



City of Racine

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

Meeting Minutes - Draft Community Development Committee

Mayor Gary Becker, Chairman
Director of City Development Brian O'Connell
Director of Parks, Recreation, and Cultural Services Donnie Snow
Public Health Administrator, Janelle Grammer, Alderman Q.A. Shakoor, II
Alderman Ronald D. Hart, Alderman Gregory Holding, Alderman Thomas Friedel
Alderman David L. Maack, Alderman James T. Spangenberg, Ken Lumpkin
Carol Wallace, Delia Orozco, Lee Martinez

Thursday, February 28, 2008

5:30 PM

City Hall, Room 205

Chairman Gary Becker called the meeting to order at 5:45 p.m.

- PRESENT:** 9 - Brian O'Connell, Gary Becker, Thomas Friedel, David L. Maack, James T. Spangenberg, Ken Lumpkin, Donnie Snow, Lee Martinez and Janelle Grammer
- EXCUSED:** 5 - Q.A. Shakoor II, Ronald D. Hart, Gregory Holding, Carol Wallace and Delia Orozco

Approval of Minutes for the October 25, 2007 Meeting.

A motion was made by Alderman Thomas Friedel, seconded by Alderman James T. Spangenberg, that the minutes be approved, as distributed. The motion **PASSED** by a Voice Vote.

[07-1516](#)

Subject: (Direct Referral) Allocation of 2008 HOME Housing Investment Partnership Grant funds.

Recommendation of Community Development Committee on 2-28-08: That the 2008 HOME Housing Investment Partnership Grant funds be allocated as shown on the attached table; further, that the appropriate City officials be authorized and directed to execute and submit all necessary documents on the City's behalf to the U.S. Department of Housing and Urban Development to secure the City's 2008 HOME grant fund; and further, that the appropriate City officials be authorized and directed to execute third-party agreements with agencies approved for use of the 2008 HOME grant funds.

Fiscal Note: A 2008 HOME grant of \$573,093 has been approved.

Attachments: [2008 Home Applications 1-5.pdf](#)
[2008 Home Applications 6-13.pdf](#)
[Final Allocation Recommendation.pdf](#)

Chairman Becker opened the floor to applicants who reviewed their applications and answered questions from the committee. The following persons addressed the committee:

Ed Possing, Precise Contracting and Design

*Rene Cribbs
Jan Roland, Racine Habitat for Humanity
Rachel Westergren, NHS of Southeast Wisconsin
Brian Exner
Alderman Sandy Weidner
Carolyn Lockett, Cornerstone Building Better Lives Corporation
Alderman Jim Kaplan.*

Mr. O'Connell reviewed the February 7, 2008 memorandum recommending allocations of the 2008 HOME funds.

Mr. O'Connell moved to amend the recommendation by reducing the amount allocated to Corrine Reid Owens Square LLC to \$57,000 and increasing the allocation to NHS of Southeast Wisconsin to \$203,425. Motion carried on a voice vote.

Alderman Friedel asked the rationale for the recommended allocation. Chairman Becker said there is an emphasis on providing affordable, owner-occupied housing and short-term rental assistance. Alderman Friedel asked if there is a market for the Corrine Reid Owens housing development and Chairman Becker said that there is some concern about vacancy rates in other similar developments. Mr. Snow questioned why the proportion of HOME funds to total project costs varies from development to development. Chairman Becker said that the HOME subsidy per unit for the recommended activities is within an acceptable range.

Mr. Snow said Ms. Cribbs's application should be given further consideration since she would be a first-time homebuyer. Chairman Becker recommended that she could work with NHS to construct a home for herself and her family because NHS is familiar with the HOME program. Ms. Cribbs said that she is working with a contractor who has received HOME funds in the past. Chairman Becker said that allocating HOME funds to a private individual to build a home for himself would be a significant departure from past practice, which would be unwise. Ms. Cribbs said that she doesn't want to buy a home from a developer or other third party. Alderman Spangenberg wondered if the funds couldn't be allocated to Ms. Cribbs's contractor instead of Ms. Cribbs directly.

The main motion, as amended, carried on a voice vote.

