



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 T. Spangenberg
David Lange
Jim Chambers
Josh Garner
Doug Nicholson
James Morgenroth*

Monday, May 19, 2014

5:30 PM

City Hall, Room 106

Call To Order

Chairman Spangenberg called the meeting to order at 5:30 p.m.

PRESENT: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and James Morgenroth
EXCUSED: 1 - Doug Nicholson

Others present:

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

Approval of Minutes for the May 5, 2014 Meeting.

A motion was made by Commissioner Chambers, seconded by Commissioner Lange, to approve the minutes of the May 5, 2014 meeting. The motion PASSED by a Voice Vote.

14-10184

Subject: (Direct Referral) Request by Robert Hoelzl seeking an extension to a façade grant agreement for the façade remodeling project at 1730-1732 State Street.

Assistant Director Sadowski explained the request. Mr. Hoelzl is seeking an extension for completion of his façade remodeling project at 1730-1732 State Street. Mr. Sadowski stated that the harsh winter delayed completion of the project and Mr. Hoelzl would like to extend his façade grant agreement from May 1 to August 1 of this year.

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

CLOSED SESSION

Chairman Spangenberg read the closed session notice:

It is intended that the Authority will convene in closed session pursuant to section 19.85 (1) (e), Wisconsin Statutes, to consider the following matter that requires a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider action on the item.

At 5:32 p.m., a motion was made by Commissioner Morgenroth, seconded by Commissioner Garner, to convene in closed session. The motion PASSED by the following vote:

AYES: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and James Morgenroth

EXCUSED: 1 - Doug Nicholson

14-10185

Subject: (Direct Referral) Review of a proposal to purchase and develop the 3100 Block (odd) of Washington Avenue. (Res. No. 14-0249)

Recommendation of the Redevelopment Authority on 5-19-14:

That the Common Council approve the report and action of the Redevelopment Authority granting Racine Renal Construction, LLC (a.k.a. PCI Health Dev) a 90 day option to purchase and redevelop the Authority's property at 3101 through 3121 Washington Avenue, 1219 Grove Avenue, and 1218 West Boulevard. The option shall be based on the proposal by Racine Renal Construction, LLC and the Authority's Request for Proposals.

Fiscal Note: Racine Renal Construction, LLC will pay an option fee of \$10,000 when the option is executed. Racine Renal Construction, LLC proposes to pay the Authority the City Assessor's estimated value of the property or \$200,000 (whichever is less) minus the net REC fee for the property. The option is so that Racine Renal Construction, LLC, can complete its due diligence, including obtaining a conditional use approval from the City Plan Commission and the Common Council.

OPEN SESSION

At 5:58 p.m., a motion was made by Commissioner Morgenroth, seconded by Commissioner Garner, to reconvene in open session. The motion PASSED by the following vote:

AYES: 5 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner and James Morgenroth

EXCUSED: 1 - Doug Nicholson

14-10185

Subject: (Direct Referral) Review of a proposal to purchase and develop the 3100 Block (odd) of Washington Avenue. (Res. No.

14-0249)

Recommendation of the Redevelopment Authority on 5-19-14:

That the Common Council approve the report and action of the Redevelopment Authority granting Racine Renal Construction, LLC (a.k.a. PCI Health Dev) a 90 day option to purchase and redevelop the Authority's property at 3101 through 3121 Washington Avenue, 1219 Grove Avenue, and 1218 West Boulevard. The option shall be based on the proposal by Racine Renal Construction, LLC and the Authority's Request for Proposals.

Fiscal Note: Racine Renal Construction, LLC will pay an option fee of \$10,000 when the option is executed. Racine Renal Construction, LLC proposes to pay the Authority the City Assessor's estimated value of the property or \$200,000 (whichever is less) minus the net REC fee for the property. The option is so that Racine Renal Construction, LLC, can complete its due diligence, including obtaining a conditional use approval from the City Plan Commission and the Common Council.

Director O'Connell introduced resolution 14-13; Assistant Director Sadowski read over the resolution.

Mayor Dickert clarified that the southeastern ¼ of the development site is being set aside for future development.

A motion was made by Commissioner Garner, seconded by Commissioner Chambers, to adopt RDA Resolution 14-13, approving the request for the option. The motion PASSED by a Voice Vote.

Next Meeting: June 2, 2014

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 6:00 p.m.