



City of Racine

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

Meeting Minutes - Draft

Redevelopment Authority of the City of Racine

*Alderman James Morgenroth
James Spangenberg
David Lange
Gregory Holding
Robert Anderson Jen Adamski-Torres*

Monday, July 11, 2016

5:15 PM

City Hall, Room 303

Call To Order

Chairman Spangenberg called the meeting to order at 5:15 p.m.

Present: 6 - James Spangenberg, James Morgenroth, David Lange, Robert Anderson, Jennifer Torres, Douglas Nicholson

Excused: 1 - Gregory Holding

Others present:

Amy Connolly, Director of City Development

Matt Sadowski, Assistant Director

Michael Lechner, Housing and Community Development

Michelle Cook, Secretary of City Development

Alderman Sandy Weidner

Rachana Kothari, RCEDC

Approval of Minutes for the June 6, 2016 Meeting.

A motion was made by Alderman Morgenroth, seconded by Commissioner Anderson, to defer approval of the minutes. The motion PASSED by a Voice Vote.

[0505-16](#)

Subject: A communication from the Executive Director of the Redevelopment Authority for authorization to accept a \$200,000.00 USEPA Brownfield Cleanup Grant for cleanup of the south lot of 1425 North Memorial Drive (aka the Racine Steel Castings property). (Res No. 0270-16)

Recommendation of the Redevelopment Authority on 7-25-16:

That a \$200,000.00 USEPA Brownfield Cleanup grant for the south lot of 1425 Memorial Drive (aka the Racine Steel Castings property) be accepted for the purposes of creating brownfield reports, studies and conducting clean-up activities.

Recommendation of the Finance & Personnel Committee on

7-25-16: That a \$200,000.00 USEPA Brownfield Cleanup grant for the south lot of 1425 Memorial Drive (aka the Racine Steel Castings

property) be accepted for the purposes of creating brownfield reports, studies and conducting clean-up activities control #00091.

Fiscal Note: A 20% local match is required and the City has committed to a grant match of \$40,000.00. Funds are available in the Intergovernmental Revenue Sharing Org. 45260.

Attachments: [RSC South EPA Accept 001](#)
[RSC South Lot Remediation](#)

Director Amy Connolly introduced the request to accept a \$200,000.00 grant from the EPA. She stated that a match of \$40,000.00 is required and funds are available in the Intergovernmental Revenue Sharing Fund.

Ms. Connolly introduced Rachana Kothari from RCEDC who gave further details about the grant.

Ms. Kothari stated that this is grant, combined with the north lot EPA grant received a year ago, will help bring the lot to completion making it ready for redevelopment.

Commissioner Anderson asked about specifics of the grant.

Ms. Kothari explained we are working off of a remedial action plan provided by Symbiont, our environmental consultants. She stated everything has been done in phases; the north lot cleanup has been completed so this is the second phase of cleanup for the site.

Ms. Connolly stated this item this will go to the Finance and Personnel Committee for their review and then to the Common Council for final approval.

A motion was made by Commissioner Adamski-Torres, seconded by Commissioner Lange, to adopt RDA Resolution 16-13 recommending approval of the request. The motion PASSED by a Voice Vote.

[0597-16](#)

Subject: (Direct Referral) A request from the Executive Director to consider authorizing the Greater St. Luke's Baptist Church to use Redevelopment Authority-owned vacant property at 1321 State Street on Saturday, August 20 and Sunday, August 21, 2016.

Attachments: [Greater St Lukes Request](#)

Deacon Clenton Williams of Greater St. Luke's Baptist Church explained the event they would like to use the property for. He stated the church was recently paid off and would like to use the lot for a picnic, home going celebration and a community church service on the weekend of Saturday, August 20th and Sunday, August 21st.

Ms. Connolly instructed Deacon Williams to meet with Mike Lechner, RDA property manager, to discuss the process of using the property.

A motion was made by Alderman Morgenroth, seconded by Commissioner Anderson, to approve the request. The motion PASSED by a Voice Vote.

Administrative Business

Update on the Herman and Kittle/Veterans'/Clark Street project & Development Agreement

Ms. Connolly provided Authority members with an updated memo regarding the Development Agreement for the H&K Project. She stated that a paragraph was changed in the memo provided to the RDA at their previous meeting because the interest was not properly capitalized. The memo has been changed to reflect actual amount \$676,000.00 which includes the capitalized interest. She stated the \$676,000.00 amount was presented to the Finance and Personnel Committee and to the Common Council.

Report on the South Side Industrial Park marketing efforts

Ms. Connolly stated a contract with RFP, a brokerage firm in Milwaukee, was approved and signed around July 1st. She stated that the firm is in the process of marketing the property and taking inquiries from the development community about the site's potential for redevelopment.

Discuss priority sites for Brownfield Site Assessment grant opportunities

Ms. Connolly provided Authority members with a list of priority sites for brownfield redevelopment. She stated grant opportunities are available and would like to receive input from the RDA as well as elected officials on their priorities for brownfield cleanup. The list puts Racine Steel Castings and Machinery Row as the top projects with three, four and five being the Riverfront promenade, uptown industrial sites (with the potential for residential, commercial properties conversion), and other Rootworks sites respectively.

Alderwoman Weidner asked which areas of Rootworks would need remediation.

Ms. Kothari stated there are a few sites e.g. the river loop, west and east bluff, that may need phase I and phase II conducted and others may require more cleanup as the properties may have a history of industrial use.

Ms. Connolly explained funding could not occur if the properties were not properly remediated.

Discuss RDA membership positions

Ms. Connolly stated we would like to hold an election for chairman and vice-chairman at the next RDA meeting.

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:40 p.m.