



City of Racine

City Hall
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Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final Redevelopment Authority of the City of Racine

*James T. Spangenberg
David Lange
Jim Chambers
Josh Garner
Doug Nicholson
Alderman Greg Holding
Robert Anderson*

Monday, April 7, 2014

5:15 PM

City Hall, Room 209

Call To Order

Others presenst:

*Matt Sadowski, Assistant Director of City Development
Brian O'Connell, Director of City Development
Michelle Cook, Secretary of City Development
Mayor John Dickert
Tom Friedel, City Administrator*

Approval of Minutes for the February 3, 2014 Meeting.

A motion was made by Commissioner Garner, seconded by Commissioner Chambers, to approve the minutes of the February 3 meeting. The motion PASSED by a Voice Vote.

[14-9996](#)

Subject: (Direct Referral) Request from the Executive Director for authorization for administrative approval of temporary use of RDA property.

Attachments: [Admin Approval of Temporary Use Request](#)
[14-07 Administrative Approval of Temporary Use](#)

Director O'Connell explained the request. He stated that the Authority periodically receives requests for use of Authority-owned property on weekends for different events and activities. He stated they have become routine with routine conditions so the last time one came before the committee, Alderman Holding suggested making these approvals administrative. Director O'Connell explained the resolution that accompanied the item that would established the authority for events where it would be five days or less. He stated there would be standard conditions for the use of property and any administrative decision could be appealed to the Authority.

A motion was made by Commissioner Lange, seconded by Commissioner Garner, to adopt resolution 14-07 approving the item. The motion PASSED by a Voice Vote.

[14-9919](#)

Subject: Request by the Community Economic Development

Corporation (CEDCO) to extend the period for completion of its Small Business Development Services contract. (Res. No. 14-0206)

Recommendation of the Redevelopment Authority on 4-7-2014:

That the Authority supports the extension of the contract expiration through December 2014.

Further, that the Mayor and City Clerk be authorized and directed to execute a contract extension with CEDCO effective through December 2014.

Recommendation of the Finance & Personnel Committee on

5-12-14: To approve the Community Economic Development Corporation (CEDCO) to extend the period for completion of its Small Business Development Services contract. Further, that the Mayor and City Clerk be authorized and directed to execute a contract extension with CEDCO effective through December 31, 2014.

Fiscal Note: Sufficient funds remain in the original contract to fund this extension.

Attachments: [CEDCO Request](#)
 [RDA Res. 14-08](#)

Director O'Connell explained that a year ago, CEDCO received funds from the Intergovernmental Revenue Sharing Fund to continue its economic development activities.

Chambers asked what the original timeframe of the contract was.

Director O'Connell responded 12 months, the extension would be until the end of December 2014.

Commissioner Garner asked due to the slower start that was the reason funds were still available.

Brent Oglesby, Executive Director of CEDCO, explained the reason for the extension request. He stated due to the restructuring of the organization and staffing changes, CEDCO has not been able to utilize all of the funds; he was not brought on as CEDCO's Executive Director until October 2013. The request is to extend that contract through the end of 2014; no new money is being requested.

A motion was made by Commissioner Garner, seconded by Commissioner Lange, to adopt resolution 14-08, approving the request. The motion PASSED by a Voice Vote.

[14-9970](#)

Subject: Communication from UW-Parkside Center for Community Partnerships requesting the City to continue its participation in the AmeriCorps VISTA project in 2014-15. (Res. No. 14-0175)

Recommendation of the Redevelopment Authority on 4-7-2014:

That the Authority supports the use of \$22,000.00 from the

Intergovernmental Revenue Sharing Fund for the VISTA contract for 2014.

Further, that the Mayor and City Clerk be authorized and directed to enter into an agreement with the University of Wisconsin - Parkside for use of funds as outlined in the redevelopment authority resolution 14-09.

Recommendation of the Finance & Personnel Committee on 4-21-14: To approve UW-Parkside Center for Community Partnerships to continue its participation in the AmeriCorps VISTA project in 2014-15.

Fiscal Note: The funds are available in the city's 2014 capital budget account 919.000.5020.

Attachments: [UWP AmeriCorp Vista](#)
[RDA Res. 14-09](#)

Assistant Director Sadowski introduced the item. He stated this would be the third year of a three-year commitment made with UW- Parkside and the AmeriCorp VISTA program. For the upcoming year we would like to achieve rekindle work with the Launch Box program and also work with City Development and the Housing Neighborhood Partnership program to create a Community Development Housing Organization, which is a requirement from HUD. He explained the initiatives we would like to accomplish and the projects the current VISTA, Caitlyn White, is working on.

Debra Karp, UW-Parkside, explained the money given by the City is actually for two VISTA's who work on the goal of poverty reduction. She explained the duties and accomplishments of one of the current VISTAs, Amy, who works for SEED, RUGN and HALO. She stated projects are designed as a three-year cycle.

Commissioner Chambers asked if this were an extension of the original agreement.

Mr. Sadowski stated this would be a continuation of the agreement; however, we have been renewing the agreement on a year-by-year basis.

A motion was made by Commissioner Chambers, seconded by Commissioner Lange, to adopt RDA Resolution 14-09, approving the request. The motion PASSED by a Voice Vote.

[14-10007](#)

Subject: (Direct Referral) Request of the West Racine Business and Professional Association for use of Authority's properties in West Racine as the site of a farmer's market.

Director O'Connell explained the request and stated there is not a resolution accompanying this item due to a potential developer who is interested in pursuing the corner of Grove and Washington Avenues. At the same time, the farmers market has been discussing paving part of the gravel site. Director O'Connell stated the farmers market has been very successful in West Racine and feels both can be accomplished on the bigger part of the property. However, he is requesting that the item be deferred.

Chairman Spangenberg mentioned that the Farmers' Market would like to have a start of May 1st and asked if deferring the item would prevent the market from starting on that date.

Director O'Connell asked the exact location of the farmers market on the site.

Chairman Spangenberg stated the location of the market was more towards West Blvd.

Mayor Dickert asked how long the Farmers' Market lasted and what the parameters of their agreement were.

Director O'Connell stated the market lasts about five months.

Mayor Dickert asked if we could continue with the current proposal, however, give the farmers market a 30-day notice if need be.

Commissioner Garner suggested extending the contract of the Farmers' Market on a month-to-month basis.

A motion was made by Commissioner Garner, seconded by Commissioner Chambers, to approve the request of the farmer's market on a month-to-month basis, beginning May 1st.

Administrative Business

Status update on on-going projects

West Bluff Redevelopment Plan Hearing Date

Assistant Director Sadowski stated that the Common Council has authorized us to accept the Knowles Nelson Grant to acquire property along the West Bluff of the Root River, along Mound Avenue. Mr. Sadowski explained we now need to move forward and create a Redevelopment Plan for the property; a public hearing will need to be held which will occur at the next meeting at the Authority. He stated we will work with an acquisition and relocation specialist to purchase the property and implement the plan.

Marketing of Authority owned properties

Mr. Sadowski explained that the VISTA has assisted with the Request for Proposals and compiled a list of realtors and prepared site maps for each property. He stated we are very close to sending out the packet to realtors and described the properties to be marketed. He also described the interest in certain properties owned by the Authority.

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:45 p.m.