A motion was made by Brian O'Connell, seconded by Alderman James T. Spangenberg, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

[07-1341](#)

Subject: (Direct Referral) Communication from OIC of Racine County, Inc. requesting a Local Option Fund allocation.

Recommendation of Community Development Committee on 2-28-08: That \$30,289 be allocated from the Local Option Fund to OIC of Racine County, Inc. for the purchase of computer hardware and software on the condition that OIC repay the program income it owes from the sale of 926 and 930 Superior Street.

Fiscal Note: There are sufficient funds in the Local Option Fund.

Attachments: [L.OIC.pdf](#)

Claudius Adebayo, Executive Director of OIC of Racine County, reviewed his funding request and said the project will be completed by April 30, 2008 if funding is approved.

Alderman Maack moved to approve the request. Mr. Snow seconded.

Chairman Becker asked Mr. Adebayo if OIC has paid the City its share of the proceeds from the sale of 926 and 930 Superior Street. Mr. Adebayo said he has a proposal, which he will present to staff later.

Alderman Maack amended his motion to include a condition that OIC'S request be approved subject to approval of a plan to pay the City's share of the proceeds from the sale of 926 and 930 Superior Street. Mr. O'Connell seconded. The amendment carried on a voice vote. The main motion, as amended, carried on a voice vote.

A motion was made by Alderman David L. Maack, seconded by Director of Parks, Recreation, Donnie Snow, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

[08-1687](#)

Subject: Request from the Director of City Development for an allocation of \$73,000 from the Local Option Fund to pay Southside properties' future property maintenance and management costs.

Recommendation of Community Development Committee on

2-28-08: That up to \$73,000 be allocated from the Local Option Fund to the Department of City Development to pay future maintenance and management costs associated with the Southside properties.

Fiscal Note: There are sufficient funds in the Local Option Fund.

Attachments: [L.Southside Prperties.pdf](#)

A motion was made by Brian O'Connell, seconded by Director of Parks, Recreation, Donnie Snow, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

[08-1661](#)

Subject: Request from the Director of City Development for an allocation of \$200,000 from the Local Option Fund to replenish the Housing Department's loan funds.

Recommendation of Community Development Committee on

2-28-08: That \$200,000 be allocated to the Housing Department to replenish its loan funds.

Fiscal Note: There are sufficient funds in the Local Option Fund.

Attachments: [L.Housing Dept Financial position.pdf](#)

Mr. O'Connell explained the need for the funding.

A motion was made by Alderman Thomas Friedel, seconded by Alderman David L. Maack, that this item be Recommended For Approval. The motion PASSED by

a Voice Vote.

[07-0380](#)

Subject: Request of the Douglas Avenue Redevelopment Association, Inc. to extend their 2005 Community Development Block Grant (CDBG) agreement to October 1, 2007.

Recommendation of the Community Development Committee on 6-14-07: That this item be deferred pending submission of a spending plan.

Recommendation of Community Development Committee on 2-28-08: That the item be received and filed.

Fiscal Note: N/A

Attachments: [DouglasAve Redevelopment Assoc.pdf](#)
[L.RCEDC.pdf](#)

A motion was made by Alderman Thomas Friedel, seconded by Alderman David L. Maack, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

[08-1788](#)

Subject: (Direct Referral) Request from the Fair Housing Director for \$25,000 from the Local Option Fund to create a collaborative foreclosure counseling program.

Recommendation of Community Development Committee on 2-28-08: That \$25,000 be allocated to Housing Resources, Inc. from the Local Option Fund to establish a collaborative foreclosure counseling program.

Fiscal Note: There are sufficient funds in the Local Option Fund.

Attachments: [L. Fair Housing Dept.pdf](#)
[Proposal Foreclosure Prevention.pdf](#)

Morris Reece, Fair Housing Director, reviewed his request and explained the nature of the collaboration. Trena Bond, Director of Housing Resources, Inc. said she hoped to obtain additional funds for the program and thought it is a first step towards addressing foreclosure issues in Racine.

A motion was made by Alderman James T. Spangenberg, seconded by Alderman David L. Maack, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Adjournment

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Joseph Heck

Assistant Director of City Development