



City of Racine

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

Meeting Minutes - Final

Redevelopment Authority of the City of Racine

*James Spangenberg
Gregory Holding
Jen Adamski-Torres
Doug Nicholson
John Crimmings
Alderman Tracey Larrin
Robert Anderson*

Monday, April 24, 2017

5:30 PM

City Hall, Room 303

Call To Order

At 5:33, Jim Spangenberg, Vice Chair, called the meeting to order.

PRESENT: 6 - James Spangenberg, Gregory Holding, Jen Adamski-Torres, Doug Nicholson, Tracey Larrin and Robert Anderson

EXCUSED: 1 - John Crimmings

[318-17](#)

Subject: (Direct Referral) A request by Jim Fox for review and approval of a White Box Program Grant for the property at 209 Sixth Street.

Attachments: [209 Sixth Street WB](#)

Jim Spangenberg read the description for the item.

Director Connolly introduced the item as the first White box approval that is coming before the RDA. She asked Ken Plaski and Jim Fox to the table to describe the request. Ken Plaski took the RDA through the photos and plans for the first floor building renovations. Mr. Fox noted that early-on, the bathrooms were planned in the middle of the building, but because they believe it may be used for a restaurant/bakery, the bathrooms were moved to the back of the site. Questions were asked about Mr. Fox's bids and future use of the building.

A motion was made by Anderson, seconded by Nicholson, to approve a white box grant request by Jim fox for the property at 209 Sixth Street in the amount of \$18,000.00. The motion PASSED by a Voice Vote.

[328-17](#)

Subject: Communication from the City Attorney requesting that the Executive Director of the Redevelopment Authority of the City of Racine be authorized to enter into a license agreement and mutual hold harmless and indemnification agreement with the City of Racine to permit City of Racine Police Department personnel to conduct law enforcement training activities in Redevelopment Authority-owned buildings. (Res No. 0146-17)

Recommendation of the Redevelopment Authority on 4-24-17:
That the Authority supports the use of Authority owned buildings for

training by the City of Racine Police Department where feasible, and that the Executive Director of the Redevelopment Authority be authorized and directed to enter into a license agreement with the City of Racine.

Fiscal Note: There are no fiscal implications of this agreement.

A motion was made by Doug Nicholson, seconded by Jen Adamski-Torres, to recommend approval of RDA resolution 17-15 on the subject of a license agreement and mutual hold harmless and indemnification agreement with the City of Racine to allow the City of Racine Police Department to conduct law enforcement training activities in RDA-owned buildings. The motion PASSED by a Voice Vote.

[361-17](#)

Subject: Communication from the General Manager of Racine Water and Wastewater Utilities requesting that the Executive Director of the Redevelopment Authority of the City of Racine be authorized to enter into an agreement with the Racine Water and Wastewater Utility to store construction materials and soils on Redevelopment Authority owned property.

Director Connolly noted that this item became an issue when the Water Utility was working on the Douglas Avenue water/sewer infrastructure project and they came across some soils they needed to characterize and store for a short amount of time. Bill Scott, the City's Environmental Attorney and Keith Haas, Director of Water/Wastewater Utility for Racine came to the table to further discuss. Keith provided further details about how and when they came upon the soil that was possibly contaminated and why they are asking to use RDA-owned property for storage. Bill Scott reviewed the state guidelines that are necessary to ensure that any soil stored on a site is properly managed. The committee discussed the storage of soils on the Walker Site in the past and why it is no longer an option for storage. Bill Scott noted that he had drafted the agreement and that he is working with the Utility's attorney, Joe Moratore, on language and protections against liability for the RDA. There is no expected remuneration between the RDA and the utility.

A motion was made by Robert Anderson, seconded by Doug Nicholson, to approve resolution 17-16 directing the RDA executive director to enter into an agreement with the Utility to store oils on RDA-owned property for certain periods of time. The motion PASSED by a Voice Vote.

[360-17](#)

Subject: (Direct Referral) Update and status report on various Brownfield properties owned by the RDA and grants related to the Brownfield program.

Report by Rachana Kothari and Bill Scott on Brownfields

Rachana reported that there are two large updates relating to Brownfields: The Rootworks area and the Racine Steel Castings Area. Relating to the Rootworks area:

1. Area wide Planning grant – EPA provided a planning grant to the City, City hired Vandewalle Associates to complete a new Rootworks Area Master Plan and the City is in the process of adopting the plan and should be through that process in June. The project will be closed out in July.

2. *Harborside/Walker Site – The City has worked to complete a clean-up of the site and we are near closeout with the DNR, which is expected any day now.*
3. *Machinery Row Promenade – The City has acquired promenade properties through a Knolls-Nelson grant and is now working to implement a second Knolls-Nelson grant for parkland development.*
4. *Rootworks PMT – the staff and project management team are looking at ways to continue the Rootworks work together, including opportunities to reinvigorate the PMT committee.*

Relating to Racine Steel Castings – the property is owned by the RDA and has two EPA grants for clean-up. Work continues with the City's environmental consultant, Ramboll Environ, to evaluate clean up options for the site. Work is progressing toward a remedial actions options report (RAOR) which will be brought back to the RDA for further reporting. The work right now is determining options, including two options that may be more cost effective than the options considered last year.

Administrative Business

Review and Discussion of RDA Meeting Schedule

RDA meeting schedules were discussed. Director Connolly noted that RDA meetings are sometimes held the day before Common Council meetings which creates a timing issue with respect to grant and projects moving forward to Common Council. The RDA discussed moving meetings to Thursday evenings, ideally the first Thursday of the month (unless the first Thursday comes before the first Council meeting). The RDA also discussed moving the meetings at 6PM to accommodate working people. RDA members requested conferring with members not at the meeting to confirm availability.

Adjournment

Meeting adjourned at 6:15 p.m.