520 and 1536 Clark Street project. (Res No. 15-0241)

**Recommendation of the Community Development Committee on 5-27-15:** That the Mayor, City Clerk, and Director of City Development be authorized to execute a written agreement with Lutheran Social Services of Wisconsin and Michigan and Herman & Kittle Properties consistent with their application and federal regulations for \$439,000 of HOME funds for the purposes of assisting 11 rental units at 1520 and 1536 Clark Street and, if any presumed funding is not available, staff and the appropriate officials are authorized to increase the level of assistance in the form of a forgivable loan or by decreasing interest rates. Conversely, if the project receives additional assistance from unanticipated sources, staff and the appropriate officials are authorized to increase interest rates and decrease the amount of forgivable loans.

**Fiscal Note:** The application was submitted in response to the request for proposals (RFP) issued by the Department of City Development. There are sufficient HOME funds available.

**Attachments:**     [Staff Memo RE Clark Street](#)  
                                 [Complete HOME App. LSS HKP](#)  
                                 [Tab 3. Market Study](#)

*Community Development Program Specialist Jeff Vitton used a PowerPoint presentation to recapitulate the application submitted by Lutheran Social Services of Wisconsin and Michigan and Herman & Kittle Properties for funding assistance for the reuse and redevelopment of former manufacturing buildings as a 74 unit apartment complex for military veterans. He presented the results of the staff review of the application. He stated that the application is consistent with the HOME program requirements and is eligible for HOME funding. He recommended that \$439,000 be provided for the development in a combination loan and grant. He noted that the HOME assistance would be attached to 11 of the 74 units.*

*Mr. Kyle Peterson representing Herman & Kittle Properties introduced himself and replied to a question that the type of support services that would be provided to the lowest income veterans would be identified through one on one counselling with the individual veterans.*

**A motion was made by Mr. LeGath, seconded by Ms. Campbell, to recommend approval of the staff recommendation that \$439,000 in HOME assistance be provided for 11 units in the proposed development. The motion PASSED by a Voice Vote.**

[15-00485](#)

**Subject:** (Direct Referral) A request by the Racine Unified School District for an amendment to the CDBG Grant Agreement for the 2014 Mentoring program. (Res No. 15-0242)

**Recommendation of the Community Development Committee on 5-27-15:** That the request of the Racine Unified School District to revise its 2014 grant budget for the Mentoring Program be approved.

Further recommends that the Mayor and City Clerk be authorized to execute an amended grant agreement consistent with the revised budget.

**Fiscal Note:** The total 2014 Community Development Block Grant allocation to the Racine Unified School District Mentoring Program will remain unchanged at \$25,000.

**Attachments:**     [RUSD mentoring amend memo](#)  
                                 [Copy of CDBG budget revision RUSD](#)

*Community Development Compliance Specialist Laura Detert explained the request as an end of year budget adjustment due to the actual program expenses now being known rather than estimated. Specifically, the budget line for salaries will be increased by \$1,646 and other expenses reduced accordingly. In answer to a*

*question, Ms. Detert said she did not know how the savings in transportation cost (\$380) was achieved but that the revised cost was the actual cost.*

**A motion was made by Ald. Kaplan, seconded by Ms. Clementi, to recommend approval of the requested amendment. The motion PASSED by a Voice Vote.**

### **Administrative Business**

#### CDBG NOFA Update

*Staff explained that the proposals for CDBG funding would be arriving at the City Development office on June 10th and 11th. Staff will send them to the committee members as soon after as possible. Staff recommendations will follow on June 16th for consideration at the committee meeting scheduled for Thursday, June 18 at 6:00 p.m. Committee members were asked to note the dates on their calendars and advise staff of any conflicts.*

### **Adjournment**

*Council President Wisner adjourned the meeting at 7:30 p.m. on the motion of Ald. Kaplan.*