



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
David Lange
Doug Nicholson
Robert Anderson
Jim Chambers
Josh Garner*

Monday, February 7, 2011

4:00 PM

City Hall, Room 306

Call To Order

Chairman Spangenberg called the meeting to order at 4:04 p.m.

PRESENT: 6 - James T. Spangenberg, David Lange, Doug Nicholson, Robert Anderson, Jim Chambers and Josh Garner

ABSENT: 1 - Scott Terry

Others present: Brian O'Connell, Director of City Development
Michelle Logan, Secretary of City Development
Alderman Jeff Coe
Jason Saari, Adams Outdoor Advertising

Approval of Minutes for the December 6, 2010 Meeting.

A motion was made by Commissioner Anderson, seconded by Commissioner Chambers, to approve the minutes of the December 6, 2010 meeting. The motion PASSED by a Voice Vote.

11-5985

Subject: (Direct Referral) Communication from the First District Alderman concerning billboards at 1423 State St.

Attachments: [Coe Request](#)

Director O'Connell described the location of the billboards and explained the request. The billboards are located on the building that was most recently the Cruise Inn, a tavern. The RDA acquired the building to facilitate the renovation of the west platform of the railroad passenger depot, with which it shares its site, and the redevelopment of the State Street corridor. The platform renovation is underway. Site improvements around the building will start in the Spring as weather permits.

Director O'Connell reminded the Commissioners that a request to retain the billboards had been considered in October and November 2009 and was denied at that time.

Alderman Coe spoke. He explained that the billboards bring much needed revenue to the City. He said that whoever buys the property would also have a potential

source of revenue. Mr. Jason Saari from Adams Outdoor, explained that the billboards would bring in about \$1,200 year. He stated that the presence of the Billboards could also be on a month-to-month basis so there would be no long term commitment needed.

Commissioner Chambers said that he felt the billboards negatively affected the property.

Director O'Connell said the billboards were not consistent with the redevelopment plans for State Street.

Commissioner Anderson asked about the stipulations of the uses of the building

Mr. Saari said they would be willing to invest in landscaping the area.

A motion was made by Commissioner Chambers, seconded by Commissioner Garner, to deny the request and remove the billboards from the site now. The motion PASSED by a 3-2 vote (Chambers, Lange, Anderson, voted for the motion; Garner and Nicholson voted against the motion; Chairman Spangenberg did not vote).

11-6035

Subject: (Direct Referral) Communication from the Executive Director submitting change order no. 1 and request for final payment for contract of Sigma Environmental Services, Inc.

Attachments: [Change order request - Sigma](#)

Director O'Connell explained that Sigma Environmental Services, Inc., was retained to complete a detailed investigation of the surviving building on the former Racine Steel Castings property at 1425 N. Memorial Drive. Sigma has now completed the work. However Sigma incurred extra costs because of limitations on access to the property.

Discussion followed regarding the status of 1425 N. Memorial Drive and the environmental investigations.

A motion was made by Commissioner Anderson, seconded by David Lange, to adopt resolution 11-01 approving a change order to increase the contract by \$1,000 and authorizing final payment. The motion PASSED by a Voice Vote.

Next Meeting Date: Thursday, February 7, 2011

Director O'Connell reminded the Commissioners that the next meeting of the Authority would be Thursday, February 10, 2011.

Adjournment

There being no further business before the Authority, Chairman Spangenberg adjourned the meeting at 4:30 p.m.