City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Meeting Minutes - Draft

Community Development Authority

Wednesday, August 18, 2021 | **5:00 PM** | **Virtual**

Special Meeting

Call To Order

Chairman Martin called the meeting to order at 5:03 p.m.

Michelle Cook, Associate Planner, called the roll.

PRESENT: 5 - Mason, Vice Chair Adamski, Chair Martin, Thomas and Madsen

EXCUSED: 2 - Pucci and West

Prior to taking the first item, Chairman Martin welcomed Connie Cobb Madsen to the CDA and thanked her for serving on the Authority.

Cobb Madsen stated it was a pleasure to serve. She stated she is a lifelong resident of Racine and the former Racine County Register of Deeds. She hopes that she is able use the knowledge she has with the Register of Deeds office and her experience to help the Authority.

Mason explained to the CDA that, yesterday, the Common Council approved nearly $4.5 million worth of resources to be allocated to the CDA.

Chairman Martin explained to the Authority that item will be discussed later on the agenda.

0660-21 **Subject:** Resolution 21-10 repealing Resolution 21-08 and authorizing the acceptance of bids and the negotiation and execution of a contract for the asbestos abatement for the CDA-owned property at 1500 N. Memorial Drive.

Attachments: Bid Tabulation
CDA Resolution 21-10
CDA Resolution 21-08

Matt Rejc, Assistant Director, explained that the request was discussed at a previous meeting. He stated this is the last bid that is needed and was bid out separate from the full demolition of the property.

Mike Lechner, Community Development Facilitator, explained that Integrity Environmental was the lowest, responsive, and responsible bidder and that is who staff *is recommending.*

In response to Chairman Martin, Rejc explained that funds were previously bid to KPH and they were unable to perform under the bid they submitted. He stated we are asking to repeal the former CDA Resolution authorizing KPH to complete the asbestos abatement at 1500 N. Memorial Dr.

Lechner stated this time the bid from Integrity came out lower than the initial KPH bid.

A motion was made by Adamski, seconded by Mason, to approve CDA Resolution 21-10 and repealing CDA Resolution 21-08. The motion PASSED by a Voice Vote.

0661-21 **Subject:** Resolution 21-11 giving authorization to apply for a brownfield grant from the United States Environmental Protection Agency (US EPA).

Attachments: CDA Resolution 21-11

Rejc explained that we typically apply from grants from the US Environmental Protection Agency for brownfields either through the City or the CDA. He stated that since a lot of resources get used on properties that are related to the CDA, staff thinks it is appropriate to apply for EPA funds through the CDA. He stated that staff is asking for the authority to apply for additional funds through the EPA. Rejc described the grants available through the EPA for brownfields. He stated the assessment grants are for assessing properties (e.g. through a Phase I, Phase II, etc); the revolving loan fund (RLF) is a loan fund that the EPA would grant to the CDA and the CDA would then loan the funds out to developers for brownfield clean up. He explained that the RLF has been used to great affect at the Horlick project.

A motion was made by Mason, seconded by Thomas, to adopt CDA Resolution 21-11. The motion PASSED by a Voice Vote.

0662-21 **Subject:** Resolution 21-12 authorizing the solicitation of bids for the asbestos abatement at 1511 Washington Avenue.

Attachments: CDA Resolution 21-12

Rejc explained the next two items in conjunction. He stated that 1511 Washington Avenue is an older storefront owned by the CDA in the Uptown corridor. He stated staff is requesting the ability to solicit bids to assist in making the building more commercial viable by doing asbestos abatement and selective demolition. Rejc explained this would not commit funds to the project at this time, it would just allow us to engage with contractors for the potential work.

Mason asked if the intent were to white box the building or if the demolition would be more assertive.

Rejc stated the process would be more surgical and we would like to get the building to the white box point; a point where a tenant would be able to move in. He stated that the project would entail removing asbestos and taking apart the parts of the building that were falling down. He explained if the Authority would like to further investigate removing the building, they would be able to do so.

Chairman Martin explained he met with the Uptown Business Improvement District and stated there are businesses looking to move into Uptown.

Discussion after the vote:

Mason asked about the funds for the project.

Rejc stated that funding would come from the cost savings from the CDBG allocation for the demolition of 1500 N. Memorial Drive.

Mason asked if the funding source would limit the marketing potential of the site.

Rejc stated that the specific action that would be considered under the funds would be blight remediation. He explained that staff looked at this a couple of years ago because of the complaints of possible mold-like substance from the property that people could potentially smell while walking on the sidewalk outside of the property.

Thomas asked who would handle the mold on the property.

Rejc stated that would typically happen during the component demolition.

Lechner confirmed mold would come out with the removal of the components.

In response to Martin, Rejc confirmed that this request was to only solicit bids.

A motion was made by Thomas, seconded by Mason, to adopt CDA Resolution 21-12. The motion passed by a Voice Vote.

0663-21 **Subject:** Resolution 21-13 authorizing the solicitation of bids for selective component demolition at 1511 Washington Avenue.

Attachments: CDA Resolution 21-13

A motion was made Mason, seconded by Thomas, to adopt CDA Resolution 21-13. The motion PASSED by a Voice Vote.

Discussion regarding American Rescue Plan Funding and CDA projects.

Chairman Martin and Mason explained that $4.4 million will be allocated to the CDA from the American Rescue Plan Act funding. Mason explained it was an exciting time for the CDA and the funds will move us into an era where we can do proactive land banking, grants for homeownership, and matching grants for local and area businesses. He stated staff is looking to build wealth in the community and stabilize the area for long-term residents. The funds will also include $400,000 to help with the administration, review, and marketing of the programs. Mason thanked the Council for approving the funds and the Biden Administration and Congress for providing the recovering dollars that allows the City provide these initiatives.

Martin stated the census for the city demonstrated growth every year until the 1970's when it has declined since then.

Mason stated that the net loss over ten years, according to the final census, was 44 residents; that was positive news.

Adamski asked if updating some of the development plans that are dated would be something that could be considered with the additional funding.

Mason stated not the ARPA funds to the CDA. He stated they are driven more towards *land banking and homeownership, however, that does not mean that we cannot do an updated plan with the Business Improvement Districts.*

Adamski stated that, being someone in the profession, it is exciting and encouraging to see marketing as being part of the funds.

Mason explained there are great opportunities ahead of us. He stated that the program will potentially be weighted heavily in homeownership grants that will help people become homeowners in the city. He stated we have less homeownership in the city and substantially less minority homeownership in the city.

Thomas asked regarding the timeline of the funds.

Mason stated that the money has been allocated to the CDA as of last night, however, regarding the timeline it will depend on the time it takes to put the program together.

Executive Director Bill Bowers thanked the City for putting legs under the CDA to improve and provide needed services to the city. He stated that we are sure the CDA will wrap this into a program that is efficient and has a great reach.

Adjournment

There being no further business, the meeting adjourned at 5:33 p.m.