

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Wednesday, January 3, 2007

4:00 PM

Room 103, City Hall

Redevelopment Authority of the City of Racine

*Chairman John Crimmings
Alderman Pete Karas
Alderman James T. Spangenberg
David Lange
Robert Ledvina
Cory Mason
Scott Terry*

Chairman Crimmings called the meeting to order at approximately 4:00 p.m.

PRESENT: 6 - Scott Terry, John Crimmings, Pete Karas, James T. Spangenberg, David Lange and Robert Ledvina

EXCUSED: 1 - Cory Mason

*Others Present: Brian F. O'Connell, Director of City Development
James Luelloff, Associate Planner
Kristen Niemiec, Racine County Economic Development Corp.
Linda Fellenz, Kapur & Associates
Stacy Salvo, City Paralegal*

Approval of Minutes for the December 6, 2006 Meeting

A motion was made by Alderman James T. Spangenberg, seconded by David Lange to approve the minutes as distributed. The motion PASSED by a Voice Vote.

06-2921

Subject: (Direct Referral) Report of the Executive Director on the status of the Washington Avenue - West Boulevard redevelopment project.

Recommendation of the Redevelopment Authority on 12-6-06:
Deferred.

Recommendation of the Redevelopment Authority on 01-03-07: To adopt Resolution RDA 07-01 authorizing staff to solicit other developers.

Director O'Connell explained that staff had been negotiating with Spectrum Development LLC for the redevelopment of the Authority owned property in the Washington Avenue – West Boulevard Area but that the most recent proposal had fallen short of expectations and was not consistent with the Authority's plans.

The architect for Spectrum Development made a presentation of the design concept. He proposed increasing the height of the commercial building from one story to two stories with residential units on the second floor.

Lee Jaramillo of Spectrum Development explained the challenges of commercial leasing in the area and described the type of commercial tenants that were anticipated. They included financial services, neighborhood shopping and a fast food restaurant. He suggested that a possible development within the park area on the corner could be considered as part of a second phase if the demand for tenant space warranted it.

Alderman Spangenberg stated that a major goal of the plan was to attract a sit-down restaurant rather than just a fast food operation. He went on to ask what efforts Spectrum had been made to attract such a tenant.

Mr. Jaramillo remarked that parking on the site was insufficient for a sit down type of restaurant and he had contacted several operators and they had shown no interest in the development.

Alderman Karas stated that he had contacted several restaurant operators outside of the Racine area and that they had shown an interest in the site.

Commissioner Lange suggested that if additional parking was required to attract a quality restaurant that the housing component of the proposal should be reduced to accommodate it.

A motion was made by Alderman James T. Spangenberg , seconded by Pete Karas, that this be Approved. The motion PASSED by a Voice Vote.

06-2922

Subject: (Direct Referral) Request of the Executive Director for permission to accept a Brownfields Green Space Grant from the Wisconsin Department of Natural Resources for improvements to 3124 Washington Avenue.

Recommendation of the Redevelopment Authority on 12-6-06:
Deferred.

Recommendation of the Redevelopment Authority on 01-03-07: To adopt Resolution RDA 07-02 authorizing acceptance of the grant.

Director O'Connell explained that the acceptance of the grant had been deferred because of an interest in the potential inclusion of the parcel at 3124 Washington Avenue in a larger development. He stated that the grant would require that the parcel be retained as openspace for a period of 20 years.

Linda Fellenz explained that the Department of Natural Resources was encouraging the use of the grant and that the use of the funds was flexible. She went on to suggest that the grant could be transferred to an alternative eligible site if needed.

A motion was made by David Lange, seconded by Alderman James T. Spangenberg that this item be Approved. The motion PASSED by a Voice Vote.

06-2897

Subject: Agreement with Racine County Economic Development Corp. (RCEDC) for continued assistance with the City's Brownfields Initiative.

Recommendation of the Economic Development Committee on 12/19/2006: the agreement be approved.

Recommendation of Redevelopment Authority on 01-03-07: That the Mayor and City Clerk be authorized to enter into the agreement.

Further to adopt RDA Resolution 07-03.

Fiscal Note: The \$55,000 for the agreement is available in the 2007 Intergovernmental Revenue Sharing Account no. 919.000.5610.

Attachments: [Assistance with Brownfield Initiative.pdf](#)
BROWNFIELDS 07

Director O'Connell explained that this item was to allow for the continued assistance currently provided by RCEDC as it relates to brownfields.

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

06-3010

Subject: (Direct Referral) Request of the Executive Director for modifications to the Facade Grant program.

Recommendation of Redevelopment Authority on 01-03-07: To adopt RDA Resolution 07-04 endorsing the use of \$100,000 in Intergovernmental Revenue Sharing Funds for the facade grant program in 2007, adopting changes to the eligibility criteria.

Fiscal Note: Funds are available in the Intergovernmental Revenue Sharing Fund.

Further to refer to Finance and Personnel Committee.

Attachments: [RDA Resolution 07-04.pdf](#)

Director O'Connell explained that he was recommending that the maximum amount of the grant be changed from \$7,500 per street frontage to \$5,000 per tax parcel since it was anticipated that the increasing number of requests could deplete the funds available.

Alderman Karas expressed concerns that \$5,000 was not enough of an incentive and suggested that the grant amount be kept at \$7,500.

In response, Director O'Connell suggested keeping the amount of the grant at \$7,500 per tax parcel and reporting back on a quarterly basis regarding the availability of funds.

A motion was made by Alderman James T. Spangenberg , seconded by David Lange, that this be Recommended For Further Consideration. The motion PASSED by a Voice Vote.

06-3012

Subject: Communication from the Mayor proposing the purchase of a property.

Recommendation of the Redevelopment Authority on 1-3-07: That the Common Council, pursuant to sec. 66.1333 (5) (b) Wis. Stats., authorize the Redevelopment Authority to acquire by purchase 1402 Liberty Street (parcel ID 07856000) and 1423 State Street (parcel ID 08180000).

Further that that the Common Council provide up to \$260,000 plus closing costs to fund the acquisition.

Further to aopt Resolution 07-05.

Fiscal Note: Funds will be advanced from the 2004 and/or 2005 Capital

Project Funds.

Director O'Connell described the properties as the Cruise Inn Tavern at 1423 State Street and the parcel to the east fronting on the railway right-of-way. He noted that the properties were in the State Street Corridor Redevelopment Area No. 2. He went on to say that the westerly rail platform is located on the parcel at 1402 Liberty Street and that the site would be eligible for grants with the extension of commuter rail.

Commissioner Ledvina inquired as to the potential use of the tavern property.

Director O'Connell explained that he expected what was not needed for potential parking for the depot would be offered for redevelopment. He went on to describe the building as being in good condition and having a good potential for reuse.

David Popoff of 1201 N. Main Street stated that he had a strong interest in acquiring the tavern parcel once it became available.

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

Status reports on ongoing redevelopment projects

Director O'Connell explained that he had little additional information to report due to the holidays.

Schedule of meetings in 2007

Next meeting will be February 7, 2007.

Adjournment

There being no other matters before the Authority, the chair declared the meeting adjourned at 5:25 p.m.

Respectfully Submitted,

*Brian F. O'Connell
Executive Director of the Authority,
and Director of City Development*